



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, SEPTEMBER 26, 2016, AT 8:15 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. ZONE 16-00011

A request of Alan Mueller, applicant, on behalf of Peyton Martin, New Broadway, LTD, owner; for approval of an amendment to the Pearland Town Center Planned Development; on approximately 15.716 acres of land.

Legal Description: Being a 15.716 acre tract of land located in the H.T. & B.R.R. Company Survey, Section 81, Abstract Number 300, City of Pearland, Brazoria County, Texas, being a portion of Lot 5, Book 1 as shown on the Kirby Crossing Section Two, a subdivision of record under Plat Number 2013045429, Plat Records of said Brazoria County (B.C.P.R.).

General Location: West side of Kirby, north of the fire station.

B. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. ZONE 16-00006

At the request of City; for approval of an amendment to the Stonebridge Planned Development to allow require approval of a Conditional Use Permit for auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges on properties designated General Business (GB); on approximately 123.33 acres of land.

Legal Description: Being a 39.50 tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C. H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey. Abstract 233. Being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.).

General Location: East and West sides of Pearland Parkway, North of Barry Rose Road – Stonebridge Planned Development.

C. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO.



ZONE 16-00007

At the request of the City; for approval of an amendment to the Highland Glen Planned Development to allow auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges by approval of a Conditional Use Permit on properties where the base zoning district is General Business (GB); on approximately 548.817 acres of land.

Legal Description: All that certain 527.062 acres out of the D.H.M. Hunter Survey, Abstract No. 76, Brazoria County and Abstract No. 36, Harris County and the H.T. & B.R.R. Survey, Abstract No. 233 and including all or a portion of Lots 6,7, and 15-18 out of Walcott's Pearland Subdivision according to the plat thereof filed in Volume 35, Page 241-242 Brazoria County Deed Records and a portion of Lots 96-102 out of the Zychlinski Subdivision according to the plat thereof filed in Volume 29 Page 43 Brazoria County Deed Records and being those same tracts described in a deed dated 12-18-1996 from Thomas P. Alexander and Bettye M. Alexander to T. & B. Alexander Family Limited Partnership as filed in Official Records of Real Property of Brazoria County at Clerks File Number 96-044931 and in a deed dated 01-23-1992 from First Interstate Bank of Texas, N. A., to Nai Li Wang and Ban Wang as filed in Volume (92)997, Page 03 Brazoria County Official Records and in a deed dated 06-04-1981 from John Alexander, trustee to Patricia Alexander Wood as filed in Volume 1596, Page 110 Brazoria County Deed Records and being a residue of that certain tract described in a deed dated 09—6-1984 from Mary Alexander, et con, to Bartlett Properties, Inc. as filed in Official Records of Real Property of Harris County at Clerk's File Number J-724634 Film Code Number 096-85-0644; and

All that certain 15.755 acres out of Lots 30, 31, 32, 39 and 40, Walcott's Pearland Subdivision, according to the plat thereof filed in Volume 35, Page 241 & 242, Brazoria County Deed Records, D.H.M. Hunter Survey, Abstract Number 76, Pearland, Brazoria County, Texas; and

All that certain 6.000 acres out of Lots 42 and 43, Walcott's Pearland Subdivision, according to the plat thereof filed in Volume 35, Page 241 & 242, Brazoria County Deed Records, D.H.M. Hunter Survey, Abstract Number 76, Pearland, Brazoria County, Texas.

General Location: East and West sides of Pearland Parkway, South of McHard Road, Highland Glen Planned Unit Development.

D. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. ZONE 16-00008

At the request of the City; for approval of an amendment to the Oakbrook Estates Planned Unit Development to allow auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges by approval of a Conditional Use Permit on properties where the base zoning district is General Business (GB) and



General Commercial (GC); on approximately 120.417 acres of land.

Legal Description: A 120.417 acre tract in the W.D.C. Hall League, A-70 & parts of Lots 13-24, S.W. Narregang Subdivision, Volume 1, Page 92 & also parts of Lots 1 & 2, George W. Jenkins Subdivision, Volume 79, Page 616, Brazoria County Map Records (Oakbrook Estates)

General Location: East side of Pearland Parkway, North of Dixie Farm Road – Oakbrook Estates Planned Unit Development.

E. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. CUP 16-00005

A request of Kevin Duc Nguyen, applicant, on behalf of Bao Le, owner; for approval of a Conditional Use Permit for exemption to the façade requirements for an existing structure and to allow a Light Manufacturing Process in the Garden/O’Day-Mixed Use (G/O-MU) zoning district; on approximately 0.5682 acres of land.

Legal Description: Being a tract of land containing 0.5682 acres (24,750 square feet), situated in the H.T. & B.B. CO. Survey, Abstract 219, Brazoria County, Texas, being part of Lot 6 and 7 in Block 6, of Hickory Creek Place a subdivision recorded in Volume 11, Page 1 of the Plat Records of Brazoria County, Texas, being all of a Tract conveyed unto Martin Paper Co. by deed recorded under County Clerk’s File No. 1995014570 of the Official Records of Brazoria County, Texas.

General Location: 2125 Garden Road, Pearland, TX.

F. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. CUP 16-00006

A request of Russ Wilkins (R4 Resources), applicant, on behalf of Baker Hughes Oilfield Operations, Inc., owner; for approval of a Conditional Use Permit to allow for sales, service and rental of forklifts and other material handling equipment (Heavy Machinery Sales, Storage Rental & Repair) in the General Commercial (GC) zoning district; on approximately 6.54910 acres of land.

Legal Description: All that certain tract of parcel of land out of the A. C. H. & B. RR Co. Survey, Section 1, A-147, in Brazoria County, Texas, being a portion of Tract 124A of the Subdivision of Section One (1), A.C. H. & B. RR Co. survey, according to the Plat of same recorded in Volume 2, Page 1, of the Plat Records of Brazoria County, Texas.

General Location: 3401 S. Main Street. Pearland, TX.

G. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. CUP 16-00003



A request of Y Ali Khan, applicant, on behalf of Kevin Ngo, owner; for approval of a Conditional Use Permit to allow a hotel/motel in the General Business (GB) zoning district; on approximately 1.8060 acres of land.

Legal Description: Being 1.8060 acre (78,667 square feet) tract of land and being a portion of Lot 80 of the Allison Richey Gulf Coast Home Company's Subdivision as recorded in Book 2, Page 23 Brazoria County map Records in the H.T.& B.R.R. Company Survey Abstract 506, Brazoria County, Texas.

General Location: 8541 Broadway Street (west of Cullen Boulevard on the northwest corner of intersection of Broadway Street and the USPS access driveway), Pearland, TX.

H. CONSIDERATION AND POSSIBLE ACTION – AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC)

A request of the City of Pearland to amend certain sections of the Unified Development Code, Ordinance No. 2000T.

III. 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 23th day of September 2016, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of September ____, 2016.