



**CITY COUNCIL
PLANNING AND ZONING COMMISSION
CITY OF PEARLAND
JOINT SPECIAL MEETING**

Monday, June 18, 2018 6:30 PM

COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE

- I. CALL TO ORDER - COUNCIL | PLANNING AND ZONING COMMISSION**
- II. ROLL CALL- COUNCIL**
- III. ROLL CALL - PLANNING AND ZONING**
- IV. INTRODUCTION OF AGENDA AND FORMAT OF HEARING**

JOINT SPECIAL MEETING NO. 1

1. Conditional Use Permit Application No. CUP 18-00012

A request of Sean Rives, applicant, on behalf of Dennis J. Hayden, owner; for approval of a Conditional Use Permit (CUP) to allow for expansion of nonconformities and office use located in the Light Industrial (M-1) zoning district; on approximately 26.754 acres of land.

Legal Description:

A tract containing 26.754 acres of land, more or less, out of Tracts 6 and 15, Section No. 5, H. T. & B. R.R. Co. Survey, Abstract No. 237, Brazoria County, Texas as recorded in Volume 28, Page 6 of the Deed Records of Brazoria County, Texas.

General Location:

13600 Hatfield Road, Pearland, TX.

[CUP 18-00012 13600 Hatfield Road AIR-18-193](#)

A. APPLICATION INFORMATION AND CASE SUMMARY

- 1. STAFF REPORT**
- 2. APPLICANT PRESENTATION**
- 3. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST**

B. PLANNING COMMISSION/COUNCIL/STAFF DISCUSSION

1. PLANNING AND ZONING COMMISSION
2. CITY COUNCIL
3. STAFF WRAP UP

C. CITY COUNCIL NEW BUSINESS

1. **Consideration and Possible Action Resolution No. R2018- CUP18-00012**
- A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow for expansion of nonconformities and office use located in the Light Industrial (M-1) zoning district, A tract containing 26.754 acres of land, more or less, out of Tracts 6 and 15, Section No. 5, H. T. & B. R.R. Co. Survey, Abstract No. 237, Brazoria County, Texas as recorded in Volume 28, Page 6 of the Deed Records of Brazoria County, Texas. (Located at 13600 Hatfield Road, Pearland, TX.) Conditional Use Permit Application No CUP18-00012, within the Light Industrial (M-1) zoning district, at the request of Sean Rives, applicant, on behalf of Dennis J. Hayden, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.
[R2018-CUP18-00012 AIR-18-206](#)

JOINT SPECIAL MEETING NO. 2

1. **Conditional Use Permit Application No. CUP 18-00011**
A request of Wendell L. Blackburn, applicant, on behalf of Gulshan Hirani, owner; for approval of a Conditional Use Permit (CUP) to allow for locksmith/key shop located in the Old Townsite General Business (OT-GB) zoning district; on approximately 0.3099 acres of land.

Legal Description:

Lots twenty (20), twenty-one (21), twenty-two (22), and twenty-three (23), block 35, Pearland Townsite, and addition in Brazoria County, Texas, according to the map or plat thereof, recorded in Volume 29, Page 41 of the Deed Records of Brazoria County, Texas

General Location:

4415 Broadway Street Suite #C, Pearland, TX.
[CUP 18-00011 4415 Broadway #C AIR-18-197](#)

A. APPLICATION INFORMATION AND CASE SUMMARY

1. STAFF REPORT
2. APPLICANT PRESENTATION

3. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST.

B. PLANNING COMMISSION/COUNCIL/STAFF DISCUSSION

1. PLANNING AND ZONING COMMISSION
2. CITY COUNCIL
3. STAFF WRAP UP

C. CITY COUNCIL NEW BUSINESS

1. **Consideration and Possible Action Resolution No.R2018- CUP18-00011**
- A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow for locksmith/key shop located in the Old Townsite General Business (OT-GB) zoning district, Lots twenty (20), twenty-one (21), twenty-two (22), and twenty-three (23), block 35, Pearland Townsite, and addition in Brazoria County, Texas, according to the map or plat thereof, recorded in Volume 29, Page 41 of the Deed Records of Brazoria County, Texas. (Located at 4415 Broadway Street #C, Pearland, TX.) Conditional Use Permit Application No CUP18-00011, within the Old Townsite General Business (OT-GB) zoning district, at the request of Wendell L. Blackburn, applicant, on behalf of Gulshan Hirani, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.
[R2018-CUP18-00011 AIR-18-207](#)

JOINT SPECIAL MEETING NO. 3

1. **Conditional Use Permit Application No. CUP 18-00013**
A request of Cain Group represented by Chris Holley, applicant, on behalf of Lifepointe Fellowship represented by Cecil K. Whitton, owner; for approval of a Conditional Use Permit (CUP) to allow for expansion of nonconformities and church use located in the Single-Family Residential-1 (R-1) zoning district; on approximately 4.793 acres of land.

