

MINUTES OF THE JOINT PUBLIC HEARING FOR THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION, CITY OF PEARLAND, TEXAS, HELD ON MONDAY APRIL 16, 2018 AT 6:30 P.M., IN COUNCIL CHAMBERS, PEARLAND CITY HALL, 3519 LIBERTY DR.

CALL TO ORDER

Mayor Tom Reid opened a series of public hearings at 6:30 p.m.

The following were present:

Council Member Tony Carbone	P&Z Chairperson Daniel Tunstall
Council Member Gary Moore	P&Z Vice-Chairperson Thomas Duncan
Council Member David Little	P&Z Commissioner Layni Cade
Council Member Trent Perez	P&Z Commissioner Derrell Isenberg
Council Member Keith Ordeneaux	P&Z Commissioner Mary Starr
Council Member Woody Owens	P&Z Commissioner Troy Pradia
Council Member Derrick Reed	

Also present were Deputy City Attorney Lawrence Provins, Community Development Director John McDonald, City Planner Jimontanae McBride, Senior Planner Martin Griggs, Planning Technician Samin Bazargan, Planner Armon Irones, Director of Economic Development Matt Buchanan, Director of Engineering Robert Upton, Associate Engineer Matt Brown and Office Assistant Alma Gonzales

Senior Planner Martin Griggs read the order of agenda and the format of the meeting.

CALL TO ORDER

Mayor Tom Reid opened the public hearing for Zone Change Application No. Zone 18-00003

P&Z Chairperson Daniel Tunstall read into the record the Zone Change Application No. Zone 18-00003

PURPOSE OF HEARING

Zone Change Application No. ZONE 18-00003

A request of Tetra Surveys represented by David White, applicant, on behalf of Presidio Equities, LLC represented by Ryan Taaffe, owner; for approval of an addendum to add land and change the zoning from the Light Industrial (M-1) zoning district to a Planned Development (PD) (Rice Drier Business Park) zoning district; on approximately 22.8627 acres of land.

Legal Description: Being Lots 1, 2, 3, and detention reserve, a 22.8627 acre tract of land out of a portion of Lots 28, 33, and 39 of W. Zychlinski's Subdivision, recorded in Volume 29, Page 41, of the Brazoria County Deed Records, (B.C.D.R.), located in the H.T. & B. R.R. Co. Survey, Abstracts 232 and 542, Brazoria County, Texas.

General Location: Approximately 22 acres at the SWC of Rice Drier Road and North Main Street (SH35) with an address of 1916 North Main Street, Pearland TX.

APPLICATION INFORMATION AND CASE SUMMARY

Senior Planner Martin Griggs presented the Staff report with exhibits. He informed that one notice was received undeliverable and two calls were received requesting further information. Staff recommended approval of the requested change in zoning on the approximately 22.8627 acre site for the following reasons:

1. The proposed PD fits applicability criteria 3, 4, 6, and 7 of Section 2.2.2.1(b) warranting a PD district classification. The proposal offers a symbiotic mixture of more intense commercial facilities in phase 1 with their industrial counterpart in phase 2. The land is proposed for development as a commercial and industrial employment center. The land is of such character with the existing rice silo on the adjacent site, that it is in the community's best interest to encourage quality development through flexible design standards through this PD.
2. The proposed change in zoning from Light Industrial (M-1) to a Planned Development (PD) implements the policies of the Comprehensive Plan. The Future Land Use Map land use classification for this site is Industrial and Public/Semi-Public.
 - At a later date the Future Land Use Map should be edited to fix the error so that the public/Semi-Public category is contained to the Pearland ISD property. The proposed change also is in conformance with the SH 35 Redevelopment Strategy that was adopted as an amendment to the Comprehensive Plan in 2016.
3. The proposed PD addendum will result in a superior facade treatment for both phases of development. The building in phase one proposes the larger frontage to conform to COD standards rather than the shorter side facing Main Street. In phase two the buildings between 5,000 and 35,000 square feet will each have a minimum 25% masonry facade. Each industrial building will also have a minimum of 10% of its square footage dedicated to office areas.

Applicant Bobby Orr, 5400 Katy Freeway, Katy TX 77007, gave a brief presentation and was available for comments and questions.

No Staff wrap up.

PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

None

COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Councilmember Tony Carbone inquired if any person if the adjourning neighbor had any concerns with the request. Mr. Griggs informed that the owner was reached and they had a good conversation regarding the request. Councilmember Gary Moore did not see a problem with the request and was in favor. Councilmember Woody Owens inquired if the two hundred thousand dollar for the development was a not to exceed number. Director of Economic Development Matt Buchanan informed it is not to exceed number.

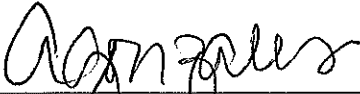
Councilmember Tony Carbone gave clarification that they were voting on the amendment to the PD all other agreements would be discussed at a later time. City Attorney Darrin Coker agreed the agreements would be discussed at a later time.

No comments from the P&Z Commission.

ADJOURNMENT

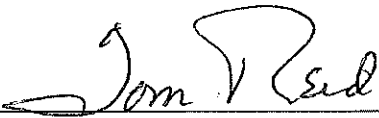
Mayor Tom Reid adjourned the public hearing for Zone Change Application No. Zone 18-00003 at 6:43 p.m.

These minutes are respectfully submitted by:



Alma Gonzales, Office Assistant

Minutes approved as submitted on this 14th day of May, 2018 A.D.



Mayor Tom Reid