

MINUTES OF THE JOINT PUBLIC HEARING FOR THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION, CITY OF PEARLAND, TEXAS, HELD ON MONDAY APRIL 15, 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 Commissioner Derrell Isenberg
Council Member David Little	P&Z Commissioner Mary Starr
Council Member Trent Perez	P&Z Commissioner Layni Cade
Council Member Adrian Hernandez	P&Z Commissioner Ronald Wicker
Council Member Woody Owens	

Also present were Community Development Director John McDonald, Planner Vince Husted, Planner Samin Bazargan and Office Assistant Alma Gonzales

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

Planner Mrs. Bazargan presented the order of agenda and format of the meeting.

P&Z Chairperson Daniel Tunstall read into the record Zone Change Application No. Zone 19-00004

PURPOSE OF HEARING

Zone Change Application No. Zone 19-00004

A request by Marina Damian, Advance Surveying, Inc., applicant, on behalf of Ahmed Elsayem, owner, for approval of a zoning change from Single-family Estate (R-E) District to Suburban Residential-12 (SR-12) District; on approximately 3.06 acres of land; to wit:

Legal Description: Being a tract or parcel of 3.2533 acres or 141,715 square feet of land out of Allison Richey Gulf Coast Home Company's Suburban Gardens of Section 20 H.T. B.R.R. Co. Survey, Abstract No. 506, Brazoria County, Texas, recorded in Volume 2, Pages 23-24 of the Plat Records of Brazoria County (B.C.P.R.), Texas; being the same tract of land described as the West 270.5 feet of Lot 18 conveyed to Ahmed Elsayem, recorded under County Clerk's File Number (C.C.F.N.) 2015042089, of the Official Public Records Of Brazoria County, Texas (O.P.R.B.C.T.).

General Location: 8933 Hawk Road, Pearland, Texas.

APPLICATION INFORMATION AND CASE SUMMARY

Planner Mrs. Bazargan presented the Staff Report with exhibits and informed that Staff recommended approval with the following criteria's for approval.

Per Section 2.2.1.4 of the Unified Development Code, the criteria for approval of a zone change is as follow:

1. Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map and any incorporated sector plan maps.
2. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified
3. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area
4. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

No applicant Representation

No Staff wrap up

PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

Resident Sarah Wicke, 907 Norfolk Dr., Pearland TX 77584 had concerns with future development and was requesting additional information on the site.

COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

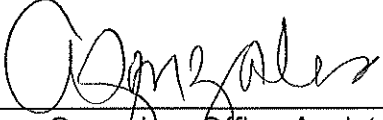
Councilmember Tony Carbone comments on the applicant not being present for comments and questions and asked for clarification on the proposal. Community Development Director Mr. McDonald explained the proposal was for single family homes including a submittal for a 6 lot subdivision plat. Councilmember Trent Perez asked Staff what the effects would bring with the zone change of the land, Mrs. Samin and Mr. McDonald explained the lots would become lower in density. Mr. Perez was in support of the request. Councilmembers Adrian Hernandez and Gary Moore were both in support of the request.

P&Z Commissioners Mary Starr and Ronald Wicker were both in favor of the request. Chairperson Daniel Tunstall commented on the 12,000 square foot lot size for SR-12 zoning.

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 20th day of May 2019 A.D.



Mayor Tom Reid

