



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, APRIL 3, 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. Excuse the absences of P&Z Commissioner David Selsky from the March 20, 2017 P&Z Regular Meeting.
2. Approve the P&Z Regular Meeting minutes from March 20, 2017.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – MASTER PLAT OF KIRBY CROSSING

A request of Geoff Freeman, LJA Engineering, the applicant; on behalf of New Broadway Ltd., owner; for approval of the Master Plat of Kirby Crossing creating 9 lots, on 21.858 acres of land located at the southwest corner of Broadway and Kirby Drive.

Legal Description: A Subdivision of 21.858 acres out of the H.T. & B.R.R. Company Survey, Section 81, Abstract 300, City of Pearland, Brazoria County, Texas.

Location: Southwest corner of Broadway and Kirby Drive.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF KIRBY CROSSING SECTION TWO REPLAT NO. 1

A request of Geoff Freeman, LJA Engineering, the applicant; on behalf of New



Broadway Ltd., owner; for approval of the Preliminary Plat of Kirby Crossing Section 2 Replat No. 1 creating 5 lots, on 16.687 acres of land located on the south of Broadway on the west side of Kirby Drive.

Legal Description: A Subdivision of 16.687 acres out of the H.T. & B.R.R. Company Survey, Section 81, Abstract 300, City of Pearland, Brazoria County, Texas, also being a Replat of all of Kirby Crossing Section Two, as recorded in Document No. 2013045429, Brazoria County Official Records.

Location: 11600 Broadway

C. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF RESERVE BOULEVARD STREET DEDICATION

A request of Jason Price, LJA Engineering, the applicant; on behalf of CCAC Reserve Holdings, LLC, owner; for approval of the Preliminary Plat of Reserve Boulevard Street Dedication creating 60 feet of public right of way and 1 commercial lot on 8.262 acres of land from Medical Center Drive to Discovery Bay Drive.

Legal Description: A subdivision of 8.262 acres of land situated in the William Morris Survey, Abstract 344 and the J. Crawley Survey, Abstract 174, Brazoria County, Texas, being a replat of Lot 1, Block 1, the reserve at Shadow Creek South, a subdivision recorded in Document No. 2014012607, official records of Brazoria County, Texas.

Location: west of State Highway 288 from Medical Center Drive to Discovery Bay Drive.

D. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF COMMERCE DRIVE STREET DEDICATION

A request of Jason Price, LJA Engineering, the applicant; on behalf of CCAC Reserve Holdings, LLC owner; for approval of the Preliminary Plat of Reserve Drive Street Dedication on .3559 acres creating 60 feet of right-of-way from the State Highway 288 access road to the proposed Reserve Boulevard.

Legal Description: A subdivision of 0.3559 acres of land situated in the J. Crawley Survey, Abstract 174, Brazoria County, Texas.

Location: west side of the State Highway 288 access road between Medical Center Drive and Discovery Bay Drive.



E. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 7

A request of Rene Rodriguez of LJA Engineering, on behalf of Shannon Wiespape of Meritage Homes, owner: to approve the Final Plat of Riverstone Ranch at Clear Creek Section 7 creating 48 single family lots and 5 reserves, described to wit:

Legal Description: A subdivision of 16.001 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas, being parts of Lots 75, 76, 77, 78, 91 & 95 and all of lot 92 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.

F. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF TRANQUILITY LAKE ESTATES

A request of John English, Rekha Engineering, Inc., the applicant; on behalf of Rene West, R. West Development owner; for approval of the Preliminary Plat of Tranquility Lake Estates creating 24 single family lots and 5 reserves on 15.7778 acres of land on the north side of Fite Road about 150 feet west of the Meadow Hurst Drive intersection, described to wit:

Legal Description: A subdivision of 15.7778 acres of land situated in the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 17, H.T.&B.R.R. Co. Survey, Abstract No. 242, City of Pearland, Brazoria County, Texas.

Location: north side of Fite Road about 150 feet west of the Meadow Hurst Drive intersection

G. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF CORRIGAN NORTH PARTIAL REPLAT NO. 1

A request of Donna Eckels, PRO-SURV, the applicant; on behalf of Donald E Benes, owner; for approval of the Replat Plat of Corrigan North Partial Replat



No. 1 creating 2 single family lots on .4467 acres of land located at 2411 Anthony Drive and 2408 Goodrich Drive, described to wit:

Legal Description: A 0.4467 acre tract of land, more or less being lots 2 and 32, in block 4, or Corrigan North, a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded in Volume 15, page 109 of the plat records of Brazoria County, Texas.

Location: 2411 Anthony Drive and 2408 Goodrich Drive, described to wit:

H. CONSIDERATION AND POSSIBLE ACTION – VARIANCE FROM MINIMUM LOT WIDTH AND AREA TO ALLOW PLATTING OF A LOT AND THE CREATION OF A FLAG LOT.

A request by David Randolph of Lentz Engineering, applicant; on behalf of Opie Baath of Baath Estates Holdings, LLC 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 allow approval of the creation of a 3.18 acre flag lot and to create a .63 acre lot with a reduced minimum lot width from 150 feet to 90.04 feet on 4.6 acres of land zoned General Business, described to wit:

Legal Description: A0564 HT&B RR Block 1 Tract A1 (Ridge Rock Commercial Site No.) Acres 4.6

Location: Southeast corner of Broadway and the Shadow Creek High School access road.

I. CONSIDERATION AND POSSIBLE ACTION – VARIANCE FROM MINIMUM LOT WIDTH TO ALLOW PLATTING OF A FLAG LOT.

A request by Jeanelle Jimenez, applicant on behalf of Bonnie Hogan owner; for approval of a Variance Permitted in Section 2.6.1.1 (b) (1), of the Unified Development Code, Ordinance No. 2000-T, to allow approval of the creation of a flag lot within the SR-12 Suburban Residential zoning district on approximately .8278 acres of land, to wit:

Legal Description: survey of a 0.8278 acre, 36,060 square feet tract of land located in the HT&B RR Survey, Abstract No. 243, Brazoria County, Texas and being a portion of Lot 24, Section 19 of Allison Richey Gulf Coast Home Company, a subdivision of record under volume 2, Page 24 of the Deed Records, Brazoria County, Texas (D.R.B.C.T.).

Location: 2018 Lee Road (shown as 2122 Lee Road on the city's GIS).



IV. DISCUSSION ITEMS

1. City of Pearland's Subdivision & Platting Process - Comprehensive overview of the City of Pearland's Subdivision & Platting process beginning with application intake and ending with recordation.
2. Commissioners Activity Report
3. Next P&Z Regular Meeting – April 17, 2017

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 31st day of March 2017, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of April ____, 2017.