

MINUTES OF A JOINT SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, SEPTEMBER 10, 2018, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

Mayor Reid called the meeting to order 9:37 p.m. with the following present:

Mayor	Tom Reid	P&Z Commissioner Mary Starr
Mayor Pro-Tem	Derrick Reed	P&Z Commissioner Thomas Duncan
Councilmember	Tony Carbone	P&Z Commissioner Troy Pradia
Councilmember	Gary Moore	P&Z Commissioner Lani Cade
Councilmember	Adrian Hernandez	P&Z Commissioner Darrell Isenberg
Councilmember	J. David Little	P&Z Commissioner Daniel Tunstall
Councilmember	Derrick Reed	
Councilmember	Woody Owens	
City Manager	Clay Pearson	
City Attorney	Darrin Coker	
City Secretary	Young Lorfing	

Others in attendance: Jon Branson Deputy City Manager, Matt Buchanan President of EDC, Trent Epperson Assistant City Manager, Jimontanae McBride City Planner, Robert Upton Director of Engineering and Andrea Brinkley Assistant Director of Public Works.

JOINT SPECIAL MEETING NO. 1

Conditional Use Permit Application No. CUP 18-00014 - A request of Rekha Engineering, Inc. represented by John English, applicant, on behalf of Towne Lake LP represented by R. West Development Company, Inc - Renee L. McGuire, owner; for approval of a Conditional Use Permit (CUP) to allow for a mini-warehouse/self storage use located in the General Commercial (GC) zoning district; on approximately 3.4784 acres of land.

Legal Description:

Being all that certain 3.4784 acre tract of land out of the A.C.H.&B. survey, Abstract 507.

General Location:

West of Towne Lake Estates Subdivision fronting Oiler Drive and being a part of the property addressed 3737 Main Street, Pearland, TX.

APPLICATION INFORMATION AND CASE SUMMARY

STAFF REPORT: Senior Planner Martin Griggs reported on the Conditional Use Permit (CUP) to allow for a mini-warehouse/self storage use located in the General Commercial (GC) zoning district; on approximately 3.4784 acres of land.

APPLICANT PRESENTATION:

Applicant Renee L. McGuire reported on the Conditional Use Permit stating she would like to be able to develop the land and build commercially.

Applicant John Hollister reported on the Conditional Use Permit stating this tract will not cause any additional drainage issues and the Homeowners have met with the Applicant to work out

issues.

PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST:

Kevin Cole, 3808 Houston Lake Drive, spoke in support of the Conditional Use Permit, asking that the amendment be made to limit the height of the building to one story.

John Gilmore, 3812 Canyon Lake Drive, spoke in support of the Conditional Use Permit.

PLANNING COMMISSION/COUNCIL/STAFF DISCUSSION:

Commissioner Tunstall stated he is in favor of the amendment to keeping this a one-story building.

Commissioner Isenberg stated he is in support of the proposed CUP but would like to know if the Homeowners Association has claim to the fencing that backs up to the proposed CUP land.

Homeowners Association President John Hollister stated the wood fences that back up to the property are the responsibility of the homeowners and the details will be worked out between the Homeowners Association and the builder as to how the fences will be maintained.

Commissioner Isenberg asked what defined a one-story building height wise.

Senior Planner Martin Griggs stated the maximum height is 45 feet.

Commissioner Isenberg stated the height of the building needs to be addressed in the CUP if the homeowners have an issue with that.

Councilmember Owens stated he will support the Permit since the residents showed up and are in support of the plan.

Councilmember Moore stated he supports the CUP due to it will not have a big impact on traffic and the residents are in support but did caution residents of potential light pollution.

Mayor Pro-Tem Perez stated he would like the Applicant to speak on the amendment to limiting the building to one-story and limits the height of the building.

Applicant Renee L. McGuire stated she is not opposed to the height requirements and there is minimal lighting planned for the back that would affect residents.

Mayor Pro-Tem Perez stated he does not see anything in the CUP that limits the business from having doorways facing the subdivision and would like it added to the amendment, as well as height requirements and motion sensor lighting.

Councilmember Carbone asked staff if there needs to be a height requirement in the CUP.

Homeowners Association President John Hollister stated the builders have provided to residents that the building would not stand higher than 18 feet with facades.

Conversation ensued between Councilmember Perez and the applicants regarding the limitation of the building height to 18 feet.

CITY COUNCIL NEW BUSINESS

Council Action - Resolution No. R2018-CUP18-00014 - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow for a mini-warehouse/self storage use located in the General Commercial (GC) zoning district, Being all that certain 3.4784 acre tract of land out of the A.C.H.&B. survey, Abstract 507. (Located West of Towne Lake Estates Subdivision fronting Oiler Drive and being a part of the property addressed 3737 Main Street, Pearland, TX.) Conditional Use Permit Application No CUP18-00014, within the General Commercial (GC) zoning district, at the request of Rekha Engineering, Inc. represented by John English, applicant, on behalf of Towne Lake LP represented by R. West Development Company, Inc - Renee L. McGuire, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

Councilmember Hernandez made the motion, seconded by Councilmember Moore to approve Resolution No. R2018-CUP18-00014 as amended.

Mayor Pro-Tem Perez made the motion, seconded by Councilmember Moore to amend the Conditional Use Permit to include a one foot candle intensity limitation to the property line with motion sensor lights only along the perimeter, to disallow any doorway from facing the back property line and to limit the building height to one-story not to exceed eighteen feet.

Mayor Reid called for the vote on the amended motion.

Voting "Aye" Councilmembers Carbone, Reed, Perez, Hernandez, Little, Moore and Owens.

Voting "No" None.

Amended motion passed 7 to 0.

Mayor Reid called for the vote on the original motion as amended.

Voting "Aye" Councilmembers Carbone, Reed, Perez, Hernandez, Little, Moore and Owens.

Voting "No" None.

Motion passed 7 to 0.

ADJOURNMENT

Meeting was adjourned at 10:06 p.m.

Minutes approved as submitted and/or corrected this the ____ day of _____, A.D., 2018

Tom Reid
Mayor

ATTEST:

Young Lorfing, TRMC
City Secretary