

**AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 1, 2012, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE WORKSHOP:**

- A. COMMISSION INPUT AND DISCUSSION:** REGARDING A PROPOSED PLANNED DEVELOPMENT ADDENDUM KNOWN AS THIRD COAST TERMINALS PLANNED DEVELOPMENT. *Mr. Harold Ellis, City Planner.*

**III. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1840 prior to the meeting so that appropriate arrangements can be made.

**I, Judy Brown, Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 27<sup>TH</sup> day of September 2012 A.D., at 5:30 p.m.**

\_\_\_\_\_  
Judy Brown, Office Coordinator

Agenda removed \_\_\_\_\_ day of October 2012.

# WORKSHOP

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> October 1, 2012	<b>ITEM NO.:</b>
<b>DATE SUBMITTED:</b> September 19, 2012 <b>DEPT. OF ORIGIN:</b> Planning	
<b>PREPARED BY:</b> Harold Ellis	<b>PRESENTOR:</b> Harold Ellis
<b>REVIEWED BY</b>	<b>REVIEW DATE:</b> September 24, 2012
<b>SUBJECT:</b> Request of Jack McGuff, Jr., applicant, for a Joint Workshop regarding a proposed Planned Development addendum known as Third Coast Terminals Planned Development	
<b>EXHIBITS:</b> 1) Vicinity and Zoning Map; 2) Aerial Map; 3) Proposed Site Plan; 4) Proposed and Existing Planned Development	
<b>EXPENDITURE REQUIRED:</b> N/A <b>AMOUNT AVAILABLE:</b> N/A <b>ACCOUNT NO.:</b> N/A	<b>AMOUNT BUDGETED:</b> N/A <b>PROJECT NO.:</b> N/A
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A <b>ACCOUNT NO.:</b> N/A <b>PROJECT NO.:</b> N/A	
<b>To be completed by Department:</b> <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

**EXECUTIVE SUMMARY**

This workshop is to discuss a request for a Planned Development (PD) expansion of a previously approved PD known as Third Coast Terminals, approved by City Council in February 2009. The property contains approximately 18 acres, and the proposed expansion consists of approximately 25 acres. The sole allowed use in the Planned Development is *Chemical Packaging and Blending*. This use is currently allowed with the approval of a Conditional Use Permit (CUP) in the M-1, *Light Industrial* and M-2, *Heavy Industrial* zoning districts.

There are no proposed changes to the content of the Planned Development district. The only proposed change is to expand the acreage, into *Phase Two*, as illustrated on the attached site plan.

**Staff Concerns:**

Planning:

Clarification needs to be provided on the exact boundary of the proposed expansion. The metes and bounds description turned in with the PD Workshop request includes land that is not contiguous to the existing PD.

**Staff Recommendation**

Conduct the workshop and provide direction to staff.

