



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, AUGUST 3, 2015, AT 6:00 P.M., HELD IN THE SECOND FLOOR CONFERENCE ROOM 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**

1. Approve the Minutes of the July 20, 2015 P&Z Regular Meeting, held at 6:00 p.m.

**B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF AVALON TERRACE SECTION 6**

A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Scott Wright, P.E. of MHI Partnership, Ltd.; for approval of a Preliminary Plat of Avalon Terrace Section 6, a single family subdivision of 87 lots and 1 reserve on approximately 20.5919 acres of land within the Avalon Terrace subdivision, on the following described property, to wit:

**Legal Description:** A subdivision of 20.5919 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract-505m Brazoria County, Texas.

**General Location:** generally located on the east side of Stone Road from Hughes Ranch Road and County Road 560.

**C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SHADOW GROVE SECTION 2**

A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Lars Monson of K.B. Home Lone Star, owner; for approval of a Final Plat of Shadow Grove Section 2, a single family subdivision of 18 lots



and 3 reserves on approximately 5.9659 acres of land within the Shadow Grove Subdivision, to wit:

**Legal Description:** A subdivision of 5.9689 acres of land out of the Franklin Hooper Survey, Abstract-198 A.B. Langerman Co. Survey, Abstract-555, City of Pearland, Fort Bend County, Texas.

**General Location:** west side of future Windward Bay Drive and future Bailey Springs Lane.

#### **D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SHADOW GROVE SECTION 3**

A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Lars Monson of K.B. Homes Lone Star, Inc. owner; for approval of a Final Plat of Shadow Grove Section 3, a subdivision of 41 lots and 3 reserves on approximately 13.0142 acres of land within the Shadow Grove Subdivision, to wit:

**Legal Description:** A subdivision of 13.0142 acres of land out of the Franklin Hooper Survey, Abstract-198 A.B. Langerman Co. Survey, Abstract-555, City of Pearland, Fort Bend County, Texas.

**General Location:** the south side of future Windward Bay Drive between future Bailey Springs Lane and future Shadow Gate Lane..

### **III. MATTERS REMOVED FROM CONSENT AGENDA**

### **IV. NEW BUSINESS**

#### **A. CONSIDERATION & POSSIBLE ACTION - PLANNING AND ZONING VARIANCE 2015-07**

A request by Keith Traylor, applicant; on behalf of Jason Traylor 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 31 feet from the minimum lot width requirements, within the General Commercial (GC) zoning district on approximately .68 acres of land, to wit:

**Legal Description:** Lots 12 – 16, in Block 3, of Airport Subdivision No. 4, a subdivision in Brazoria County Texas, according to the Map or Plat thereof recorded on Volume 8, Page 17 of the Map Records of Brazoria County, Texas



**General Location:** 3415 Beechcraft Street, Pearland, TX

**B. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Zoning Update
3. Comprehensive Plan Update
4. Bailey Road Annexation Update
5. Next P&Z Meeting, August 17, 2015 – JPH/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 31st day of July 2015, A.D., at 5:30 p.m.

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Jennifer Tatum, Office Assistant

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