MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, OCTOBER 9, 1995 AT 7:00 P.M., IMMEDIATELY FOLOWING THE JOINT PUBLIC HEARING IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

The meeting was called to order at 8:03 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Robert Larsen
Commissioner	Marshall Eggers
Commissioner	Jeffery O'Brien
Commissioner	Peggy Mayfield-Royer
Commissioner	Randy Patro
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Judy Highburger

APPROVAL OF MINUTES: Minutes of October 2, 1995

A motion to approve the minutes of the 10-2-95 meeting, was made by Vice Chairman Emil Beltz, seconded by Commissioner Eggers.

Motion Passed 7 to 0.

Peggy Mayfield-Royer left the meeting at 8:10 p.m. to rejoin the Council Meeting.

NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE NO. 37

Request of Drew O'Farrell for a Specific Use Permit to allow for a

contractor's storage and equipment yard in a Commercial District (C), on the following described property, to-wit:

Lots 12, 13, 14, and 15 of the Thomas & Gilbert Industrial Tracts, Section 1 (3419 Swenson).

Commissioner Marshall Eggers made the motion, seconded by Commissioner Jeffery O'Brien, to recommend to City Council approval of Specific Use No. 37.

Motion Passed 6 to 0.

Next Meeting Date: Monday, October 16, 1995; 7:00 p.m.

Adjourned: 8:17 p.m.

Minutes approved as submitted this 4 day of NOVEMBER A.D., 1995.

Pat Lopez, Chairman

ATTEST:

Judy Highburger

Judy Highburger,
Secretary to the Commission

3407 Hampshire
Pearland, Tx

$0.55

attention: Planning & Zoning Commission
3519 Liberty Drive
Pearland, Texas
77581

RECEIVED OCT 16 1995

October 12, 1995

TO: City Council
Zoning Commission
Pearland Economic Development Corporation

I am disappointed that you have approved a specific use permit for Beckel and Company Contractors for lots on Swenson Road. I realize Pearland needs money but this company will probably be getting a tax break (that will not help Pearland ISD) I don't know what it will do for the city. We have lived in Pearland 30 years and in that time have noticed that building restrictions are so haphazard that you can never be sure what will be built next door let alone the next block.

We live in Westminister Subdivision, It is an older subdivision and the homeowners association has been successful in keeping the property values alive and well. When we inquired about the price of houses in this subdivision two years ago (when we bought our house) the realtor told us this neighborhood was so stable that they did not have selling prices in the computer. Now I know that you aren't interested in this subdivision or you would not have let through traffic on the street in front of the YMCA or you would not have opened Hampshire street (as you sometime call Swenson Road) to through traffic.

Please, please, as council and zoning commission, walk through these neighborhoods and imagine what you are doing to home values before you turn our city into one big storage lot for pipe and heavy equipment. You have pipe yards all over the city - just look at the one on Orange street or the one on Knapp Road. These places are eyesores in the community. A company that specializes in heavy equipment (historically) is not interested in keeping the lot cleaned and mowed and the noise level and pollution will filter into our homes. We do need zoning but before you zone commercial you should give some consideration to subdivisions that are already there and have tried to be a good neighbors - not a hinderance to the city of Pearland.

If you attract home builders (buyers) to Pearland and in 5

years decide that you want to open their subdivision to through traffic you may end up with slums and declining home values (bad news for our school district).

I don't know how the voting polls will go in the future but 40 or 50 votes from a homeowners association could be the difference in being re-elected.

Delores Sanders
3407 Hampshire
Peoriand, Il

Copy: Keith Shepherd, President
Westminister Homeowners Association

City considers annexation

Residents west of town express their displeasure

By GINA V. GOMEZ
Journal Staff

Pearland City Council heard from residents of the area west of town on the issue of annexation and the news wasn't good for city leaders.

Residents of the area just west of Pearland along FM 518, filled the council chamber and spilled out into the City Hall lobby Oct. 9 for a public hearing on the possible annexation of a site west of Pearland.

In a service plan presented at the hearing the area being considered for annexation is described as 843.7 acres along FM 518 west of the present city limit line and including Brazoria County Municipal Utility District 16.

While the residents were presented with a service plan outlining both an "Early Action Program" and a long-term "Capital Improvement Program" the residents seemed unimpressed.

"We don't need or want any of their services," Ross Rodgers, a resident of the area being looked at for possible annexation, said.

"I don't think we will get anything at all out of this annexation," another resident said.

Residents also expressed concern over the possibility of having to follow Pearland city ordinances including the keeping of animals and having to pay city taxes.

