



**CITY COUNCIL
PLANNING AND ZONING COMMISSION
CITY OF PEARLAND**

JOINT SPECIAL MEETING

Monday, December 17, 2018 6:30 PM

COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE

- A. CALL TO ORDER - COUNCIL | PLANNING AND ZONING COMMISSION**
- B. ROLL CALL- COUNCIL**
- C. ROLL CALL - PLANNING AND ZONING**
- D. INTRODUCTION OF AGENDA AND FORMAT OF HEARING**

JOINT SPECIAL MEETING NO. 1

1. Conditional Use Permit Application No. CUP 18-00017

A request of Noma Engineering & Construction represented by Khaled Ghuneim, applicant, on behalf of Mustafa Shurafi, owner; for approval of a Conditional Use Permit (CUP) to allow for auto repair (minor) use located in the Old Townsite – General Business (OT-GB) zoning district; on approximately 0.4796 acres of land.

Legal Description:

A 0.4796 acre tract of land being a part of Lot 21, Block 20, of Pearland Townsite, according to the plat or map recorded in Volume 29, Page 41, of the Deed Records of Brazoria County, Texas, and part of Tract 3, Section 2, of the H. T. & B. R.R. Co. Survey, Abstract 542, City of Pearland, Brazoria County, Texas.

General Location:

2450 Main Street, Pearland, TX.

[CUP18-00017 - 2450 Main Street - auto repair \(minor\) AIR-18-416](#)

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. CUP 18-00017** - A Resolution of the City Council of the City of Pearland, Texas, approving a **Conditional Use Permit (CUP) to allow for auto repair (minor) use located in the Old Townsite – General Business (OT-GB) zoning district;** A 0.4796 acre tract of land being a part of Lot 21, Block 20, of Pearland Townsite, according to the plat or map recorded in Volume 29, Page 41, of the Deed Records of Brazoria County, Texas, and part of Tract 3, Section 2, of the H. T. & B. R.R. Co. Survey, Abstract 542, City of Pearland, Brazoria County, Texas.. **(Located at 2450 Main Street, Pearland, TX.)** Conditional Use Permit Application No CUP18-00017, within the Old Townsite General Commercial (OT-GC) zoning district, at the request of Noma Engineering & Construction represented by Khaled Ghuneim, applicant, on behalf of Mustafa Shurafi, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.
[Resolution No. CUP 18-00017 AIR-18-533](#)

JOINT SPECIAL MEETING NO. 2

1. **Conditional Use Permit Application No. CUP 18-00026**
A request by Alan Mueller, applicant, on behalf of The Centre at Kirby Ridge LLC, owner; for approval of a Conditional Use Permit (CUP) to allow an art studio on a 3.79-acre lot.
Legal Description:
Lot 1, Block 1 of The Centre at Kirby Ridge, an addition to the City of Pearland according to the plat filed in Document No. 2017057813 in the Plat Records of Brazoria County, Texas.
General Location:
3695 Kirby Drive, Pearland, TX.
[Conditional Use Permit Application No. CUP 18-00026 AIR-18-526](#)

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. CUP 18-00026** - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow for an art Studio in the Neighborhood Services (NS) zoning district, Being Lot 1, Block 1 of The Centre at Kirby Ridge, an addition to the City of Pearland according to the plat filed in Document No. 2017057813 in the Plat Records of Brazoria County, Texas. (Located at 3695 Kirby Drive, Pearland, TX.) Conditional Use Permit Application No CUP 18-00026, within the Neighborhood Services (NS) zoning district, at the request of Alan Mueller, applicant, on behalf of Centre at Kirby Ridge LLC, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.
[Resolution No. CUP 18-00026 AIR-18-545](#)

JOINT SPECIAL MEETING NO. 3

1. **Conditional Use Permit Application No. CUP 18-00027**
A request by Juan J. Ramos and Monica Marin De Ramos, applicant and owner, for approval of a Conditional Use Permit (CUP) to allow a light manufacturing facility for thermal insulation equipment on a 0.63-acre lot located within the Garden/O'Day Mixed Use (G/O-MU) zoning district.

Legal Description:

Lot 7, Block 9 of Hickory Creek Place Addition, according to the plat recorded in Volume 11, Page 1 in the Plat Records of Brazoria County, Texas.

