



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, FEBRUARY 16, 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 February 2, 2015 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the Absence of Derrick Reed from the February 2, 2015 P&Z Regular meeting.

**B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 3**

A request by Rene Rodriguez of LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Final Plat of Riverstone Ranch at Clear Creek Section 3, a 77 lot single-family residential subdivision, to wit:

**Legal Description:** Being a subdivision of 19.979 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a part of lots 70, 71, 72, 73, 74, 87, 88, 89, 90, and 91 of the Allison Richey Gulf Coast Home Company Subdivision, Section “G”, a subdivision of record in Volume 4, Page 48, Map Records of Harris County, Texas.

**General Location:** Northwest of Country Club Road and Green Tee Terrace Subdivision, Section 7, Pearland, TX.



**C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHLAKE SECTION 8**

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, owner; for approval of a Preliminary Plat of Southlake Section 8, a 56 lot single-family residential subdivision on approximately 18.219 acres of land on the following described property, to wit

**Legal Description:** A subdivision of 18.219 acres of land situated in H.T. & B.R.R. Co. Survey, Section 84, Abstract-538 Brazoria County, Texas.

**General Location:** Southwest corner of Windward Bay Drive and Southlake Boulevard.

**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**

**A. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-01Z**

A request of Thomas Offenberger, applicant; on behalf of JK Joseph &



Matthew John, owners; for approval of a change in zoning from the Light Industrial (M-1) zoning district to the General Business (GB) zoning district; on approximately 0.9678 acres of land, to wit:

**Legal Description:** Being all that certain 0.9678 acres of land being the northerly part of that 1.727 acre tract known as JKJ Development, a minor plat recorded as document 2008015246 in the official public records of Brazoria County, Texas.

**General Location:** 200 feet north of the northwest corner of Mykawa Road and W. Orange Street, Pearland, TX

**B. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-02Z**

A request of Gerald L. Koza Jr., applicant; on behalf of Associated Properties, owner; for approval of a change in zoning from the General Commercial (GC) zoning district to the Light Industrial (M-1) zoning district; on approximately 4.020 acres of land, to wit:

**Legal Description:** Being a 4.020 acre tract in the H.T. & B.R.R. Company Survey, Abstract No. 542 in Brazoria County, Texas. Said 4.020 acre tract is part of Lot 52 of Zychlinsky Subdivision according to the plat recorded in Volume 29, Page 43 of the Deed Records of Brazoria County, Texas and is further described as being all of a one (1) acre tract, a 2.179 acre tract and part of a 2.000 acre tract as described in a deed to Associated Properties as recorded in Clerk's File No. 2011034738 in the Brazoria County Clerk's Office.

**General Location:** 3706-3902 Alice Street, Pearland, TX

**C. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-03Z**

A request of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Beltway 23, LTD., owner; for approval of a change in zoning to amend the Kinglsey and Broadway Planned Development (PD), to allow Mini-Warehouse/Self Storage; Auto Accessories and/or Parts Retail Sales; to prohibit Hotels/Motels; and to revise landscape requirements and various exhibits; on approximately 18.1 acres of land, to wit:

**Legal Description:** The herein described 20.3 acres (prior to right-of-way dedication), more or less, being generally located in Section 80, J. S.



Talmage Survey Abstract 564, Brazoria County, Texas; the south line being along the south line of Lot 2, Section 80, J. S. Talmage Survey, Abstract 564 according to the plat thereof as filed in Volume 2, Page 98 Brazoria County Plat Records; the west line being the east line of City of Pearland Ordinance No. 1035; the north line being the south right-of-way line of County Road 92 and the extension of City of Pearland Ordinance 924 and the east line being the west line of City of Pearland Ordinance No 924; All that certain 20.3 acres, more or less, annexed into the City of Pearland by Pearland Ordinance 1465 and being all of Lots 1 & 2, Section 80, J. S. Talmage Survey, Abstract 564

**General Location:** Southeast corner of Broadway Street and Kinglsey Drive, Pearland, TX

#### **D. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Comprehensive Plan Update Joint Workshop - April 27, 2015
3. National APA Conference –April 18-21, 2015 in Seattle
4. Next JPH/P&Z Meeting, March 2, 2015 – Regular Meeting

#### **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 13th day of February 2015, A.D., at 5:30 p.m.

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Jennifer Tatum, Office Assistant

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