



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JANUARY 30, 2017, 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 – APPROVAL OF MINUTES AND EXCUSED ABSENCE

1. Approve the Minutes of the May 16, 2016, August 15, 2016, September 26, 2016, November 21, 2016, December 05, 2016 and December 19, 2016, Regular P&Z Meeting.
2. Excuse the absences of P&Z Chairperson Daniel Tunstall, P&Z Vice – Chairperson Thomas Duncan and P&Z Commissioner Troy Pradia from the December 19, 2016 P&Z Regular Meeting.

B. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF STEWART HEIGHTS AT SAVANNAH SECTION 3

A request of Jason Price of LJA Engineering, on behalf of Ethan Springer, Savannah Development, Ltd., owner: to approve the Final Plat of Stewart Heights Section 3 creating 73 single family lots and 8 reserves, described to wit:

Legal Description: A subdivision of 39.497 acres of land situated in the H.T. & B.R.R. Company Survey, Abstract 302 and the A.C.H. & B. Survey, Abstract 403, Brazoria County, Texas.

Location: West of Savannah Parkway at future Laurel Heights Drive.

III. NEW BUSINESS



A. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 6

Decision Deadline
February 3, 2017

A request of Jason Price of LJA Engineering, on behalf of Shannon Wiespape of Meritage Homes, owner: to approve the Final Plat of Riverstone Ranch at Clear Creek Section 6 creating 111 single family lots and 7 reserves, described to wit:

Legal Description: A Subdivision of 37.743 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas being part of Lots 79 – 83, 98, 100, 115-118, and all of Lot 99 of the Allison Richey Gulf Coast Home Company part of Suburban Gardens, Section “G”, a Subdivision of Record in Volume 4, Page 48, Map Records of Harris County, Texas, and a Portion of Tract One, Drainage Easement of the Green Tee Terrace Section Seven, A Subdivision recorded in Film Code No. 352061, Map Records of Harris County, Texas.

Location: North of Clear Creek, east of Riverstone Ranch Drive.

B. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. CUP 16-00012

A request of Carlos and Wendy De La Torre, applicant, on behalf of Spradley Properties, LP, owner; for approval of a Conditional Use Permit (CUP) to allow for an auto accessories and/or parts store in the General Business (GB) zoning district; on approximately 0.7819 acres of land.

Legal Description: Being 0.7819 acre (34,058 square feet), out of the west one-half of the northwest one-fourth of the H.T. & B.R.R. Company Survey, A-241, Brazoria County, Texas, and being the same land called 0.7819 of an acre described in deed dated July 26, 1988 to Richard L. Spradley recorded under Brazoria County Clerk’s File No. (B. C. C. F.) 23330.

Location: 7126 Broadway Street, Pearland, TX.

C. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. CUP 16-00014

A request of Jose Urioste, applicant, on behalf of Rafael Ortega, owner; for approval of a Conditional Use Permit (CUP) to allow for a food store/supermarket in the Light Industrial (M-1) zoning district; on approximately 1.99294 acres of land.



Legal Description: All of that certain 1.99294 acre tract or parcel of land in the A.C.H. & B. Survey, Section 1, Abstract No. 147 in Brazoria County, Texas, being a portion of the North one-half of tract 123 of the subdivision of the A.C.H. & B. Survey, Section 1 according to the plat of same recorded in Volume 2, Page 1 of the Plat Records of Brazoria County, Texas, said tract being that portion of the north one-half of Tract 123 lying West of State Highway No. 35 (a.k.a Main Street)

Location: 3200 block of Main Street, south of Swensen Road, on the west side of Main Street, Pearland, TX.

D. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. CUP 16-00017

A request of Y Ali Khan of GK Hospitality Development, LLC, applicant, on behalf of Kevin Ngo, owner; for approval of a Conditional Use Permit (CUP) to allow for 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.

Location: 8541 Broadway Street, Pearland, TX.

IV. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Upcoming conference opportunities
3. No P&Z Meeting on February 6, 2017 – No plat applications filed
4. Next P&Z Meeting, – February 20, 2017 – 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 27th day of January 2017, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of February ____, 2017.