



JOINT PUBLIC HEARING
THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION
OF THE CITY OF PEARLAND
Monday, September 10, 2018 6:30 PM
COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE

CALL TO ORDER

I PURPOSE OF THE HEARING

Zone Change Application No. ZONE 18-00013

A request of Alan Mueller, applicant on behalf of Marilyn Bullard, owner; for approval of amendments to the text within the Midtown at Magnolia Planned Development regarding development of the townhouse tract; on approximately 7.443 acres of land.

Legal Description:

Lot 3 in Block 1 being 7.443 acres of a subdivision of 11.759 acres located in the H.T. B. R.R. Co. Survey, Abstract No. 546 in the City of Pearland, Brazoria County, Texas.

General Location:

South and east of property addressed 7110 Magnolia Road, Pearland TX.
[ZONE 18-00013 Midtown at Magnolia PD Amendment AIR-18-321](#)

II. APPLICATION INFORMATION AND CASE SUMMARY

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

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

IV. COUNCIL/PLANNING COMMISSIONS/STAFF DISCUSSION

V. ADJOURNMENT

CALL TO ORDER

2. PURPOSE OF THE HEARING

A. Zone Change Application No. ZONE 18-00014

A request of Alan Mueller, applicant on behalf of T & B Alexander Family Limited Partnership and Mary M. Bree Revocable Trust, owners, represented respectively by Thomas P. Alexander, Jr., and John O. Frey; for approval of a change in zoning district from Single-Family Residential-1 (R-1) zoning district to Townhouse Residential (TH) zoning district; on approximately 11.7 acres of land.

Legal Description:

Tract 95 H.T. & B. R.R. Co. Survey, Abstract 233, Brazoria County, Texas according to the recorded map or plat thereof in Volume 2, Page 23, of the Plat Records of Brazoria County, Texas.

General Location:

On the east side of Old Alvin Road between The Lakes at Highland Glen Section 2 and The Lakes at Highland Glen Section 8, Pearland TX.

[ZONE 18-00014 1819 Old Alvin Rd, R-1 to TH AIR-18-324](#)

I. APPLICATION INFORMATION AND CASE SUMMARY

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

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

III. COUNCIL/PLANNING COMMISSIONS/STAFF DISCUSSION

IV. ADJOURNMENT

CALL TO ORDER

3. PURPOSE OF THE HEARING

Zone Change Application No. ZONE 18-00015

A request of Alan Mueller, applicant, on behalf of Louis E Lentz III, Mary Beth Porter, Barbara Brogen, Billy Long, and Brian Long, Frances P. Adams Family Int. Partnership, LTD., owners; for approval of a change in the zoning classification from the General Commercial (GC) and Office & Professional (OP) zoning districts to Single-Family Residential-3 (R-3) zoning district; on approximately 35.0 acres of land.

Legal Description:

Tract 1:

10.0 acres, Tract 61, Section 9, HT&BRR Company Survey, Abstract 234,

Brazoria County, Texas, according to the recorded map or plat thereof in Volume 2, Page 23, of the Plat Records of Brazoria County, Texas.

Tract 2:

10.0 acres, Tract 62, Section 9, HT&BRR Company Survey, Abstract 234, Brazoria County, Texas, according to the recorded map or plat thereof in Volume 2, Page 23, of the Plat Records of Brazoria County, Texas.

Tract 3:

5.0 acres, south 1/2 of Tract 60, Section 9, HT&BRR Company Survey, Abstract 234, Brazoria County, Texas, according to the recorded map or plat thereof in Volume 2, Page 23, of the Plat Records of Brazoria County, Texas. Being 10.0032 acres of land, more or less, being Lot 24 of the George W. Jenkins Subdivision in the W.D.C. Hall League, Abstract Number 70, Brazoria County Texas.

Tract 4:

5.0 acres, north 1/2 of Tract 60 (Lot 60A), Section 9, HT&BRR Company Survey, Abstract 234, Brazoria County, Texas, according to the recorded map or plat thereof in Volume 2, Page 23, of the Plat Records of Brazoria County, Texas.

Tract 5:

5.0 acres, Tract 63A, Section 9, HT&BRR Company Survey, Abstract 234, Brazoria County, Texas, according to the recorded map or plat thereof in Volume 2, Page 23, of the Plat Records of Brazoria County, Texas

General Location:

North of the intersection of Roy Road and Broadway Street, on the west side of Roy Road, immediately north of 2614 Roy Road, Pearland TX.

[ZONE 18-00015 2430 Roy Rd, OP & GC to R-3 AIR-18-325](#)

I. APPLICATION INFORMATION AND CASE SUMMARY

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

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

III. COUNCIL/PLANNING COMMISSIONS/STAFF DISCUSSION

IV. ADJOURNMENT

CALL TO ORDER

4. PURPOSE OF THE HEARING

Zone Change Application No. ZONE 18-00016

A request of Alan Mueller, applicant on behalf of Mary A. Bartlett, owner; for

approval of a change in zoning district from General Commercial (GC) zoning district to Single-Family Residential-3 (R-3) zoning district; on approximately 23.8267 acres of land.

Legal Description:

Tract 1

19.1487 acre – Lots 31, 31A, and 31A1, H.T. & B. R.R. Co. Survey, Abstract 234, Brazoria County, Texas according to the recorded map or plat thereof in Volume 2, Page 23, of the Plat Records of Brazoria County, Texas.

Tract 2

4.6786 acre – Part of Tract 32, H.T. & B. R.R. Co. Survey, Abstract 542, Brazoria County, Texas according to the recorded map or plat thereof in Volume 2, Page 23, of the Plat Records of Brazoria County, Texas.

General Location:

On the west side of Old Alvin Road generally across from The Lakes at Highland Glen Section 8, Pearland TX

[ZONE 18-00016 Old Alvin Rd, north of Town Ditch, GC to R-3 AIR-18-326](#)

I. APPLICATION INFORMATION AND CASE SUMMARY

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

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

III. COUNCIL/PLANNING COMMISSIONS/STAFF DISCUSSION

IV. ADJOURNMENT

CALL TO ORDER

5. PURPOSE OF THE HEARING

Zone Change Application No. ZONE 18-00017

A request of Lake Park Pearland Ltd. Represented by James Johnson, applicant and owner; for approval of amendments to the text within the Lake Park Planned Development regarding sign regulations; on approximately 21.4007 acres of land.

Legal Description:

Lot A in Block 1 being 21.4007 acres of a subdivision of 30.6687 acres / 1,335,927 square feet situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location:

Northeast corner of Cullen Parkway and McHard Road, Pearland TX.
[ZONE 18-00017 amendment to sign regulation of Lake Park Planned Development AIR-18-327](#)

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- II. **PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST**
- III. **COUNCIL/PLANNING COMMISSIONS/STAFF DISCUSSION**
- IV. **ADJOURNMENT**

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