General Location:

2213 Garden Road, Pearland, TX.

[Conditional Use Permit Application No. CUP 18-00027 AIR-18-527](#)

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. CUP-18-00027** - A Resolution of the City Council of the City of Pearland, Texas, approving a **Conditional Use Permit (CUP) to allow a light manufacturing facility for thermal insulation equipment on a 0.63-acre lot located within the Garden/O'Day Mixed Use (G/O-MU) zoning district**, being all of Lot 7, Block 9 of Hickory Creek Place Addition, according to the plat recorded in Volume 11, Page 1 in the Plat Records of Brazoria County, Texas (**Located at 2213 Garden Road, Pearland, TX**). Conditional Use Permit Application No CUP18-00027, within the Garden/O'Day Mixed Use (G/O-MU) zoning district, at the request of Juan J. Ramos and Monica Marin De Ramos, applicant and owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.
[Resolution No. CUP-18-00027 AIR-18-529](#)

JOINT SPECIAL MEETING NO. 4

1. **Conditional Use Permit Application No. CUP 18-00028**
A request by Penh Studio, LLC, applicant, represented by Nahid S. Haimonty, on behalf of Adam & Malik Developer, LLC., owner; for approval of a Conditional Use Permit (CUP) to allow a gasoline station in conjunction with a convenience store on a 2.05-acre lot located within the General Business (GB) zoning district.

Legal Description:

Adam & Malik Developer, LLC, Lot A, an addition to the City of Pearland, Brazoria County, Texas according to the plat filed in Document No. 2017033125 in the Plat Records of Brazoria County, Texas.

General Location:

3201 Pearland Parkway, Pearland, TX.

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. CUP 18-00028** - A Resolution of the City Council of the City of Pearland, Texas, approving a **Conditional Use Permit (CUP) to allow a gasoline station in conjunction with a convenience store on a 2.05-acre lot located within the General Business (GB) zoning district**, being Lot A of the Adam & Malik Developer, LLC, an addition to the City of Pearland, Brazoria County, Texas according to the plat filed in Document No. 2017033125 in the Plat Records of Brazoria County, Texas (**Located at 3201 Pearland Parkway, Pearland, TX**). Conditional Use Permit Application No CUP18-00028, within the General Business (GB) zoning district, at the request of Penh Studio, LLC, applicant, represented by Nahid S. Haimonty, applicant, on behalf of Adam & Malik Developer, LLC., owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.
[Resolution No. CUP 18-00028 AIR-18-532](#)

JOINT SPECIAL MEETING NO. 5

Conditional Use Permit Application No. CUP 18-00030

A request by Michael Hoffman, applicant, on behalf of New Broadway, Ltd., owner; for approval of a Conditional Use Permit (CUP) to allow an auto repair (minor) on a 0.91-acre lot located within the Pearland Town Center Planned Unit Development District.

Legal Description:

Lot 9, Block 1 of Kirby Crossing, Section 2, an addition to the City of Pearland, Brazoria County, Texas according to the plat filed in Document No. 2017028035 in the Plat Records of Brazoria County, Texas.

General Location:

3000 Kirby Drive, Pearland, TX.

[Conditional Use Permit Application No. CUP 18-00030 AIR-18-524](#)

A. APPLICATION INFORMATION AND CASE SUMMARY

1. STAFF REPORT
2. APPLICANT PRESENTATION
3. PERSON WISHING TO SPEAK FOR OF 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. CUP 18-00030 - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow an auto repair (minor) on a 0.91-acre lot located within the Pearland Town Center Planned Unit Development District**, being all of Lot 9, Block 1 of Kirby Crossing, Section 2, an addition to the City of Pearland, Brazoria County, Texas according to the plat filed in Document No. 2017028035 in the Plat Records of Brazoria County, Texas (**Located at 3000 Kirby Drive, Pearland, TX**). Conditional Use Permit Application No CUP18-00030, within the Pearland Town Center Planned Unit Development District, at the request of Michael Hoffman, applicant, on behalf of New Broadway, Ltd., owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

[Resolution No. CUP 18-00030 AIR-18-530](#)

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