

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 21, 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

Conditional Use Permit No. CUP 2013-08

A request of Greg McGahey, applicant for Rebound Properties, Limited, owner, for approval of a Conditional Use Permit, within a General Business Retail District (GB) on approximately 1.01 acres of land, to allow an *Emergency Care Clinic* on the following described property, to wit:

Legal Description: Reserve "A," being 1.01 acres of the Final Plat of Sunrise Lake Village; a 8.42 acre tract, situated in the John W. Maxey Survey, Abstract 721, and being part of and out of a 208.10 acre tract described by deed recorded in Volume 1107, Page 859 of the Deed Records of Brazoria County, City of Pearland, Texas.

General Location: 2752 Sunrise Blvd., Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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



JOINT PUBLIC HEARING AGENDA ITEM MEETING OF OCTOBER 21, 2013

Conditional Use Permit No. CUP 2013-08

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General Location: 2752 Sunrise Blvd., Pearland, TX

APPROVAL PROCESS: After the Joint Public Hearing, the requested Conditional Use Permit application will be considered as follows:

Planning and Zoning Commission:	October 21, 2013*
City Council for First Reading:	November 11, 2013*
City Council for Second Reading:	November 25, 2013*

(*dates subject to change)

SUMMARY: Greg McGahey, applicant for Rebound Properties Limited, owner, is requesting approval of a Conditional Use Permit (CUP) to allow for an *Emergency Care Clinic*; First Choice Emergency Room (FCEM), in the General Business Retail (GB) zone. The site is currently developed with a 10,302 square foot building, which was most recently used as a restaurant, and has been vacant since March 2012. Of the 10, 302 square feet, approximately 7,657 square feet will be used as the ER area and 2,455 square feet as office space.

The applicant has indicated that the scope of work on the interior of the existing building will include patient care areas, x-ray, CT examination rooms, lobby and support space, and an administrative office connected to the emergency room. The scope of work on the exterior of the building will include removal of the existing wood deck and replacing it with

landscaping. The applicant also proposes to reuse existing exterior materials, where possible and permitted by the current Unified Development Code (UDC), with some added materials to help match the corporate prototype of FCEM. The added materials include limestone feature walls and an entrance tower. The existing pitched roof towers will be modified to match the new entrance tower, but will remain at the height of the existing tower.

There will be no additional square footage added to the building. Two new entrances with canopies will serve the emergency room; one for patient drop off and one for ambulance pick up on the west side of the building. There will be a separate entrance to the office on the south side of the building fronting Broadway Street.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	General Business Retail (GB)	Sunrise Lake Village Professional Office Building
South	Extraterritorial Jurisdiction (ETJ)	Retail Shopping Center/Undeveloped
East	General Business Retail (GB)	Retail Shopping Center
West	General Business Retail (GB)	Retail Shopping Center

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is located within the General Business Retail District (GB) and meets the general regulations of the zoning district. The purpose of the GB zoning district is to permit an extensive variety of commercial uses, including retail trade, personal and business service establishments, offices and commercial recreational uses of limited scope. These types of commercial uses are conducted wholly within an enclosed building but may incidentally display merchandise wholly under a permanent part of the main business structure, such as a marquee.

A comparative analysis of the general regulations of the zoning district and site details follow:

General Regulations	GB	Existing Site
Minimum Lot Size	22,500 sq. ft.	43,797 sq. ft.
Minimum Lot Width	150 ft.	150 ft.
Minimum Lot Depth	125 ft.	211.42 ft.
Minimum Front Setback	25 ft.	13 ft.

Minimum Side Setback	10 ft.	20 ft.
Minimum Rear Setback	25 ft.	35 ft.

With the exception of the front yard setback, further discussed below, the site appears to meet the bulk requirements of the Unified Development Code.

SITE HISTORY: A variance (ZBA 2008-01) was approved, with conditions, by the Zoning Board of Adjustment on January 3, 2008, to allow encroachment into the front yard setback. This variance was to permit a front yard covered patio which did not meet the front yard setback. The applicant is proposing to remove this patio and replace it with landscaping as part of the project.

In preparing to redevelop the site from the former restaurant to the proposed *Emergency Care Clinic*, the applicant attended a pre-development meeting with city staff to obtain feedback on improvements necessary as part of the development process.

PLATTING STATUS: The property was platted in 2003 as Block 1, Reserve A, Sunrise Lake Village.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The site is located within the *Retail, Offices and Services Future Land Use Designation*. The Comprehensive Plan indicates that appropriate corresponding zoning districts include *Office and Professional (OP)*, *Neighborhood Services (NS)* and *General Business Retail District (GB)*. The subject site is located within the GB zoning district and therefore the proposed use is consistent with the Comprehensive Plan with approval of a Conditional Use Permit (CUP).

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Broadway Street; a major thoroughfare with a minimum required right-of-way of 120 feet, and Sunrise Blvd, a local street with a minimum required right-of-way of 50 feet.

AVAILABILITY OF UTILITIES: The subject parcel has access to public water and public sewer.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property is developed with an approximately 10,302 square foot building which is currently vacant. The vacant building was most recently occupied by a restaurant. The subject property is surrounded by commercial uses, including restaurants and retail establishments. It is not anticipated that adjacent commercial and undeveloped properties will be negatively impacted, given that it is compatible with the existing surrounding uses, and that the immediate area is commonly zoned. Additionally, the Engineering Department has indicated that the proposed *Emergency Care Clinic* will generate less traffic than the previous restaurant use.

ADDITIONAL COMMENTS: This request has been reviewed by the City's Development Review Committee and there are no additional comments from other departments at the time of this report.

PUBLIC NOTIFICATION: Public notice, comment forms, and a vicinity map were mailed to property owners within 200 feet of the subject property under consideration for the Conditional Use Permit. A legal notice of public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed Conditional Use Permit request at the time of this report.

CRITERIA FOR APPROVAL: When considering an application for a Conditional Use Permit, the Planning and Zoning Commission and City Council shall evaluate the impact of the proposed use on and its compatibility with surrounding properties and residential areas to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

- (1) The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
- (2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
- (4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
- (5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
- (6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and

- (7) The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

Conditions: The City Council may require such modifications in the proposed use and attach such conditions to the Conditional Use Permit as the City Council deems necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. It should be noted that at this time staff has not identified negative impacts which will need to be mitigated as a result of the proposed redevelopment. However, in order to ensure that the site is redeveloped in accordance with the current proposal, staff is recommending that the site plan submitted with this application be added to the adopting ordinance, if approved by Council, in the form of a condition of approval. Should City Council identify impacts which it feels should be mitigated, additional conditions and modifications may be placed on the approval of the Conditional Use Permit.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit (CUP 2013-08) to allow the operation of an *Emergency Care Clinic* facility within a General Business Retail (GB) zoning district for the following reasons and subject to the following condition:

1. It is not anticipated that the proposed use will have any significant negative impacts on surrounding undeveloped or developed properties.
2. The proposed request would result in reuse of an existing building directly adjacent to an existing shopping center.
3. The proposed request will conform to the Unified Development Code and Comprehensive Plan's Future Land Use Map with approval of the Conditional Use Permit.
4. The proposed request appears to meet the criteria of approval listed above.