Legal Description:

A 4.793 acre tract in the W.D.C. Hall League, Abstract No. 70, Brazoria County, Texas. Said 4.793 acre tract is in Tract 1 of the Yost Partition Plat as recorded in Volume 6, Page 142 in the Brazoria County Plat Records and is further described as being a part of a 5.103 acre tract described in a deed to Bethany Assembly of God as recorded in Volume 1158, Page 625 in the Brazoria County Deed Records.

General Location:

3011 Yost Boulevard, Pearland, TX.

[CUP 18-00013 3011 Yost Boulevard AIR-18-195](#)

A. APPLICATION INFORMATION AND CASE SUMMARY

1. STAFF REPORT
2. APPLICANT PRESENTATION
3. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

B. PLANNING COMMISSION/COUNCIL/STAFF DISCUSSION

1. PLANNING AND ZONING COMMISSION
2. CITY COUNCIL
3. STAFF WRAP UP

C. CITY COUNCIL NEW BUSINESS

1. **Consideration and Possible Action - Resolution No. R2018-CUP18-00013** - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow for expansion of nonconformities and a church use located in the Single-Family Residential (R-1) zoning district, A 4.793 acre tract in the W.D.C. Hall League, Abstract No. 70, Brazoria County, Texas. Said 4.793 acre tract is in Tract 1 of the Yost Partition Plat as recorded in Volume 6, Page 142 in the Brazoria County Plat Records and is further described as being a part of a 5.103 acre tract described in a deed to Bethany Assembly of God as recorded in Volume 1158, Page 625 in the Brazoria County Deed Records. (Located at 3011 Yost Boulevard, Pearland, TX.) Conditional Use Permit Application No CUP18-00013, within the Single-Family Residential (R-1) zoning district, at the request of Cain Group represented by Chris Holley, applicant, on behalf of Lifepointe Fellowship represented by Cecil K. Whitton, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

JOINT SPECIAL MEETING NO. 4

1. **Conditional Use Permit Application No. CUP 18-00007**
A request of LED Design Builders represented by Ammar Jaber, applicant, on behalf of Jilovani Rodham, owner; for approval of a Conditional Use Permit (CUP) to allow for auto repair (minor) located in the General Business (GB) zoning district; on approximately 1.0526 acres of land.

Legal Description:

A tract of land containing 1.0526 acre, more or less, being the east 10.00 feet of Lot 7, & the west 70.00 feet of Lot 6 of the partition of the Mahanay Landes, H.T. & B. Survey, Section 15, Abstract 241, Brazoria County, Texas.

General Location:

6834 Broadway Street, Pearland, TX.

[CUP 18-00007 6834 Broadway Street AIR-18-196](#)

A. APPLICATION INFORMATION AND CASE SUMMARY

1. STAFF REPORT
2. APPLICANT PRESENTATION
3. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

B. PLANNING COMMISSION/COUNCIL/STAFF DISCUSSION

1. PLANNING AND ZONING COMMISSION
2. CITY COUNCIL
3. STAFF WRAP UP

C. CITY COUNCIL NEW BUSINESS

1. **Consideration and Possible Action - Resolution No. R2018- CUP18-00007-** A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow for auto repair (minor) located in the General Business (GB) zoning district, A tract of land containing 1.0526 acre, more or less, being the east 10.00 feet of Lot 7, & the west 70.00 feet of Lot 6 of the partition of the Mahanay Landes, H.T. & B. Survey, Section 15, Abstract 241, Brazoria County, Texas. (Located at 6834 Broadway Street, Pearland, TX.) Conditional Use Permit Application No CUP18-00007, within the General Business (GB) zoning district, at the request of LED Design Builders represented by Ammar Jaber, applicant, on behalf of Jilovani Rodham, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

V. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281.652.1840 prior to the meeting so that appropriate arrangements can be made.

All agenda supporting documents are available @ www.pearlandtx.gov