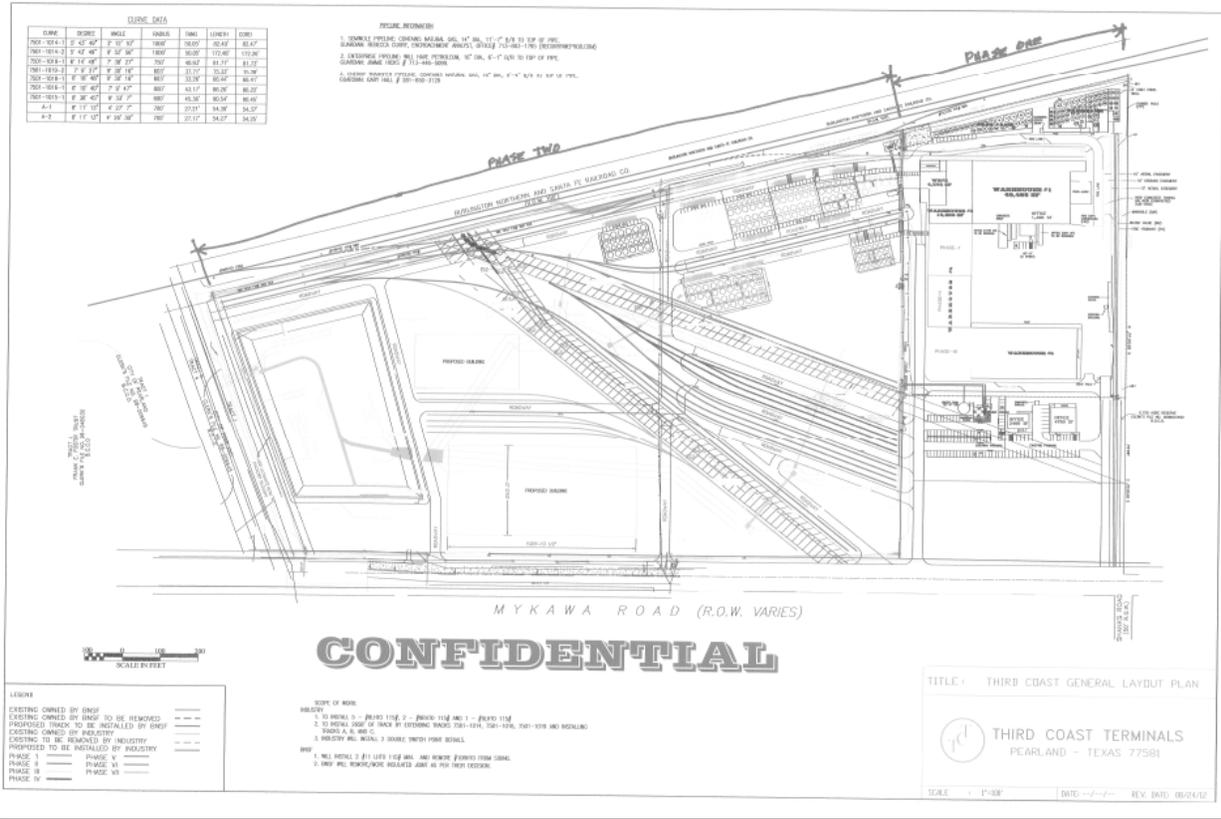
**Exhibit 1 – Vicinity and Zoning Map:**



**Exhibit 2 – Aerial Map:**



# Exhibit 3 – Planned Development Site:



**Exhibit 4 – Planned Development Document Submitted:**

(attached)

**THIRD  
COAST  
TERMINALS**

**PLANNED  
DEVELOPMENT  
PHASE TWO**



September 4, 2012

City Of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

To whom it may concern

This letter is to authorize McGuff Architects and Mr. Jack McGuff Jr. to represent Third Coast Terminals with our expansion of our current Planned Development (PD) for the site. We have purchased the property to the north of the plant and would like to have this included all as one.

Sincerely

Grif Carnes

A handwritten signature in black ink, appearing to read 'Grif Carnes', with a long, horizontal flourish extending to the right.

Grif Carnes  
Vice President General Manager  
Third Coast Terminals



## Planned Expansion for Third Coast Terminals 2012

We have purchased the 25.081 acre tract in the H.T. & B.R.R. Co. Survey Abstract 232, Brazoria County, Texas acres north of our current operation. The purchase of this property gives us a 60 acre complex with the Pipe & Tube Company to our south, Mykawa Road on the west, McHard Street to the north, and the BNSF rail way to our east. This property is going to be used for plant expansion which includes:

1. Railcar storage for 270 railcars inside the fence line of the plant. This is an increase from the 30 cars we currently have now and the 47 lease spots we get from the BNSF.
2. Two additional warehouses for the packaging and storage of liquid products rated for Class 1 Dev. 2 type products. Both of these structures would be in the 100,000 square foot range similar to what we have now along with the fire protection.
3. Additional parking for tractor trailers and employee parking.
4. Two additional driveway's into the plant with truck scales.



CURVE	CHORD	ANGLE	ARC	CHORD	CHORD
7501-1014-1	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-2	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-3	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-4	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-5	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-6	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-7	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-8	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-9	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-10	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-11	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-12	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-13	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-14	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-15	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-16	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-17	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-18	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-19	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-20	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-21	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-22	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-23	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-24	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-25	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-26	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-27	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-28	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-29	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'
7501-1014-30	8' 42' 48"	7' 57' 10"	100'	22' 53'	22' 53'