Recommended Conditions:

1. The site shall be redeveloped in accordance with the site plan, as submitted by the applicant, and all applicable City requirements.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Applicant packet
- Related Documents



Vicinity and Zoning Map

CUP 2013-08

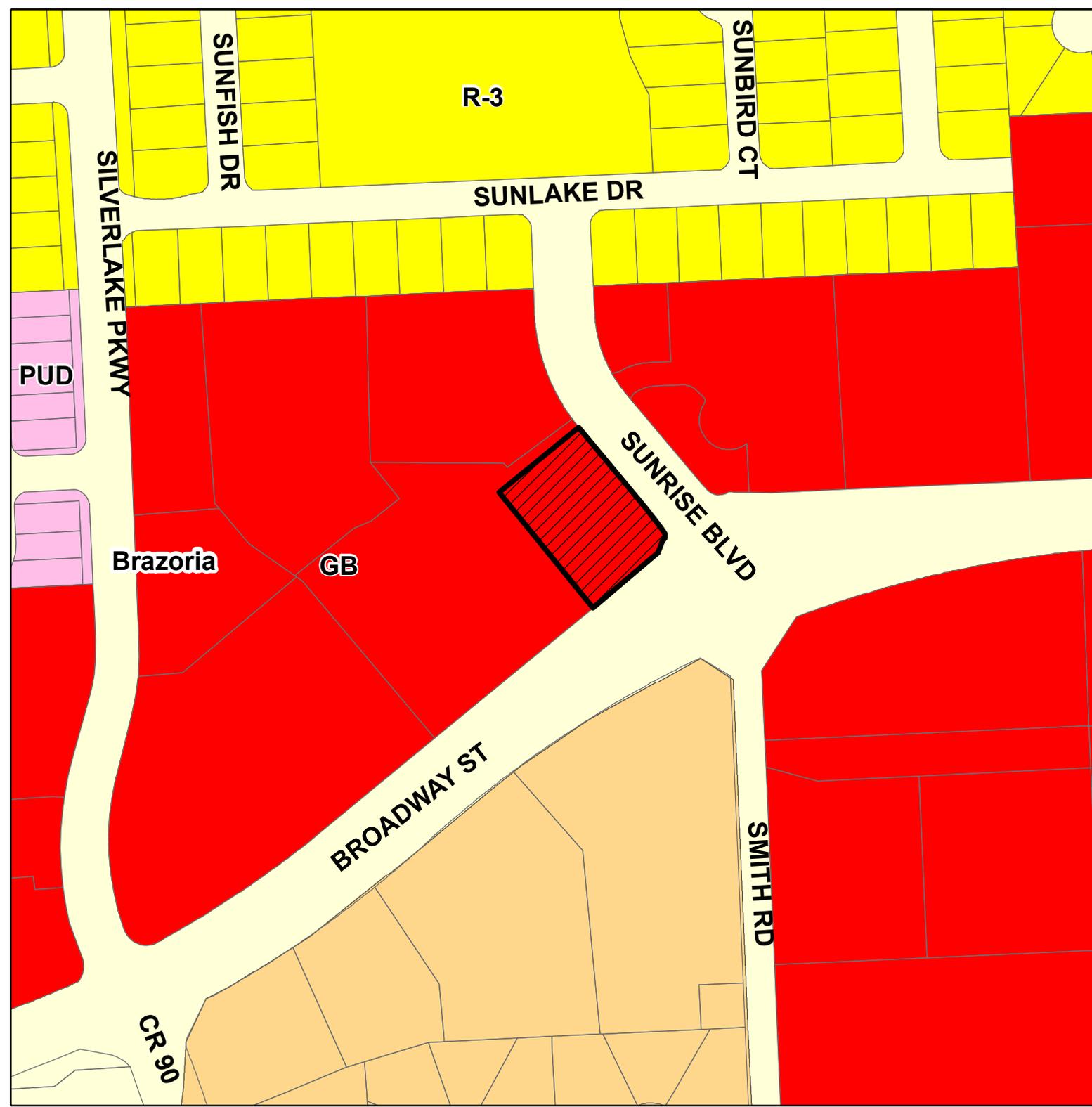
2752 Sunrise Blvd.

This product is for information 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.

