

PLANNING AND ZONING COMMISSION

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JULY 19, 2004 AT 6:30 P.M., IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE SECOND FLOOR CONFERENCE ROOM OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES - June 21, 2004

III. NEW BUSINESS

A. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

**B. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE
APPLICATION NO. 1180**

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: 0.879 acres of land situated in the J.W. Maxey Survey, Sterling Estates Section II, Lot 2-A, Abstract 721, Brazoria County, Texas (Located at 9122 W. Sterling Drive)

Owner: Daniel and Patricia Wolfe
9122 W. Sterling Drive
Pearland, Texas 77584

**C. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE
APPLICATION NO. 1181**

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: 7.00 acres of land situated in Lot 4 of the Allison Richey Gulf Coast Home Company Subdivision of Section 85, H.T. & B.R.R. Company Survey, Abstract

PLANNING AND ZONING COMMISSION

304, Brazoria County, Texas, according to the plat recorded in Volume 2, Page 107 of the Plat Records of Brazoria County, Texas (Located on the East Side of Smith Ranch Road, and South of County Road 403 (Hughes Ranch Road))

Owner: Marion Fisher Eugene L. Fisher
6425 Bankside # 1143 & 12819 Segrest
Houston, Texas 77096 Houston, Texas 77041

D. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE PERMIT APPLICATION NO. 132

Specific Use Permit Application No. 132

Request for an for an amendment to the Land Use and Urban Development Ordinance of said City for a Specific Use Permit for a day care in the Single Family Dwelling District (R-1(S)), on the following described property, to wit:

Legal Description: Lots 12, 13, 14, and 15, in Block 2, of Colonial Estates Subdivision, an addition in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 9, Page 123, of the Plat Records of Brazoria County, Texas (Located at 3610 McLean Road)

Owner: Pravin B. Patel and Jagdish Patel
3610 McLean Road
Pearland, Texas 77584

Applicant: Lisa Diese – CBR
18815 CR 143
Pearland, Texas 77581

E. CONSIDERATION & POSSIBLE ACTION –ZONE CHANGE APPLICATION NO. 1179

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

PLANNING AND ZONING COMMISSION

Legal Description: The North 9.9226 acres of Lot 30 (Called North One-Half of Lot 30) of the Allison Richey Gulf Coast Home Company Subdivision of Section 21 of the H.T. & B.R.R. Company Survey, Abstract 309, Brazoria County, Texas, according to the plat thereof recorded in Volume 2, Page 23 of the Plat Records of Brazoria County, Texas (Located on the West Side of County Road 89 (Old Chocolate Bayou Road), and North of Fite Road)

Owner: E. R. Milstead
2950 Old Chocolate Bayou Road
Pearland, Texas 77581

Applicant: Michael Pollok
7757 San Felipe, Suite 204
Houston, Texas 77024

F. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1178

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification General Business District (GB) to Commercial District (C), on the following described property, to wit:

Legal Description: 2.389 acres of land, out of Lot 59, of the Allison Richey Gulf Coast Home Company Subdivision of the H.T. & B.R.R. Company Survey No. 20 (F.B. Drake), Abstract 506, Brazoria County, Texas (Located on the West Side of Cullen Boulevard, and North of FM 518 (Broadway Street))

Owner: Jung Kwak
2621 Sunfish Drive
Pearland, Texas 77584

G. CONSIDERATION & POSSIBLE ACTION – REMOVE FROM TABLE ZONE CHANGE APPLICATION NO. 1175

H. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1175

Request for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District

PLANNING AND ZONING COMMISSION

SD) to Planned Unit Development (PUD), on the following described property to wit:

Legal Description: 10.0360 acre tract of land being Lot 59 of the Allison Richey Gulf Coast Home Company Subdivision of Section 85, H.T. & B.R.R. Company Survey, Abstract 307, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 107, of the Plat Records of Brazoria County, Texas (Generally Located North of FM 518, and on the West Side of Hook Road)

Owner: Jeff and GraceLee
14700 Marsh Lane # 1711
Addison, Texas 77500

Applicant: Hamilton Homes
4119 Montrose #230
Houston, Texas 77006

I. CONSIDERATION & POSSIBLE ACTION – CONDUCT A PUBLIC HEARING - Replat of a Portion Commercial Reserve Block 12, West Lea, Section 3, Section 16 H.T. & B.R.R. Survey Abstract 546, City of Pearland, Texas, Volume 12, Page 23 & 24, Plat Records of Brazoria County

J. CONSIDERATION & POSSIBLE ACTION – CONDUCT A PUBLIC HEARING - Partial Replat of Creekside Section One, Block 3, 3.113 Acres Being all of Reserve 'B' And Lots 1 through 15 of Block 3 of the Amending Plat of Creekside Section One Recorded in Volume 24, pages 9 & 10 of the Brazoria County Map Records and Being out of the H.T. & B.R.R. co. Survey, Section One Abstract 233 and the D.H.M. Hunter Survey, Abstract 76, city of Pearland, Brazoria County, Texas

K. CONSIDERATION & POSSIBLE ACTION – Variance Request for CVS/Pharmacy Construction, Sherwood Subdivision FM 518 and Pearland Parkway to begin construction.

