

**MINUTES OF A JOINT SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, OCTOBER 15, 2018, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

Mayor Reid called the meeting to order 6:46 p.m. with the following present:

Mayor	Tom Reid	P&Z Commissioner Mary Starr
Mayor Pro-Tem	Trent Perez	P&Z Commissioner Troy Pradia
Councilmember	Tony Carbone	P&Z Commissioner Lani Cade
Councilmember	Gary Moore	P&Z Commissioner Darrell Isenberg
Councilmember	J. David Little	P&Z Commissioner Daniel Tunstall
Councilmember	Woody Owens	P&Z Commissioner Ronald Wicker
City Manager	Clay Pearson	
City Attorney	Darrin Coker	
Deputy City Secretary	Maria Rodriguez	

Absent: Councilmember Hernandez and Councilmember Reed.

Others in attendance: Jon Branson Deputy City Manager, Trent Epperson Assistant City Manager, John McDonald Director of Community Development, Joel Hardy Grants-Special Projects Administrator and Lawrence Provins Deputy City Attorney.

**JOINT SPECIAL MEETING NO. 1**

**Conditional Use Permit Application No. CUP 18-00019** - A request of Harrell Architects, LP, applicant, represented by Perry Harrell, on behalf of Office Grove Province GP, LLC, owner represented by Jon Spears; for approval of a Conditional Use Permit (CUP) to allow for an assisted living facility use located in the Planned Development (PD) zoning district; on approximately 1.372 acres of land.

Legal Description:

A 1.372 acre (59,745sq. ft.) tract of land, out of Lot "B", of Province Village Drive Office Park and Reserves, as recorded in Brazoria County Plat Records Number 2008019410, Brazoria County, Texas.

General Location:

East of 2920 Province Village Drive, Pearland, TX.

**APPLICATION INFORMATION AND CASE SUMMARY**

**STAFF REPORT:** Planner Samin Bazargan reported on the Conditional Use Permit (CUP) to allow for an assisted living facility use located in the Planned Development (PD) zoning district; on approximately 1.372 acres of land.

**APPLICANT PRESENTATION:**

Harrell Engineering Representative Perry Harrell, 9575 Katy Freeway, reported on the Conditional Use Permit in representation of the applicant stating the land use will be for a thirty bed Assisted Living facility.

## **PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST:**

Curtis McNulty, 2817 Parkside Village Court, addressed Council and stated he would like to know the architectural flow of the buildings and whether it will match what is already in the area.

## **PLANNING COMMISSION/COUNCIL/STAFF DISCUSSION:**

Commissioner Mary Starr stated she is in support of the request and the business should not impact traffic.

Commissioner Ronald Wicker stated his support of the requested permit and does not see any issue with approving the request.

Commissioner Darrell Isenberg stated he is in support and does understand the concern with the building keeping the same appearance as the area and that can be addressed.

Commissioner Troy Pradia stated his in support of the request and agrees the appearance of the building should match the area.

Commissioner Layni Cade stated she is in agreement with the approval of the permit and the appearance should match the neighborhood. She further stated with the amount of beds in the facility, emergency vehicles should not be an issue.

Commissioner Daniel Tunstall stated he is in favor of approving the request.

Councilmember Owens stated he is in favor of the requested permit and is glad to see the land being used and the location is appropriate.

Discussion ensued between Mayor Pro-Tem Perez and Senior Planner regarding the requirements of the Permit as it pertains to the driveway, cross access and masonry.

Councilmember Carbone asked the Architect to address the concerns over the uniform look of the building.

Harrell Architect Representative Perry Harrell stated the plan is to make the front and end sides of the building masonry and the remainder stucco.

## **CITY COUNCIL NEW BUSINESS:**

**Council Action - Resolution R2018-CUP18-00019** - A Resolution of the City Council of the City of Pearland, Texas, approving a Conditional Use Permit (CUP) to allow for an assisted living facility use located in the Planned Development (PD) zoning district; a 1.372 acre (59,745sq. ft.) tract of land, out of Lot "B", of Province Village Drive Office Park and Reserves, as recorded in Brazoria County Plat Records Number 2008019410, Brazoria County, Texas. (Located at east of 2920 Province Village Drive, Pearland, TX.) Conditional Use Permit Application No CUP18-00019, within the Planned Development (PD) zoning district, at the request of Harrell Architects, LP, applicant, represented by Perry Harrell, on behalf of Office Grove Province GP, LLC, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

Councilmember Little made the motion, seconded by Councilmember Moore to approve Resolution No. R2018-CUP18-00019.

Voting "Aye" Councilmembers Carbone, Perez, Little and Owens.

Voting "No" Councilmember Moore.

Amended motion passed 4 to 1, with Councilmember Reed and Councilmember Hernandez absent.

**ADJOURNMENT**

Meeting was adjourned at 7:03 p.m.

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

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Tom Reid  
Mayor

ATTEST:

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Young Lorfing, TRMC  
City Secretary