



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, FEBRUARY 20, 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 January 20, 2017, Regular P&Z Meeting.
2. Excuse the absences of P&Z Commissioner David Selsky from the January 20, 2017 P&Z Regular Meeting.

**B. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH PARKWAY & RESERVES STREET DEDICATION**

A request of Jason Price, LJA Engineering, the applicant; on behalf Ethan Springer of Savannah Development, Ltd, owner; for approval of the Final Plat of Savannah Parkway and Reserves Street Dedication; dedicating 100 feet of right of way for Savannah Parkway from Laurel Heights Drive to Arrowhead Point Lane and 2 Reserves on 8.916 acres of land, described to wit:

**Legal Description:** A Subdivision of 8.916 acres of land situated in the H.T. & B.R.R. Company Survey, Section 77, Abstract 302, Brazoria County, Texas.

**Location:** Savannah Parkway from Laurel Heights Drive to Arrowhead Point Lane.

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF STEWART HEIGHTS AT SAVANNAH SECTION 4**

Decision Deadline  
February 24, 2017



Decision Deadline  
February 24, 2017

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 at Savannah Section 4 creating 62 single family lots and 5 reserves, described to wit:

**Legal Description:** A subdivision of 20.406 acres of land situated in the A.C.H.B. Survey, Abstract 403, Brazoria County, Texas.

**Location:** Generally located on the north side of County Road 58 and about 200 feet west of Savannah Parkway.

**B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF COUNTY ROAD 58 STREET PHASE IV SAVANNAH PARKWAY TO LOST SPRINGS LANE**

A request of Jason Price, LJA Engineering, the applicant; on behalf Ethan Springer of Savannah Development, Ltd, owner; for approval of the Preliminary Plat of County Road 58 Street Phase IV Savannah Parkway to Lost Springs Lane dedicating 120 feet of right of way for the for County Road 58 on 2.719 acres of land, described to wit:

**Legal Description:** A Subdivision of 2.719 acres of land situated in the A.C.H. & B. Survey, Abstract 403, Brazoria County, Texas.

**Location:** County Road 58 from Savannah Parkway to Lost Springs Lane

**C. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF COUNTY ROAD 58 STREET PHASE IV LOST SPRINGS LANE TO AUGUSTA MANOR DRIVE**

A request of Jason Price, LJA Engineering, the applicant; on behalf Ethan Springer of Savannah Development, Ltd, owner; for approval of the Preliminary Plat of County Road 58 Street Phase IV Lost Springs Lane to Augusta Manor Drive dedicating 120 feet of right of way for the for County Road 58 on 1.734 acres of land, described to wit:

**Legal Description:** A Subdivision of 1.734 acres of land situated in the A.C.H. & B. Survey, Abstract 403, Brazoria County, Texas.

**Location:** County Road 58 from Lost Springs Lane to the western boundary of Savannah Cove Section 3.



**D. CONSIDERATION & POSSIBLE ACTION – P&Z VARIANCE NO. VARP 17-00001**

A request by Allen Siebeneicher, applicant and 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 37.23 feet for an existing lot zoned General Business, described to wit:

**Legal Description:** Lot 11, Block 3 of Air Port Site Subdivision, Brazoria County, Texas as recorded in Volume 5, Page 57 in the Brazoria County Plat Records.

**Location:** north side of 3rd Street about 700 feet west of Main Street.

**E. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. CUP 16-00015**

A request of Ted Maier, applicant, on behalf of Musa Adi, owner; for approval of a Conditional Use Permit (CUP) to allow for an auto wash (self-service) in the General Commercial (GC) zoning district; on approximately 1.0672 acres of land.

**Legal Description:** Being a parcel of land containing 1.0672 acres (46,489 square feet) more or less out that certain 8.8726 acre tract conveyed by George E. Young to Milestone Property, Inc., as recorded in deed records Volume 1541, Page 648, Official Records of Brazoria County, Texas, said 1.0672 acres being in the W.D.C. Hall Survey, Abstract 70, Brazoria County, Texas.

**Location:** 1524 E. Broadway Street, Pearland, TX.

**F. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. CUP 17-00001**

A request of Hiren C. Patel, applicant, on behalf of 2ML Real Estate Interests, Inc., owner; for approval of a Conditional Use Permit (CUP) to allow for a Liquor/Package Store in the General Business (GB) zoning district; on approximately 1.5707 acres of land.

**Legal Description:** Being Reserve G a 1.5707 acre portion of a 20.8406 acre (907,818 square feet) tract of land being all of proposed Albertson's Pearland, a subdivision of land out of Lots 31, 32, 63, and 64 of the Allison – Richey Gulf Coast Home Company Subdivision of Section 9, H. T. & B. Railroad Company



Survey, Abstract No. 234, Brazoria County, Texas, according to the plat recorded in Volume 2, Page 24, of the Brazoria County Plat Records.

**Location:** 7109 W. Broadway Street, Pearland, TX.

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

A request of the City of Pearland, for proposed amendments to the Unified Development Code, Ordinance No. 2000T.

**IV. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Next P&Z Meeting, – March 6, 2017 – Regular P&Z meeting, plats only

**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 17th day of February 2017, A.D., at 5:30 p.m.

\_\_\_\_\_  
Alma Gonzales, Office Assistant

Agenda removed \_\_\_\_\_ day of February \_\_\_\_, 2017.