



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, FEBRUARY 15, 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 February 1, 2016 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the absence of P&Z Commissioner Derrell Isenberg from the February 1, 2016 P&Z Regular Meeting.

<b>Decision Date</b> 2.19.16
-------------------------------------

**B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF BAKERS LANDING SECTION 1B**

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Preliminary Plat of Bakers Landing Section 1B, creating 48 single family lots and 2 reserves on 10.492 acres of land.

Legal Description: A subdivision of 10.492 acres of land situated in the A.C.H. & B. Survey, Abstract 147, City of Pearland, Brazoria County, Texas, Being a partial replat of Thomas and Gilbert Industrial Tracts, Volume 15, Page 317 & 318, Brazoria County map records.

General Location: the north side of Hampshire Street about 500 feet east of Galveston Avenue.



**Decision  
Date**  
2.19.16

**C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SAVANNAH PARKWAY & LAUREL HEIGHTS DRIVE STREET DEDICATION**

A request by Rene Rodriguez, LJA Engineering Inc., applicant; on behalf of Ethan Springer, Savannah Development, Ltd.; for approval of a Final 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 24.439 acres of land situated in the H.T. & B.R.R. Company Survey, Section 77, Abstract 302 and the A.C.H. & B. Survey, Abstract 403, Brazoria County, Texas.

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

**Decision  
Date**  
2.19.16

**D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 11**

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518SCR Ltd, owner, for approval of the Final Plat of Southlake Section 11, creating 86 residential lots and 7 reserves on 34.197 acres of land described to wit:

Legal Description: A subdivision of 34.197 acres of land situated in the H.T.&B.R.R. Company Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

General Location: East side of Southlake Boulevard at Spicewood Pine Lane.

**Decision  
Date**  
2.19.16

**E. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 12**

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518SCR Ltd, owner for approval of the Final Plat of Southlake Section 12, creating 65 residential lots and 6 reserves located on 24.229 acres of land, described to wit:

Legal Description: A subdivision of 24.229 acres of land situated in the H.T. & B.R.R. Company Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.



General Location: South side of the Southlake and Spicewood Lane intersection.

### III. MATTERS REMOVED FROM CONSENT AGENDA

### IV. NEW BUSINESS

#### A. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2016-02Z

A request of Bryan Smith, applicant; on behalf of Castlerock Communities LP., owner; for approval of a change in zoning designation from Suburban Development District (SD) to Suburban Residential - 15 (SR-15); on approximately 29 acres of land; located at the intersection of County Road 89 (CR 89) and County Road 101 (Bailey Road), to wit:

**Legal Description:** The herein described 29.32 acres of land situated in the H.T. & B.R.R. Company Survey Abstract 547, Brazoria County, Texas; said 29.32 acre tract of land being the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18 (also referred to as Lot 26) of said H.T. & B.R.R. Company Survey. Save and except Block 1 Lot and Block 2, Lots 9, 11, 12, 14, 15, 16, and 18, as shown on the Final Plat of Cullen Park Estates dated April 13, 2009.

**General Location:** The intersection of County Road 89 (CR 89) and County Road 101 (Bailey Road), Pearland, TX.

#### B. CONSIDERATION AND POSSIBLE ACTION –CONDITIONAL USE APPLICATION NO. 2016-02

A request of James Elmore, applicant; on behalf of Joseph and Mathew John, owners; for approval of a Conditional Use Permit (CUP) to allow for fuel station and convenience store in the General Business (GB) zoning district; on approximately 2.157 acres of land, to wit:

**Legal Description:** A tract or parcel containing 2.157 acres of land, being all of Lot 1, Block 1, JKJ Development recorded under Brazoria County Clerks File (B.C.C.F.) No. 2008015246, and all of a called 0.65 acre tract as described by deed recorded under B.C.C.F. No. 2013054148, situated in the R.B. Lyle Survey, Sec. 4, A-543, City of Pearland, Brazoria County, Texas.



**General Location:** NW corner of Orange Street, Pearland, TX.

**C. CONSIDERATION AND POSSIBLE ACTION – AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC)**

A request the of the City of Pearland for approval of a Unified Development Code (UDC) amendments to the Land Use Matrix , for proposed amendments to the Unified Development Code, Ordinance No. 2000T regarding changes to the Land Use Matrix. The changes consist of consistency of use with other zoning districts, correction of typographical errors, clarification and expansion of definition and suitability of use in the zoning district through Conditional Use Permit as opposed to being Permitted by right.

**Legal Description:** N/A

**General Location:** N/A

**D. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Zoning Update:
3. Next P&Z Meeting, February 7, 2016 –Regular P&Z meeting
4. National APA Conference – Phoenix, AZ , Date TBD

**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 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 12th day of February 2016, A.D., at 5:30 p.m.

\_\_\_\_\_  
Alma Gonzales, Office Assistant

Agenda removed \_\_\_\_\_ day of February \_\_\_\_, 2016.