

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JANUARY 5, 2015, AT 6:00 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

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 ABSENCES

1. Approve the Minutes of the December 15, 2014 P&Z Regular Meeting, held at 6:30 p.m.

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 2014-10

A request of Stone Development Group, applicant; on behalf of Baath Investments LLC, owner; for approval of a Conditional Use Permit (CUP) to allow for an Auto Wash (Full Service/Detail Shop) on approximately 2.33 acres of land on the following described property:

Legal Description: Being a 2.3312 acre (101,546 SQ.FT.) tract of land out of tract 48 of the Allison-Richey Gulf Coast Home Company subdivision of the H.T. & B.R.R. Company survey, section no. 81, abstract no. 200, Brazoria county, Texas, according to the plat of said subdivision recorded in volume 2, page 98, of the plat records of Brazoria County, Texas, being out a called 2.615 acre tract save and except 0.2875 acre (12,522 sq. ft.) tract of land conveyed to the city of Pearland as described in deed filed under C.F. No. 2012007393 B.C.D.R.; said 2.3312 acre tract being more particularly described by metes and bounds as follows, bearings are based more particularly described by metes and bounds as follows, bearings are based on the Texas State Plan coordinate system (South Central Zone NAD82);

General Location: East side of Business Center Drive; west side of State Highway 288; and just south of Pearland Town Center, Pearland, TX

B. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2014-22Z

A request of Alan Mueller, applicant; on behalf of The Felton M. and Mary C. Baker Revocable Trust, owner; for approval of a change in zoning from the General Commercial (GC) and Office and Professional (OP) zoning districts, to a Planned Development (PD) known as Baker’s Landing; on approximately 79.94 acres of land, to wit:

Legal Description: All of that certain 79.94 acres of land, located in the A.C.H. & B. Survey, Section 1, A-147 and in the H.T. & B.R.R. Co. Survey 11, A-239, Brazoria County, Texas, out of the tracts of land described as Lots A, B, C, D, E, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U and V”, and 2.011 acres in the deed from Felton M. Baker and wife, Mary C. Baker to the Felton M. and Mary C. Baker Revocable Trust, recorded under Document Number 2005011939, of the Official Records of Brazoria County, Texas

General Location: Between Main Street (SH 35) to the west and Old Alvin Road to the east; and south of East Walnut Street, Pearland, TX

C. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2014-23Z

A request of Windrose Land Services, Inc., applicant; on behalf of T&B Alexander Family LTD Partnership, owner; for approval of a change in zoning from the Heavy Industrial (M-2) zoning district to the General Commercial (GC) zoning district, on approximately 9.9 acres of land, to wit:

Legal Description: Tract 1: Tract or parcel containing 4.2066 acres or 183,242 square feet of land situated in the A.C.H. & B.R.R. Co. Survey, Abstract No. 507, Brazoria County, Texas, being out of a called 14.02 acre tract of land conveyed to T. & B. Alexander Family, LTD, Partnership as recorded under Brazoria County Clerks File No. 98-053938, same being out of Lot 19 of the L.W. Murdock Subdivision, map or plat thereof recorded under Volume 29, Page 174 of the Brazoria County Deed Records

Tract 2: A tract or parcel containing 5.7495 acres or 250,450 square feet of land situated in the A.C.H. & B.R.R. Co. Survey, Abstract No. 507, Brazoria County, Texas, being out of a called 14.02 acre tract of land conveyed to T. & B. Alexander Family, LTD, Partnership as recorded under Brazoria County

Clerks File No. 98-053938, same being out of Lot 19 of the L.W. Murdock Subdivision, map or plat thereof recorded under Volume 29, Page 174 of the Brazoria County Deed Records.

General Location: Northwest and southwest corners of Main Street and Bailey Road, Pearland, TX

D. CONSIDERATION AND POSSIBLE ACTION – UNIFIED DEVELOPMENT CODE TEXT AMENDMENT

A request of the City of Pearland Community Development Department; for approval of a Unified Development Code (UDC) amendment to add Micro-Breweries/ Micro-Distillery/Micro- Winery, and Coffee Roasting, to Section 2.5.1.1 (c); the land use matrix of the UDC; and to replace Section 4.2.2.5 (g) of the UDC to update the plant list.

Legal Description: N/A

General Location: N/A

E. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Comprehensive Plan Update
3. Letter from applicant regarding Planning and Zoning Variance 2014-06
4. Next P&Z Meeting, February 2, 2015 – Regular Meeting

IV. 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, Jennifer Tatum, 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 the 10th day of December 2014, A.D., at 5:30 p.m.

Jennifer Tatum, Office Assistant

Agenda removed _____ day of December, 2015.