N



0 55 110 220 Feet





Abutter Map

CUP 2013-08

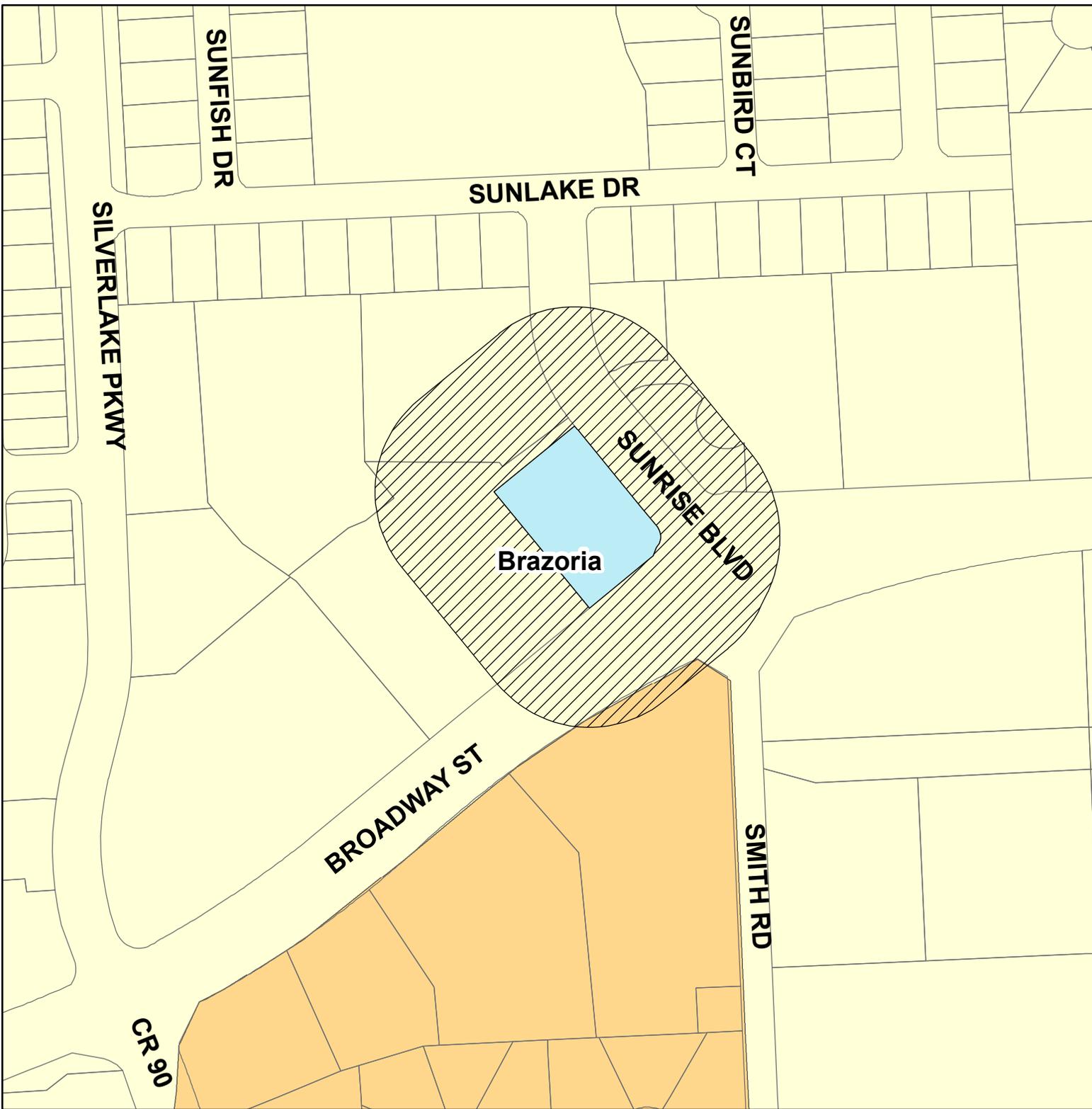
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N



0 55 110 220 Feet



CUP 2013-08

2752 Sunrise Blvd.

NAME	ADDRESS	CITY	STATE	ZIP
CITY NATIONAL BANK	555 S FLOWER ST 16TH FL	LOS ANGELES	CA	90071
US BANK NA TRUSTEE %C-III ASSET MANAGEMENT LLC	5221 N O'CONNOR BLVD SUITE 600	IRVING	TX	75039
PLAKA PEARLAND LLC	PO BOX 7092	RANCHO SANTA FE	CA	92067
GREG MCGAHEY	8080 PARK LANE, STE 800	DALLAS	TX	75231
REBOUND PROPERTIES, LTD	PO BOX 1406	SPRING	TX	77383



FLUP Map

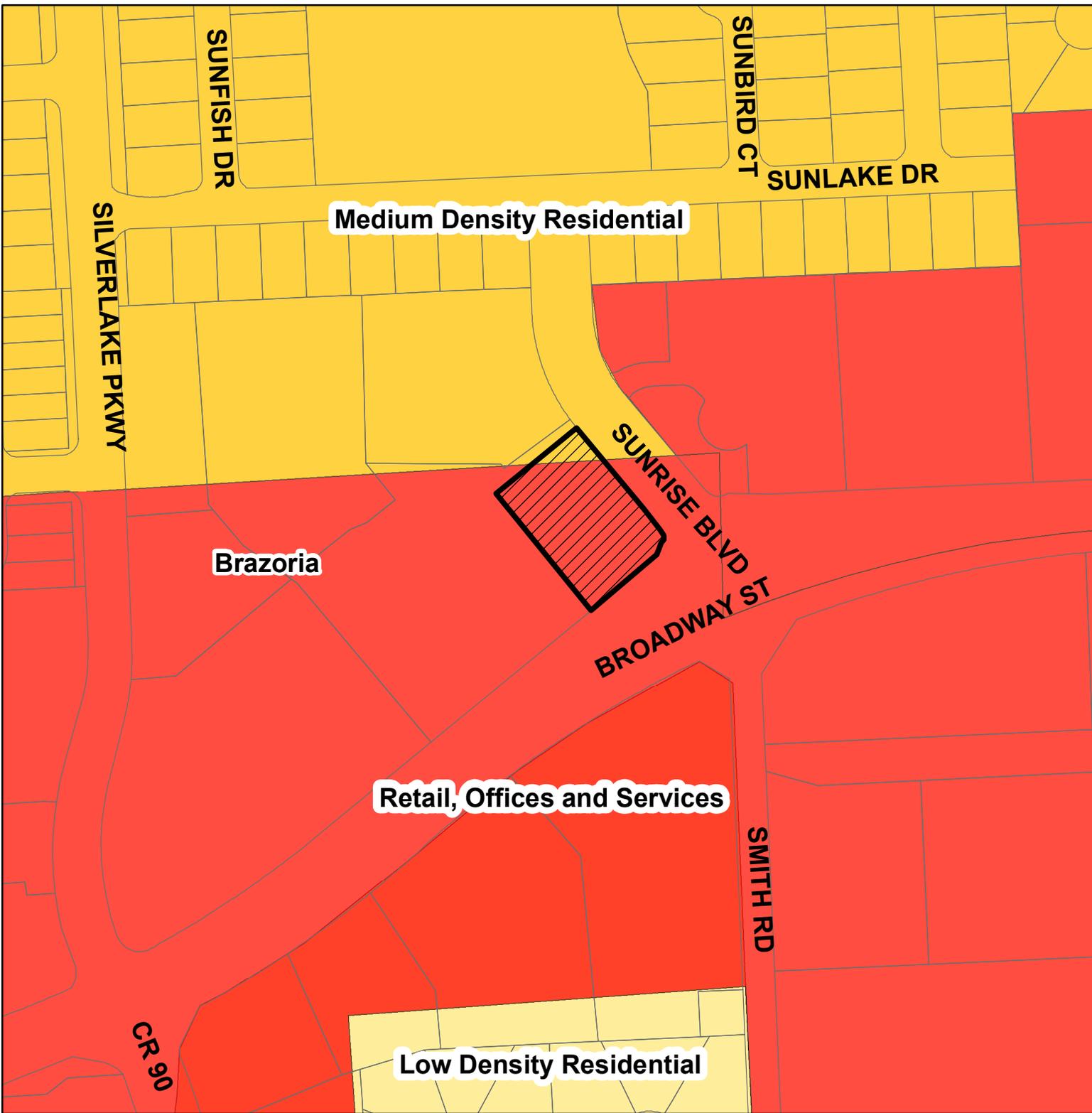
CUP 2013-08

2752 Sunrise Blvd.

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N

0 55 110 220 Feet





Aerial Map

CUP 2013-08

2752 Sunrise Blvd.

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N

0 55 110 220 Feet





APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Conditional Use Permit Request for: First Choice Emergency Room
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: General Business Retail District

