



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, NOVEMBER 21, 2016, AT 8:00 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. Approval the Minutes of the August 1, 2016, October 17, 2016, and November 7, 2016 Regular P&Z Meetings.
2. Excuse the absence of P&Z Commissioner Troy Pradia from the October 3, 2016 P&Z Regular Meeting.

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE 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.

**B. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE 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.

**C. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE 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.

**D. CONSIDERATION AND POSSIBLE ACTION – 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.

**E. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Zoning Update:  
1<sup>st</sup> Reading 11-14-16  
CUP 2016-00007: 5004 Broadway St. - CUP for Church in NS  
CUP 2016-00008: 3200 Main St. - CUP for Grocery Store in M-1
3. Next P&Z Meeting, – December 5, 2016 – Regular P&Z meeting (plats only)

**IV. ADJOURNMENT**

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**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 November 2016, A.D., at 5:30 p.m.

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Alma Gonzales, Office Assistant

Agenda removed \_\_\_\_\_ day of November\_\_\_\_\_, 2016.