



PLANNING AND ZONING COMMISSION
CITY OF PEARLAND
REGULAR MEETING
Monday, October 15, 2018 6:30 PM
COUNCIL CHAMBERS - CITY HALL
3519 LIBERTY DRIVE
PEARLAND, TX

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 absence of P&Z Commissioner Darrell Isenberg from the, October 1, 2018, P&Z Regular Meeting.
2. Approve the P&Z Regular Meeting minutes from the October 1, 2018 meeting.

B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF STEWART HEIGHTS SECTION 12 PLAT 18-00119

1. A request of JasonPrice, of LJA Engineering the applicant; on behalf of Savannah Development, LTD., owner; for approval of the Final Plat of Stewart Heights Section 12 creating 60 single family lots, and 1 reserve on ± 14.552 acres of land located north of County Road 58 on the Brazoria / Fort Bend County Line, described to wit:

Legal Description: A subdivision of 14.552 acres of land situated in the A.B. Langerman Survey, Abstract 625 and the A.C.H.& B. Survey, Abstract 403, Brazoria County, Texas.

General Location: north of County Road 58 on the Brazoria / Fort Bend County Line.

C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF BAKERS LANDING TOWNHOMES PLAT 18-00106

A request of Jason Price, LJA Engineering, the applicant; on behalf of DR Horton Texas, Ltd owner; for approval of the Final Plat of Bakers Landing Townhomes creating 48 townhome lots and 6 reserves on 7.576 acres of land, described to wit:

Legal Description: A subdivision of 7.576 acres of land situated in the H.T. & B.R.R. Company Survey, Abstract 239, City of Pearland, Brazoria County, Texas, Being out of Tracts M, L and P, Pearland Pavilion, A subdivision recorded in Volume 17, Pages 385-386, Plat Records of Brazoria County, Texas.

General Location: North of Hampshire Street east of State Highway 35

III. NEW BUSINESS:

A. CONSIDERATION AND POSSIBLE ACTION – VARIANCE FROM MINIMUM LOT DEPTH TO ALLOW PLATTING OF A NEW LOT. VARP 18-00016

A request by Samantha Jo Vickory, Windrose Land Services, applicant, on behalf of Vaquero Kirby Partners LP, owner; for approval of a Variance from Section 16.4.1 (c), of the Land Use & Urban Development Ordinance, Ordinance No. 509-H, to allow platting of a lot that will have a lot depth of zero feet at the east corner of the lot located within the Shadow Creek Ranch Planned Unit Development - Commercial on .5980 acres of land, to wit:

Legal Description: A Subdivision of 1.5923 acres / 69,359 Square feet situated in the Jon W. Maxcy Survey, A-675 City of Pearland, Brazoria County, Texas.

General Location: North side of Broadway about 200 feet east of Kirby Drive.

B. CONSIDERATION AND POSSIBLE ACTION – APPROVAL OF THE CREATION OF TWO IRREGULAR SHAPED LOTS. VARP 18-00018

A request by Josh Kester, applicant, on behalf of Yanfu Management, LLC; for approval of a Variance Permitted by Section 2.6.1.1 (b) (1) of the Unified Development Code, Ordinance No. 2000-T, to allow approval of the creation of a two

irregularly shaped lots within the R-1 Single Family zoning district, described to wit:

Legal Description: A subdivision of 0.6068 acres (26,432 square feet) of land situated in the Perry & Austin League, Abstract III, City of Pearland, and being a replat of Lot Five (5), Block Seven (7), Longwood Park Section 1, according to the map or plat thereof, recorded in / under Volume 9, page 143, of the Map Records of Brazoria County, Texas.

General Location: 1401 Paul Drive

C. CONSIDERATION AND POSSIBLE ACTION – REPLAT LONGWOOD PARK SECTION 1 REPLAT OF LOT 5, BLOCK 7 PLAT 18-00089

A request of Josh Kester, the applicant; on behalf of Yanfu Management, LLC, owner; for approval of the Replat Longwood Park Section 1, Replat of Lot 5, Block 7 creating two residential lots on 0.6068 acres of land located at 1401 Paul Drive, described to wit:

Legal Description: A subdivision of 0.6068 acres (26,432 square feet) of land situated in the Perry & Austin League, Abstract III, City of Pearland, and being a replat of Lot Five (5), Block Seven (7), Longwood Park Section 1, according to the map or plat thereof, recorded in / under Volume 9, page 143, of the Map Records of Brazoria County, Texas.

General Location: 1401 Paul Drive.

D. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. ZONE 18-00019

A request of Stream Realty, applicant, represented by Andrew Allemann of Windrose Land Services, on behalf of SR Pearland, owner, for approval of a change in the zoning classification from the Single-Family Residential-2 (R-2) to Planned Development (PD) zoning district; on approximately 8.495 acres of land.

Legal Description: A tract or parcel containing 8.495 acres or 370,052 square feet of land being part of the residue of a called 118.755 acre tract of land conveyed to Marion E. Settegast Jr. Et Al as recorded in Volume 1421, Page 25 of the Brazoria County Deed Records (B.C.D.R.), situated in Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas.

General Location: North of Pearland Parkway across from Shallow Creek

Drive, Pearland TX.

IV. DISCUSSION ITEMS

1. **UDC Text Amendment T-29** - A request of the City of Pearland, for proposed amendments to the Unified Development Code, Ordinance No. 2000T, to permit massage parlors only by a Conditional Use Permit (CUP) and to allow additional tree credits to provide commercial developers relief from tree mitigation
2. Commissioners Activity Report
3. Next P&Z Regular Meeting – November 5, 2018

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 October 11, 2018, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of _____, 2018.

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