**GENERAL INFORMATION**

1. CHANGE PILING COVERS NATURAL GAS, 14" DIA. 11'-7" DIA. BY TOP OF PILE.

2. INTERFERING PILING WILL BE REMOVED. SEE PILES 7501-1014-1 TO 7501-1014-30.

3. INTERFERING PILING WILL BE REMOVED. 10" DIA. 8'-1" DIA. 8" DIA. 8" DIA.

4. INTERFERING PILING WILL BE REMOVED. 10" DIA. 8'-1" DIA. 8" DIA. 8" DIA.

5. INTERFERING PILING WILL BE REMOVED. 10" DIA. 8'-1" DIA. 8" DIA. 8" DIA.

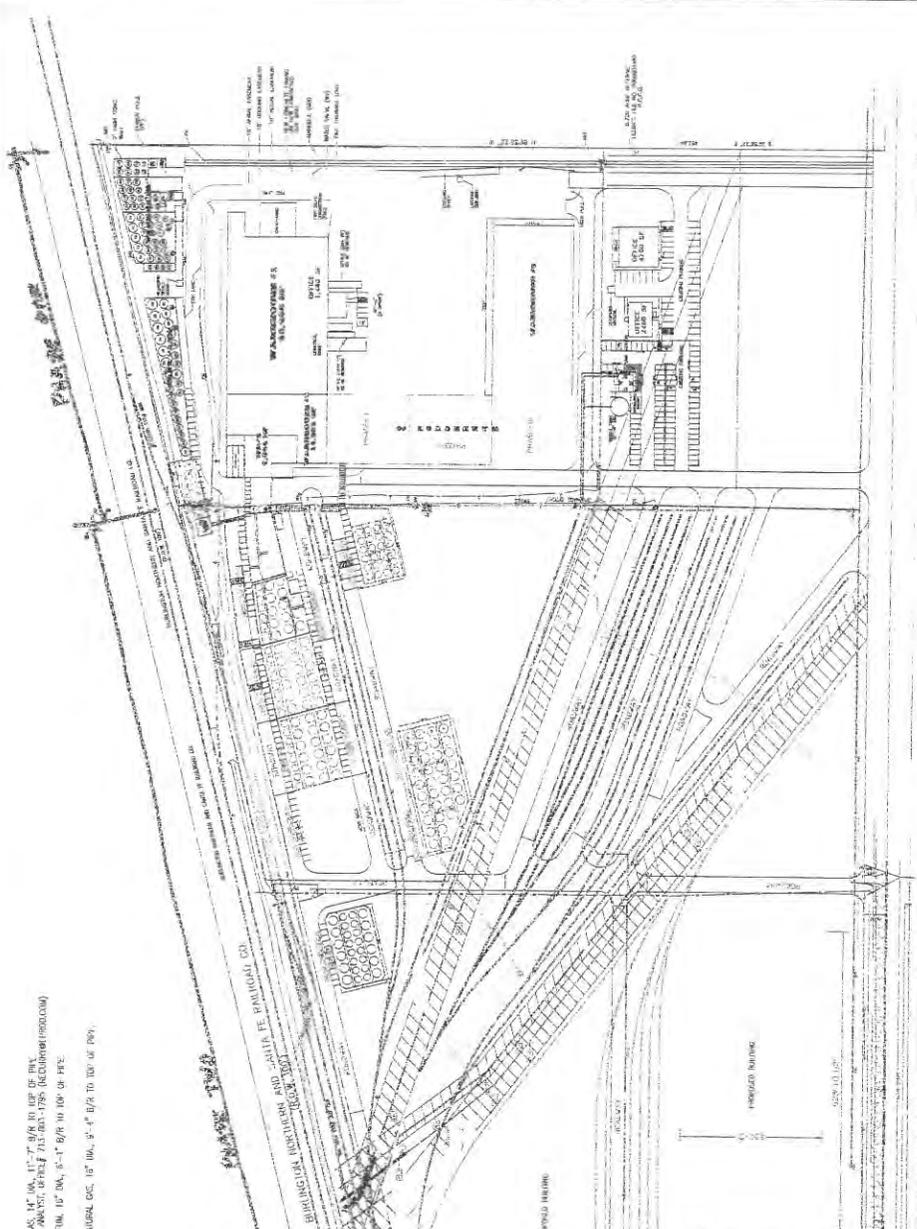
6. INTERFERING PILING WILL BE REMOVED. 10" DIA. 8'-1" DIA. 8" DIA. 8" DIA.

