



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, FEBRUARY 2, 2015, AT 6:30 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 January 5, 2015 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the Absence of Thomas Duncan from the January 5, 2015 P&Z Regular meeting.

**B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF AVALON TERRACE SECTION 5**

A request by Brent Lindelof of Jones and Carter, applicant; on behalf of MHI, owner; for approval of a Final Plat of Avalon Terrace Section 5, a 62 lot single-family residential subdivision on approximately 14.75 acres of land on the following described property, to wit

**Legal Description:** A subdivision of 14.75 acres of land situated in H.T. & B.R.R. Co. Survey Abstract-505 Brazoria County, Texas.

**General Location:** 500 feet west of the northwest corner of Max Road and Hughes Ranch Road.

**C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF ENERGY ESTATES**

A request by Chris L. Hendricks of Wilson Survey, applicant; on behalf of William and Kathrine Mars, owner; for approval of a Final Plat of Energy

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Estates, a 3 lot single-family residential subdivision on approximately 5.611 acres of land, to wit:

**Legal Description:** A subdivision of 5.611 acres of land in the H.T. & B.R.R. Co. Survey, Section 7, Abstract No. 219 in the City of Pearland, Brazoria County, Texas.

**General Location:** The 2200 Block of Steven Drive.

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**D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHERN TRAILS SECTION 17**

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of CL Ashton Woods, L.P., owner, for approval of a Final Plat of Southern Trails Section 17, a 149 lot single-family residential subdivision on approximately 52.023 acres of land, to wit:

**Legal Description:** A subdivision of 52.023 acres of land situated in the H.T. & B.R.R. Company Survey, Section 80, also known as J.S.Talmage Survey, Abstract No. 564, Brazoria County, Texas. Being a portion of Lots 43, 44, 45, 53, 54, 55 and 56 of Section 80 of the Allison Richey Gulf Coast Home Company part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, plat records of Brazoria County, Texas.

**General Location:** The northwest corner of CR 59 and Kirby Drive.

**III. MATTERS REMOVED FROM CONSENT AGENDA**

**IV. OLD BUSINESS**

**A. 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

**V. NEW BUSINESS**

**B. PUBLIC HEARING – REPLAT OF RESERVE "C" OF ORCHARD GLEN**

A request by Richard DeLeon of Lentz Engineering, applicant; on behalf of K. Hovnanian of Houston II, LLC., owners; for approval of a Replat of Reserve "C" of Orchard Glen, a 2 lot single-family residential subdivision on approximately .3816 acres of land, to wit:

**Legal Description:** A Subdivision of 0.3816 acres of land, located in the H.T.&B.R.R. Co. Survey, Section 12, Abstract No. 508, City of Pearland, Brazoria County, Texas

**General Location:** The 3500 Block of Old Holly Drive, Pearland, TX

**C. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF RESERVE "C" OF ORCHARD GLEN**

A request by Richard DeLeon of Lentz Engineering, applicant; on behalf of K. Hovnanian of Houston II, LLC., owners; for approval of a Replat of Reserve "C" of Orchard Glen, a 2 lot single-family residential subdivision on approximately .3816 acres of land, to wit:

**Legal Description:** A Subdivision of 0.3816 acres of land, located in the H.T.&B.R.R. Co. Survey, Section 12, Abstract No. 508, City of Pearland, Brazoria County, Texas

**General Location:** The 3500 Block of Old Holly Drive, Pearland, TX

**D. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Comprehensive Plan Update – May 4, 2015 JPH
3. Zoning Update
4. National APA Conference –April 18-21, 2015 in Seattle
5. Next JPH/P&Z Meeting, February 16, 2015 – Regular Meeting and Staff Training

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## VI. 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 30th day of January 2015, A.D., at 5:30 p.m.

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Jennifer Tatum, Office Assistant

Agenda removed \_\_\_\_\_ day of February, 2015.