Property Information:

Address or General Location of Property: 2752 Sunrise Blvd

Tax Account No. 553971

Subdivision: Sunrise Lake Village Lot: Reserve A Block: 1

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

APPLICANT/AGENT INFORMATION:

NAME REBOUND PROPERTIES LIMITED
ADDRESS P.O. BOX 1406
CITY SPRING STATE TX ZIP 77383
PHONE (281) 728-8063
FAX (281) 201-7944
E-MAIL ADDRESS TRANSNATIONALMGT@GMAIL.COM

NAME Greg McGahey
ADDRESS 8080 Park Lane, Suite 800
CITY Dallas STATE TX ZIP 75231
PHONE (214) 252-6262
FAX (214) 523-0800
E-MAIL ADDRESS gmcgahey@ucr.com

*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: [Signature] Date: 8/26/2013

Agent's/
Applicant's Signature: [Signature] Date: 9/12/13

OFFICE USE ONLY:

FEES PAID: <u>250.00</u>	DATE PAID: <u>9-19-13</u>	RECEIVED BY: <u>DC</u>	RECEIPT NUMBER: <u>358344</u>
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Application No. CUP2013-08



May 14, 2013

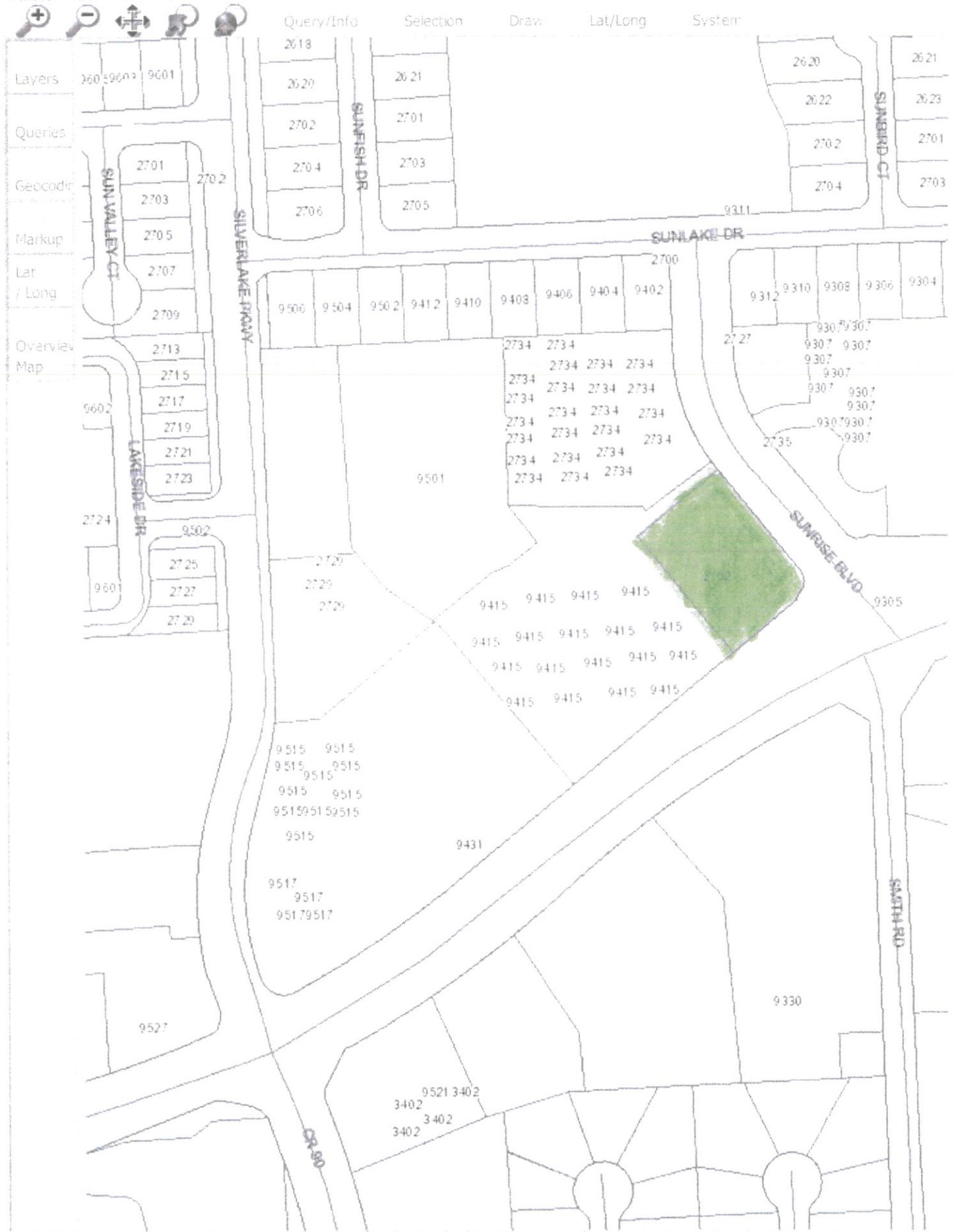
UCR Development Services authorization letter

Rebound Properties, LLC, (Landlord) hereby gives authorization to UCR Development Services to submit for the Conditional Use Permit to the City of Pearland. Feel free to contact me at the numbers below with any questions.

Josh Gordon

A handwritten signature in black ink, appearing to read 'J. Gordon', with a long, sweeping horizontal stroke extending to the right.

Property Manager





ENGINEERS ■ SURVEYORS ■ PLANNERS
LANDSCAPE ARCHITECTS ■ ENVIRONMENTAL SCIENTISTS

4800 Sugar Grove Boulevard
Suite 316
Stafford, TX 77477
281.494.0360 Fax 281.494.0309

Sept. 12, 2013

City of Pearland
Community Development
3523 Liberty Drive
Pearland, TX 77581

RE: Conditional Use Permit Application
First Choice ER – Pearland Silverlake site

Dear Sirs:

This letter is a notice of intent to file a Conditional Use Permit Application for our site at 2752 Sunrise Blvd., located within the Sunrise Lake Village Shopping Center. Our intended use for this site is a 24-hour emergency care clinic. The current zoning classification is General Business Retail District and an emergency care clinic may be approved as a Conditional Use.