"The thing is that the people who moved out there, moved out there to get away from the city," Richard Trest, another resident, said.

According to Trest and others at the meeting the overwhelming mood of the area's residents is against the annexation plan.

"We are going to petition and if necessary seek legal counsel to prevent it," Trest said.

Another hearing will be held in two weeks to provide the residents with answers to some of their questions and concerns.

Following a joint public hearing of the City Council and the Planning and Zoning Commission Oct. 9, the commission voted to recommend a specific use permit be granted for two lots along Swenson Road between Highway 35 and Old Alvin Road.

Seeking the permit to store equipment on the currently commercially zoned lots was Berkel & Company Contractors which specializes in piling work.

The permit would allow Berkel & Company to establish a firm Texas headquarters, Bill Berry, Berkel regional manager, said.

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Hearing

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"Pearland has a lot of benefits (such as) good access to interstate highways and a growing people base," Berry said.

Among the concerns voiced by residential and business neighbors to the property were possible damage to roads by heavy trucks carrying equipment, possible devaluation of property due to the possible look of the storage facility, the possible changing of the "flavor" of the current community, and the possible noise that the storage facility could create.

Other business owners who had recently purchased property in the area complained they had spent a great deal of money it trying to make the area look good.

However, area real estate broker David Miller, who has been involved in the project, said a precedent had already been set in the area.

"Lots nine and 10 have already been granted special use permits in April 1993," Miller said, adding businesses in the area have tended to be more light industrial than commercial.

"Berkel is a responsible company and a good neighbor with a long steady history," Barry said.

Pearland Journal
October 11, 1995

Study reveals city is ripe for growth

By JOAN CUMMINGS
Staff Writer

At a recent meeting of the Pearland Economic Development Corporation (PEDC), IMS Worldwide Inc., revealed its final and comprehensive audit on the city's economic strengths and weaknesses, its comparison to other cities, and recommendations for future economic development.

Last spring, the city commissioned the company to do a community audit to help guide them in their efforts to bring new business into Pearland and boost its commercial tax base which is currently in the one to two percent range.

Curtis Spencer, president of IMS, said his consulting firm has been doing studies on foreign trade zones, industrial park and economic development for the last 30 years.

As a resident of Pearland, Spencer confided to his audience that he enjoyed putting the city's audit package together.

"We do this kind of work across the country from Los Angeles to Miami. Doing something like this, so close to home, I have to tell you, I had no problem spending the extra time and effort on this project because I know what we've got here," said Spencer.

What Pearland has, which may come as no surprise, is its location. The study said, "Pearland's location provides the city with the best of all assets due to the fact that location is generally the number one consideration of any new, expanding, or relocating organization."

On a smaller scale, Spencer compared Pearland to cities like Los Angeles and Miami because of geographic location and its potential to reach larger markets. "Pearland is in a unique position because of its close proximity to airports, ports, and easy access to present and future (Beltway 8) roadways," said Spencer.

Although it remained objective about the acquisition of Cloverfield Airport, the report did enumerate several economic benefits if it were a publicly-owned facility.

The study argued the need for an alternate airfield because of the heavy congestion at Hobby Airport and because of the increased use of private aircraft by many companies who have international ties.

The audit also noted that the city's schools, lower than average cost of living, cohesive government body, expanding work force, and low crime rate, all enhanced Pearland's quality of life and marketability.

The city's main liabilities, according to the study, was the lack of an industrial park site to house potential new business, and not having the proper infrastructure to support today's 50 foot trailers used for distribution of products.

However, the study was quick to point out that these problems were minor in scope and could be overcome.

PEDC Executive Director Jim Berry said that the board has taken steps to approve the hiring of an engineering firm to do a feasibility study on the 100 acre industrial park site that was proposed by David Miller of Prudential Allied Realtors at September's meeting.

In addition to studying its

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Oct. 11, 1995

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strengths and weaknesses, IMS has been commissioned to assist the PEDC in developing marketing strategies over the next five years.

"Our job is to give the PEDC a running start and to let them use the information in the audit as part of their marketing strategy," said Spencer.

Pearland has some stiff competition from Houston and Sugarland who both made "Texas Business' 20 Best Cities for Business Relocations and Expansions" 1995 list. Although the city did not make the list, Pearland was mentioned as an up and coming city to be watched.

In keeping with the city's philosophy about controlled growth, the study said, "It is extremely important that the PEDC develop a strategy to manage and control growth in order to ensure desirable growth, and to ensure that Pearland's hometown atmosphere is preserved."

