



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, AUGUST 15, 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 Derrell Isenberg from the August 1, 2016 P&Z Regular Meeting.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF PROMENADE SHOPS DRIVE

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf Gavin Liang of America Modern Green Development, LLC owner; for approval of the Preliminary Plat of Promenade Shops Drive Street Dedication dedicating 50 feet of right of way for the east half of Promenade Shops Drive on 1.418 acres of land, described to wit:

A subdivision of 1.418 acres of land situated in the James Hamilton Survey, Abstract 881, City of Pearland, Harris County, Texas being a partial replat of Promenade Shops Drive, Vol. 83, Pg. 342, H.C.D.R.

General Location: The east half of Promenade Shops Drive extending south 1,235.22’ south of Spectrum Boulevard.

C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF MIDTOWN AT MAGNOLIA

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Final Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road, described to wit:

A Subdivision of 11.759 acres located in the H.T.&B. R.R. Company Survey, Abstract No. 546 in the City of Pearland, Brazoria County, Texas.

General Location: Southeast corner of Magnolia Street and Manvel Road. (Decision



Deadline: August 19, 2016).

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. PUBLIC HEARING – REPLAT OF RESERVE C OF ORCHARD GLEN

A request of Brian McMillan, Lentz Engineering LLC, the applicant; on behalf of K Hovnanian of Houston LLC, owner; for approval of a Replat of Restricted Reserve “C” Orchard Glenn, creating 2 residential lots located on 0.3816 acres at 3502 Old Holly Drive on the following described property, to wit:

Being a subdivision of 0.3816 acres of Land Located in the H.T. &B. R.R. Co. Survey Section 12 Abstract No. 508 City of Pearland, Brazoria County, Texas.

General Location: 3502 Old Holly Drive (Decision Deadline: August 19, 2016).

B. CONSIDERATION & POSSIBLE ACTION – REPLAT OF RESERVE C OF ORCHARD GLEN

A request of Brian McMillan, Lentz Engineering LLC, the applicant; on behalf of K Hovnanian of Houston LLC, owner; for approval of a Replat of Restricted Reserve “C” Orchard Glenn, creating 2 residential lots located on 0.3816 acres at 3502 Old Holly Drive on the following described property, to wit:

Being a subdivision of 0.3816 acres of Land Located in the H.T. &B. R.R. Co. Survey Section 12 Abstract No. 508 City of Pearland, Brazoria County, Texas.

General Location: 3502 Old Holly Drive (Decision Deadline: August 19, 2016).

C. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Article: July 2016 issue of Planning Magazine. *One Size Does Not Fit All*: A look at the trends shaping the housing market recovery shows that housing types-and locations-are shifting to appeal to a vast cross-section of buyers.
3. Zoning Update:
2st Reading 08-08-16 **APPROVED**
ZONE 2016-00004: 3546/3618 Harkey R-1 to R-3
4. Next P&Z Meeting, – September 26, 2016 – JPH and Regular P&Z meeting
5. Upcoming meeting change notice:
*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 18th day of August 2016, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of August ____, 2016.