Our plan is to renovate an existing vacant 10,112 SF restaurant into an emergency care clinic consisting of patient care areas, x-ray and CT examination rooms, lobby and support space. There will also be an area built out to serve as administrative office space connected to the ER. The exterior will be renovated as described below with the existing wood deck removed and replaced by a grass lawn. No expansion or additional square footage to the building is planned. There will be two new entrances serving the ER, one for patient drop-off and one for ambulance pick-up. Both are required by State law and will have new canopies to provide weather protection for patients. There will also be a separate entrance to the office area. Existing exterior materials will be reused where possible with some added materials to help match the corporate prototype image of FCER. These include added limestone "feature walls" and an entrance tower. The existing pitched roof towers will be modified to match the new entrance tower but will remain at the height of the existing steel. Where possible we will continue to utilize the existing utilities and fire protection system.

The only site improvements planned is to re-grade the parking lot only where necessary to bring the entrances into ADA and TDLR compliance. This will include

the drop-off entrance as well. Currently we anticipate three ground signs, two of which are required by State law to direct patients to the emergency entrance.

If you have any questions, or need additional information, please do not hesitate to contact us.

Thank you for your time and consideration,

A handwritten signature in blue ink, appearing to read "Jim Evans", is written over a horizontal line.

Jim Evans
Assistant Project Manger

JEE

Attachments: CUP application set

ZONE CHANGE/ VARIANCE/ PLAT/ RECORDATION

(Circle one)
BA or **PP** or **FE**

CUP

Description: Input who the check is from

\$250.00

COMMENTS/DESCRIPTION (F10):

Location or

Address _____

First Choice Emergency Room

Applicant _____

Owner *Rebound Properties*

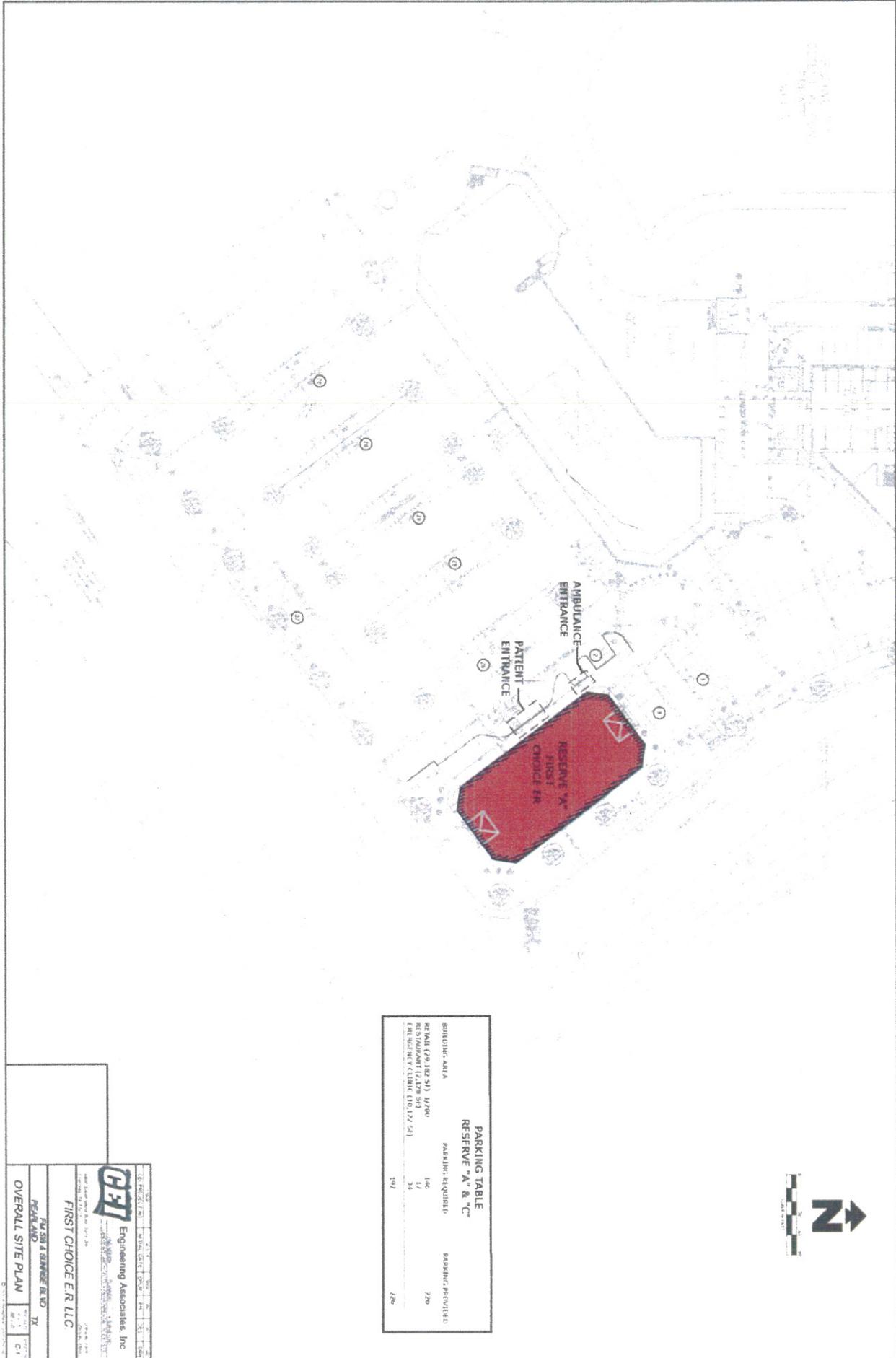
CITY OF PEARLAND
*** CUSTOMER RECEIPT ***
Oper: JCOTTER Type: OC Drawer: 1
Date: 9/28/13 01 Receipt no: 358344

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$250.00
Trans number:		4218945

FIRST CHOICE EMERGENCY ROOM
REBOUND PROPERTIES
FIRST CHOICE ER
2941 S LAKE VISTA DR
SUITE 200
LEWISVILLE

Tender detail
CK CHECK 3481 \$250.00
Total tendered \$250.00
Total payment \$250.00

