

MINUTES OF THE JOINT PUBLIC HEARING FOR THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION, CITY OF PEARLAND, TEXAS, HELD ON MONDAY OCTOBER 15, 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 6:34 p.m.

The following were present:

Mayor Tom Reid	P&Z Chairperson Daniel Tunstall
Council Member Tony Carbone	P&Z Commissioner Derrell Isenberg
Council Member Trent Perez	P&Z Commissioner Mary Starr
Council Member David Little	P&Z Commissioner Layni Cade
Council Member Gary Moore	P&Z Commissioner Ronald Wicker
Council Member Woody Owens	P&Z Commissioner Troy Pradia

Also present were Deputy City Attorney Lawrence Provins, Community Development Director John McDonald, Planning Manager Martin Griggs, Planner Samin Bazargan, Planner Vince Husted, Assistant Director of Engineering Raj Shrestha, Assistant City Engineer Ryan McKinnis, Director of Engineering Robert Upton and Office Assistant Alma Gonzales

Planning Manager Martin Griggs read the order of the agenda, the format of the meeting and informed Council and Commission that one item was pulled from the agenda by the applicant.

CALL TO ORDER

Mayor Tom Reid opened the public hearing for Zone Change Application No. Zone 18-00019 at 6:34 p.m.

P&Z Chairperson Daniel Tunstall read into the record the Zone Change Application No. Zone 18-00019

PURPOSE OF HEARING

Zone Change Application No. ZONE 18-00019

A request of Stream Realty, applicant, represented by Andrew Allemand of Windrose Land Services, on behalf of SR Pearland, owner, for approval of a change in the zoning classification from the Single-Family Residential-2 (R-2) to Planned Development (PD) zoning district; on approximately 8.495¹ acres of land.

Legal Description: A tract or parcel containing 8.495 acres or 370,052 square feet of land being part of the residue of a called 118.755 acre tract of land conveyed to Marion E. Settegast Jr. Et Al as recorded in Volume 1421, Page 25 of the Brazoria County Deed Records (B.C.D.R.), situated in Thomas J. Green Survey, Abstract No. 198, Brazoria County, TX

General Location: North of Pearland Parkway across from Shallow Creek Drive, Pearland TX.

APPLICATION INFORMATION AND CASE SUMMARY

Planning Manager Martin Griggs presented the Staff report with exhibits and informed that one call was received asking for more information on the request. Staff recommended approval of an amendment to add land and change the zoning from the Single-Family Residential-2 (R-2) zoning district to a Planned Development (PD) (Center at Pearland Parkway) zoning district on approximately 8.438 acres of land with a minor change to the design plan for the following reasons:

1. The continued expansion of the Center at Pearland Parkway PD for what is effectively phase 3 of development is desirable to maintain an increased quality of development. The Pearland Economic Development Corporation, Community Development, and Engineering staff strongly recommend that the entrance to this phase of development be treated as a primary entrance with enhanced landscaping. The entrance will likely be the last full access (with left and right turn movements) allowed on Pearland Parkway. The Engineering Department has indicated that a right in only will be allowed before the turn but no other curb cuts will be permitted. Engineering staff continues to work with the applicant on the traffic impact analysis.
2. The PD will maintain development consistent with the retail, office, and service classifications of the Future Land Use Plan with a variety of retail and service opportunities.
3. The proposed PD results in a mixed commercial strip development with big box retail, tenant retail space, and possible out-parcel space for a restaurant.
4. The proposed design plan maintains compatibility with adjacent uses. The previously approved list of uses requiring CUP (2000M-154) is added to this PD to maintain consistency for PD's along Pearland Parkway.
5. The proposed design plan maintains a configuration of uses which are compatible with existing adjacent developments.
6. The proposed expansion is not anticipated to have significant negative impacts on existing surrounding or future developments. Traffic will likely be increased as seen with the addition of previous big box retail developments. The recommendation of the addition of a primary entrance should assist with this.
7. The proposed PD maintains a high quality landscape above and beyond what is required by the UDC.

APPLICANT REPRESENTATION

Representative for the property Andrew Allemand of Windrose Land Services, 1111 Richmond Avenue #150, Houston TX 77082, gave a brief presentation and was available for questions and comments.

No Staff wrap up

PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

None

COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Councilmember Tony Carbone made a comment that the tax certificate the applicant provided did not match the subject property but did not have a problem with the amendment. Councilmember Trent Perez made a note for the record that he has consulted Windrose Land Services in the past but has not had any prior work history with this particular client. Mr. Perez asked Staff if a replat would be required from the previous Hobby Lobby plat, Mr. Griggs informed that it would require an administrative replat but didn't believe that any of the lot boundaries for the lot would be changing. Mr. Perez did not have any objections to the changes. Councilmember Gary Moore did not have any objections to the amendment. Councilmember Woody Owens asked for verification in regards to the driveway entrance being the same entrance for the future Hobby Lobby store, Mr. Allemand informed that it would be the same entrance.

P&Z Commission and Staff had no further comments.

ADJOURNMENT

Mayor Tom Reid adjourned the public hearing at 6:45 p.m.

These minutes are respectfully submitted by:

Alma Gonzales, Office Assistant

Minutes approved as submitted on this 19th day of November 2018 A.D.

Mayor Tom Reid