



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JULY 17, 2017, AT 6:30 P.M., HELD IN 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. 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

1. Approve the P&Z Regular Meeting minutes from June 19, 2017.

B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF STEWART HEIGHTS SECTION 6

A request of Jason Price, of LJA Engineering, Inc., the applicant; on behalf of Savannah Development, LTD., owner; for approval of the Preliminary Plat of Stewart Heights Section 6 creating 31 single family lots and 3 reserve on 10.174 acres of land, described to wit:

Legal Description: Being 10.174 acres of land containing 31 lots and 3 reserve on 3 blocks out of the A.C.H. & B. Survey, A-403 and H.T.&B. R.R. Co. Survey, A-302 & J.S. Talmage Survey, A-566, Brazoria County, Texas.

General Location: west of Savannah Parkway, north of County Road 58.

C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF STEWART HEIGHTS SECTION 7

A request of Jason Price, LJA Engineering, Inc., the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Final Plat of Stewart Heights Section 7 creating 46 single family lots and 1 reserve on 10.946 acres, described to wit:.



Legal Description: Being 10.946 acres of land containing 46 lots and 1 reserve on 2 blocks out of the A.C.H. & B. Survey, A-403 Brazoria County Texas.

General Location: west of Savannah Parkway, north of County Road 58.

D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF RIVERSTONE RANCH SECTION 8

A request of Jason Price of LJA Engineering Inc, on behalf of Meritage Homes, owner, to approve the Final Plat of Riverstone Ranch Section 8 creating 99 single family lots and 8 reserves, described to wit:

Legal Description: Being 29.805 acres of land containing 99 lots and 8 reserves on 7 blocks out of the T.J. Green Survey, A-290, City of Pearland, Harris County, Texas.

General Location: north of Clear Creek east of Hughes Road.

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – VARIANCE FROM MINIMUM LOT DEPTH TO ALLOW PLATTING OF A NEW LOT.

A request by Toby Couchman, applicant, on behalf of R. West Development Company, owner; for approval of a Variance from Section 2.4.2.6 (c) (1) a, of the Unified Development Code, Ordinance No. 2000-T, to allow platting of a lot that will have a lot depth of zero feet at the corners of the lot located within the R-2, Single-Family Residential-2 zoning district on 2.08 acres of land, to wit:

Legal Description: Being 2.08 acres of land, more or less, being a part of Lot 17 of the L. W. Murdock Subdivision of the A. C. H. & B. Survey, Section 2, Abstract 507, Pearland, Brazoria County, Texas.

General Location: South side of Pearland Parkway across from Oak Ridge Drive

B. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 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

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

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



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

IV. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Next P&Z Regular Meeting – August 7, 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.