



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JUNE 19, 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 from the June 5, 2017, 2017 P&Z Regular Meeting.
2. Approve the P&Z Regular Meeting minutes from June 5, 2017.

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 & POSSIBLE ACTION – ZONE CHANGE APPLICATION
NO. 17-00009**

A request of LJA Engineering, Inc., applicant, represented by Geoff Freeman, on behalf of Pearland Office Center, LLC., owner, represented by Lonnie Gaienne; for approval of a change in zoning from Single-Family Residential-3 (R-3) to a Business Park District-288 (BP-288) zoning district; on approximately 37.44 acres of land.

Legal Description: Being a 37.44 acre tract of land located in the H.T.& B.R.R. Co. Survey, Section 85, Abstract No. 304, in Brazoria County, Texas. Said 37.44 acres being Lots 17, 18, 19 and a portion of Lot 20 of the Allison-Richey Gulf Coast Home Company's Suburban

Garden Subdivision as shown on map recorded in Volume 2, Page 107 of the Brazoria

County Plat Records (B.C.P.R.). Said 37.44 acres being comprised of a call 10.0000 acre tract of land (styled "Tract 2") recorded in the name of 4601 Holmes Road

Corporation under Brazoria County Clerk's File (B.C.C.F.) No. 03-006630 and a portion of a call 37.429 acre tract of land recorded in the name of Leonard Lee Cherry, et al, under B.C.C.F. Nos. 2008049177 and 2008049178.

General Location: 2006 Wooten Road, Pearland, TX

**C. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION
NO. 17-00010**

A request of Pogie USA, LLC., applicant and owner, represented by Bruce Honore; for approval of a change in zoning from General Business (GB) to a General Commercial (GC) zoning district; on approximately 3.1092 acres of land.

Legal Description: A 3.1092 acre tract of land out of Lot 46 of the Allison Richey Gulf Coast Home Company's subdivision of Section 8, H.T.&B.R.R. CO. Survey also called the F.B. Drake Survey, Abstract 504, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 24, of the Plat Records of Brazoria County, Texas.

General Location: 6601 Broadway Street, Pearland, TX

**D. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT
APPLICATION NO. 17-00008**

A request of Alan Mueller, applicant, on behalf of Kirby 59 Partners LP, Owner, represented by Julio Lybrand; for approval of a Conditional Use Permit (CUP)



to allow for a Child Day Care Center, a Gym/Health Club (Physical Fitness; Indoors Only), a Restaurant (With No Drive-In or Drive-Thru Service), and a Studio or Learning Center for Fine or Performing Arts in the Neighborhood Services (NS) zoning district; on approximately 3.795 acres of land.

Legal Description: Being a tract of land containing 3.795 acres, located in the H.T. & B.R.R. Survey, Abstract-564, in Brazoria County, Texas; Said 3.795 acre tract being out of Lot 56 of Section 80 as shown on the Allison Richey Gulf Coast Home Company, Part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, of the Brazoria County Plat Records (B.C.P.R.), same being out of a called 5.0002 acre tract of land recorded in the name of Kirby/59 Partners, LP in Brazoria County Clerk's File (B.C.C.F.) Number 2007021066.

General Location: 2645 County Road 59 (northwest corner of Kirby Drive and CR 59), Pearland, TX.

E. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 17-00010

A request of Brian Gills, applicant, on behalf of David Felt, owner; for approval of a Conditional Use Permit (CUP) to allow for a Food Store/Supermarket in the Neighborhood Services (NS) zoning district; on approximately 5.707 acres of land.

Legal Description: Being a tract or parcel containing 5.707 acres (248,578 square feet) of land situated in the H.T. & B.R.R. Co. Survey, Section 17, Abstract Number 242, City of Pearland, Brazoria County, Texas; being out and a portion of the called 9.1875 acre tract conveyed to Mac Edison, LLC as described in deed recorded under Brazoria County Clerk's File (B.C.C.F) Number (No.) 2012009629

General Location: Southeast corner of Broadway and Tranquility Lakes Boulevard, Pearland, TX.

F. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 17-00009

A request of Pratik Shah and Keyur Modi, applicants, on behalf of Kim Huynh, owner; for approval of a Conditional Use Permit (CUP) to allow for a Liquor/Package Store in the General Commercial (GC) zoning district; on approximately 1.9636 acres of land.



Legal Description: Being Lot A of Block One containing 1.9636 acres of land out of a parcel of land containing 4.7335 (206,192 square feet) of land more or less out of Lot 32, Zychlinski Subdivision according to the plat thereof recorded in Volume 29, Page 43, deed records, Brazoria County, Texas.

General Location: 1823 North Main Street, Pearland, TX.

IV. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Next P&Z Regular Meeting – July 17, 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 15th day of June 2017, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of June ____, 2017.