



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JUNE 20, 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 – EXCUSED ABSENCE

1. Excuse the absence of P&Z Commissioner David Selsky from the May 16, 2016 P&Z Regular Meeting.

B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF BAKER’S LANDING SECTION 2A

A request of Jason Price, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Preliminary Plat of Bakers Landing Section 2A, creating 50 single family lots and 4 reserves on 10.800 acres of land.

General Location: East side of Galveston Avenue between Hampshire Street and future Kaman Lane.

C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF BAKER’S LANDING TOWNHOMES

A request of Jason Price, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Preliminary Plat of Bakers Landing Townhomes, creating 48 townhome lots and 6 reserves on 7.576 acres of land.

General Location: West side of Galveston Avenue between Hampshire Street and future Kaman Lane.



D. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF RIVERSTONE RANCH SECTION 7

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 7 creating 48 single family lots and 5 reserves.

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

E. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW CREEK RANCH SCHOOL SITE NO. 5

A request of Jason Price, LJA Engineering, the applicant; on behalf of Alvin Independent School District, owner; for approval of the Preliminary Plat of Shadow Creek Ranch School Site No. 5 creating 1 lot on 30.192 acres of land.

General Location: Northwest quadrant of Broadway Street and Kingsley Drive.

F. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW GROVE SECTION 4

A request of Jennifer Curtis, BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Thomas Sikora, KB Home, owner; for approval of the Preliminary Plat of Shadow Grove Section Four, creating 55 single family lots and 1 reserve on 13.2 acres of land.

General Location: The end of Bailey Springs Lane west of Windward Bay Drive.

G. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW GROVE SECTION 5

A request of Jennifer Curtis, BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Thomas Sikora, KB Home, owner; for approval of the Preliminary Plat of Shadow Grove Section Five, creating 18 single family lots, on 4.4 acres of land.

General Location: the end of Vintage View Lane west of Shadow Oaks Lane.



H. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF STEWART HEIGHTS SECTION 2

Decision
Date
June 24, 2016

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of Ethan Springer of Savannah Development Limited, owner; for approval of the Final Plat of Stewart Heights Section 2 creating 44 single family lots, and 1 reserve on 11.974 acres of land.

General Location: Southwest corner of future Savannah Parkway and Laurel Heights Drive.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – P&Z VARIANCE NO. VARP 16-00001

A request by Christopher Smith, applicant and owner; for approval of a Variance Permitted in Section 2.6.1.1 (b) (1), of the Unified Development Code, Ordinance No. 2000-T, to allow approval of the creation of a flag lot within the R-E Single Family Estate zoning district on approximately 4.9391 acres of land, to wit:

Legal Description: Lot 6, Final Plat of Hickory Place Subdivision, A Subdivision in Brazoria County, Texas according to the Map or plat thereof recorded in Volume 18, Page 333 of the plat records of Brazoria County, Texas.

General Location: 2313 Bryan Street.

B. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. ZONE 16-00005

A request of Beverly Childs, owner/applicant; for approval of a change in zoning from the Suburban Development (SD) zoning district to the Office & Professional zoning district; on approximately 4.1919 acres of land.

Legal Description: Being a tract of land containing 4.1919 acres of land out of Lot Forty-One (41), Section 25, H.T. & B. R.R. Company Survey, Abstract 245, Brazoria County, Texas, and being designated on the Block Books of Brazoria County, Texas of Section 25 and being a part of the same land described in Deed from C. W. Boots, et. ux. to Joe H. Reeder, by Deed dated June 22, 1959, recorded in Volume 744, Page 457, Deed Records, Brazoria County, Texas,



Less, Save and Except a 20.00 foot strip along the North side reserved in Deed recorded in Volume 116, Page 581, Deed Records, Brazoria County, Texas, and lying in the road.

General Location: 5134 Bailey Road.

C. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. CUP 16-00004

A request of Beverly Childs, owner/applicant; for approval of a Conditional Use Permit to allow for a Child Day Care Center (Business) in the Office & Professional zoning district; on approximately 4.1919 acres of land.

Legal Description: Being a tract of land containing 4.1919 acres of land out of Lot Forty-One (41), Section 25, H.T. & B. R.R. Company Survey, Abstract 245, Brazoria County, Texas, and being designated on the Block Books of Brazoria County, Texas of Section 25 and being a part of the same land described in Deed from C. W. Boots, et. ux. to Joe H. Reeder, by Deed dated June 22, 1959, recorded in Volume 744, Page 457, Deed Records, Brazoria County, Texas, Less, Save and Except a 20.00 foot strip along the North side reserved in Deed recorded in Volume 116, Page 581, Deed Records, Brazoria County, Texas, and lying in the road.

General Location: 5134 Bailey Road.

D. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. ZONE 16-00004

A request of Chad Thumann, R. West Development, applicant, on behalf of Patrick Tagtow, owner; for approval of a change in zoning from the Single Family Residential-1 (R-1) zoning district to a Single Family Residential-3 (R-3) zoning district; on approximately 16.305 acres of land.

Legal Description: Being a 16.305 acre tract in Section 16 of the H.T. & B. RR Co. Survey, Abstract 546, Brazoria County, Texas. Said tract is part of a 15 acre tract of land described in a deed to Marvin Wayne Smith as recorded under Brazoria County Clerk's File No. 85197 113, and part of a 3.00 acre tract described in a deed to Marvin Wayne Smith as recorded under Brazoria County Clerk's File No. 85197 105.

General Location: 3546 & 3618 Harkey Road, Pearland, TX.



E. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. ZONE 16-00003

A request of R. West Development Company, owner/applicant; for approval of a change in zoning from the General Business (GB) zoning district to a Single Family Residential–1 (R-1) zoning district; on approximately 5.0000 acres of land.

Legal Description: Being a 5.0000 acre (217,800 square foot) tract of land located in the H.T. & B. RR Co. Survey, Abstract 242, Brazoria County, Texas, said 5.0000 acre tract of land also being out of a called 10 acre tract conveyed to Robert L. Perkins as per an instrument recorded in Volume 1264, Page 135 of the Deed Records of Brazoria County, Texas.

General Location: Former right-of-way of Old Chocolate Bayou Road approximately 190 feet east of intersection of Old Chocolate Bayou Road and Cullen Boulevard, Pearland, TX.

F. CONSIDERATION AND POSSIBLE ACTION – 2015 COMPREHENSIVE PLAN AMENDMENT

A request of the City of Pearland for proposed amendment to the 2015 Comprehensive Plan to include the SH 35 Redevelopment Plan.

G. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Articles:
 - a. *22 Benefits of Urban Street Trees* by Dan Burden, Senior Urban Designer, Gladding Jackson and Walkable Communities, Inc; May, 2006.
 - b. *Building a Better Foundation for Urban Retail's Future: Heeding Lessons of the Postwar Experience* by Robert Gibbs.
 - c. *Trees and Human Health May Be Linked*. Science News, January 16, 2013.
3. Next P&Z Meeting, – July 18, 2016 – JPH and Regular P&Z meeting
4. Upcoming meeting change notice:
 - * July 4, 2016 City Holiday – No P&Z Meeting
 - * August 1, 2016 – JPH and Regular P&Z meeting
 - * August 15, 2016 – P&Z Meeting (only Plats)
 - * September 5, 2016 City Holiday – No P&Z Meeting
 - * September 26, 2016 – JPH and 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, Judy Brown, Office Supervisor, 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 16th day of June 2016, A.D., at 5:30 p.m.

Judy Brown, Office Supervisor

Agenda removed _____ day of June_____, 2016.