



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, MARCH 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 EXCUSED ABSENCES**

1. Approve the Minutes of the February 16, 2015 P&Z Regular Meeting, held at 6:30 p.m.

**B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF AFTON LAKES**

A request by Chad Thumann of R West Development, applicant; on behalf of Wayne Thumann, owner; for approval of a Preliminary Plat of Afton Lake, a 30 lot single-family residential subdivision with 5 reserves on approximately 16.55 acres of land on the following described property, to wit:

**Legal Description:** A subdivision of 16.55 acres of land part of Section 15, H.T. & B.R.R. Co. Survey Abstract #241, Brazoria County, Texas, Vol. 441, Page 265 D.R.B.C.

**General Location:** Southeast quadrant of the Broadway Street and Roy Road intersection.

**C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF CANTERBURY PARK SECTION 3**

A request by John R. Dreahn of Pape-Dawson Engineers, applicant; on behalf of KB Lone Star owner; for approval of a Final Plat of Canterbury Park Section 3, a 41 lot single-family residential subdivision and 2 reserves on



approximately 14.336 acres of land on the following described property, to wit

**Legal Description:** A subdivision of 14.336 acres of land, 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, Abstract-508 out of Restricted Reserve "B", Canterbury Park, Sec. 1 as recorded under Vol. 24, Pg. 112, Brazoria County Plat Records, City of Pearland, Texas.

**General Location:** North and south sides of the future extension of Anzac Drive about approximately 430 feet east of the newly constructed Belmore Lane.

#### **D. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF MASSEY LAKES ESTATES**

A request by C.L. Davis of C.L. Davis & Co., applicant; on behalf of Meritage Homes of Texas, owner; for approval of a Preliminary Plat of Massey Lakes Estates, a 86 lot single family subdivision with 15 reserves, on 40.285 acres of land on the following described property, to wit

**Legal Description:** A subdivision of 40.2850 acres of land being all of Lots 1 and 2, Section 18, Kanawha – Texas Company Subdivision of Parts of Sections 18 and 22, H.T. & B. RR. Co., G.C. Smith Survey, Abstract Number 547, City of Pearland, Brazoria County, Texas.

**General Location:** Between Charles Avenue (CR 107-F) to the west; Manvel Road (FM 1128) to the east; and north of Bailey Road.

#### **E. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF PROVINCE VILLAGE RESIDENTIAL TRACT B**

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Chris Lynch, Gehan Homes, owner; for approval of a Final Plat of Province Village Residential Tract B; a 54 lot single-family residential subdivision and 6 reserves, on approximately 13.353 acres of land on the following described property, to wit

**Legal Description:** A subdivision of 13.353 acres of land situated in the Thomas J. Green Survey, Abstract-198 Brazoria County, Texas.

**General Location:** South side of Province Village Drive and approximately 900 feet east of Pearland Parkway.



## **F. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF PROVINCE VILLAGE RESIDENTIAL TRACT C**

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Chris Lynch, Gehan Homes, owner, for approval of a Final Plat of Province Village Residential Tract C; a 21 lot single-family residential subdivision with 5 reserves, on approximately 7.109 acres of land on the following described property, to wit

**Legal Description:** A subdivision of 7.109 acres of land situated in Thomas J. Green Survey, Abstract-198, Brazoria County, Texas.

**General Location:** North side of Province Village Drive and approximately 250 feet east of Pearland Parkway.

### **III. MATTERS REMOVED FROM CONSENT AGENDA**

### **IV. NEW BUSINESS**

#### **A. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2014-11**

A request of William G. Crowell, applicant/owner for approval of a Conditional Use Permit to allow for the construction of a Residential Antenna Support Structure within the Single Family Residential - 3 (R-3) zoning district on approximately 0.1446 acres of land, to wit:

**Legal Description:** Being Lot 17, Block 3 of the Hazeldale Estates Plat, Recorded in Vol. 17, Pg. 243 of the Brazoria County Public Record, out of a tract of land containing 18.327 acres of land in the Perry Austin League Abstract III, Brazoria County, Texas.

**General Location:** 2716 Shauntel Street, Pearland, TX

#### **B. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2015-01**

A request of Ben Searway, applicant; on behalf of SW40, LLC, owner; for approval of a Conditional Use Permit (CUP) for an exemption to the façade requirements for an existing structure located in the Garden/O'Day – Mixed Use (G/O-MU) district on approximately .568 acres of land, to wit:

**Legal Description:** Being lot Six (6) and the North 12.5 feet of lot Seven (7) in block Six (6), of Hickory Creek Place, a subdivision in Brazoria County,



Texas according to the map or plat thereof, recorded in Volume 11, Page 1 of the Plat Records of Brazoria County.

**General Location:** 2125 Garden Road, Pearland, TX

**C. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2015-02**

A request of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Glass 518 Joint Venture, owner; for approval of a Conditional Use Permit (CUP) to allow for a Mini-Warehouse/Self Storage Facility located within the General Business (GB) zoning district on approximately 4.5496 acres of land, to wit:

**Legal Description:** Being all of Lot 1 of Pearland Senior Village, as recorded in Doc. #2010012628 of the Brazoria County Plat Records in the H.T. & B.R.R. Co. Survey, Abstract No. 242 in Brazoria County, Texas.

**General Location** Southwest corner of Broadway Street and Brownstone Place, Pearland, TX

**D. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2015-03**

A request of Greg Gow (FCI) as Agent for Verizon Wireless, applicant; on behalf of Ace Manor Property Development 1, owner; for approval of a Conditional Use Permit (CUP) to allow for the construction of a Wireless Telecommunication Tower located within the General Commercial (GC) zoning district on approximately 2.046 acres of land, to wit:

**Legal Description:** Being 2.046 acres out of Lot 58 of the W. Zychlinski Subdivision, Vol. 29, Pg. 43 of the Brazoria County Deed Records, within the H.T. & B.R.R. Co. Survey, Abstract 542 City of Pearland, Brazoria County, Texas.

**General Location:** 1515 North Main Street, Pearland, TX

**E. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Comprehensive Plan Update Joint Workshop - April 27, 2015
3. National APA Conference –April 18-21, 2015 in Seattle
4. Auto Repair at Dixie Farm and Broadway



5. Next P&Z Meeting, April 6, 2015 – Regular Meeting

**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, Jennifer Tatum, 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 March 2015, A.D., at 5:30 p.m.

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Jennifer Tatum, Office Assistant

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