JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, MARCH 21, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL - 3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

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 Street and Alexander Lane, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION
C. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

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I. CALL TO ORDER

II. PURPOSE OF HEARING

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.

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I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone 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/Manvel Road 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.

III. APPLICATION INFORMATION AND CASE SUMMARY

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I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone 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).

Legal Description: 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, also known as Area 1.

And,

Legal Description: 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.

SAVE AND EXCEPT 35.450 acres of land, to wit:

Legal Description: 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.

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