



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, MAY 15, 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 Ginger McFadden, Mary Starr, & Troy Pradia from the May 1, 2017, 2017 P&Z Regular Meeting.
2. Approve the P&Z Regular Meeting minutes from May 1, 2017.

B. CONSIDERATION AND POSSIBLE ACTION – FINAL 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 Final Plat of Kirby Crossing Section 2 Replat No. 1 creating 5 lots, on 16.687 acres of land located on the south side of Broadway on the west side of Kirby Drive described to wit:

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.

General Location: 11600 Broadway Street, Pearland, TX

III. NEW BUSINESS



A. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF NEW HARVEST CHRISTIAN FELLOWSHIP REPLAT NO. 1

A request of Cathy Fontenot, Survey 1, Inc., the applicant; on behalf of Pearland New Harvest, owner; for approval of the Replat Plat of New Harvest Christian Fellowship Replat No. 1 creating 3 non-residential lots on 8.6346 acres of land located at 12216 Broadway, described to wit:

Legal Description: A subdivision of 8.6346 acres (376,122 sq. ft.) in the H.T.&B.R.R, surveyA-564, also being a replat of New Harvest Christian Fellowship Subdivision recorded in tile No. 2010052506 of the Plat Records of Brazoria County, Texas.

General Location: 12216 Broadway, Pearland, Tx

B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF RIVERSTONE RANCH SECTION 9

A request of Jennifer Curtis of BGE / Kerry R. Gilbert & Associates, on behalf of Shannon Wiespape of Meritage Homes, owner: to approve the Preliminary Plat of Riverstone Ranch Section 9 creating 121 single family lots and 4 reserves.

Legal Description: Being 29.5650± acres of land containing 121 lots and 4 reserves in five blocks out of the T.J. Green Survey, A-290, City of Pearland, Harris County, Texas.

General Location: South of Hughes Ranch Road, east of Clear Creek.

C. CONSIDERATION AND 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.



D. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. CUP 17-00006

A request of MSJ Business Group, LLC., represented by James Daniel, applicant, on behalf of Shadow Creek Investors 1, LLC., owner, represented by David Sutton; for approval of a Conditional Use Permit (CUP) to allow for a Liquor/Package Store in the Planned Unit Development (PUD) zoning district; on approximately 6.944 acres of land.

Legal Description: Being Lot “A” a 6.944 acre parcel of land out of 49.279 acres of land located in the T.C.R.R. Co. survey Section 4. Abstract No. 675, James Crawley Survey, Abstract No. 174, and the W. W. Dupuy & L. F. Robert Survey, Abstract No. 726, Brazoria County, Texas, more particularly being the residue of that certain called 40.8803 acre tract conveyed to GCCLE-Shadow Creek, L.P. by instrument of record under document number 2007005788, B.C.O.R., all of that certain called 7.376 acre that conveyed to GCCLE-Shadow Creek, L.P. by instrument of record under document number 2007005791, B.C.O.R., and all of that certain called 11.429 acre tract conveyed to Kroger Texas L.P. by “Correction Special Warranty Deed” by instrument of record under document number 2007025822, B.C.O.R., also being all of Reserve “A” of the C&S Asphalt Sealing Company Subdivision, a subdivision of record in Volume 24, Page 24 of the Brazoria County Plat Records (B.C.P.R.), said 49.279 acres.

General Location: 11041 Shadow Creek Parkway, Pearland, TX.

E. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 17-00005

A request of Richard Skotak, applicant, on behalf of Larry Darcey, owner; for approval of a change in zoning from the Multiple-Family (MF) zoning to a General Business (GB) zoning district; on approximately 0.698 acres of land.

Legal Description: 30,403 square feet of land, located in the H.T. & B. RR. Company Survey, Abstract 242, in Brazoria County, Texas, being out of a called 1.000 acre tract save and except tract out of a called 1.5 acre tract (surveyed as 1.9859 acre tract) conveyed to Jose De Jesus Mata, recorded in Brazoria County Clerk’s File Number (B.C.C.F. No.) 98-016186.

General Location: 7501 Fite Road, Pearland, TX.

F. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 17-00007



A request of request of Kevin Cole, applicant, on behalf of Anthony and Kimberly Giuliani, owner; for approval of a change in zoning from Single-Family Residential-1 (R-1) to a General Business (GB) zoning district; on approximately 9.6135 acres of land.

Legal Description: A tract or parcel of land containing 9.6135 acres of land (418,766 square feet), being out of and a part of Lot 76, George W. Jenkins Subdivision of the lower one-fourth, (1/4), of the W.D.C. Hall Survey, Abstract No. 70, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 79, Page 616 of the Office of the County Clerk of Brazoria County.

General Location: 3205 Dixie Farm Road, Pearland, TX.

G. CONSIDERATION & POSSIBLE ACTION - Amendments to the Unified Development Code (UDC) No. (T-25) ZONE 17-00008

A request of the City of Pearland, for proposed amendments to the Unified Development Code, Ordinance No. 2000T-25.

IV. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Next P&Z Regular Meeting – June 5, 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 12th day of May 2017, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of May ____, 2017.