

AGENDA - PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, DECEMBER 9, 2013, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. CALL TO ORDER**
- II. PURPOSE OF HEARING - PUBLIC COMMENT AND TESTIMONY REGARDING THE CREATION OF A REINVESTMENT ZONE IN ACCORDANCE WITH SECTION 312.201 OF THE TAX CODE AND CITY OF PEARLAND'S GUIDELINES FOR GRANTING TAXING ABATEMENTS. *Mr. Darrin Coker, City Attorney.***
- III. STAFF REVIEW**
- IV. CITIZEN COMMENTS**
- V. COUNCIL/STAFF DISCUSSION**
- VI. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

Public Hearing Agenda

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

AGENDA OF: 12-09-13	ITEM NO.: Public Hearing
DATE SUBMITTED: NA	DEPARTMENT OF ORIGIN: PEDC
PREPARED BY: Darrin Coker	PRESENTOR: Darrin Coker
REVIEWED BY: Darrin Coker	REVIEW DATE: NA
SUBJECT: Public Hearing for creation of a Reinvestment Zone	
EXHIBITS: Property Description	
EXPENDITURE REQUIRED: AMOUNT AVAILABLE: ACCOUNT NO.:	AMOUNT BUDGETED: PROJECT NO.:
ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.:	
PROJECT NO.:	
To be completed by Department:	
<input type="checkbox"/> Finance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

A public hearing is required prior to the creation of a reinvestment zone for property located on the east side of Kirby Drive (north of the Pearland Medical Plaza and Surgery Center), and a zone must be formed before the City may enter into a Tax Abatement Agreement with any prospect that may develop in the zone. The hearing is being held to determine whether the proposed industrial improvements sought for the property are feasible and practicable and whether the improvements will benefit the land within the zone.

The PEDC has been working with a company on the possible construction of a light manufacturing facility. The proposed facility would include office, manufacturing and warehouse area in an 80,000 sq. ft. tilt-up concrete building. The structure will be of similar quality and style to the Cardiovascular Systems and Merit Medical facilities. Investment in land, building and equipment is estimated at \$9M. If you recall, the Council recently created a reinvestment zone on different parcel for this PEDC prospect. The purchase of that property did not close, so the prospect is now negotiating the purchase of the parcel that is the subject of the hearing.

The first reading of the ordinance creating the reinvestment zone will be considered by City Council on December 9th with a second reading scheduled for December 16th. An actual abatement agreement would not be presented to the City Council until January.

METES AND BOUNDS DESCRIPTION
11.0139 ACRES
LOCATED IN THE
JAMES HAMILTON SURVEY, A-876
HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 11.0139 acres of land or 479,764 square feet, located in the James Hamilton Survey, Abstract 876, Harris County, Texas, Said 11.0139 acre tract being out of and a part of a 18.065 acre tract of record in the name of Spectrum 86 Partners, L.P. in Harris County Clerk's File (H.C.C.F.) Number 20060169567, said 11.0139 acre tract being out of and a part of Lots 55, 55-1/2, 56 and 56-1/2, Block "F" of the Allison-Richey Gulf Coast Homes Subdivision of record in Volume 3, Page 40 in the Map Records of Harris County (H.C.M.R.), Texas; Said 11.0139 acre tract being more particularly described as follows (bearings based on said deed):

BEGINNING at a 5/8 inch iron rod found for the southwest corner of aforesaid 18.065 acre tract, being the northwest corner of a called 0.6680 acre tract dedicated to the public for Right-of-Way (R.O.W.) purposes in Film Code Number 640056, H.C.M.R., and being on the east R.O.W. line of Kirby Drive (width varies);