Some of IMS's recommendations for future development and controlled growth include, an aggressive marketing plan to ensure that Pearland becomes well-known both within and outside of Texas; seeking out clean-air industries such as energy, electronics and telecommunications; and adopting the passing of the Freeport Exemption which makes certain goods eligible for exemption from the mandatory state inventory tax.

In addition to the Freeport Exemption incentive, Berry said that the city could offer potential and expanding businesses incentives such as low interest loans, property tax abatement, a job training plan, public and private infrastructure enhancement, and original relocation assistance.

He added that incentives would be utilized according to business need and if it made a "competitive difference" between a desirable business location or retaining one within the city's extraterritorial jurisdiction.

PEDC reports on progress, prospects

by GINA V. GOMEZ
Journal Staff

The Pearland Economic Development Commission staff reported progress on projects and prospects during its Oct. 5 meeting.

Assistant Executive Director John Bowman reported he had completed a survey of existing businesses and is currently working with 21 active business prospects.

Six are expansions of local companies and three are major retail centers, said Bowman.

"Two of them (the retailers) are looking to locate in Pearland and one is looking to expand," Bowman said.

Bowman also announced one of the city's largest employers, Associated Equipment, will be adding 20,000 feet to its current facility on North Main Street and adding several jobs.

Bowman has also been working with a company operating in the county, just outside the Pearland city limits, which is attempting to gain a county tax abatement and expand their operations.

The expansion could mean 25 additional jobs to the community,

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PEDC

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Bowman said.

A chemical mixing operation has also toured the city and is considering a move to the area, Bowman said.

"Within the next 30 days they will know if they get a major contract," Bowman said.

The move is contingent on the company obtaining this contract.

The chemical mixing company was shown sites along the rail road tracks and Highway 35, on Mykawa Road, Magnolia Road and Industrial Drive.

The chemicals mixed at the plant would not be flammable, Bowman said.

Marketing and Events Coordinator Terrie Morgan reported the first edition of the community calendar was nearly complete.

"I'm accumulating, already, a lot of information for the next three months," Morgan said.

Still under consideration is how the calendars will be distributed.

PEDC Board member Stella Roberts suggested they be mailed with the department of parks and recreation magazine.

Journal October 11, 1995

P&Z approves special use permit for Berkel

After a joint public hearing of the city council and the Pearland Planning and Zoning Commission, the commission approved a "Special Use" permit for Berkel and Company by a vote of 5 to 0.

The company, who originates from Bonner Springs, Kansas has applied for the permit for lots 12-15 of the Thomas & Gilbert Industrial Tracts located on Swenson Road.

The four lots would be used to house and store heavy machinery such as large cranes that the company uses in its contracting work.

The company has done several jobs within the Houston area, including the pilings work at Baylor School of Medicine.

After P&Z's approval, the item will be placed on the city council agenda as an ordinance before it could reach final approval.

Pearland Reporter News
Oct 11, 1995

City of Pearland

3519 Liberty Drive • Pearland, Texas 77581-5416
(713) 485-2411 • Fax (713) 485-8764

October 10, 1995

Honorable Mayor and Council Members
City Hall
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON SPECIFIC USE NO. 37, THE REQUEST OF DREW O'FARRELL, AGENT FOR BERKEL AND COMPANY, OWNER, TO ALLOW FOR A CONTRACTOR'S STORAGE AND EQUIPMENT YARD IN A COMMERCIAL DISTRICT (C).

Honorable Mayor and Council Members:

The Planning and Zoning Commission, at a regular meeting held on October 9, 1995, after the joint public hearing, considered the above mentioned recommendation to the City Council.

Commissioner Marshall Eggers made the motion, seconded by Commissioner Jeffery O'Brien, to recommend to the City Council **approval** of Specific Use No. 37.

Motion Passed 6 to 0.

This is submitted for your consideration.

Sincerely yours,

Pat Lopez JH

Pat Lopez, Chairman
Planning & Zoning Commission

PL/jh

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AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 9, 1995, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of October 2, 1995

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE NO. 37

Request of Drew O'Farrel for a Specific Use Permit to allow for a contractor's storage and equipment yard in a Commercial District (C), on the following described property, to-wit:

Lots 12, 13, 14, and 15 of the Thomas & Gilbert Industrial Tracts, Section 1 (3419 Swenson).

IV. NEXT MEETING DATE: Monday, October 16, 1995; 7:00 p.m.

V. ADJOURNMENT

Posted: 6th Day of October, A.D., 1995 12:00 P.M.

Removed: 23rd Day of October, A.D., 1995