



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

Monday, June 17, 2019 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. This request was tabled by the City Council on May 20, 2019 Joint Special Meeting to June 17th 2019, meeting. During the hearing, some neighbors expressed their concern about the site plan and height of the building. by Emily L. Besser, applicant, on behalf of Thomas L. Besser, owner; for approval of a Conditional Use Permit (CUP) to allow two-family dwelling (duplex) use located within the Old Townsite Mixed Use (OT-MU) District; on approximately 0.287 acres of land.

**Legal Description:** Lot 6 through 9, inclusive, in block 26 of Pearland Townsite, in Brazoria County, Texas, recorded in Volume 29 page 41 of the Map Records of Brazoria County, Texas

**General Location:** 2513 S. Grand St., Pearland, TX

[Conditional Use Permit Application No. CUP 18-00031 AIR-19-235](#)

**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. R2019-CUP18-00031** - A Resolution of the City Council of the City of Pearland, Texas, approving a **Conditional Use Permit (CUP) to allow a two-family dwelling on 0.287 acre tract of land located within the Old Townsite Mixed Use (OT-MU) District**, being lot 6 through 9, inclusive, in block 26 of Pearland Townsite, in Brazoria County, Texas, recorded in Volume 29 page 41 of the Map Records of Brazoria County, Texas. (Located at 2513 S. Grand St., Pearland, TX). Conditional Use Permit Application No CUP18-00031, within the Old Townsite Mixed Use (OT-MU) District, at the request of Emily L. Besser, applicant, on behalf of Thomas L. Besser, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.  
[Resolution 2019-CUP18-00031](#)

**JOINT SPECIAL MEETING NO. 2**

1. A request by Dustin Jackson, applicant, on behalf of URSAFE Pearland, LLC, owner, for approval of a Conditional Use Permit (CUP) to allow a micro-distillery on 1.8365 acre tract of land located within the General Commercial (GC) District; to wit:

**Legal Description:** Being a 1.8365-acre tract of land out of Tract 48 of the Zychlinski Subdivision of Section 2, situated in the H.T. & B.R.R. Company Survey, Abstract No. 542, Brazoria County, Texas, being the same land described in deed recorded in Brazoria County Clerk's File No. 93-034629, and also shown as Lots 1&2 on a plat showing the division of said Tract 48, County Surveyor of Brazoria County, Texas, dated April 29, 1958.

**General Location:** 1607 N. Main Street, Suite A, Pearland, TX.

[Conditional Use Permit Application No. CUP 19-00006 AIR-19-216](#)

**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. R2019- CUP19-00006** - A Resolution of the City Council of the City of Pearland, Texas, approving a **Conditional Use Permit (CUP) to allow a micro-distillery on 1.8365 acre tract of land located within the General Commercial (GC) District**, being a 1.8365-acre tract of land out of Tract 48 of the Zychlinski Subdivision of Section 2, situated in the H.T. & B.R.R. Company Survey, Abstract No. 542, Brazoria County, Texas, being the same land described in deed recorded in Brazoria County Clerk's File No. 93-034629, and also shown as Lots 1&2 on a plat showing the division of said Tract 48, County Surveyor of Brazoria County, Texas, dated April 29, 1958. **(Located at 1607 N. Main Street, Suite A, Pearland, TX)**. Conditional Use Permit Application No CUP19-00006, within the General Commercial (GC) District, at the request of Dustin Jackson, applicant, on behalf of URSAFE Pearland, LLC, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.  
[Resolution 2019-CUP19-00006](#)

**JOINT SPECIAL MEETING NO. 3**

1. A request by Tim Garcia, applicant and owner, for approval of a Conditional Use Permit (CUP) to allow "Truck (Heavy) and Bus Rental or Sales" on two tracts of land totaling 0.78 acre located within the General Commercial (GC) District; to wit:

**Legal Description:** Being two tracts of land totaling 0.7805 acres situated in the A.C.H. & B.R.R. Company Survey, Abstract No. 147, Brazoria County, Texas, being Tract 119A and Tract 119A-1, a Subdivision of Section 1, of the A.C.H. & B.R.R. Company Survey, Abstract No. 147, Brazoria County, Texas as recorded in Volume 2, Page 1, of the Plat Records of Brazoria County, Texas.

**General Location:** 3117 S. Main Street, Suite 107, Pearland, TX.

[Conditional Use Permit Application No. CUP 19-00005 AIR-19-215](#)

**A. APPLICATION INFORMATION AND CASE SUMMARY**

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

**C. CITY COUNCIL NEW BUSINESS**

1. **Consideration and Possible Action - Resolution No R2019- CUP19-00005** - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow "Truck (Heavy) and Bus Rental or Sales" on two tracts of land totaling 0.78 acre **located within the General Commercial (GC) District**, being two tracts of land totaling 0.7805 acres situated in the A.C.H. & B.R.R. Company Survey, Abstract No. 147, Brazoria County, Texas, being Tract 119A and Tract 119A-1, a Subdivision of Section 1, of the A.C.H. & B.R.R. Company Survey, Abstract No. 147, Brazoria County, Texas as recorded in Volume 2, Page 1, of the Plat Records of Brazoria County, Texas. (**Located at 3117 S. Main Street, Suite 107, Pearland, TX**). Conditional Use Permit Application No CUP19-00005, within the General Commercial (GC) District, at the request of Tim Garcia, applicant and owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.  
[Resolution 2019-CUP-00005](#)

**V. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorring 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)**