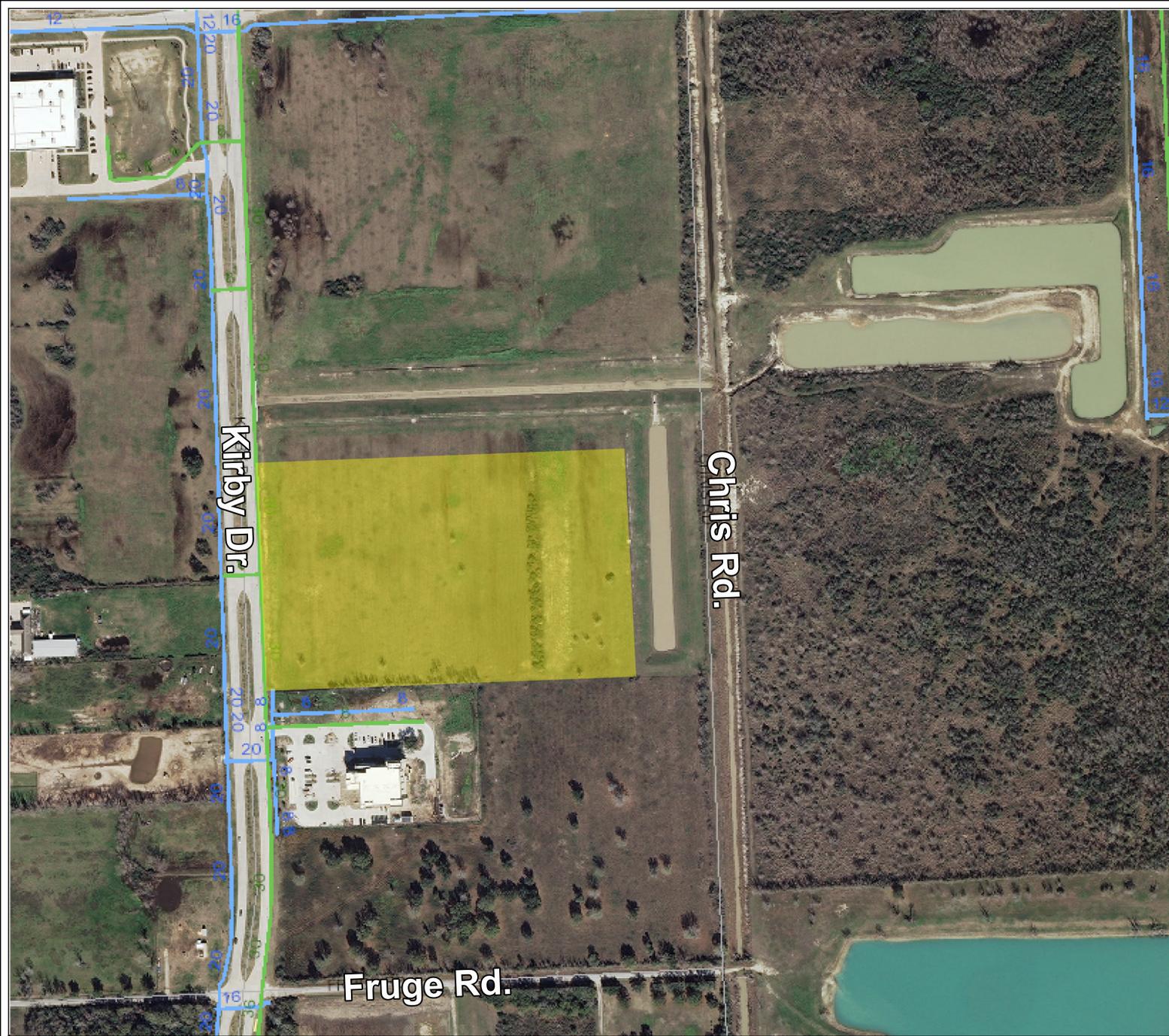
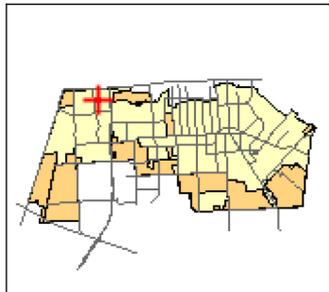
THENCE, coincident the west line of aforesaid 18.065 acre tract and the east R.O.W. line of aforesaid Kirby Drive, the following three (3) courses:

1. North 02 degrees 17 minutes 03 seconds West, a distance of 187.52 feet to a 5/8 inch iron rod found;
2. North 07 degrees 28 minutes 43 seconds West, a distance of 165.68 feet to a 5/8 inch iron rod found;
3. North 02 degrees 17 minutes 03 seconds West, a distance of 114.41 feet to a 5/8 inch iron rod with "Gruller" cap set for the northwest corner of the herein described tract;

THENCE, through and across aforesaid 18.065 acre tract, North 87 degrees 25 minutes 57 seconds East, a distance of 1,036.43 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of the herein described tract, being on the west line of a called 3.525 acre tract of record in the name of the City of Pearland in H.C.C.F. Number Y173146;

THENCE, coincident the east line of aforesaid 18.065 acre tract and the west line of aforesaid 3.525 acre tract, South 02 degrees 10 minutes 59 seconds East, a distance of 467.00 feet to a 5/8 inch iron rod found for the southeast corner of said 18.065 acre tract, being the southwest corner of said 3.525 acre tract and being on the north line of a called 2.500 acre tract of record in the name of Susie M. Lorange in H.C.C.F. No. X977828;

THENCE, coincident the south line of aforesaid 18.065 acre tract and the north line of both aforesaid 2.500 acre tract and aforesaid 0.6680 acre R.O.W., respectively, South 87 degrees 25 minutes 57 seconds West, a distance of 1,020.61 feet to the **POINT OF BEGINNING** and containing 11.0139 acres of land.



Scale 1:4,684
1 in = 390 ft