L. CONSIDERATION & POSSIBLE ACTION – CONDUCT A PUBLIC HEARING - Final Plat Pearland Central Wal-Mart, A Subdivision of 30.34 Acres of Land being a Replat of the Lots 25, 26, 31 and 32 of Zychlinski Subdivision, Vol. 29, Pg 43, B.C.D.R. : And Lot 'A' of Kmart Super Center Pearland, Vol. 19, Pg. 167-168, B.C.P.R. ; Located in the R.B.Lyle Survey, A-542 and H.T. & B.R.R. Survey, A-233, City of Pearland, Brazoria County, Texas

PLANNING AND ZONING COMMISSION

M. CONSIDERATION & POSSIBLE ACTION – CONDUCT A PUBLIC HEARING - Final Plat of Tranquility Bay Apartments, Brazoria County, Texas, 16.00 Acre (696,828 Square Feet) Tract of land, being a Replat of Tranquility Lakes Section Three (recorded in Volume 24, Pages 59-62 B.C.P.R.), also being out of a part of the H.T. & B.R.R. Co. Survey, Abstract No. 242, Section 1, Brazoria County, Texas

N. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Cold River Ranch Phase 2 Being a Subdivision of 40.731 Acres out of Lots 7,8,9,10,11, and 12, out of Emigration Land Company Subdivision of the J.S. Talmage Survey No. 76 Abstract No. 562 Brazoria County Map Records as Recorded in Vol. 2, Pg. 81-82, B.C.P.R. Brazoria County, Texas

O. CONSIDERATION & POSSIBLE ACTION – Final Plat of Country Place Plaza A Subdivision of 1.8969 Acres of Land out fo the J. Crawley Survey, 174 Brazoria County, Texas

P. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of The Estates of Dixie Farm, A Tract or Parcel of Land Containing 3.0245 Acres Out of Lots 83 & 84 of George W. Jenkins Subdivision in the W.D.C. Hall League, Abstract 70 in City of Pearland, Brazoria County, Texas

Q. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Gonzalez Subdivision, 1 Block, 1 Lot, 1.7992 Acres in the H.T. & B.R.R. Company Survey, Abstract 243 City of Pearland Brazoria County, Texas

R. CONSIDERATION & POSSIBLE ACTION – Amending Plat of Shadow Creek Ranch SF-23 29.765 Acres Being an Amending Plat of Shadow Creek Ranch SF-23 as Recorded in Volume 24, Pages 100-101, of the Plat Records of Brazoria County, Texas and Being out of the T.C.R.R. co. Survey, Section 3, Abstract 678 and The H.T. & B.R.R. co. Survey, Section 82, Abstract 565. City of Pearland, Brazoria County, Texas

S. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-26 34.069 Acres Beinig out of the H.T. 7 B.R.R. Co. Survey, Section 82, Abstract 565, City of Pearland, Brazoria County, Texas

T. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-27 22.257 Acres Being out of the H.T. & B.R.R. Co. Survey, Section 82 Abstract 565, City of Pearland, Brazoria County, Texas

U. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-28 26.534 Acres Being out of the H.T. & B.R.R. co. Survey, Section 82 Abstract 565, City of Pearland, Brazoria County, Texas

PLANNING AND ZONING COMMISSION

V. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-29 43.257 Acres Being out of the H.T. & B.R.R. Co. Survey, Section 82, Abstract 565, City of Pearland, Brazoria County, Texas

W. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-30 31.654 Acres Being out of the H.T. & B.R.R. Co. Survey, Section 82, Abstract 565, City of Pearland, Brazoria County, Texas

X. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch Reflection Bay Drive North 2.671 Acres Being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678

Y. CONSIDERATION & POSSIBLE ACTION – Final Right-Of-Way Plat of Shadow Creek Ranch Portions of Trinity Bay Drive, Biscayne Bay Drive and Regents Bay Drive 11.566 Acres Being out of the S.G. Haynie Survey, Abstract 620 Fort Bend County and S.G. Haynie Survey, Abstract 212 and the H.T. & B.R.R. company Survey, Section 82, Abstract 305, Brazoria County, City of Pearland, Fort Bend County and Brazoria County, Texas

Z. DISCUSSION ITEM – Creating Walkable Communities workshop
August 24 & 25

NEXT MEETING DATES: August 2, 2004 – Regular P & Z
August 16, 2004 – JPH & Regular P&Z

III. 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.