



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JANUARY 4, 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 AND EXCUSE OF ABSENCE**

1. Approve the Minutes of the December 14, 2015 P&Z Regular Meeting, held at 6:30 p.m.

**B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 11**

**Decision  
Date**  
1.8.16

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518SCR Ltd. owner, for approval of the Preliminary Plat of Southlake Section 11, creating 86 residential lots and 7 reserves on 34.197 acres, described to wit;

**Legal Description:** A subdivision of 34.197 acres of land situated in the H.T.&B.R.R. Company Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

**General Location:** East side of Southlake Boulevard at Spicewood Pine Lane.

**C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHLAKE SECTION 12**

**Decision  
Date**  
1.8.16

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518SCR Ltd., owner, for approval of the Preliminary Plat of Southlake Section



12, creating 65 residential lots and 6 reserves located on 24.229 acres of land, described to wit:

**Legal Description:** A subdivision of 24.229 acres of land situated in the H.T. & B.R.R. Company Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

**General Location:** South side of Southlake Boulevard and Spicewood Pine Lane intersection.

#### **D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 5**

**Decision  
Date**  
1.8.16

A request by Rene Rodriguez, LJA Engineering, applicant; on behalf of Meritage Homes of Texas, LLC., owner; for approval of the Final Plat of Riverstone Ranch at Clear Creek Section 5, creating 133 residential lots and 6 reserves located on 40.124 acres of land, described to wit:

**Legal Description:** A subdivision of 40.124 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a part of Lots 62, 63, 78, 79, 80, 81, 95, 96, 97, 98, 112, 113, 114, 115 of the Allison Richey Gulf Coast Home Company Subdivision, Section “G”, a Subdivision of Record in Volume 4, page 48, map records of Harris County, Texas. City of Pearland, Harris County, Texas.

**General Location:** North of Clear Creek and east of Riverstone Ranch Drive

#### **E. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF PROVINCE VILLAGE RESIDENTIAL TRACT A**

**Decision  
Date**  
1.8.16

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of Chris Lynch, Gehan Homes, owner; for approval of the Final Plat of Province Village Residential Tract A creating 17 residential lots and 4 reserves located on 5.125 acres, described to wit;

**Legal Description:** A subdivision of 5.125 acres of land situated in the W.D.C. Hall Survey, Abstract 23, City of Pearland, Harris County, Texas.

**General Location:** North corner of Province Village Drive and Country Club Drive.

### **III. MATTERS REMOVED FROM CONSENT AGENDA**



#### IV. NEW BUSINESS

##### A. CONSIDERATION AND POSSIBLE ACTION – MASTER PLAT OF BAKERS LANDING

**Decision  
Date**  
1.8.16

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, LTD., owner; for approval of the Master Plat of Bakers Landing creating 191 single family lots, 48 town home lots and 28 reserves on 79.10 acres of land located along Hampshire Street between Main Street and Old Alvin Road, described to wit:

**Legal Description:** 79.10 acres in the A.C.H. & B. Survey, Section 1, Abstract 147 and the H.T. & B.R.R. Company Survey 11, Abstract 239, City of Pearland, Brazoria County, Texas.

**General Location:** Hampshire Street between Main Street and Old Alvin Road.

##### B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF BAKERS LANDING SECTION 1A

**Decision  
Date**  
1.8.16

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, LTD., owner; for approval of the Preliminary Plat of Bakers Landing Section 1A, creating 65 residential lots and 11 reserves located on 39.779 acres, described to wit:

**Legal Description:** A subdivision of 39.779 acres of land situated in the A.C.H.&B. Survey, Abstract 147, and the H.T.&B.R.R. Company Survey 11. Abstract 239, City of Pearland, Brazoria County, Texas, being a partial replat of Thomas and Gilbert Industrial Tracts, Volume 15, Pages 317 & 318, Brazoria County Map Records.

**General Location:** South side of Hampshire Street from Main Street to Old Alvin Road and at the northwest corner of Hampshire Street and Old Alvin Road.

##### C. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-13Z

A request of Stream Reality c/o Greg Patch, LJA Engineering Inc., applicant; on behalf of The Settegast Family c/o Beeman Strong & Co., Inc., owner; for approval of a change in zoning from the Single Family Residential-2 (R-2) zoning district, to a Planned Development known as The Center at Pearland Parkway; on approximately 13.2572 acres of land, to wit:



**Legal Description:** A Tract or Parcel containing 13.2572 acres of land being the residue of a called 118.755 acre tract of land as conveyed to Marion E. Settegast Jr. ET AL as recorded in Volume 1421, Page 25 of the Brazoria County Deed Records, Being situated in the Thomas J. Green Survey, abstract No. 198, Brazoria County, Texas.

**General Location:** The 2600 Block of Pearland Parkway, Pearland, TX.

#### **D. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-15Z**

A request by Kent Marsh, Marsh Darcy Partners, applicant; on behalf Marilyn Bullard, owner; for approval of a change in zoning from the Single Family Residential-1 (R-1) zoning district, to a Planned Development known as Midtown at Magnolia; on approximately 11.759 acres of land.

**Legal Description:** All that certain 11.759 acres out of Section 16, H.T. & B.R.R., Abstract No. 546, Pearland, Brazoria County, Texas and being a portion of that certain tract described in a deed dated 04-11-2002 from Edwin Hunter Harris, et. ux. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 02-017799 and a portion of that certain tract as described in a deed dated 12-17-1997 from Edwin Hunter Harris, Sr. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 97-044957.

**General Location:** Southeast corner of Magnolia Road and Manvel Road (FM 1128), Pearland, TX.

#### **E. Election of P&Z Chair and Vice-Chair**

#### **F. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Zoning Update – Table provided in packet
3. Next P&Z Meeting, February 1, 2016 – Regular Meeting

#### **V. ADJOURNMENT**

**This site is accessible to disabled individuals. For special assistance, please call Young Lorfinq 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 31st day of December 2015, A.D., at 5:30 p.m.

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Alma Gonzales, Office Assistant

Agenda removed \_\_\_\_\_ day of January, 2016.