



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, AUGUST 17, 2015, AT 6:30 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 AND EXCUSE OF ABSENCE**

1. Approve the Minutes of the August 3, 2015 P&Z Regular Meeting, held at 6:00 p.m.
2. Excuse the absence of P&Z commissioners Thomas Duncan, Daniel Tunstall, and Derrell Isenburg from the August 3, 2015 meeting.

**B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SAVANNAH PARKWAY & LAUREL HEIGHTS DRIVE STREET DEDIC.**

A request by Geoff Freeman of BGE / Kerry R. Gilbert & Associates, applicant; on behalf of Mark Janik, Savannah Development, Ltd.; for approval of a Preliminary Plat of Savannah Parkway & Laurel Heights Drive Street Dedication, a non-residential subdivision of 3 reserves on approximately 24.5 acres of land within the Savannah Development on the following described property, to wit:

**Legal Description:** Being 24.5 acres of land containing three reserves (20.59 acres) in one block out of the H.T. & B.R.R. Co. Survey, A-302 & A.C.H. & B. Survey, A-403, Brazoria County, Texas.

**General Location:** Approximately 600 feet north of County Road 58 at the end of Savannah Parkway.



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

A request by Rene Rodriguez of LJA Engineering Inc., applicant; on behalf of Taylor Gunn of 518SCR Ltd.; for approval of a Final Plat of Southlake Section 9, a single family subdivision of 53 lots and 4 reserves on approximately 19.895 acres of land located within the Shadow Creek Ranch PUD, 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 of Pearland, Brazoria County, Texas.

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

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

A request by Rene Rodriguez of LJA Engineering Inc., applicant; on behalf of Taylor Gunn of 518SCR Ltd.; for approval of a Final Plat of Southlake Section 10, a single family subdivision of 38 lots and 6 reserves on approximately 12.674 acres of land within the Shadow Creek Ranch PUD, 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:** 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 AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-06Z**

A request of Alan Mueller, applicant; on behalf of Melinda Rosinski (RPMC, LLC) owners; for approval of a change in zoning from the Planned Unit Development (PUD) zoning district to the General Business (GB) zoning



district; on approximately 5.4 acres of land, to wit:

**Legal Description:** Being 5.4 acre of land in the H.T. & B.R.R. Co. Survey, Section 80 (A.K.A) the J.S. Talmage Survey, abstract 564, and being out of and a part of Lot A, of the Minor Plat of Ridge Rock Commercial Site No. 1, a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Document No. 2009028465 of the Official Public Records of Brazoria County, Texas.

**General Location:** The property is located on the south side of Broadway and East of Alvin High School Entry Road, Pearland, TX

## **B. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-07Z**

A request of C. Davis Wilson (Architect), applicant; on behalf of Ybarra Investments, Inc., owners; for approval of a change in zoning from the Single-Family Residential - 1 (R-1) zoning district to the Neighborhood Services (NS) zoning district; on approximately 1.698 acres of land, to wit:

**Legal Description:** Being 1.698 acres situated in the W.D.C. Hall League, Abstract No. 70, within the City Limits of Pearland, Brazoria County, Texas, being all of Lots 1 and 2 in block 4 of Creekview Subdivision No. 2 recorded in Volume 7, Page 47 and 48 of the Plat Records of Brazoria County; and lots 3, and 4, in block 2 of Creekview Subdivision, recorded in Volume 6, page 205, amended plat recorded in Volume 7, page 5, Public Records, Brazoria County, Texas.

**General Location:** The property is located South of Broadway Street and East of East Circle Drive and West of West Circle Drive Pearland, TX

## **C. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-05Z**

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 district, to a Planned Development 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 to the west and Old Alvin Road to the east, and south of Walnut Street, Pearland, TX.

**D. CONSIDERATION & POSSIBLE ACTION – COMPREHENSIVE PLAN ADOPTION**

A request of the City of Pearland; for approval of THE 2015 City of Pearland Comprehensive Plan.

**Legal Description:** N/A

**General Location:** N/A

**E. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Bailey Road Annexation Update
3. Next P&Z Meeting, September 21, 2015
4. Next JPH Meeting, September 28, 2015

**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 14th day of August 2015, A.D., at 5:30 p.m.

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Jennifer Tatum, Office Assistant

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