

MINUTES OF THE JOINT PUBLIC HEARING FOR THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION, CITY OF PEARLAND, TEXAS, HELD ON MONDAY, MAY 20, 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 6:32 p.m.

The following were present:

Council Member Derrick Reed	P&Z Vice - Chairperson Thomas Duncan
Council Member Trent Perez	P&Z Commissioner Troy Pradia
Council Member Adrian Hernandez	P&Z Commissioner Mary Starr
Council Member David Little	P&Z Commissioner Julie Ward
Council Member Gary Moore	P&Z Commissioner Ronald Wicker
Council Member Woody Owens	

Also present were Deputy City Attorney Lawrence Provins, Planning Manager Martin Griggs, Planner Samin Bazargan, Assistant Director of Engineering Raj Shrestha, Assistant Director of Traffic Ryan McKinnis and Office Assistant Alma Gonzales

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

P&Z Vice - Chairperson Duncan read into the record Zone Change Application No. Zone 19-00010

PURPOSE OF HEARING

Zone Change Application No. Zone 19-00010

A request by David Velez, Browne McGregor Architects, Inc., applicant, on behalf of David Teer, representing Lonza Houston Inc., owner, for approval of a zoning change from Spectrum District S-3 to the LNR Clear Creek Spectrum Planned Development District; on approximately 19.598 acres of land, to wit:

Legal Description:

All that certain lot, tract, or parcel of land situated within the James Hamilton Survey, Abstract No. 876, and being all of a called 2.5 acre tract described in a deed to Suise M. Lorange, dated October 5, 2004, recorded in Clerk File No. X977828 in the Official Public Records Real Property of Harris County, Texas, and being the south half of Lot 57, all of Lot 57½ and part of Lot 58½ of Block F, of the Allison-Richey Gulf Coast Homes Suburban Gardens Subdivision, described in a deed to Suise M. Lorange, dated January 16, 2017, recorded in File RP-2017-28799 in the Official Public Records of Harris County, Texas.

General Location: Northeast Corner of Kirby Drive and Fruge Road, Pearland, Texas.

APPLICATION INFORMATION AND CASE SUMMARY

Planning Manager Mr. Griggs presented the Staff Report with exhibits and informed that Staff recommended approval of the requested change in zoning from S3 to PD on the approximately 19.598 acres site for the following reasons:

1. The location of the property is appropriate for the continuation of the development regulations provided in the LNR Clear Creek PD.
2. The LNR Clear Creek PD is complimentary to the desires of the Lower Kirby Urban Center Future Land Use Plan category which will provide for future development of the property.
3. The LNR Clear Creek PD as proposed will provide for a superior development through the design standards as established.
4. There are limited compatibility issues which would need mitigation on this property.
5. There is no design plan with this PD, however, the quasi form-based code established in the LNR along with material standards will provide for enhanced development of the property.
6. There are existing public facilities to handle the development proposed by the PD with exception to possible expansions of Fruge Road.

Applicant Representative David Teer with Lonza Houston, 12414 Cunningham Dr., Houston TX 77031 was available for comments and questions.

No Staff wrap up

PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

None

COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

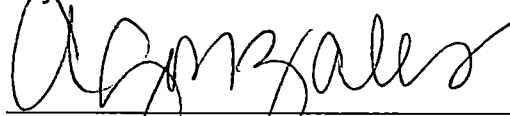
No comments from City Council

No comments from the P&Z Commission


ADJOURNMENT

Mayor Tom Reid adjourned the public hearing at 6:39 p.m.

These minutes are respectfully submitted by:


Alma Gorzales, Office Assistant

Minutes approved as submitted on this 20th day of May 2019 A.D.


Mayor Tom Reid