



**JOINT PUBLIC HEARING**  
**THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF**  
**THE CITY OF PEARLAND, TEXAS,**  
**MONDAY, NOVEMBER 21, 2016, AT 6:30 P.M.**  
**COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

**Conditional Use Permit Application No. CUP 16-00009**

A request of Arne Pepin, applicant/owner; for approval of a Conditional Use Permit to allow for a tool and machinery rental with outdoor storage in the General Commercial (GC) zoning district; on approximately 4.694 acres of land.

**Legal Description:** Being 4.694 acres (204,491 square feet) of land situated in the northeast one-quarter of Section 17, H. T. & B. RR Co. Survey, Abstract No. 242, Brazoria County, Texas, and being a part of the land described in Vol. 103, Page 156 and also part of the land described in Vol. 233, Page 452 of the Deed Records of Brazoria County, Texas.

**General Location:** 2932 Manvel Road, Pearland, TX.

**III. APPLICATION INFORMATION AND CASE SUMMARY**

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

**IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

**VI. ADJOURNMENT**

**This site is accessible to disabled individuals. For special assistance, please call Young Lorring, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.**



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**Conditional Use Permit Application No. CUP 16-00010**

A request of Jay Dorsey, applicant, on behalf of Trajan Properties, LLC., owner; for approval of a Conditional Use Permit to allow for a metal, machine, or wood shop and building material sales in the Garden/O'Day-Mixed Use (G/O-MU) zoning district; on approximately 0.63 acres of land.

**Legal Description:** Being a tract of land containing 0.63 acres (27,500 square feet) and being known as Lot 9, Block 3 of Hickory Creek Subdivision as recorded in Volume 11, Page 1 of the Brazoria County Map Records.

**General Location:** 2106 O'Day Road, Pearland, TX.

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- A. STAFF REPORT
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**Conditional Use Permit Application No. CUP 16-00011**

A request of Richard Stockton, applicant, on behalf of Greenspace Holdings, LLC., owner; for approval of a Conditional Use Permit to allow for a mini-warehouse/self-storage in the General Business (GB) zoning district; on approximately 2.101 acres of land.

**Legal Description:** All of that Lot "A" and Lot "B", Block 1 in the Whispering Winds Subdivision, Section 2, an addition in the Thomas J. Green Survey, Abstract No. 198 as recorded in Volume 19, Pages 163-164 in the Plat Records of Brazoria County, Texas.

**General Location:** Approximately 323 feet northeast of the intersection of Westminister Road and Broadway Street.

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**Zone Change Application No. ZONE 16-00016**

A request of the City of Pearland, for proposed amendments to all Planned Developments and Planned Unit Developments within the City of Pearland to require approval of a Conditional Use Permit for auto related uses, Gas Stations, Pawn Shops, Payday Loan Centers, Gold Exchanges, Rehab Facilities, Halfway House, Boarding Homes, Asphalt/Concrete Plants, Liquor/Package Stores, Cigars, Tobacco or E-Cigarettes Shops and Vaping Lounges.

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