



**CITY COUNCIL  
PLANNING AND ZONING COMMISSION  
CITY OF PEARLAND  
JOINT SPECIAL MEETING**

Monday, November 19, 2018 6:30 PM  
COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE

- I. CALL TO ORDER - COUNCIL | PLANNING AND ZONING COMMISSION**
- II. ROLL CALL- COUNCIL**
- III. ROLL CALL - PLANNING AND ZONING**
- IV. INTRODUCTION OF AGENDA AND FORMAT OF HEARING**

**JOINT SPECIAL MEETING NO. 1**

**1. Conditional Use Permit Application No. CUP 18-00018**

A request of Daniel Hart, applicant, on behalf of Mehdi Hemani, owner; for approval of a Conditional Use Permit (CUP) to allow for food sales on or off premise (coffee bar with a drive thru) use located in the Light Industrial (M-1) zoning district; on approximately 0.8517 acres of land.

**Legal Description:**

A remainder 0.8517 acres (37,099 sq. ft.) out of Tract "B" Magnolia Business Park (Vol. 18, Pg. 39, B.C.P.R.), A.C.H. & B. Survey, Abstract No. 147, Brazoria County, Texas.

**General Location:**

North and West of 3426 South Main Street, Pearland, TX.

[CUP18-00018 west of 3426 South Main Street - Food sales on or off premise AIR-18-417](#)

**A. APPLICATION INFORMATION AND CASE SUMMARY**

- 1. STAFF REPORT**
- 2. APPLICANT PRESENTATION**
- 3. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST**

**B. PLANNING COMMISSION/COUNCIL/STAFF DISCUSSION**

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

**C. CITY COUNCIL NEW BUSINESS**

1. **Consideration and Possible Action - Resolution No. R2018-CUP18-00018** - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow a food sales on or off premise (coffee shop with a drive-through) located in the Light Industrial (M-1) zoning district, being a remainder 0.8517 acre out of Tract "B" of the Magnolia Business Park Addition, A.C.H. & B. Survey, Abstract No. 147, Brazoria County, Texas (Located North and West of 3426 S. Main Street). Conditional Use Permit Application No CUP18-00018, within the Light Industrial (M-1) zoning district, at the request of Daniel Hart, applicant, on behalf of Mehdi Hemani, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.  
[Resolution R2018-CUP18-00018](#)

**JOINT SPECIAL MEETING NO. 2**

1. **Conditional Use Permit Application No. R2018-CUP 18-00020**  
A request by the Universal Church represented by David Micena Neto, applicant, on behalf of Westside SC Pearland Ltd., owner; for approval of a Conditional Use Permit (CUP) to allow a church, temple, or place of worship use on a 5.044 acre tract of land located within the Neighborhood Service (NS) zoning district.

**Legal Description:**

A certain tract of land out of Tract "A" of the Final Plat of West Side Plaza, an addition to the City of Pearland, Brazoria County, Texas, according to the plat recorded in Volume 17, Pages 279-280, Plat Records, Brazoria County, Texas.

**General Location:**

5040 Broadway Street, Suite 5070, Pearland, TX.

[CUP18-00020 - 5040 Broadway Suite 5070 - Church AIR-18-468](#)

**A. APPLICATION INFORMATION AND CASE SUMMARY**

1. STAFF REPORT
2. APPLICANT PRESENTATION

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

**B. PLANNING COMMISSION/COUNCIL/STAFF DISCUSSION**

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

**C. CITY COUNCIL NEW BUSINESS**

1. **Consideration and Possible Action - Resolution No. R2018-CUP18-00020** - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow for a church within the Neighborhood Service (NS) zoning district.; a certain tract of land out of Tract "A" of the Final Plat of West Side Plaza, an addition to the City of Pearland, Brazoria County, Texas, according to the plat recorded in Volume 17, Pages 279-280, Plat Records, Brazoria County, Texas.. (Located at 5040 Broadway, Suite 5070, Pearland, TX.) Conditional Use Permit Application No CUP18-00020, within Neighborhood Service (NS) zoning district, at the request of Universal Church represented by David Micena Neto, applicant, on behalf of Westside SC Pearland Ltd, owners, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.  
[Resolution No. R2018-CUP18-00020](#)

**JOINT SPECIAL MEETING NO. 3**

1. **Conditional Use Permit Application No. CUP 18-00024**  
A request of Kimley Horn Associates, applicant, represented by Colton Morgan, for Magnolia 15.512 Acres, LTD DBA Signature Companies, owner, represented by Jennifer Pollak Evans; for approval of a Conditional Use Permit (CUP) to allow for gasoline station use located in the General Business (GB) zoning district.

