



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, MARCH 7, 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 February 15, 2016 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the absence of P&Z Commissioner David Selsky from the February 15, 2016 P&Z Regular Meeting.

**Decision  
Date  
3.11.16**

**B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF BAKERS LANDING SECTION 1A**

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Final Plat of Bakers Landing Section 1A, creating 65 single family lots and 11 reserves on 39.779 acres of land.

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: Hampshire Street between Main Street and Old Alvin Road



Decision  
Date  
3.11.16

**C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF CANTERBURY PARK SECTION 4**

A request by Angie Bowers of Pape-Dawson Engineers; on behalf of K.B. Lone Star Owner; for approval of the Final Plat of Canterbury Park Section 4, creating 64 single family lots and 3 reserves on 17.082 acres of land.

Legal Description: A subdivision of 17.082 acres, being a portion of a 55.626 acre tract, conveyed to KB Home Lone Star, Inc. and described in County Clerk's file 2013013873 of the Brazoria County official public records, situated in the F.B. Drake Survey, A-508 out of restricted reserve "B", Canterbury Park Sec 1 as recorded under volume 24, page 112, Brazoria County plat records in the City of Pearland, Brazoria County, Texas 77584

General Location: Northeast of the Canterbury Park Lane and Belmore Lane Intersection.

**III. MATTERS REMOVED FROM CONSENT AGENDA**

**IV. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION – MASTER PLAT OF THE CENTER AT PEARLAND PARKWAY, PHASE II**

A request of Andrew Allemand, the applicant; on behalf of SR Pearland II, LLC owner; for approval of the Master Plat of The Center at Pearland Parkway Phase II creating 1 lot and 1 reserve on 12.8010 acres of land.

Legal Description: A subdivision of 12.8010 acres / 557,612 square feet of land, situated in the Thomas J. Green Survey, Abstract No. 198, City of Pearland, Brazoria County, Texas.

General Location: 2000 block of Pearland Parkway at Pebble Creek Drive.

**B. CONSIDERATION AND POSSIBLE ACTION – MASTER 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 Master Plat of KSTX Pearland Kroger, creating 7 commercial reserves on 27.292 acres of land.

Legal Description: A subdivision of 27.292 acres of land situated in the Thomas J. Green Survey, Abstract 198, City of Pearland, Brazoria County, Texas



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

### **C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF KSTX PEARLAND KROGER (FORMERLY PEARLAND MARKETPLACE)**

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of A. G. Crouch, owner; for approval of the Preliminary Plat of KSTX Pearland Kroger, creating 7 commercial reserves on 27.292 acres of land.

Legal Description: A subdivision of 27.292 acres of land situated in the Thomas J. Green Survey, Abstract 198, City of Pearland, Brazoria County, Texas

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

### **D. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Zoning Update:  
Zone Changes approved on February 25, 2016:  
Addendum to the Center at Pearland Parkway PD, and,  
Midtown at Magnolia PD.
3. Next P&Z Meeting, March 21, 2016 – JPH meeting and Regular P&Z meeting.
4. March 28, 2016 – 6:30 pm, Special JPH meeting and P&Z meeting.

### **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.**

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 3<sup>rd</sup> day of March 2016, A.D., at 5:30 p.m.

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Alma Gonzales, Office Assistant

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