



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JUNE 5, 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 Commissioners Darrell Isenberg & Troy Pradia from the May 15, 2017, 2017 P&Z Regular Meeting.
2. Approve the P&Z Regular Meeting minutes from May 15, 2017.

B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF CREEK BEND

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of Randall Wong, Hannover Estates, Ltd, owner; for approval of the Preliminary Plat of Creek Bend creating 91 single family lots and 9 reserves on 46.337 acres of land, described to wit:

Legal Description: A subdivision of 46.337 acres of land situated in the H.T. & B.R.R. Company Survey, Abstract 239, Brazoria County, Texas.

General Location: North of Magnolia Street and east of McLean Road.

C. CONSIDERATION AND POSSIBLE ACTION –FINAL PLAT OF PROMENADE SHOPS DRIVE STREET DEDICATION

A request of Jason Price, LJA Engineering, the applicant; on behalf Gavin Liang of America Modern Green Development, LLC owner; for approval of the Final Plat of Promenade Shops Drive Street Dedication dedicating 50 feet of right of



way for the east half of Promenade Shops Drive on 1.418 acres of land, described to wit:

Legal Description: A subdivision of 1.418 acres of land situated in the James Hamilton Survey, Abstract 881, City of Pearland, Harris County, Texas being a partial replat of Promenade Shops Drive, Vol. 83, Pg. 342, Deed Records of Harris County, Texas.

General Location: The east half of Promenade Shops Drive extending south 1,235.22' south of Spectrum Boulevard.

D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SAVANNAH PARKWAY AND RESERVE

A request of Jason Price, LJA Engineering, the applicant; on behalf of Savannah Development, Ltd, owner; for approval of the Final Plat of Savannah Parkway and Reserve Street Dedication; dedicating 100 feet of right of way for Savannah Parkway from Laurel Heights Drive to Arrowhead Point Lane and 1 Reserve 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.

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

E. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SHADOW GROVE SECTION 7

A request of Jason Price, LJA Engineering, Inc., the applicant; on behalf of KB Home Lone Star, Inc., owner; for approval of the Final 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: A Subdivision of 18.900 Acres of land situated in the A.B. Langerman Survey, Abstract 555, City of Pearland, Fort Bend County, Texas.

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

III. NEW BUSINESS

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



A request by Cathy Fontenot, Survey 1, Inc., applicant on behalf of Fair Opportunity, LP 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 C-MU Cullen – Mixed Use zoning district on approximately 3.319 acres of land, to wit:

Legal Description: A subdivision of 3.3187 acres (144,561 sq. ft.) in the B.R.R. Co. Survey, Section 19, A-243, also being out of the Allison-Richey Gulf Coast Home Company Subdivision Section 19, recorded in Volume 2, Page 23 of the Plat Records of Brazoria County, Texas.

General Location: 2027 Cullen Parkway.

B. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF LOCKRIDGE SUBDIVISION

A request of Christian Offenburger, of Boundary One Survey the applicant; on behalf of Ryan Lockridge, owner; for approval of the replat of Lockridge Subdivision creating 2 residential lots on 1.443 acres of land located at the east corner of County Road 252 and County Road 253, described to wit:

Legal Description: Being 1.443 Acres of land all of Lots 1-4, Block 1, Lockridge Subdivision as recorded under B.C.C.F. No. 2007060711 in the Perry & Austin League, A-111 and A-20 City of Pearland and Friendswood, Brazoria and Galveston Counties, Texas.

General Location: East corner of County Road 252 and County Road 253.

C. CONSIDERATION AND POSSIBLE ACTION – VARIANCE FROM MINIMUM LOT WIDTH TO ALLOW PLATTING OF A THREE LOTS.

A request by Mary Villareal, Interfield Group, applicant on behalf of Jose R. Mejia, owner; for approval of a Variance from Section 2.4.3.4 (b) (1) (3) a, of the Unified Development Code, Ordinance No. 2000-T, to allow platting of one lot that will be 33.34 feet wide and two lots that will be 33.33 feet wide within the OT-MU Old Town Mixed Use zoning district on .287 acres of land, to wit:

Legal Description: Lots 13, 14, 15 & 16, Block 25 Pearland Townsites, Pearland, Brazoria County, Texas.

General Location: East side of Park Avenue about 200 feet north of Walnut Street.



D. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 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.

IV. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Next P&Z Regular Meeting – June 19, 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 1st day of June 2017, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of June ____, 2017.