



JOINT PUBLIC HEARING
THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE
CITY OF PEARLAND, TEXAS,
MONDAY, JULY 17, 2017, 6:30 PM

PUBLIC SAFETY BUILDING
2555 CULLEN PARKWAY SECOND FLOOR TRAINING ROOM
**(PLEASE PARK AND ENTER ON SOUTH SIDE OF PUBLIC SAFETY BUILDING,
NEAR THE COURT SIDE)**

I. CALL TO ORDER

II. PURPOSE OF THE HEARING

Zone Change Application No. ZONE 17-00004

A request of Method Architecture represented by Samuel Hero, applicant, on behalf of Presidio Equities, LLC, owner, represented by Bobby Orr, for approval of a change in zoning from a Light Industrial (M-1) to a Planned Development (PD) zoning district; on approximately 18.6542 acres of land.

Legal Description:

Being lots 2, 3, and 4 of 18.6542 out of a 22.8622 acre tract of land out of a portion of Lots, 28, 33, and 39 of W. Zychlinski's Subdivision, recorded in Volume 29, Page 41, of the Brazoria County Deed Records, (B.C.D.R.), located in the H.T. & B.R.R. Co. Survey, Abstracts 232 and 542, Brazoria County, Texas.

General Location:

Approximately 18 acres at the SWC of Rice Drier Road and N Main Street (SH35) with an address of 1916 North Main 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 COMMISSIONS/STAFF DISCUSSION

VI. ADJOURNMENT

I. CALL TO ORDER

II. PURPOSE OF THE HEARING

Conditional Use Permit Application No. CUP 17-00002

A request of Capital Construction Management represented by Michael Seery, applicant, on behalf of Adam & Malik Developer, LLC., owner; for approval of a Conditional Use Permit (CUP) to allow for a Gasoline Station in the General Business (GB) zoning district; on approximately 2.0537 acres of land.

Legal Description:

Being 2.0537 acres of land situated in the A.C.H.&B. Survey, Abstract Number 147 and the T.D. Yocum Survey, Abstract Number 399, Brazoria County, Texas, being all of that certain RESERVE "A" OF THE MINOR PLAT OF ADAM & MALIK DEVELOPER, LLC, a subdivision as shown on map or plat recorded in the Official Public Records of Real Property of Brazoria County, Texas, under County Clerk's File Number 2016027588, also being a portion of that certain called 27.12 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 93-007446.

General Location:

3201 Pearland Parkway, Pearland, TX.

II. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

COUNCIL/PLANNING COMMISSIONS/STAFF DISCUSSION

ADJOURNMENT

I. CALL TO ORDER

II. PURPOSE OF THE HEARING

A. Conditional Use Permit Application No. CUP 17-00003

A request of Hiren Desai, applicant, on behalf of Donya, LLC, owner, represented by M. Jay Javadi, managing member; for approval of a Conditional Use Permit (CUP) to allow for a Liquor/Package Store in the General Commercial (GC) zoning district; on approximately 6.4224 acres of land.

Legal Description:

Being a 6.4224 acre tract of land out of a 313 acre tract in the W.D.C Hall Survey, Abstract 70, Brazoria County, Texas.

General Location:

2530 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 COMMISSIONS/STAFF DISCUSSION

VI. ADJOURNMENT

I. CALL TO ORDER

II. PURPOSE OF THE HEARING

Conditional Use Permit Application No. CUP 17-00011

A request of William Lacombe, applicant/owner, for approval of a Conditional Use Permit (CUP) to allow for a Dwelling – Four Family (Quadriplex) in the Old Townsite Mixed Use (OT-MU) zoning district; on approximately 0.1922 acres of land.

Legal Description:

Lots Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), in Block Thirty (30), Pearland Townsite, according to the map or plat thereof recorded in Volume 29, Page 41 of the Deed Records of Brazoria County, Texas, less and except all that certain 1,000 square feet out of Lots 23 and 24, Block 30, Pearland Townsite according to the

plat thereof files in Volume 29, Page 41 Brazoria County Plat Records, Pearland, Brazoria County, Texas and being out of that certain tract as described in a deed dated 02-16-2006 from Guadalupe Garcia, et ux to Maria M. Perez as filed in the Official Records of Brazoria County a Clerk's File Number 2006010023.

General Location:

2543 and 2545 S. Texas Avenue, 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 COMMISSIONS/STAFF DISCUSSION

VI. ADJOURNMENT