



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, MARCH 21, 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 March 7, 2016 P&Z Regular Meeting, held at 6:30 p.m.

**Decision
Date**
3.25.16

B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF MASSEY LAKES

A request of C.L. Davis, of C.L. Davis & Co. the applicant; on behalf of Shannon Wiesepape, Meritage Homes., owner; for approval of the Final Plat of Massey Lakes Estates creating 82 single family lots and 20 Reserves, on 40.2850 acres of land.

Legal Description: 40.2850 acres being all of Lots 1 and 2, Section 18 Kanawha – Texas Company Subdivision of Parts of Sections 18 and 22 H.T.&B. R.R. Co.,. G.C. Smith Survey Abstract 547, City of Pearland, Brazoria County, Texas,

General Location: approximately a half a mile north of Bailey Road from Manvel Road to County Road 107-F

**Decision
Date**
3.25.16

C. CONSIDERATION AND POSSIBLE ACTION – PRELEMINARY PLAT OF RIVERSTONE RANCH SECTION 6



A request of Jennifer Curtis of BGE / Kerry R. Gilbert & Associates, on behalf of Shannon Wiespape of Meritage Homes, owner: to approve the Preliminary of Riverstone Ranch Section 6 creating 111 single family lots and 7 reserves, described to wit:

Legal Description: Being 45.4146 acres of land out of the T.J. Green Survey, A-290 City of Pearland, Harris County, Texas, also being a replat of all of Lots 68, 69, 80, 81, 83, 84, 85, 97, 98, 100, 115, 116, 117, & 118 of the Allison Richey Gulf Coast Home Company, part of Suburban Gardens, Section "G", as recorded in Volume 4, Page 48, H.C.M.R. and all of tract two, drainage easement, and part of tract one, drainage easement, and tract three drainage easement, of Green Tee Terrace Section Seven, as recorded in film code No. 352061, H.C.M.R.

General Location: South of Hughes Ranch Road and north of Clear Creek.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION NO. 2016-01

A request of James Elmore, applicant; on behalf of A & A Business, owner; for approval of a Conditional Use Permit (CUP) to allow for gasoline station and convenience store in the General Business (GB) zoning district; on approximately 0.8767 acre portion of land that is part of a 3.3825 acre tract, Pearland, TX

Legal Description: A tract or parcel containing 0.8767 acre portion of a 3.8325 acre tract of land situated in the Thomas J. Green Survey, Abstract 198, in the City of Pearland, Brazoria County, Texas.

General Location: NE Corner of Broadway St. and Alexander Ln., Pearland, TX

B. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION NO. 2016-04



A request of Alfred Rucker, applicant; on behalf of Pogie USA LLC, owner; for approval of a Conditional Use Permit (CUP) to allow for bail bonds in the General Business (GB) zoning district; on approximately 3.1092 acres of land.

Legal Description: Being a 3.1092 acre tract of land out of Lot 46 of the Allison Richey Gulf Coast Home Company's Subdivision of Section 8, H.T&B.R.R. Co. Survey also called the F.B. Drake Survey, Abstract 504, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 24, of the plat records of Brazoria County, Texas.

General Location: 6601 Broadway Street, Pearland, TX.

C. CONSIDERATION AND POSSIBLE ACTION – ZONING CHANGE APPLICATION NO. 2016-03Z

A city initiated request for approval of a zone change in the recently annexed Area 2 (south of Bailey Road between FM 1128/ and Veterans Road) from Suburban Development (SD) zoning district to General Business (GB) zoning district; on approximately 35.450 acres of land.

Legal Description: Being four tracts of land, approximately 27.581 acres in Annexation Area 2, identified as AO 549 H T & BRR tract 11A, Acres 7.635; LT 1B 549 H T & B, Acres 4.946; G.C. Smith LT 1 549 H T & B, Acres 5.000; and G.C. Smith LT2 549 H T & B, Acres 10.000.

General Location: near the Southeast corner of FM 1128/Manvel Road and Bailey Road, Pearland, TX.

And, **Legal Description:** Being five tracts of land, approximately 7.869 acres in Annexation Area 2, identified as A0549 H T & B R R Tract 21 B called Tract 1, Acres 2.200; LT 21B1 (called Tract 4) 550 H T & B, Acres 2.5; A0550 H T & B R R, Tract 21D, Acres 2.5; A0550 H T & B R R Tract 21, Acres 0.789; A0550 H T & B R R Tract 21E, Acres 2.25.

General Location: Southwest corner of Bailey Road and Veterans Road.

D. CONSIDERATION AND POSSIBLE ACTION – ZONING CHANGE APPLICATION NO. 2016-04Z

A request of the City of Pearland, for approval of a change in zoning designation from Suburban Development District (SD) to Suburban Residential - 15 (SR-15); to wit:



Area 1: 213 acres more or less out of Kanawha-Texas Company subdivision, parts of sections 18 and 22, George C. Smith survey, abstract 547 and abstract 548 Brazoria County, Texas.

General Location: North of Bailey Road, south of Arnold Drive, east of Kennedy Drive, and west of Manvel Road, in Pearland, Brazoria County, Texas.
And,

Area 2: 230 acres more or less out of lots 1, 2, 11, 21, 31, 41 and 51, Section 24, George C. Smith survey abstract 549 and lots 1, 11, 21, 31, 41 and 51, section 25 H.T. & B. R.R. company survey, abstract 245 and lots 1, 11 and 21, Section 26 George C. Smith survey, abstract 550, Brazoria County, Texas.

General Location: South of Bailey Road, East of Manvel Road, and West of Veterans Road, in Pearland, Brazoria County, Texas, also known as Area 2.

The following 9 lots are excluded from Area 2:
SAVE AND EXCEPT 37.3004 acres of land, to wit:

Four lots, consisting of approximately 27.581 acres in Annexation Area 2, identified as AO 549 H T & B R R, Tract 11A, Acres 7.635; LT 1B 549 H T & B, Acres 4.946; G.C. Smith LT 1 549 H T & B, Acres 5.000; and G.C. Smith LT 2 549 H T & B, Acres 10.000.

General Location: near the Southeast corner of FM 1128/Manvel Road and Bailey Road, Pearland, TX.
And,

Five lots, consisting of approximately 7.869 acres in Annexation Area 2, identified as A0549 H T & B R R Tract 21 B called Tract 1, Acres 2.200; LT 21B1 (called Tract 4) 550 H T & B, Acres 2.5; A0550 H T & B R R, Tract 21D, Acres 2.5; A0550 H T & B R R Tract 21, Acres 0.789; A0550 H T & B R R Tract 21E, Acres 2.25.

General Location: Southwest corner of Bailey Road and Veterans Road.

E. DISCUSSION ITEMS

1. Commissioners Activity Report



2. Zoning Update:

At the March 14, 2016 City Council meeting, the City Council did not approve CUP 2016-02 for gasoline station and convenience store on NW corner of Mykawa and Orange Streets by a vote of 0-5. A Super Majority Vote was required because the P&Z Commission had recommended denial of the zoning amendment.

3. Next P&Z Meeting, March 28, 2016 – JPH and Regular P&Z meeting

V. 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 17th day of March 2016, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of March ____, 2016.