



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JULY 20, 2015, AT 6:00 P.M., HELD IN THE COUNCIL CHAMBERS OF 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 EXCUSE OF ABSENCE

1. Excuse the absence of P&Z Commissioner Ginger McFadden from the July 6, 2015 meeting.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF RIVERSTONE RANCH SECTION 5

A request by Geoff Freeman of BGE / Kerry R. Gilbert & Associates, applicant; on behalf of Shannon Wiespape of Meritage Homes; for approval of a Preliminary Plat of Riverstone Ranch Section 5, a 133 lot single family subdivision and 9 reserves, on approximately 45.5 acres of land, to wit:

Legal Description: A subdivision of 45.5 acres of land out of the T.J. Green Survey, A-290, City of Pearland, Harris County, Texas.

General Location: North of Clear Creek and east of Hughes Road

C. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHLAKE SECTION 9

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Taylor Gunn of 518 SCR Ltd; for approval of a Preliminary Plat of Southlake Section 9, a 53 lot single family subdivision and 4 reserves on approximately 19.895 acres of land on the following described property, to wit:



Legal Description: A subdivision of 19.895 acres of land situated in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, and the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 767, City Pearland, Brazoria County, Texas.

General Location: Generally northwest of the Windward Bay Drive and Southlake Boulevard.

D. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHLAKE SECTION 10

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Taylor Gunn of 518 SCR Ltd; for approval of a Preliminary Plat of Southlake Section 10, a 38 lot single family subdivision and 6 reserves on approximately 12.674 acres of land within the Shadow Creek Ranch PUD, on the following described property, to wit:

Legal Description: A subdivision of 12.674 acres of land situated in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 767, City of Pearland, Brazoria County, Texas.

General Location: Generally located on the north side of Windward Bay Drive about 750 feet west of Southlake Boulevard.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - PLANNING AND ZONING VARIANCE 2015-06

A request by Jack McGuff, applicant; on behalf of Beau Chat & Co. owner; for approval of a Variance Permitted in Section 2.2.5.2 (4), of the Unified Development Code, Ordinance No. 2000-T, to allow a reduction of 7,548 square feet from the minimum lot area, a reduction of 25.4 feet from the minimum lot width, and a reduction of 5 feet from the minimum lot depth requirements within the General Business (GB) zoning district on approximately .34 acres of land located at 2510 Lynn Drive, Pearland, Texas.

Legal Description: Lot 10, Block 11, Mimosa Acres, Pearland, Brazoria County, Texas.

General Location: 2510 Lynn Drive, Pearland, TX



B. CONSIDERATION AND POSSIBLE ACTION – AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC)

A request of the City of Pearland Community Development Department; for approval of a Unified Development Code (UDC) amendment to require that All Automobile related uses, and Pawn Shops, Payday Loans, and Gold Exchanges, require approval of a Conditional Use Permit in the General Business (GB), General Commercial (GC), Neighborhood Services (NS), and Office Professional (OP) Zoning Districts and amendments to requirements regarding underground utilities.

Legal Description: N/A.

General Location: N/A

C. CONSIDERATION & POSSIBLE ACTION – AMENDMENTS TO THE THOROUGHFARE PLAN

A request of the City of Pearland for approval of proposed amendments to the City Adopted Thoroughfare Plan.

Legal Description: N/A

General Location: N/A

D. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Comprehensive Plan Update
3. Annexation Open House Scheduled for July 23, 2015
4. Next P&Z Meeting, August 3, 2015 – Regular Meeting

V. 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 17th day of July 2015, A.D., at 5:30 p.m.



Jennifer Tatum, Office Assistant

Agenda removed _____ day of July, 2015.