7. INTERFERING PILING WILL BE REMOVED. 10" DIA. 8'-1" DIA. 8" DIA. 8" DIA.

8. INTERFERING PILING WILL BE REMOVED. 10" DIA. 8'-1" DIA. 8" DIA. 8" DIA.

9. INTERFERING PILING WILL BE REMOVED. 10" DIA. 8'-1" DIA. 8" DIA. 8" DIA.

10. INTERFERING PILING WILL BE REMOVED. 10" DIA. 8'-1" DIA. 8" DIA. 8" DIA.



MYKAWA ROAD (R.O.W. VARIES)

# CONFIDENTIAL

TITLE: THIRD COAST TERMINALS LAYOUT (11-01)

DATE: 11-01

REV: BNC, BNC, BNC, BNC

THIRD COAST TERMINALS  
PEARL AND TEXAS (7501)

**LEGEND**

EXISTING OWNED BY BNSF

EXISTING OWNED BY BNSF TO BE REMOVED

EXISTING OWNED BY BNSF TO BE INSTALLED BY BNSF

EXISTING OWNED BY BNSF TO BE INSTALLED BY INDUSTRY

PROPOSED TO BE INSTALLED BY INDUSTRY

PHASE I

PHASE II

PHASE III

PHASE IV

PHASE V

PHASE VI

PHASE VII

PHASE VIII

PHASE IX

PHASE X

**SCOPE OF WORK**

INDUSTRY

1. TO INSTALL 5 - PILING TRAIL, 2 - PILING TRAIL AND 1 - PILING TRAIL

2. TO INSTALL 2 TRACKS OF EXISTING TRACKS 7501-1014, 7501-1015, 7501-1016, 7501-1017 AND 7501-1018

3. INDUSTRY WILL INSTALL 2 DOUBLE SWITCH POINT RAILS.

**PHASE I**

1. WILL INSTALL 2 #11 UPRI 115# MIN. AND REMOVE PILING FROM EXISTING

2. BNSF WILL REMOVE PILING INSTALLED AND AS PER THEIR PILELOG.





# REQUEST FOR A PLANNED DEVELOPMENT WORKSHOP\*

**\*THIS IS NOT AN APPLICATION FOR A CHANGE IN ZONING TO PLANNED DEVELOPMENT (PD). PLEASE COMPLETE THE "APPLICATION FOR A CHANGE IN ZONING" BEFORE THE JOINT PUBLIC HEARING.**

Current Zoning District: M-1 INDUSTRIAL

Proposed Zoning District: PD PLANNED DEVELOPMENT

**Property Information:**

Address or General Location of Property: 1871 MYKAWA ROAD

Tax Account No. 76-0210720

Subdivision: - Lot: - Block: -

**A complete package must include all information shown on the checklist below.**

**PROPERTY OWNER INFORMATION:**

NAME THIRD COAST TERMINALS  
 ADDRESS 1871 MYKAWA ROAD  
 CITY PEARLAND STATE TX ZIP 77581  
 PHONE (281) 412 0275  
 FAX ( ) \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

**APPLICANT/AGENT INFORMATION:**

NAME JACK MC GUFF, JR.  
 ADDRESS 5208 BROADWAY #204  
 CITY PEARLAND STATE TX ZIP 77581  
 PHONE (281) 485 5200  
 FAX (281) 485 5219  
 E-MAIL ADDRESS jqcmcg@gbglobal.net

\*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: \_\_\_\_\_ Date: 9/7/2012

Applicant/Agent's Signature: \_\_\_\_\_ Date: 09/07/12

- Request, filled out completely, and signed by the owner of the property to be considered for the zone change or planned development district
- Metes and Bounds Description, (Survey, or a Plat of the property that provides or contains the metes and bounds description).
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- The proposed draft PD document in electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD).



**Vicinity Map - Pearland, TX**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**THIRD COAST TERMINALS  
PLANNED DEVELOPMENT (PD) FORMAT**

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11/19/08  
Revised 1/27/09

1. Introduction:
  - A. Description of the Subject Property:

The subject property consists of three (3) parcels - "A", "B" and "C".

Parcel "A" is developed with warehouses and tank farms, including Main Warehouse No. 1 (49,468 sq.ft.), Warehouse No.1 Office (1,468 sq.ft); Warehouse No. 2 (4,544 sq.ft.); Warehouse No.3 under construction (14,925 sq.ft.), future Warehouse No.4 (49,000 sq.ft.) and Two (2) existing Tank Farm areas (81 tanks), Future Tank Farm (+- 90 tanks) in existing Detention area and Railroad Spurs.

