



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, APRIL 17, 2017 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 17-00004

A request of Richard B. Greenawalt for Limmrick Spirits, LLC., applicant, on behalf of Pearland-SC, LTD., 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 2.832 acres of land.

Legal Description: Being 2.832 acres of land out of Lot 110 and Lot F of the subdivision of Alexander, Crain, Harris & Brooks, Section 1, Abstract Number 147, City of Pearland, Brazoria County, Texas, also being that certain called East 2.840 acres of 6.6 acres of land described in deed and recorded in the Official Public Records of Real Property of Brazoria County, Texas, under County Clerk's File Number 921027 267, said 2.832 acres of land.

General Location: 3320 E. Broadway Street, 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 Lorfing, 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 17-00005

A request of Michele Kreft, applicant, on behalf of Dairy Bell LP, owner, represented by Kyle Tauch, manager; for approval of a Conditional Use Permit (CUP) to allow for a Liquor/Package Store in the General Business (GB) zoning district; on approximately 0.4968 acres of land.

Legal Description: Being all of Tract 2 of Pearland Plaza, an addition to the City of Pearland, Texas, according to the file plat recorded in Volume 16, Page 35 and 36, of the Map Records of Brazoria County.

General Location: 3291 E. Broadway Street, Pearland, TX.

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
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II. PURPOSE OF HEARING

Conditional Use Permit Application No. CUP 17-00007

A request of Sheelah Taylor, applicant, on behalf of ST Shadow Creek LLC, owner, represented by Tri Nguyen; for approval of a Conditional Use Permit (CUP) to allow for an Auto Wash (Self-Service) in the Planned Development (PD) zoning district; on approximately 1.4012 acres of land.

Legal Description: Being a 1.4012 acre (61,036 square feet) parcel of land situated in the T.C.R.R. CO. Survey, Abstract 675, in Brazoria County Texas, and being all of Lot "D" of Shadow Creek Ranch Commercial Site No. 18B, as recorded under File Number 2007035195 of Brazoria County Public Records (B.C.P.R.).

General Location: 11213 & 11233 Shadow Creek Parkway, Pearland, TX.

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Zone Change Application No. ZONE 16-00010

A request of Peter Boecher, applicant, on behalf of Lois Summers and Rogers Families, owners; for approval of a change in zoning from Single-Family Estate (R-E) to Planned Development (PD) for the development of “Massey Oaks” a single-family residential development, a portion of which will be annexed into the City prior to Final Consideration of the Zone Change; on approximately 370.482 acres of land.

Legal Description:

Massey Tract:

Being a tract of land containing 212.174 acres (9,242,293 square feet), located within the H. Stevens Survey, Abstract-593 in Brazoria County, Texas; Said 212.174 acre tract being a portion of a called 138.83 acre tract recorded in the name of Margurite Massey Smith Charitable Remainder Trust U.A. in Brazoria County Clerk’s File Number (B.C.C.F. No.) 2010013347, all of a called 5.00 acre tract of land recorded in the name of William Stephen Summers and wife, Lois Winifrede Smith Summers in Volume (V.) 1318, Page 9 (P.) 700 of the Brazoria County Deed Records (B.C.D.R.), all of a called 5.00 acre tract recorded in the name of Lois Winifrede Summers in V. 1775, P. 250 of the B.C.D.R., a portion of a called 5.00 acre tract of land recorded in the name of Lois Winifrede Summers in V. 1775, P. 248 of the B.C.D.R., all of a called 10.55 acre tract of land recorded in the name of Lois Smith Summers in B.C.C.F., No. 2013052681. A portion of a called 4.45 acre tract of land recorded in the name of Lois Smith Summers in B.C.C.F. No. 2013052682, and all of a called 45.00 acre tract of land recorded in the name of Lois Smith Summers in B.C.C.F. No. 2013052682;

Save and except the following 0.1697 acre tract:

Being a tract of land containing 0.1697 acres (7,394 square feet), located in the H.



Stevens Survey, Abstract-593 in Brazoria County, Texas; Said 0.1697 acre tract being all of a called 0.1319 acre tract of land recorded in the name of the City of Pearland, Texas in B.C.C.F. No. 2011044376 and all of a called 0.0378 acre tract of land recorded in the name of the City of Pearland, Texas in B.C.C.F. No. 2011044379;

And

Rodgers Tract:

Being a tract of land containing 158.478 acres (6,903,334 square feet), located within C.W. Gross Survey, Abstract-525 in Brazoria County, Texas; said 158.478 acre tract being a portion of a called 160 acre tract recorded in the name of Richard Rogers in Volume 103, Page 371 of the Brazoria County Deed Records (B.C.D.R.) and all of a called 13.655 acre tract recorded in the name of H.L.&P. Co. in Volume 1149, Page 240 of the B.C.D.R.

General Location: Approximately 2900 feet East of FM1128 on the south side of McKeever Road (CR 100) extending east to the southwest corner of the future intersection of McKeever and Harkey Roads, and south and southeast to the future Hastings Cannon Road and east of the future Harkey Road, Pearland, TX.

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