Trans date: 9/19/13 Time: 10:55:25



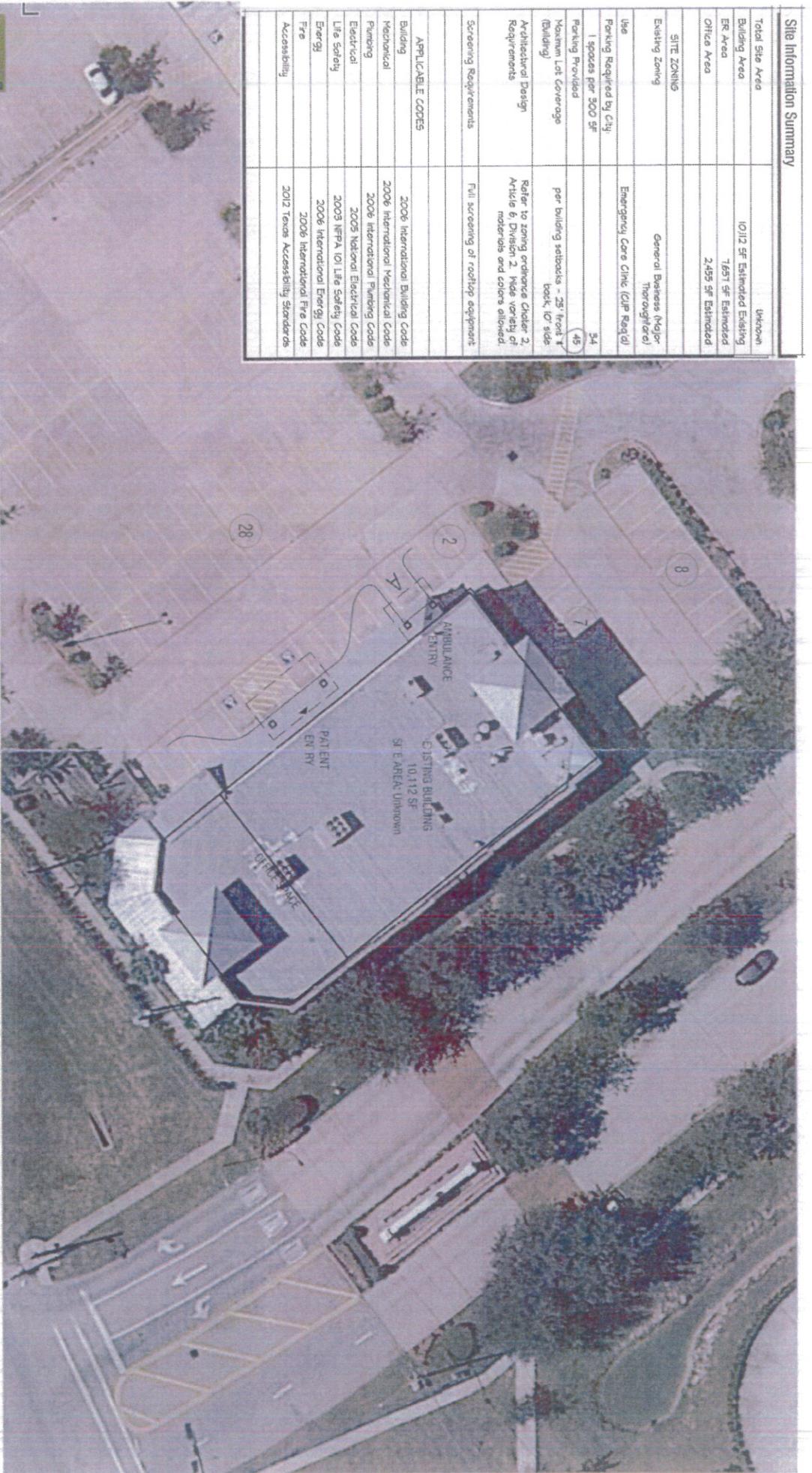
PARKING TABLE
RESERVE "A" & "C"

BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
RETAIL (29,882 SQ) 1/200	146	226
RESTAURANT (2,128 SQ) 1/12	17	
ENTRANCE (1,017 SQ)	14	
	177	226

Engineering Associates, Inc. 1000 N. GARDEN AVENUE, SUITE 100, DENVER, CO 80202, PHONE: (303) 733-8800	
FIRST CHOICE E.R. LLC	
PROJECT NO. 24-001	SHEET NO. 11
DATE: 08/14/24	SCALE: AS SHOWN
DESIGNER: [Signature]	CHECKER: [Signature]
APPROVED: [Signature]	DATE: 08/14/24
OVERALL SITE PLAN	

Site Information Summary

Total Site Area	Unknown
Building Area	10112 SF Estimated Existing
ER Area	1687 SF Estimated
Office Area	2495 SF Estimated
SITE ZONING	
Existing Zoning	General Business (Major Thoroughfare)
Use	Emergency Care Clinic (CIP Reg'd)
Parking Required by City	34
Parking Provided	45
Minimum Lot Coverage (Building)	per building setbacks - 25' front, 7' back, 10' side
Architectural Design Requirements	Refer to zoning ordinance Chapter 2, Article 6, Division 2. Wide variety of materials and colors allowed.
Screening Requirements	Full screening of rooftop equipment
APPLICABLE CODES	
Building	2006 International Building Code
Mechanical	2006 International Mechanical Code
Plumbing	2006 International Plumbing Code
Electrical	2005 National Electrical Code
Life Safety	2003 NFPA 101 Life Safety Code
Energy	2006 International Energy Code
Fire	2006 International Fire Code
Accessibility	2012 Texas Accessibility Standards



NWQ of Broadway St. & Sunrise Blvd. - Pearland, TX

CSP-1.1



UCR

CHALLENGERS

May 3, 2013



Scale: 1" = 30'-0"



ENGINEERS ■ SURVEYORS ■ PLANNERS
LANDSCAPE ARCHITECTS ■ ENVIRONMENTAL SCIENTISTS

4800 Sugar Grove Boulevard
Suite 316
Stafford, TX 77477
281.494.0360 Fax 281.494.0309

Sept. 12, 2013

City of Pearland
Community Development
3523 Liberty Drive
Pearland, TX 77581

RE: Conditional Use Permit Application
Acknowledgement of Sign Posting
First Choice ER – Pearland Silverlake site

Dear Sirs:

This letter is an acknowledgement that a sign, manufactured to the standards of the City of Pearland's CUP application, indicating the property is under consideration for a Conditional Use Permit will be posted on the property as prescribed in the application.