Parcel "B" is developed with two (2) Office Buildings and Parking, including Office Building (4,760 sq.ft.); Office Building (2,460 sq.ft.); Office Parking Area (39 spaces) and future Parking Area for Warehouses located in Parcel "A" (80 spaces).

Parcel "C" is undeveloped.
  - B. Description of Proposed Development:

The property is used as a "Chemical Packaging and Blending Facility" with this use being permitted by an existing Conditional Use Permit. The development will be the expansion of the current industrial complex consisting of Warehouse No.4 (49,000 sq.ft.) including additional office space (3,500 sq.ft) and additional Tank Farm Area in the current Detention Area.

Third Coast Terminals is a provider of Bulk Liquid Handling solutions to the Petrochemical, Fine Chemical, Food and Pharmaceutical Industries.
  - C. Describe the area of land in acreage:

The total industrial complex consists of +- 21 acres, Parcel "A" = 15 acres (Third Coast Packaging, Inc.), including Detention / Tank Farm of 3 acres.  
Parcel "B" = 3 acres (Mykawa Investments).  
Parcel "C" = 3 acres (Mykawa Investments).

# THIRD COAST TERMINALS

## PD FORMAT

11/19/08, revised 1/27/09

- D. A statement as to the purpose and intent of the PD district established therein:  
**The purpose and intent of the PD district is to provide continuing industrial services including Contract Manufacturing, Toll Processing, Bulk Product Storage, Rail and Transportation Logistics, Warehousing and Distribution, Industrial Packaging, FDA and Kosher Packaging, Laboratory Services and Blending.**

### II. Zoning and Land Use:

- A. Describe the existing zoning districts and the boundaries of said districts. Generally describe the location of the various districts. Use zoning districts from the UDC, and refer to locations on the Design Plan.  
**Third Coast Terminals industrial complex is zoned as per the current UDC as Heavy Industrial (M2); Property to the North is zoned M2; Property to the East, West and South is zoned Light Industrial (M1).**
- B. Describe the base zoning district(s) to be overlaid, together with the boundaries of the district(s), and describe the areas in acreage of each different district.  
**The base zoning district to be overlaid is M2. The property to the North is zoned M2 consisting of approximately 20 acres; Property to the South is zoned M1 with the boundary from the South property line of Third Coast Terminals to Orange Street; Property to the East is zoned M1 with boundary from the BNSF railroad to State Highway 35; Property to the West is zoned M1 with boundary unknown.**
- C. The general standards applicable to development within the district, with or without reference to the base district, including but not limited to: density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking access, accessory buildings, signs, lighting, project phasing or scheduling, management associations and such other requirements as the City Council may deem necessary in order to implement the Comprehensive Plan and the purpose of the PD District.

# THIRD COAST TERMINALS PD FORMAT

11/19/08, revised 1/27/09

Property Area - 21 acres (914,760 sq.ft.)  
Property Width - 634.44 ' at Mykawa Road.  
Property Depth - 1,370.00'  
Main WH Building Height - 22' eave height; 28' overall  
Parking Access - private access roads on North and South  
Sign - existing sign at Mykawa on South access road to remain

- D. 1. Provide a table outlining the percent of use in each zoning classification. Include detention and major thoroughfares as separate items. Discuss possible variations from percentages in table and amount of variance requesting, if any:

Land Use Summary:  
**Use - Industrial Complex**  
**Acres - 18.453 acres**  
**Zoning District - Heavy Industrial (M2)**  
**Detention Area - 2.9125 acres**

- E. The permitted, conditional and accessory uses authorized in the district, the location of such uses, the residential densities or other measurements of development intensity associated with base districts or phases of the development in conformance with the approved Design Plan.  
**No accessory uses required**  
**No residential densities**

### III. Design standards applicable to the development:

- A. Signage, Landscaping, Fencing, Parking, Screening, Trees, etc. Be sure to carefully consider all relevant regulations pertaining to the various land use requirement, and if necessary address them in PD. These may be addressed with specific separate plans or as part of the Design Plan. State that these items are as per the UDC, or list variations.

