



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, NOVEMBER 2, 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. Approve the Minutes of the October 19, 2015 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the absence of Commissioner Ginger McFadden and Thomas Duncan from the Regular Meeting held on October 19, 2015.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF BELLAVITA AT GREEN TEE SECTION 6

A request by Bill Doris of Century Engineering, Inc., applicant; on behalf of Green Hollow Ltd; for approval of a Preliminary Plat of Bellavita at Green Tee Section 6, an 8 lot single family subdivision and 2 reserves on approximately 3.6857 acres of land zoned PUD, on the following described property, to wit:

Legal Description: A Subdivision of 3.6857 Acres of Land out of the W.D.C. Hall Survey, A-23 City of Pearland, Harris County, Texas.

General Location: Generally located east of the intersection of Berlino Drive and Rivera Circle.



C. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF LAKE PARK SUBDIVISION PHASE 1 SECTION 2

A request by Andrew Allemend of Windrose Land Service, Inc., applicant; on behalf of Kyle Tauch of Cullen Stone, Ltd.; for approval of a Preliminary Plat of Lake Park Subdivision, Phase 1, Section 2, to create 2 non-residential lots on approximately on 5.0019 acres of land within the Lake Park Planned Development, on the following described property, to wit:

Legal Description: A subdivision of 5.0019 acres / 217,884 square feet of land situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: Generally located on the east side of Cullen Road in the 8000 block.

D. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF LAKE PARK SUBDIVISION PHASE 1 SECTION 3

A request by Andrew Allemand of Windrose Land Services, Inc., applicant; on behalf of Kyle Tausch of Cullen Stone, Ltd.; for approval of a Preliminary Plat of Lake Park Subdivision Phase 1 Section 3, to create one non-residential lot on approximately .9999 acres of land, properly described to wit:

Legal Description: A subdivision of .9999 acres / 43,557 square feet of land, situated in the W.T. Dobson survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: Generally located on the north east side of Cullen Road about 173 feet south of the Clear Creek.

E. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF LAKE PARK SUBDIVISION PHASE 1 SECTION 4

A request by Andrew Allemand of Windrose Land Services, Inc., applicant; on behalf of Kyle Tauch of Cullen Stone, Ltd.; for approval of a Preliminary Plat of Lake Park Subdivision Phase 1 Section 4 to create 1 reserve on approximately 3.1609 acres of land within the Lake Park Planned Development, on the following described property, to wit:

Legal Description: A subdivision of 3.1609 acres / 137,689 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.



General Location: Generally located on the east side of Cullen Road along the south bank of Clear Creek.

F. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS AT SAVANNAH SECTION 1

A request by Geoff Freeman of BGE / Kerry R. Gilbert & Associates, applicant; on behalf of Brian Gibson of Savannah Development, Ltd.; for approval of a Preliminary Plat of Stewart Heights at Savannah Section 1, to create 50 single family lots and 2 reserves on approximately 11.5 acres of land within the Savannah Development in the City of Pearland ETJ, on the following described property, to wit:

Legal Description: Being \pm 11.5 acres of land containing 50 lots (generally 50' \times 120') and two reserves out of the A.C.H.B Survey, A-403, Brazoria County, Texas.

General Location: Generally located on the west side of Savannah Parkway about 350 feet north of the Savannah Parkway and County Road 58 Intersection.

G. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS AT SAVANNAH SECTION 2

A request by Geoff Freeman of BGE / Kerry R. Gilbert & Associates, applicant; on behalf of Brian Gibson of Savannah Development, Ltd.; for approval of a Preliminary Plat of Stewart Heights at Savannah Section 2, to create 44 single family lots and 1 reserve on approximately 11.9 acres of land located in the Savannah Development in the City of Pearland ETJ, on the following described property, to wit:

Legal Description: Being \pm 11.9 acres of land containing 44 lots (55' \times 125' type) and one reserve (1.67 acres) in two blocks out of the A.C.H.B. A-403 H.T. & B.R.R. Co. survey, A-302 Brazoria County, Texas.

General Location: Generally located at the southwest corner of Savannah Parkway and Laurel Heights Drive.

H. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS AT SAVANNAH SECTION 3

A request by Geoff Freeman of BGE / Kerry R. Gilbert & Associates, applicant; on behalf of Brian Gibson of Savannah Development, Ltd.; for approval of a Preliminary Plat of Stewart Heights at Savannah Section 3, to create 74 single



family lots and 6 reserves on approximately 45.6 acres of land located in the Savannah Development in the City of Pearland ETJ on the following described property, to wit:

Legal Description: Being ±45.6 acres of land containing 74 lots (65' × 125" type) and six reserves (21.41 acres) in three blocks out of the A.C.H.B. A-403 H.T. & B.R.R. Co. survey, A-302 Brazoria County, Texas.

General Location: Generally located at the northwest corner of Savannah Parkway and Laurel Heights Drive.

I. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS AT SAVANNAH SECTION 4

A request by Geoff Freeman of BGE / Kerry R. Gilbert & Associates, applicant; on behalf of Brian Gibson of Savannah Development, Ltd.; for approval of a Preliminary Plat of Stewart Heights at Savannah Section 4, to create 62 single family lots and 3 reserves on approximately 29.5 acres of land located in the City of Pearland ETJ on the north side of County Road 58 and about 200 feet west of Savannah Parkway, to wit:

Legal Description: Being ±29.5 acres of land containing 62 lots (50' by 120' type) and three reserves (14.96 acres) in four blocks out of the A.C.H. & B. Survey, A-403 Brazoria County, Texas.

General Location: Generally located on the north side of County Road 58 and about 200 feet west of Savannah Parkway.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – REPLAT OF LOT THE D THE RESERVE AT SHADOW CREEK RANCH

A request of Kevin Hall of CEI Engineering, Inc. the applicant; on behalf of CCAC Sam's at Shadow Creek, LLC, owner; for approval of a Replat of Lot D of the Reserve at Shadow Creek Ranch, creating 2 commercial lots and located on 3.2991 acres, to wit;

Legal Description: A subdivision of 3.2991 acres of 143,711 square feet of land situated in the William Morris Survey, Abstract No. 344 City of Pearland, Brazoria County, Texas.



General Location: generally located on the west side State Highway 288 Frontage Road about 750 feet south of Discovery Bay Drive.

B. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Texas APA Conference – Staff and Commissioner Reports.
3. PZ Survey Action Plan
4. City Hall/Annex Renovation Plans
5. Future Meeting Schedules
6. Zoning Update
7. Next JPH/P&Z Regular Meeting, November 16, 2015

V. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfin 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 October 2015, A.D., at 5:30 p.m.

Jennifer Tatum, Office Assistant

Agenda removed _____ day of November, 2015.