Thank you for your time and consideration,



Jim Evans
Assistant Project Manger

JEE
Attachments: CUP application set

2013 TAX STATEMENT



RO'VIN GARRETT, RTA
 BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
 111 E. LOCUST
 ANGLETON, TEXAS 77515

Certified Owner:

US BANK NA TRUSTEE
 % C-III ASSET MANAGEMENT LLC
 5221 N O CONNOR BLVD
 STE 600
 IRVING, TX 75039-4414

Account No: 9751-2218-500

As of Date: 10/07/2013

Appr. Dist. No.: 633633

Legal Description:

FURN FIXT EQUIP OTHER PERSONAL
 PROPERTY, (FKA SAM'S BOAT)

Legal Acres: .0000

Parcel Address: 2752 SUNRISE BLVD

Print Date: 10/07/2013

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$0	\$3,500	\$3,500	\$3,500	\$0	\$0	\$0	\$3,500

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
BRAZORIA COUNTY	\$3,500		\$0.00	\$3,500	0.4320200	\$15.12
<i>Amount saved by additional sales tax revenue \$3.31</i>						
SPECIAL ROAD & BRIDGE	\$3,500		\$0.00	\$3,500	0.0600000	\$2.10
PEARLAND ISD	\$3,500		\$0.00	\$3,500	1.4157000	\$49.55
BRAZORIA DRAINAGE DIST 4	\$3,500		\$0.00	\$3,500	0.1560000	\$5.46
CITY OF PEARLAND	\$3,500		\$0.00	\$3,500	0.7051000	\$24.68
RENDITION PENALTY	\$0		\$0.00	\$0	0.0000000	\$9.69
<i>Amount saved by additional sales tax revenue \$5.00</i>						

Total Tax: \$106.60
Total Tax Paid to date: \$0.00
Total Tax Remaining: \$106.60

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:

OCT 2013 0%	NOV 2013 0%	DEC 2013 0%	JAN 2014 0%	FEB 2014 7%	MAR 2014 9%
\$106.60	\$106.60	\$106.60	\$106.60	\$114.07	\$116.19
APR 2014 11 + up to 20%	MAY 2014 13 + up to 20%	JUN 2014 15 + up to 20%	JUL 2014 18 + up to 20%	AUG 2014 19 + up to 20%	SEP 2014 20 + up to 20%
\$128.84	\$131.16	\$133.49	\$145.73	\$146.96	\$148.20

School Information:

PEARLAND ISD 2013 M&O 1.0400000 I&S .37570000 Total 1.4157000 2012 M&O 1.0400000 I&S .37940000 Total 1.4194000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.148 ✂

Print Date: 10/07/2013

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

RO'VIN GARRETT, RTA
 BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
 111 E. LOCUST
 ANGLETON, TEXAS 77515
 (979) 864-1320, (979) 388-1320, (281) 756-1320



9751-2218-500
 US BANK NA TRUSTEE
 % C-III ASSET MANAGEMENT LLC
 5221 N O CONNOR BLVD
 STE 600
 IRVING, TX 75039-4414

AMOUNT PAID:

\$ _____

97512218500 2013 102013 00000010660 00000010660 00000010660 0

**APPLICATION CHECKLIST FOR THE FOLLOWING
Conditional Use Permits (CUP)**

- Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit.
- If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code.**
- Metes and Bounds Description, (Survey, or a Plat of the property that contain the metes and bounds description).
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- Letter of Intent, explaining the conditional use permit request in detail, specifying proposed uses, specific operations of the use, square footage of buildings, unique characteristics of the property, and any other necessary information
- Application fee of \$250.00, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)
- Site Plan or Plot Plan showing the proposed layout of the subject property, including any proposed buildings, parking, landscaped areas, detention ponds, fences, and any other relevant information
- Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- Application packets that are not **complete** will not be accepted. **When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.**

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 21, 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

ZONE CHANGE APPLICATION NO. 2013-16Z

A request of James Leach, applicant/owner, for approval of a change in zoning from Garden/O'Day-Mixed Use (G/O-MU) zoning district to General Commercial (GC) zoning district on approximately for .63 acres of land on the following described property, to wit:

Legal Description: Block 3, Lot 9, being .63 acres of the Final Plat of Hickory Creek Place; a subdivision of 100.09 acres of land comprised of 10 blocks and 133 lots; being s subdivision of tracts 17, 18, 19, 20, 21, 30, 31, 32, 33 and 34 of a subdivision of the H.T. & B. R.R. CO. Survey, Section 7, Abstract 219, Brazoria County, Texas.

General Location: 2106 O'Day Road, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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JOINT PUBLIC HEARING AGENDA ITEM MEETING OF OCTOBER 21, 2013

Zone Change No. 2013-16Z

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Legal Description: Block 3, Lot 9, being .63 acres of the Final Plat of Hickory Creek Place; a subdivision of 100.09 acres of land comprised of 10 blocks and 133 lots; being s subdivision of tracts 17, 18, 19, 20, 21, 30, 31, 32, 33 and 34 of a subdivision of the H.T. & B. R.R. CO. Survey, Section 7, Abstract 219, Brazoria County, Texas.

General Location: 2106 O'Day Road, Pearland, TX

APPROVAL PROCESS: After the Joint Public Hearing, the requested zoning change application will be considered as follows:

Planning and Zoning Commission: October 21, 2013*

City Council for First Reading: November 11, 2013*

City Council for Second Reading: November 25, 2013*

(*dates subject to change)

SUMMARY: James Leach, applicant/owner is requesting approval of a zone change from the Garden/O'Day-Mixed Use (G/O-MU) to the General Commercial (GC) on approximately .63 acres of land located on the west side of O'Day Road; between Butler Road to the north and Olin Drive to the south. The applicant proposes a full service automotive repair shop, similar to Lewis Auto Service located on Harkey Road, which is also owned by the applicant.

The proposed use is classified as *Auto Repair (Major)* by the Unified Development Code (UDC)'s Land Use Matrix and is not a permitted use in the existing zoning district of G/O-MU. The proposed zoning district of GC allows the proposed use with approval of a Conditional Use Permit (CUP). In conjunction with the zoning change request, the applicant has also submitted application for a CUP (CUP 2013-09), to allow the requested use.

As indicated in the UDC, the purpose of the GC zoning district is to permit a wide variety of businesses characterized by those uses that may require an extensive amount of land for the conduct of business and/or that may require outside storage areas.

The site is currently developed with an approximately 4,000 square foot office/warehouse building, which, according to appraisal district records, was originally constructed in 1993, with improvements added in 2004. According to City utility records, the prior business at the subject site was Roy Shugart Glass and Mirror; a company which specialized in custom glass and window repair. This business operated at the subject site from August, 2004 to November 12, 2012.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Garden/O’Day Mixed Use (G/O-MU)	Storage/Warehouse, predominantly Single Family Residential
South	Garden/O’Day Mixed Use (G/O-MU)	Storage/Warehouse, predominantly Single Family Residential
East	Garden/O’Day Mixed Use (G/O-MU)	Single Family Residential
West	Single Family Residential 1 (R-1)	Single Family Residential

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is located within the Garden/O’Day Mixed Use zoning district. The general lot and bulk regulations of the existing and proposed zoning districts are consistent. The existing building is nonconforming as it relates to the minimum lot width and the minimum side yard setback on the south side of the property. The minimum side yard is 10 feet. The existing building encroaches into the side yard setback. The minimum lot width in both zoning districts is 150 feet. The site width is 125 feet. A comparative analysis of the general regulations of the existing (G/O-MU), and proposed (GC) zoning districts, as well as existing site conditions follows:

General Regulations	GO-MU (Existing)	GC (Proposed)	Existing Site
Minimum Lot Size	22,500 sq. ft.	22,500 sq. ft.	27, 500 sq. ft.
Minimum Lot Width	150 ft.	150 ft.	125 ft.
Minimum Lot Depth	125 ft.	125 ft.	220 ft.
Minimum Front Setback	25 ft.	25 ft.	40.49 ft.

