

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

May 2, 2016

6:30 p.m.

Daniel Tunstall
P&Z CHAIRPERSON

Thomas Duncan
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Troy Pradia



Derrell Isenberg

Mary Starr

Ginger McFadden

David Selsky

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, MAY 2, 2016, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. CONSENT AGENDA

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the P&Z Commission. These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (*ix. Matters removed from Consent Agenda*). Approval of the Consent Agenda enacts the items of legislation.

A. CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES

1. Approve the Minutes of the April 25, 2016 P&Z Regular Meeting, held at 6:00 p.m.

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2017-2021 - SUE POLKA, P.E., DIRECTOR OF ENGINEERING & CAPITAL PROJECTS

B. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update:
 - a. ZONE CHANGE 2016-04Z: Annexation – Residential. SD to SR-15. **Approved with exception** that Daycare was removed from SR-15. Staff to meet with owner to process zone change.
 - b. ZONE CHANGE 2016-05Z: Kirby south of Broadway. R-E and R-2 to GB. **Approved.**
 - c. ZONE CHANGE 2015-14Z: Ivy District. Modern Green PD to Ivy District. **Approved.**
 - d. CUP 2016-01: Broadway and Alexander for gas station and convenience store. **Approved.**



- e. CUP 2016-07 Kirby south of Broadway for mini-storage facility
Additional conditions – 1 & 2 recommended by P&Z; 3 added by CC:
Conditions:
 - i. Building façade materials for facades visible from Kirby Drive shall be limited to no more than thirty percent (30%) stucco.
 - ii. No permit shall be issued until the storm drainage pipe issues are resolved and written approval is received from the City and BDD4.
 - iii. The total area of wall signage shall not exceed 15% of the total area of the east building elevation (facing Kirby Drive).
- 3. Report on APA's National Planning Conference April 2-5, 2016, Phoenix, AZ – Lata Krishnarao.
- 4. Next P&Z Meeting, – May 16, 2016 – JPH and Regular P&Z meeting

IV. ADJOURNMENT

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

I, Alma Gonzales, Office Assistant 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 28th day of April 2016, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of May_____, 2016.

II. Consent Agenda Items

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the P&Z Commission. These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (ix. Matters removed from Consent Agenda). Approval of the Consent Agenda enacts the items of legislation.

A. Approval of Minutes

1. Approve the Minutes of the April 25, 2016 P&Z Regular Meeting, held at 6:00 p.m.

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, APRIL 25, 2016, AT 6:00 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Daniel Tunstall opened the meeting for the P&Z Regular Meeting at 6:09 p.m.

In attendance were:

P&Z Chairperson Daniel Tunstall
P&Z Vice-Chairperson Thomas Duncan
P&Z Commissioner Derrell Isenberg
P&Z Commissioner Ginger McFadden
P&Z Commissioner Troy Pradia
P&Z Commissioner David Selsky
P&Z Commissioner Mary Starr

Also present were Deputy City Attorney Lawrence Provins, City Planner Frankie Legaux, Associate Planner Vince Husted, City Engineer Susan Polka, Assistant Projects Director Skipper Jones, Assistant City Engineer Richard Mancilla and Office Assistant Alma Gonzales.

CONSENT AGENDA

P&Z Chairperson Daniel Tunstall read the items on the consent agenda.

CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES

- A. Approved the Minutes of the March 28, 2016 and April 4, 2016 P&Z Regular Meeting, held at 6:30 p.m.
- B. Excused the absence of P&Z Commissioners Troy Pradia and David Selsky from the April 4, 2016 P&Z Regular Meeting.

CONSIDERATION AND POSSIBLE ACTION – MASTER PLAT OF MIDTOWN AT MAGNOLIA

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Master Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road.

General Location: Southeast corner of Magnolia Street and Manvel Road.

CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF MIDTOWN AT MAGNOLIA

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Preliminary Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road.

General Location: Southeast corner of Magnolia Street and Manvel Road.

CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF KSTX PEARLAND KROGER

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of A. G. Crouch, owner; for approval of the Final Plat of KSTX Pearland Kroger, creating 7 commercial reserves on 27.290 acres of land.

General Location: The south corner of Barry Rose Road and Pearland Parkway

CONSIDERATION AND POSSIBLE ACTION – REQUEST TO POSTPONE CONDITIONAL USE APPLICATION NO. 2016-05 288 & Beltway 8

Applicant did not submit revisions by resubmission deadline.

City Planner Frankie Legaux stated that the applicant had presented new information at the JPH meeting and the resubmitted information needed additional clarification, information and reviewed by staff.

P&Z Commissioner David Selsky made the motion to approve items from the consent agenda and P&Z Commissioner Mary Starr seconded the motion.

The vote was 7-0. The Consent Agenda items were approved. P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan, P&Z Commissioner Derrell Isenberg, P&Z Commissioner Ginger McFadden, P&Z Commissioner Tony Pradia, P&Z Commissioner David Selsky and P&Z Commissioner Mary Starr voted to approve.

MATTERS REMOVED FROM CONSENT AGENDA – No items removed.

NEW BUSINESS

PRESENTATION AND REVIEW OF FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2017-2021 - SUE POLKA, P.E., DIRECTOR OF ENGINEERING & CAPITAL PROJECTS

City Engineer Susan Polka discussed information regarding the 5 year Capital the Improvements Program Presentation (CIP). P&Z Vice-Chairperson Thomas Duncan made a comment in regards to street projects. P&Z Commissioner David Selsky asked about CIP procedures for voting and how to move an item on the CIP. Deputy City Attorney Lawrence Provins explained the recommendation procedure. Commissioners were asked to email specific questions to the City Planner prior to the May 2, 2016 meeting stating they wanted further clarification on the CIP.

DISCUSSION ITEMS

1. Commissioners Activity Report – P&Z Vice-Chairperson Thomas Duncan attended a conference presented by a Dutch group on Bike Trails.

Zoning Update:

- a. CONDITIONAL USE APPLICATION NO. 2016-08

The applicant did not post the signs for the meeting as required by the UDC. This application will be heard on May 16, 2016 if applicant submits additional information.

- b. CC Action:

CUP 2016-06 for mini-storage facility at Broadway & Broadway Bend: Withdrawn by the applicant prior to the 1st reading. - City Planner Frankie Legaux informed P&Z Commission the applicant withdrew on the CUP.

CUP 2016-04 for Bail Bonds at 6601 Broadway Street. Not approved at the 1st reading on April 11, 2016.

Next P&Z Meeting, – May 2, 2016 - Regular P&Z meeting - City Planner Frankie Legaux informed P&Z Commission that a sign regarding a proposed CUP was posted on Kirby by the CVS location at Broadway and Kirby. This was from a previous application. CVS has been asked to remove this sign.

ADJOURNMENT

P&Z Chairperson Daniel Tunstall adjourned the P&Z Regular meeting at 6:30 p.m.

These minutes were respectfully submitted by:

Alma Gonzales, Office Assistant

Minutes approved as submitted and/or corrected on this 2nd day of May 2016, A.D.

Daniel Tunstall, P & Z Chairperson

III. NEW BUSINESS

**A. CONSIDERATION AND POSSIBLE
ACTION – FIVE-YEAR CAPITAL
IMPROVEMENT PROGRAM
2017-2021
SUE POLKA, P.E., DIRECTOR OF
ENGINEERING & CAPITAL
PROJECTS**

DISCUSSION ITEMS

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