



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, SEPTEMBER 19, 2016, AT 6:30 P.M., HELD IN THE SECOND FLOOR CONFERENCE ROOM, 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 Ginger McFadden from the August 15, 2016 P&Z Regular Meeting.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF FORESTAIRES ESTATES

A request of Dena Caldwell of South Texas Surveying Associates, the applicant; on behalf of Robert Jarvis, owner; for approval of the Preliminary Plat of Forestaire Estates creating 10 lots on 1.7215 acres of land located along the south side of Dare Road about ¼ of a mile east of Pearland Sites Road, described to wit:

A 1.725 subdivision of land being the remainder of a called 31.16 acre tract recorded under Brazoria County Clerks File No. 2006073268, situated in the HT&B RR Co. Survey, Section 31, Abstract No. 293 of Brazoria County, Texas.

General Location: along the south side of Dare Road about ¼ of a mile east of Pearland Sites Road

C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAKE PARK PHASE 1 SECTION 1

A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James Johnson, Cullin Stone Ltd. / FYCW, Ltd., owner; for approval of the Final Plat of Lake Park Section 1, Phase 1, creating 2 lots, on 30.6687 acres of land on the north side of Brookside Road in the 8000 block, described to wit:

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A subdivision of 30.6687 acres / 1,335,927 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: north side of Brookside Road in the 8000 block.

D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAKE PARK PHASE 1 SECTION 2

A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James Johnson, Cullen Stone Ltd. / FYCW, Ltd., owner; for approval of the Final Plat of Lake Park Section 1, Phase 2, creating 2 lots, on 5.0019 acres of land on the east side of Cullen Parkway at Brookside Road, described to wit:

A subdivision of 5.0019 acres / 1217,884 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: east side of Cullen Parkway at Brookside Road.

E. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAKE PARK PHASE 1 SECTION 3

A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James M. Johnson, Pearland Cullen Properties, LLC, owner; for approval of the Final Plat of Lake Park Phase 1, Section 3, creating 1 lot on .9999 acres of land located on the east side of Cullen Parkway about 1,000 feet north of Brookside Road, described to wit:

A subdivision of 0.9999 acres / 43,557 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: east side of Cullen Parkway about 1,000 feet north of Brookside Road.

F. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAKE PARK PHASE 1 SECTION 4

A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James Johnson, Cullen Stone Ltd., owner; for approval of the Final Plat of Lake Park Section 1, Phase 4, creating 1 restricted reserve, on 3.1609 acres of land on the east side of Cullen Parkway about 1,800 feet north of Brookside Road, described to wit:

a subdivision of 3.1609 acres / 137,689 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: on the east side of Cullen Parkway about 1,800 feet north of Brookside Road.

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G. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 5

A request of Jennifer Curtis, of BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 5 creating 55 single family lots, on 22.3 acres of land located on the north side of County Road 58 about 600 feet east of the Fort Bend County Line, described to wit:

a subdivision of ± 22.3 acres of land containing 55 lots and 5 reserves in four blocks out of the A.C.H. &B. Survey, A-403 Brazoria County, Texas.

General Location: North side of County Road 58 about 600 feet east of the Fort Bend County Line.

H. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 7

A request of Jennifer Curtis, of BGE/Kerry Gilbert and Associates, the applicant; on behalf of Savannah Development, LTD., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 7 creating 46 single family lots, and 1 reserve on ± 10.9 acres of land located west of Savannah Parkway, north of County Road 58, described to wit:

a subdivision of ± 10.9 acres of land containing 46 lots and 1 reserve in two blocks out of the A.C.H.&B. Survey, A-403 Brazoria County Texas.

General Location: west of Savannah Parkway, north of County Road 58.

I. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 8

A request of Jennifer Curtis, BGE/Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 8 creating 72 single family lots, and 2 reserves on ± 19.2 acres of land located on the north side of County Road 58 at the Fort Bend County Line, described to wit:

a subdivision of ± 19.2 acres of land containing 72 lots and 2 reserves in three blocks out of the A.C.H.&B. Survey, A-625 Brazoria County, Texas.

General Location: north side of County Road 58 at the Fort Bend County Line.

J. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 11

A request of Jennifer Curtis, of BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of



Stewart Heights at Savannah Heights at Section 11, creating 50 single family lots, and 4 reserves on ± 18.7 acres of land located about ¼ of a mile north of County Road and about ¼ of a mile west of Savannah Parkway described to wit:

± 18.7 acres of land containing 50 lots and 4 reserves in three blocks out of the A.C.H. & B. Survey, A-403 7 A.B. Landermann Survey, A-625 Brazoria County, Texas.

General Location: about ¼ of a mile north of County Road and about ¼ of a mile west of Savannah Parkway

K. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 13

A request of Jennifer Curtis of BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 13 creating 60 single family lots, and 5 reserves on ± 37.3 acres of land located about a 1/3 mile West of Savannah Parkway and about a 1/3 mile north of County Road 58, described to wit:

a subdivision of ± 37.3 acres of land containing 60 lots and 5 reserves in three blocks out of the A.C.H.&B. Survey, A-403 & J.S. Talmage Survey, A-566 Brazoria County, Texas.

General Location: about a ½ mile West of Savannah Parkway and about a ½ mile north of County Road 58.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – P&Z VARIANCE NO. VARP 16-00004

A request by Shelah Taylor of ST Shadow Creek LLC, applicant and agent for 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 150 feet to 137.76 feet for proposed Tract 1 and to reduce the minimum lot width from 150 feet to 111.37 feet for proposed Tract 2 to allow the platting of a property in the Shadow Creek Ranch P.U.D. Commercial zoning district on approximately 1.4012 acres of land, to wit:

Legal Description: described as Lot “D” out of the Final Plat of Shadow Creek Ranch Commercial Site No. 18B, O.R.O.B.C. File No. 2007035195.

General Location: 11213 Shadow Creek Parkway



B. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update: Since August 15, 2016
2st Reading 08-22-16 ZONE 2016-00009: Bakfish Brewery PD amendment (Food trucks) APPROVED
3. Next P&Z Meeting: September 26, 2016 – JPH and Regular P&Z meeting
4. Final count for attendance of Texas Chapter Conference of American Planning Association – Registration date October 15th, 2016. Notify staff by October 3rd.

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 September ____, 2016.