



JOINT SPECIAL MEETING
THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION
OF THE CITY OF PEARLAND
Monday, November 20, 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 - COUNCIL | PLANNING AND ZONING COMMISSION**
- II. **ROLL CALL**
- III. **NEW BUSINESS NO. 1**

Conditional Use Permit Application No. CUP 17-00021

A request of James S. Walker Architects represented by Robert Pope, applicant, on behalf of CarTex Automotive Repair represented by Trinh Le, owner; for approval of a Conditional Use Permit (CUP) to allow for an Auto Repair Major and Minor located in the Old Townsite – General Business (OT-GB) zoning district; on approximately 0.3228 acres of land.

Legal Description:

Being a 0.3228 acres of land being lots 40 through 44, in Block 4 of Pearland Townsite, a subdivision in Harris County, Texas, according to the plat or map thereof recorded in Volume 29, Page 41, of the Map Records of Brazoria County, Texas.

General Location:

2214 Main St., Pearland, TX.

[CUP 17-00021 - 2214 Main St.- AIR-17-749](#)

IV. APPLICATION INFORMATION AND CASE SUMMARY

1. STAFF REPORT
2. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

VI. PLANNING COMMISSIONS/COUNCIL/STAFF DISCUSSION

1. PLANNING AND ZONING COMMISSION
2. CITY COUNCIL
3. STAFF WRAP UP

VII. CITY COUNCIL NEW BUSINESS

Consideration and Possible Action - Resolution No. R2017 - CUP17-00021 - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow for an Auto Repair (Major and Minor) in the Old Townsite – General Business (OT-GB) zoning district, being a 0.3228 acres of land being lots 40 through 44, in Block 4 of Pearland Townsite, a subdivision in Harris County, Texas, according to the plat or map thereof recorded in Volume 29, Page 41, of the Map Records of Brazoria County, Texas. **(Located at 2214 Main Street, Pearland, TX.)** Conditional Use Permit Application No CUP 17-00021, within the Old Townsite – General Business (OT-GB) zoning district, at the request of James S. Walker Architects represented by Robert Pope, applicant, on behalf of CarTex Automotive Repair represented by Trinh Le, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

[Reso CUP 17-00021 - 2214 Main St. - AIR 2017-762](#)

VIII. NEW BUSINESS NO. 2

Conditional Use Permit Application No. CUP 17-00022

A request of Raymond Zhuo, applicant, on behalf of Houston Chinese Church, owner; for approval of a Conditional Use Permit (CUP) to allow for a Church, Temple, or Place of Worship located in the Single-Family Residential-1 (R-1) zoning district; on approximately 5.000 acres of land.

Legal Description:

Being 5.000 acres out of the G. T. & B. R. R. Company Survey, A-304, Brazoria County, Texas, Steven C. Muth to Houston Chinese Church dated July 5, 2017, Document No 2007039242 O. R. Brazoria County, Texas.

General Location:

2515 Miller Ranch Road, Pearland, TX.

[CUP 17-00022 - 2515 Miller Ranch Road - AIR-17-750](#)

IX. APPLICATION INFORMATION AND CASE SUMMARY

1. STAFF REPORT

2. APPLICANT PRESENTATION

X. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

XI. PLANNING COMMISSIONS/COUNCIL/STAFF DISCUSSION

1. PLANNING AND ZONING COMMISSION

2. CITY COUNCIL

3. STAFF WRAP UP

XII. CITY COUNCIL NEW BUSINESS

1. **Consideration and Possible Action - Resolution No. R2017-CUP17-00022** - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow for a Church, Temple, or Place of Worship in the Single-Family Residential-1 (R-1) zoning district, being 5.000 acres out of the G. T. & B. R. R. Company Survey, A-304, Brazoria County, Texas, Steven C. Muth to Houston Chinese Church dated July 5, 2017, Document No 2007039242 O. R. Brazoria County, Texas. **(Located at 2515 Miller Ranch Road, Pearland, TX.)** Conditional Use Permit Application No CUP 17-00022, within the Single-Family Residential-1 (R-1) zoning district, at the request of Raymond Zhuo, applicant, on behalf of Houston Chinese Church, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.
[Reso CUP-17-00022 - 2515 Miller Ranch Road, Pearland, TX.](#)

XIII. NEW BUSINESS NO. 3

1. **Conditional Use Permit Application No. CUP 17-00023**
A request of of Anchor Commercial Builders represented by Robert Ortiz, applicant, on behalf of Roade Properties LTD. Represented by Rafael Ortega, owner; for approval of a Conditional Use Permit (CUP) to allow for a Food Store/Supermarket located in the Light Industrial (M-1) zoning district; on approximately 1.99294 acres of land.

Legal Description:

All of the certain 1.99294 acre tract or parcel of land in the A.C.H & B. Survey, Section 1, Abstract No. 147 in Brazoria County, Texas, being a portion of the north one-half of Tract 123 o the subdivision of the A.C.H & B Survey, Section 1 according to the plat of same recorded in Volume 2, Page 1 of the Plat Records of Brazoria County, Texas, said tract being that portion of the north one-half of Tract 123 lying West of State Highway No. 35 (a.k.a Main Street).

General Location:

3200 Main Street, Pearland, TX.

[CUP 17-00023 3200 Main Street - AIR-17-757](#)

XIV. APPLICATION INFORMATION AND CASE SUMMARY

1. STAFF REPORT
2. APPLICANT PRESENTATION

XV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

XVI. PLANNING COMMISSIONS/COUNCIL/STAFF DISCUSSION

1. PLANNING AND ZONING COMMISSION
2. CITY COUNCIL
3. STAFF WRAP UP

XVII. CITY COUNCIL NEW BUSINESS

1. **Consideration and Possible Action - Resolution No. R2017-CUP17-00023** - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow for a Food Store/Supermarket in the Light Industrial (M-1) zoning district, All of the certain 1.99294 acre tract or parcel of land in the A.C.H & B. Survey, Section 1, Abstract No. 147 in Brazoria County, Texas, being a portion of the north one-half of Tract 123 o the subdivision of the A.C.H & B Survey, Section 1 according to the plat of same recorded in Volume 2, Page 1 of the Plat Records of Brazoria County, Texas, said tract being that portion of the north one-half of Tract 123 lying West of State Highway No. 35 (a.k.a Main Street). **(Located at 3200 Main Street, Pearland, TX.)** Conditional Use Permit Application No CUP 17-00023, within the Light Industrial (M-1) zoning district, at the request of Anchor Commercial Builders represented by Robert Ortiz, applicant, on behalf of Roade Properties LTD. Represented by Rafael Ortega, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.
[CUP 17-00023 - 3200 Main Street,AIR-17-764](#)

XVIII. PRESENTATION

1. Water & Wastewater Impact Fee Update Presentation.
[Water & Wastewater Impact Fee Update Presentation - AIR-17-770](#)

XIX. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281.652.1840 prior to the meeting so that appropriate arrangements can be made.

All agenda supporting documents are available @ www.pearlandtx.gov