

MINUTES OF THE JOINT PUBLIC HEARING FOR THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION, CITY OF PEARLAND, TEXAS, HELD ON MONDAY MARCH 18, 2019 AT 6:30 P.M., 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 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 Martin Griggs, Planner Vince Hustead, Planner Mohamed Bireima, Associate Director of Engineering Raj Shrestha, Assistant Director of Traffic Ryan McKinnis, and Office Assistant Alma Gonzales

Mayor Tom Reid opened the public hearing at 6:30 p.m.

Planning Manager Martin Griggs presented the order of agenda and format of the meeting. Mr. Griggs informed that Zone Change Application No. Zone 19-00001 was pulled from this agenda by the applicant to be re-scheduled at a later date.

P&Z Chairperson Daniel Tunstall read into the record Zone Change Application No. Zone 19-00003

PURPOSE OF HEARING

Zone Change Application No. Zone 19-00003

A request by Presidio Equities, LLC, applicant and owner, for approval of an amendment to the Rice Drier Commerce Park Planned Development District regulations regarding the minimum building size, on approximately 22.86 acres of land, to wit:

Legal Description:

Being a 22.86 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, located in the H.T. & B. R.R. Co. Survey, Abstracts 232 and 542, Brazoria County, Texas.

General Location:

Southwest Corner of North Main Street and Rice Drier Road, Pearland, Texas.

APPLICATION INFORMATION AND CASE SUMMARY

Planner Mohamed Bireima presented the Staff Report with exhibits and explained the criteria's for approval.

David White for Presidio Equities, LLC, 3907 Chestnut Bend, Missouri City TX, 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 architect for this request had an existing business relationship. Councilmember Woody Owens asked staff if this change would affect all the buildings on the property or just the one building. Planning Manager Martin Griggs confirmed it would only be the one building.

No comments from the P&Z Commission

ADJOURNMENT

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

CALL TO ORDER

P&Z Chairperson Daniel Tunstall read into the record Zone Change Application No. Zone 19-00002

PURPOSE OF HEARING

Zone Change Application No. Zone 19-00002

A request by Steve Hextell, BROP, LLC, applicant, on behalf of Pei Nan Tsou, representing Beltway 23 LTD, owner, for approval of an amendment to the Kingsley & Broadway Planned Development District; on approximately 9.20 acres of land.

Legal Description:

Lot C, Block 1 of the Kingsley Retail Addition, an addition in the City of Pearland, Brazoria County, Texas, according to the plat recorded in File No. 2018048675 in the Plat Records of Brazoria County, Texas.

General Location:

3100 Block of Kingsley Drive, Pearland, Texas.

APPLICATION INFORMATION AND CASE SUMMARY

Planner Mohamed Bireima presented the Staff Report with exhibits and explained the criteria’s for approval.

Steven Hextell with BROP, LLC, 2219 Sawdust Rd. #105, Spring TX, 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 Woody Owens asked the applicant if there would be any back up lightening concerns. Marty C. the architect for the applicant explained they would be using low cut off lightening with zero light poles in the back. Councilmember Derrick Reed made a comment that the request would be a great addition to the area. No other comments from Council.

No comments from the P&Z Commission

ADJOURNMENT

Mayor Tom Reid adjourned the public hearing at 6:55 p.m.

These minutes are respectfully submitted by:

Alma Gonzales, Office Assistant

Minutes approved as submitted on this 15th day of April 2019 A.D.

Mayor Tom Reid