



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, MARCH 28, 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**
- III. MATTERS REMOVED FROM CONSENT AGENDA**
- IV. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2016-05Z**

A request of Allemand/Windrose Land Services, applicant; on behalf of Lingo Southgate Ltd., owner; for approval of a change in zoning from the Residential Estate (R-E) and Single Family Residential – 2 (R-2) zoning districts to a General Business (GB) zoning district; on approximately 3.653 acres of land.

**Legal Description:** Being a tract or parcel containing 3.8662 acres or 168,441 square feet of land situated in the H.T. & B.R.R. company Survey, Section 81, Abstract 300, Brazoria County, Texas, being the residue of Reserve “B”, first amending plat of Southgate Section One, as thereof recorded under Volume 24, Page 123, Brazoria County Plat records, conveyed Lingo Southgate, Ltd. as recorded in Brazoria County Clerk’s File No. 01-053025, Brazoria County, Texas.

**General Location:** West side of Kirby Drive approximately 1,500 feet south of Broadway Street, Pearland, TX.

**B. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION NO. 2016-07**

A request of Andrew Allemand/Windrose Land Services, applicant; on behalf of Lingo Southgate Ltd., owner; for approval of a Conditional Use Permit (CUP) to allow for self-storage facility in General Business (GB) zoning district; on approximately 3.8662 acres of land.

**Legal Description:** Being a tract or parcel containing 3.8662 acres or 168,441



square feet of land situated in the H.T. & B.R.R. company Survey, Section 81, Abstract 300, Brazoria County, Texas, being the residue of Reserve "B", first amending plat of Southgate Section One, as thereof recorded under Volume 24, Page 123, Brazoria County Plat records, conveyed Lingo Southgate, Ltd. as recorded in Brazoria County Clerk's File No. 01-053025, Brazoria County, Texas.

**General Location:** West side of Kirby Drive approximately 1,500 feet south of Broadway Street, Pearland, TX

### **C. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION NO. 2016-06**

A request of Kathryn Edwards, applicant; on behalf of Wu Family Trust, owner; for approval of a Conditional Use Permit (CUP) to allow for self-storage facility in the Shadow Creek Ranch Planned Development (SRC PUD) zoning district; on approximately 3.653 acres of land.

**Legal Description:** Being a 3.653 acre (159,154 square feet calculated) parcel of land situated in the T.C. & R.R. Co. Survey, Abstract 678, in Brazoria County Texas, and being the residue of Lot 2, Block, 1 of the replat of Kirby Commons Subdivision as recorded under Brazoria County Clerk's File Number 2008033752, Brazoria County, Texas.

**General Location:** NE corner of Broadway Street and Broadway Bend Drive, Pearland, TX.

### **D. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION NO. 2016-05**

A request of Nirmal Gandhi, applicant; on behalf of Ajay and Madhu Jain Living Trust, owner; for approval of a Conditional Use Permit (CUP) to allow for a Hotel/Motel in the Business Park District – 288 (BP-288) zoning district; on approximately 3.653 acre portion of land out of 14.286 acres of land.

**Legal Description:** Being 14.286 acres of land out of Lots 6 and 7 of a subdivision in the James Hamilton Survey, Abstract 881, in Harris County, Texas according to the map or plat thereof recorded in Volume 83, Page 342 of the deed records of Harris County, Texas and being that same tract of land conveyed to Nova Strategic Solutions Ltd., as described in deed recorded under County Clerk's File #Z357162 of the real property records of Harris County, Texas.



**General Location:** East side of SH 288 Frontage Road, north of Holiday Inn Express, Pearland, TX.

#### **E. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-14Z**

A request of Patti Joiner of Knudson LP., applicant; on behalf of American Modern Green (Houston) LLC, owner; for approval of a change in zoning from the Planned Development (PD) zoning district known as Modern Green Ivy, to a Planned Development (PD) zoning district known as Ivy District; on approximately 48.471 acres of land.

**Legal Description:** A tract of land containing 48.471 acres of land situated in the James Hamilton Survey, Abstract No. 881 in Harris County and Abstract No. 747 in Brazoria County, Texas. Said 48.471 acre tract is in Lot 5 of the Subdivision of the John Hamilton Survey as recorded in Volume 83, Page 342 in the Harris County Deed Records and is that same 48.4712 acre tract of land described in a deed to Amegy Mortgage Company, L.L.C. as recorded in Clerk's File No's 20100132332 and 20100235353 in the Harris County Clerk's Office.

**General Location:** Southwest corner of SH 288 and Spectrum Boulevard, Pearland, TX

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

1. Commissioners Activity Report
2. Zoning Update:  
Land Use Matrix
3. Next P&Z Meeting, – April 4, 2016 - Regular 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 24th day of March 2016, A.D., at 5:30 p.m.

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Alma Gonzales, Office Assistant

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