**SIGNAGE** - existing company sign is located at Mykawa Road to remain in place.

**LANDSCAPING** - existing and new landscaping as shown on landscape plans, sheets ML1 and ML1.1 (exhibits B & C) ; Parcel "A" is exempt from all landscaping - the required

# THIRD COAST TERMINALS PD FORMAT

11/19/08, revised 1/27/09

landscaping will be located on Parcel "B" and will meet all requirements including requirements for Parcel "A"; Parcel "C" will meet all landscaping requirements when developed.

**PARKING** - required parking for Parcel "A" (warehouses and offices) and Parcel "B" (offices) will be located all on Parcel "B". Total on-site parking provided will meet the requirements of the Unified Development Code.

### PLATTING -

Parcel A will be platted as shown in Exhibit B with the following variations:

- a. Lot width will be reduced to 60' with frontage on the private road as shown on the approved plat titled "Amending Plat of Mykawa Investments - A subdivision of 6.5053 acres located in the H.T. & B.R.R. Co. Survey Abstract 232 in the city of Pearland, Brazoria County, Texas." (Document # 2006031432)
  - b. The private road will be platted without a bulb (on parcel A) at the eastern end and no sidewalks and as per the approved "Amending Plat of Mykawa Investments - A subdivision of 6.5053 acres located in the H.T. & B.R.R. Co. Survey Abstract 232 in the city of Pearland, Brazoria County, Texas." (Document # 2006031432).
- B. Refer to Design plan and describe which aspects of plan are precise and which are general (generally, unless requested, do not show items on the Design Plan unless you are willing to accept them as concrete or fairly specific. Unless clearly marked as general and described as such, anything in the Design Plan will be considered to be part of the plan as shown):  
Warehouse No.1, No2 and No.3, Warehouse Office, Front Offices, Parking, Fire Lanes and Landscaping are specific;  
All remaining items shown on the Master Site Development Plan (Design Plan), sheet MSP1.1 are general.
- C. A specific list of deviations from standards in the base zoning district(s) together with any standards in the ordinance which are to be varied for development within the PD district

## THIRD COAST TERMINALS PD FORMAT

11/19/08, revised 1/27/09

- Refer to III A - deviations proposed for landscaping and parking.**
- III D. Add a note that all requirements of the Unified Development Code will be met, unless specifically mentioned in this Planned Development:  
**All requirements of the Unified Development Code will be met except those mentioned in III A (platting, landscaping & parking).**
- IV. Required dedications of land or public improvements:  
**All dedications of land or public improvements have been previously completed.**
- V. A phasing schedule for the project, where applicable, setting forth the dates for submittal of site development plans and the timing of performance by the developer for dedications of land or public improvements and satisfaction of any conditions in relation to the phasing of development, where applicable.  
**Phasing Schedule:**  
**New Tank Farm over Detention Area to begin November 2008.**  
**New North Private Access Road - March 2009.**  
**New Warehouse No.4 and Office - June 2009.**
- VI. Exhibits:
- A. **Design Plan (Master Site Development Plan) - Exhibit "A"**
  - B. **Master Site Landscaping Plan, sheet ML1 - Exhibit "B"**
  - C. **Enlarged Landscape Plan, sheet ML1.1 - Exhibit "C"**
  - D. **Reciprocal Agreement for Parking – "Exhibit D"**
  - E. **Reciprocal Agreement for Landscaping – "Exhibit E"**



- FIG. 101 - Description of Proposed Landscaping Areas
1. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  2. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  3. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  4. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  5. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  6. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  7. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
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  9. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  10. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  11. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  12. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  13. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  14. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  15. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  16. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  17. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  18. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  19. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.
  20. Landscaping shall be installed in 12" spacing on the ground in the "open" areas.



