



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JULY 18, 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 EXCUSED ABSENCE

1. Approve the Minutes of the June 20, 2016 Regular P&Z Meeting.
2. Excuse the absence of P&Z Commissioner David Selsky and Ginger McFadden from the June 20, 2016 P&Z Regular Meeting.

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

1. 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 52 single family lots and 1 reserve on 12.8 acres of land located at the end of Bailey Springs Lane west of Windward Bay Drive, described to wit:

Legal Description: being 12.8± acres of land containing 52 lots (50' x 120' Type) and one reserve in four blocks out of the A.B. Langerman Survey, A-555 City of Pearland, Fort Bend County, Texas.

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

C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SHADOW CREEK RANCH SCHOOL SITE NO. 5

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

Legal Description: A Subdivision of 30.192 acres of land situated in the H.T.&B.R.R. Company Survey, Section 83, Abstract 305, City of Pearland,



Brazoria County, Texas.

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

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – P&Z VARIANCE NO. VARP 16-00003

A request by Celestine Rocha, applicant and owner; for approval of a Variance Permitted in Section 2.4.4.5 (c) (1) (a) (b) and (c), of the Unified Development Code, Ordinance No. 2000-T, to reduce the minimum lot width from 100 feet to 85.19 feet from the minimum lot frontage to allow the platting of a property in the Suburban Residential 12 (SR-12) zoning district on approximately 1.7160 acres of land, to wit:

Legal Description: A Subdivision of 1.7169 acres or 74,748 square feet out of Lot 16 of the Allison Richey Gulf Coast Home Company Subdivision of Section 21 conveyed to Celestino Rocha in instrument recorded in Clerk's file No. 09020770 in the H.T. &B.R.R. Survey, Abstract 309, City of Pearland, Brazoria County, Texas

General Location: located on the north side of Fite Road about 334 feet west of Navarre Road.

B. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. ZONE 2016-00003

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.

C. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. ZONE 2016-00009



A request of Kris Szecsy applicant, on behalf of George Gartner, owner; for approval of a an amendment to the Baks Brewery PD to change the name to Bakfish Brewing Co. PD and to allow a maximum of three food trucks and/or on site food sales from outside vendors during operating hours of the brewery; on approximately 2.939 acres of land.

Legal Description: Being a tract of land containing 2.939 acres out of Lots 20, 21 and 22 of the George W. Jenkins Subdivision, in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 20, of the Brazoria County, Texas Plat Records.

General Location: Northeast corner of Broadway and Shauntel Streets, Pearland, TX.

D. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Discussion of Scenic City Application
3. Zoning Update:
 - 1st Reading 7-11-16
 - ZONE 2016-00005: 5134 Bailey Rd. SD to OP.
 - CUP 2016-00004: 5134 Bailey Rd. CUP for Daycare in OP.
 - SH 35 Re-development Plan
 - 1st Reading 7-25-16
 - ZONE 2016-00004: 3546/3618 Harkey R-1 to R-3
4. Next P&Z Meeting, – August 1, 2016 – JPH and Regular P&Z meeting
5. Upcoming meeting change notice:
 - *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, 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.

Alma Gonzales, Office Assistant

Agenda removed _____ day of July ____, 2016.