

MINUTES OF THE JOINT PUBLIC HEARING FOR THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION, CITY OF PEARLAND, TEXAS, HELD ON MONDAY JANUARY 28, 2019 AT 6:30 P.M., IN THE SECOND FLOOR TRAINING ROOM – PUBLIC SAFETY BUILDING – 2555 CULLEN PARKWAY

CALL TO ORDER

Mayor Tom Reid opened a series of public hearings at 6:40 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 Derrell Isenberg
Council Member Trent Perez	P&Z Commissioner Mary Starr
Council Member Adrian Hernandez	P&Z Commissioner Layni Cade
	P&Z Commissioner Ronald Wicker

Also present were Community Development Director John McDonald, Planning Manager r Martin Griggs, Planner Samin Bazargan, Planner Mohamed Bireima, Director of Engineering Robert Upton, Associate Director of Engineering Raj Shrestha, Assistant Director of Traffic Ryan McKinnis, Associate Engineer Parviz Pourazizian and Office Assistant Alma Gonzales

Mayor Tom Reid opened the public hearing at 6:40 p.m.

Planning Manager Martin Griggs presented the order of agenda and format of the meeting.

P&Z Chairperson Daniel Tunstall read into the record Zone Change Application No. Zone18-00022

PURPOSE OF HEARING

Zone Change Application No. Zone18-00022

A request by Alan Mueller, applicant, on behalf of Marilyn Bullard, owner, for approval of amendments to the regulations of the Midtown at Magnolia Planned Development regarding the townhome development tract; on approximately 7.443 acres of land.

Legal Description:

Lot 3 in Block 1 being 7.443 acres of a subdivision of 11.759 acres located in the H.T. B. R.R. Co. Survey, Abstract No. 546 in the City of Pearland, Brazoria County, Texas.

General Location:

South of 7110 Magnolia Road, Pearland TX.

APPLICATION INFORMATION AND CASE SUMMARY

Planner Mohamed Bireima presented the Staff Report with exhibits and informed that there were no phone calls or comment forms received for the request. Staff recommended approval for the following reasons:

1. The proposed PD amendments are consistent with the intent and purpose of the original PD.
2. The proposed PD amendments will not have significant impact on streets, water, sanitary sewer, or other public utilities.

Applicant Alan Mueller, 4201 Broadway, Pearland TX 77581, on behalf of Marilyn Bullard, gave a brief presentation and was available for comments or questions.

No Staff wrap up

PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

None

COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Councilmember Trent Perez informed that he and the applicant Mr. Mueller have had business history in the past.

No comments from the P&Z Commission

CALL TO ORDER

P&Z Chairperson Daniel Tunstall read into the record Zone Change Application No. Zone18-00023

PURPOSE OF HEARING

Zone Change Application No. Zone18-00023

A request by Spencer Marston, applicant, on behalf of Norman W. Hicks, Sr. and Shelia Hicks, owner, for approval of a zone change from the interim zoning classification of Suburban Development (SD) District to Neighborhood Service (NS) District on approximately 3.1988 acres of land proposed for annexation.

Legal Description:

Being a 3.1988 acre tract of land situated in the HT&B RR Co Survey, Abstract No. 547, Brazoria County, Texas, being a portion of Lot 12, Section 18, of the Kanawha Texas Company Subdivision of parts of Sections 18 & 22 of the HT&B RR Co Surveys, as recorded in Volume 2, Page 51, Plat Records of Brazoria County, Texas, being a portion that certain tract of land described in deed to Norman W. Hicks, Sr. and wife, Shelia Hicks, as recorded in Volume 91865, Page 818, Official Records of Brazoria County, Texas (O.R.B.C.T.).

General Location:

East of Charles Avenue, west of the Pearland ISD West Bus Barn, north of the intersection of Bailey Road and CR 101C, with an approximate address of 7409 Bailey Road.

APPLICATION INFORMATION AND CASE SUMMARY

Planner Samin Bazargan Bireima presented the Staff Report with exhibits and informed that there were no phone calls or comment forms received for the request. Staff recommended approval for the following reasons:

1. The proposed change in zoning is not in conformance with the Comprehensive Plan and the Future Land Use Plan.
 - a. The Future Land Use Plan identifies this area as "Low Density Residential".
 - b. The site is near a minor retail node at the corner of Bailey Road and Manvel Road where the proposed zoning would be appropriate.
2. The proposed change to NS is the least intensive (most restricted) commercial district in terms of allowed uses and would be appropriate in a primarily residential zoned area when the expected future use would be residential.
3. The proposed change in zoning will not have significant impact on streets, water, sanitary sewer, or other public utilities.

Applicant Spencer Marston, 3608 18th Street, Metairie LA 70002, on behalf of Norman Hicks, SR. and Sheila Hicks, gave a brief presentation and was available for comments and questions.

City Attorney Darrin Coker explained the annexation history of the said property.

PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

Mona Miller, 2524 Westminister, Pearland TX 77581, representative for Owner, gave a brief explanation of the Owner's intent for the request.

COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

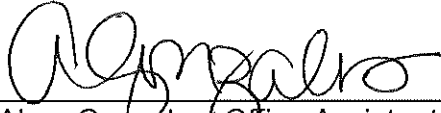
Councilmember Gary Moore did not have an issue with the request, Mr. Perez made a comment on the Future Land Use Plan and did not think the zone change was appropriate and was not personally in support of. Councilmember Tony Carbone was in favor of the request.

Commissioner Mary Starr commented that the zone change a good idea.

ADJOURNMENT

Mayor Tom Reid adjourned the public hearing at 7:03 p.m.

These minutes are respectfully submitted by:


Alma Gonzales, Office Assistant

Minutes approved as submitted on this 18th day of March 2019 A.D.


Mayor Tom Reid