



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, NOVEMBER 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 EXCUSE OF ABSENCE**

1. Approve the Minutes of the November 2, 2015 P&Z Regular Meeting, held at 6:00 p.m.
2. Excuse the absence of P&Z Commissioner Darrel Isenberg from the November 2, 2015 P&Z Regular Meeting.

**III. MATTERS REMOVED FROM CONSENT AGENDA**

**IV. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF LOTS C AND D OF THE AMENDING PLAT OF THE DEVELOPMENT PLAT OF THE CENTER AT PEARLAND PARKWAY**

A request of Kristin LeBlanc, Halff Associates, the applicant; on behalf of TPRF III / SR Pearland LP, owner; for approval of a Replat of Lots C and D of the Amending Plat of the Development Plat of the Center at Pearland Parkway creating 4 commercial lots located on 4.9357 acres, to wit;

**Legal Description:** Being 4.9357 acres located in the Thomas J. Green Survey, Abstract Number 198 City of Pearland, Brazoria County, Texas 2680, 2670, 2650 and 2630 Pearland Parkway Plat Number P-615Q-2014-0106, 2 Blocks, 5 Lots.



**General Location:** 2650 Pearland Parkway

**B. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 2015-10**

A request of Sheila Rowley of Studio Red Architects, applicant; on behalf of the Archdiocese of Galveston-Houston, owner; for approval of a Conditional Use Permit (CUP) to allow for a school use in the Single Family Residential-2 (R-2) zoning district; on approximately 9.9978 acres of land, to wit:

**Legal Description:** Being a 9.9978 acre tract of land out of Lots E and 105, Section No. 1, A.C.H. & B.R.R Co. survey, Abstract Number 147, according to the plat thereof as filed in Volume 2, Page 1 Brazoria County Plat Records, Pearland, Brazoria County, Texas.

**General Location:** 2209 Old Alvin Road, Pearland, TX.

**C. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 2015-11**

A request of N. Khalfe of Powers Brown Architecture, applicant; on behalf of Spencer Bennett, owner; for approval of a Conditional Use Permit (CUP) to allow for the reduction of transparency, articulation, and façade requirements on a new building in the Light Industrial (M-1) zoning district; on approximately 11.983 acres of land, to wit:

**Legal Description:** That certain 11.983 acre tract out of a 27.056 acre tract out of a 48.035 acre tract being the Easterly part of a 94.243 acre tract in the F.B. Drake Survey, A-1181, and the H.T.& B.R.R. Survey, A-413, Harris County, Texas.

**General Location:** 3303 S. Sam Houston East, Pearland, TX.

**D. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 2015-12**

A request of Windrose Land Services, Inc., applicant; on behalf of T&B alexander Family LTD Partnership, owner; for approval of a Conditional Use Permit (CUP) to allow for fuel station and convenience store in the General Commercial (GC) zoning district; on approximately 2.3304 acres of land, to wit:

**Legal Description:** A tract or parcel containing 1.8712 acres of land, being all of Lot 1, Block 1, Stripes Pearland, Map or Plat thereof recorded under



Brazoria County Clerks File (B.C.C.F.) No. 2015042573, situated in the A.C.H. & B. Survey, Abstract No. 507, Brazoria County, Texas; and being a tract or parcel containing 0.4592 acres of land being all of Restricted Reserve "A", Block 1, Stripes Pearland, Map or Plate thereof recorded under Brazoria County Clerks File (B.C.C.F.) No. 2015042573, situated in the A.C.H. & B. Survey, Abstract No. 507, Brazoria County, Texas.

**General Location:** 3808 S. Main Street, Pearland, TX.

#### **E. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-12Z**

A request of R West Development Co, Inc., applicant; on behalf of Henry Kurjee of Houston Business Investments Inc. and Tracy F. Goza of Pearland Magnolia LLC, owners; for approval of a change in zoning from the Light industrial (M-1) zoning district to the Single Family Residential -3 (R-3) zoning district; on approximately 35.6674 acres of land, to wit:

**Legal Description:** Being a part of a 31.1339 acre tract out of the H.T. & B. RR Company Survey, Section 11, A-239 and a 10.076 Acre tract out of Section 11. H.T. & B. RR Co. Survey A-239 Pearland, Brazoria County, Texas.

**General Location:** East side of Veterans Drive, approximately 450 feet north of Magnolia Road, Pearland, TX.

#### **F. CONSIDERATION AND POSSIBLE ACTION – AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE**

A request of the City of Pearland for approval of a Unified Development Code (UDC) amendment to permit the Restaurant (With No Drive-In or Drive Thru service) Use in the Business Park – 288 (BP-288) zoning district.

**Legal Description:** N/A

**General Location:** N/A

#### **G. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Bailey Road Annexation Update
3. Next P&Z Meeting, December 7, 2015 – Regular Meeting
4. CUP 2013-02 – Placed on the agenda at the request of Vice-Chair Daniel Tunstall



5. Alvin ISD – Fall – demographic update
6. Houston Chronicle Article on "Home sales dive as buyers retreat" - <http://tablet.olivesoftware.com/Olive/Tablet/HoustonChronicle/SharedArticle.aspx?href=HHC%2F2015%2F11%2F12&id=Ar00101>

This article discusses housing trends in the Houston Area market, and the impact of lowering oil prices.

## 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, Alma Gonzalez, 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 November 2015, A.D., at 5:30 p.m.

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Alma Gonzales, Office Assistant

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