



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, APRIL 17, 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 Vice-Chairperson Thomas Duncan and P&Z Commissioner Troy Pradia from the April 03, 2017 P&Z Regular Meeting.
2. Approve the P&Z Regular Meeting minutes from April 3, 2017.

B. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SHADOW GROVE SECTION 6

A request of Jason Price, LJA Engineering, Inc., the applicant; on behalf of Thomas Sikora, KB Home, owner; for approval of the Final Plat of Shadow Grove Section Six, creating 59 single family lots, on 13.1 acres of land located south of Broadway and east of F.M. 521, described to wit:

Legal Description: Being 13.139 acres of land containing 59 lots and 1 reserve in two blocks out of the A.B. Langermane Survey, A-555 City of Pearland, and Fort Bend County, Texas.

General Location: South of Broadway and East of F.M. 521

C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW GROVE SECTION 7

A request of Jennifer Curtis, BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Thomas Sikora, KB Home, owner; for approval of the Preliminary



Plat of Shadow Grove Section Seven, creating 63 single family lots, on 18.9 acres of land located south of Broadway and east of F.M. 521, described to wit:

Legal Description: Being 19.9± acres of land containing 63 lots (50' x 120' type) and 2 reserve in two blocks out of the A.B. Langermane Survey, A-555 City of Pearland, Fort Bend County, Texas.

General Location: South of Broadway and East of F.M. 521

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF BAKERS LANDING SECTION 3

A request of Jason Price, LJA Engineering, the applicant; on behalf of DR Horton-Texas, Ltd owner; for approval of the Final Plat of Bakers Landing Section 3 creating 8 single family lots and 1 reserve on 1.371 acres of land.

Legal Description: A subdivision of 1.371 acres of land situated in the A.C.H. & B. Survey, Abstract 147 and the H.T. & B.R.R. Company Survey, Abstract 239, City of Pearland, Brazoria County, Texas.

General Location: North side of Kaman Lane between Galveston Avenue and Westland Lane.

B. CONSIDERATION & POSSIBLE ACTION – 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.

C. CONSIDERATION & POSSIBLE ACTION – 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.

D. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. ZONE 16-00007

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.

E. CONSIDERATION & POSSIBLE ACTION – 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.

IV. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Next P&Z Regular Meeting – May 01, 2017
3. Meeting Location Change: July 2017 – Sept 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 April 2017, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of May ____, 2017.