



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, FEBRUARY 1, 2016, 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 January 4, 2016 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the absence of P&Z Commissioner Tony Pradia from the January 4, 2016 P&Z Regular Meeting.

Decision Date 2.5.16

B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF CANTERBURY PARK SECTION 4

A request by Angie Bowers of Pape-Dawson Engineers; on behalf of K.B. Lone Star Owner; for approval of the Preliminary Plat of Canterbury Park Section 4, creating 64 single family lots and 3 reserves on 17.082 acres of land, to wit:

Legal Description: A subdivision of 17.082 acres, being a portion of a 55.626 acre tract, conveyed to KB Home Lone Star, Inc. and described in County Clerk’s file 2013013873 of the Brazoria County official public records, situated in the F.B. Drake Survey, A-508 out of restricted reserve “B”, Canterbury Park Sec 1 as recorded under volume 24, page 112, Brazoria County plat records in the City of Pearland, Brazoria County, Texas 77584

General Location: Northeast of the Canterbury Park Lane and Belmore Lane Intersection.



C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF PROVINCE VILLAGE RESIDENTIAL TRACT A

Decision Date
2.5.16

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of Chris Lynch, Gehan Homes, owner; for approval of the Final Plat of Province Village Residential Tract A creating 17 residential lots and 4 reserves located on 5.125 acres of land, to wit:

Legal Description: A subdivision of 5.125 acres of land situated in the W.D.C. Hall Survey, Abstract 23, City of Pearland, Harris County, Texas.

General Location: North CORNER OF Province Village Drive and Country Club Drive.

D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF STEWART HEIGHTS SECTION 1

Decision Date
2.5.16

A request of Rene Rodriguez of LJA Engineering, applicant; on behalf of Savannah Development, Ltd.; for approval of the Final Plat of Stewart Heights Section 1, to create 50 single family lots and 2 reserves on approximately 11.496 acres of land, to wit:

Legal Description: A subdivision of 11.496 acres of land situated in the A.C.H. & B. survey, Abstract 403, City of Pearland. Brazoria County, Texas.

General Location: The west side of Savannah Parkway about 350 feet north of the Savannah Parkway and County Road 58 intersection.

E. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF ALVIN COMMUNITY COLLEGE PEARLAND CAMPUS UNRESTRICTED RESERVE “A”

Decision Date
2.5.16

A request of Chad Gormly, Gormly Surveying, Inc., applicant, on behalf of Alvin Community College, owner; for approval of a Replat Alvin Community College Pearland Campus Unrestricted Reserve “A” to wit:

Legal Description: A plat of 3.84 acres of land, being all of Block 10, Pearland Townsite, Brazoria County, Texas, City of Pearland, Texas.

General Location: The east side of Grand Boulevard from Broadway Street to Jasmine Street.



III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update:
January 25, 2016 – City Council approved 2015-13 CUP for winery in GB zoning district at 2635 Miller Ranch Road,
3. Next P&Z Meeting, February 15, 2016 – Joint Public Hearing and Regular P&Z meeting
4. Articles from November/December 2014 and January/February 2015 issues of “Urban Land.”
 - i. *City Crops* (urban agriculture)
 - ii. *Outlook for Master Planned Communities*
(What captures homebuyer’s interest?)
 - iii. *The Emerging Trends in Real Estate 2015 Report*
(Texas claims 3 of the top markets.)
 - iv. *11 Strategies for Building Community of Affordable Housing*
(Design strategies that can enhance housing affordable or not)
 - v. *13 Trends to Watch: The forces of change that will create a new urban reality.* (Adapting older urban real estate to modern purposes.)
 - vi. *Business and Philanthropist Richard Kinder to Open ULI Spring Meeting in Houston*
 - vii. *Next Wave Mixed Income Housing*
(10 new multi-family developments for mixed income levels near urban cores.)
 - viii. *Visions of a New Life for Houston’s Historic Astrodome.*
(ULI Advisory Services panel recommends ways to create a popular, green, indoor/outdoor space as an alternative to demolition.)

V. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfinq at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.



I, Alma Gonzales, 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 29th day of January 2016, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of February ____, 2016.