**Legal Description:**

A tract or parcel containing 1.500 acre or 65,340 square feet of land, being out of a called 15.512 acre tract of land conveyed to Magnolia 15.512 Acres, LTD., recorded under Brazoria County Clerks File (B.C.C.F.) No. 2007012458 and situated in the H.T. & B.R.R. Survey, Abstract 547, Brazoria County, Texas.

**General Location:**

Southwest corner of Magnolia Parkway and Manvel Road, Pearland, TX.  
[CUP18-00024 Southwest corner of Magnolia Parkway and Manvel Road - Gasoline station AIR-18-471](#)

**A. APPLICATION INFORMATION AND CASE SUMMARY**

1. STAFF REPORT
2. APPLICANT PRESENTATION
3. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

**B. PLANNING COMMISSION/COUNCIL/STAFF DISCUSSION**

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

**C. CITY COUNCIL NEW BUSINESS**

1. **Consideration and Possible Action - Resolution No. R2018- CUP18-00024** - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow a convenience store with a gasoline station located within the General Business (GB) zoning district, being a tract containing 1.50 acres (65,340 square feet) of land, being out of a called 15.512 acres tract situated in the H.T. & B.R.R. Survey, Abstract 547, Brazoria County, Texas (Located at the southwest Corner of Magnolia Parkway and Manvel Road, Pearland). Conditional Use Permit Application No CUP18-00024, within the General Business (GB) zoning district, at the request of Colton Morgan, Kimley-Horn Associates, applicant, on behalf of Magnolia 15.512 Acres, Ltd dba Signature Companies, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.  
[Resolution No. R2018-CUP18-00024](#)

**JOINT SPECIAL MEETING NO. 4**

1. **Conditional Use Permit Application No. CUP 18-00023**  
A request of William and Mai Lacombe, applicant/owner; for approval of a Conditional Use Permit (CUP) to allow for dwelling – four-family (quadriplex) use located in the Old Townsite Mixed Use (OT-MU) zoning district.

**Legal Description:**

Lot 1 of a subdivision of 0.215 acre of land all of Lots 22, 23, & 24, Block 30 Pearland Townsite recorded in Volume 29, Page 41, B.C.D.R. situated in the R.B. Lyle Survey, Section 2, A-542 City of Pearland, Brazoria County, Texas.

**General Location:**

Northeast corner of South Texas Avenue and West Walnut Street, Pearland, TX.

[CUP18-00023 - 2543 Texas Avenue - Four-Family residence \(quadriplex\)](#)  
[AIR-18-470](#)

**A. APPLICATION INFORMATION AND CASE SUMMARY**

1. STAFF REPORT
2. APPLICANT PRESENTATION
3. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

**B. PLANNING COMMISSION/COUNCIL/STAFF DISCUSSION**

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

**C. CITY COUNCIL NEW BUSINESS**

1. **Consideration and Possible Action - Resolution No. R2018-CUP18-00023** - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow for four-family dwelling (quadriplex) development located within the Old Townsite Mixed Use (OT-MU) zoning district; a 0.192 acre (8,362 sq. ft.) tract of land, out of Lot 1, Block 1, Next Apartments, an addition to the City of Pearland, Brazoria County, Texas, according to the plat recorded in Document No. 2017058287, Plat Records, Brazoria County, Texas. (Located at 2543 S. Texas Avenue, Pearland, TX.) Conditional Use Permit Application No CUP18-00023, within Old Townsite Mixed Use (OT-MU) zoning district, at the request of William Lacombe, applicant, on behalf of Mai and William Lacombe, owners, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.  
[Resolution No. R2018-CUP18-00023](#)

**V. 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](http://www.pearlandtx.gov)**