MASTER SITE LANDSCAPE PLAN  
1" = 100'-0"



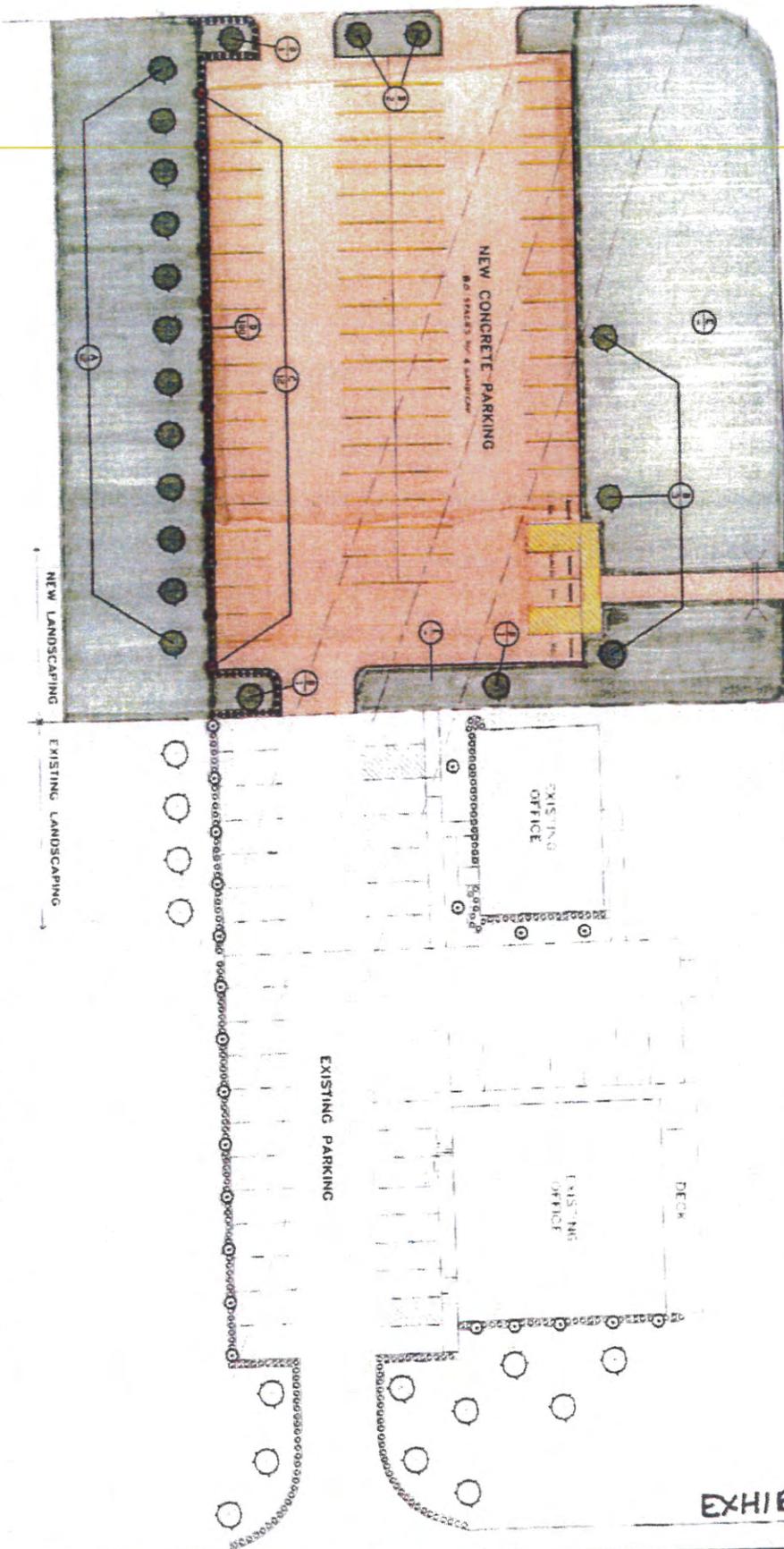
EXHIBIT 'B'

MASTER SITE DEVELOPMENT PLAN  
PD NO. 1  
THIRD COAST TERMINALS  
PEARLAND, TEXAS



MCGUFF ARCHITECTS

PROJECT	DATE
DESIGN	DATE
DRAWN	DATE
CHECKED	DATE
APPROVED	DATE
SCALE	



EX-SITE  
OFFICE

ENLARGED LANDSCAPE PLAN

NOTE: REFER TO SHEET M-1 FOR LANDSCAPE REFERENCE

EXHIBIT "C"

SHEET <b>ML1.1</b>	PROJECT <b>THIRD COAST TERMINALS</b>	ARCHITECT <b>MCGUFF ARCHITECTS</b>		MASTER SITE DEVELOPMENT PLAN PD NO.1	<b>THIRD COAST TERMINALS</b> PEARLAND, TEXAS
				DATE 11/11/11	