Minimum Side Setback	10 ft.	10 ft.	5.32 ft. & 45 ft.
Minimum Rear Setback	30 ft.*	30 ft.*	45 ft.

* The minimum rear yard is 25 feet in both the existing (GO-MU) and proposed (GC) zoning districts, except there shall be a minimum 30-foot wide landscape buffer between nonresidential and single family if screening is achieved by a vegetative screen and not an opaque screening wall. A 25-foot wide buffer may be used, if in conjunction with a masonry wall.

SITE HISTORY: Prior to the adoption of the UDC in 2006, the subject property was located within the Commercial (C) zoning district, contained in the Urban Land Use and Development Ordinance. The proposed use of *Auto Repair (Major)* was classified as *Auto Sales and Repair (in Building)*, and was a permitted use. The current UDC does not permit the proposed use in the property’s existing zoning district of G/O-MU.

PLATTING STATUS: The property was platted in 1965 as Block 3, Lot 9, Hickory Creek Place.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The site is located within the *Garden O’Day Mixed Use Future Land Use Designation*. The goal of the 1999 Future Land Use Plan in relation to the O’Day Road area was to transition the area from existing uses to residential uses with allowances for General Business uses with the intent to permit an extensive variety of commercial uses, including retail trade, personal and business service establishments, offices and commercial recreational uses of limited scope.

As a result of the 2004 Comprehensive Plan Update, it was determined that the O’Day Road area should include mixed use developments in order to maintain consistency between the City’s adopted plan and the UDC. Acceptable land uses within the Garden/O’Day Mixed Use District include the following:

- Single-family residential
- Manufacturing businesses
- Fabrication businesses
- Technology businesses
- Retailing
- Manufactured homes
- Light commercial

As a result of the transition of this area, most of the existing non-residential uses are considered nonconforming. One of the main goals of the Garden O’Day Mixed Use District is to bring the majority of existing nonresidential uses into conformance. New uses should be closely defined and should be consistent with the types of uses that preserve the residential character of the district. There are currently no existing Auto Repair facilities within the vicinity.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has

frontage on O'Day Road; a secondary thoroughfare, with a minimum of 100' right-of-way. It appears that there is sufficient right-of-way to comply with the thoroughfare plan.

AVAILABILITY OF UTILITIES: The subject parcel has access to public water and sewer.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed use of *Auto Repair (Major)* is a permitted use in the proposed GC zoning district with approval of a Conditional Use Permit (CUP). However, the proposed use is not a permitted use in the existing zoning district of G/O-MU, with or without approval of a CUP. If the zone change is approved as requested, the proposed use will allow nonresidential uses which may prove to be incompatible with existing uses and would contradict the intent of the district, which is to allow the continuation of existing nonresidential uses, while respecting and preserving residential uses that now co-exist with nonresidential uses.

While this is not a complete list of allowed uses in the GC zone, the following uses may not be compatible with existing nearby residential development; however would be permitted in the GC, zone if the request is approved:

- Commercial Amusement (Indoor)
- Commercial Amusement (Outdoor)
- Dinner Theatre
- Commercial Swimming Pool
- All-Terrain Vehicle (Go-Carts & Motor Cycle) Dealer/Sales
- Auto Accessory and/or Parts Sales
- Auto Glass Repair/Tinting
- Auto Interior Shop/Upholstery
- Auto Rental
- Auto Sales
- Auto Repair Major/Minor
- Auto Wash
- Auto Wrecker Services
- Boat Sales
- Commercial Transit Terminal
- Gasoline Station
- Limousine/Taxi Service
- Motorcycle Sales/Dealer
- Parking Lot or Garage for Passengers
- Tire Sales
- Truck (Heavy) and Bus Rental or Sales
- Truck or Freight Terminal
- Automatic Teller Machine
- Automobile Driving School
- Bed and Breakfast Inn
- Check Cashing Service

- Extended Stay Hotel/Motel
- Laundromat (Self Service Laundry)

A Traffic Impact Analysis (TIA) is not required for the proposed use to determine any adverse effects on traffic as no expansions for the current proposal are anticipated. There is currently no detention on site and will be required for any future expansions.

The site is currently considered non-conforming. As a result of the change in use, improvements would be required including façade requirements, to include 100% masonry where visible from the right-of-way or abutting residential properties; parking lot screening, and refuse container screening.

ADDITIONAL COMMENTS: This request has been reviewed by the City's Development Review Committee and there are no additional comments from other departments at the time of this report.

SITE PLAN CONSIDERATIONS: A site plan is not required for a zone change.

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a notification sign was placed on the subject property.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Based on notices that the applicant sent to nearby property owners, staff has received six (6) notices from property owners within 200 feet of the site in opposition to the request, which represents 39% of the total land area within 200 feet of the site. Per Section 211.006 of the Texas Local Government Code, a supermajority vote is required by City Council to approve this zone change request, as opposition within 200 feet of the site exceeds 20% of the land area within the required notification range.

Additionally staff received 65 notices within the vicinity, including the adjacent neighborhood, but outside of the 200 foot buffer area, which are opposed to the request. The notices submitted do not indicate opposition to the Zone Change or associated Conditional Use Permit, rather they indicate opposition to the proposed use. The opposition letters received at the time of this report have been provided to Council.

STAFF RECOMMENDATION: Staff is unable to recommend approval of the request to rezone the subject .63 acres of land from Garden/O'Day-Mixed Use (G/O-MU) zone to General Commercial (GC) zone for the following reasons:

1. The proposed zoning district does not conform to the Future Land Use element of the Comprehensive Plan, and if approved, would contradict the intent of the G/O-MU district.
2. The proposed zoning district could introduce uses to the neighborhood that

may be considered incompatible.

3. If approved, the proposed request could result in adverse impacts to the nearby properties which are not able to be mitigated and negatively affect the quality of life.
4. The proposed zoning district will create an isolated zoning district surrounded by a larger zoning district.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Zone Change Application and Applicant Documents
- Related Documents



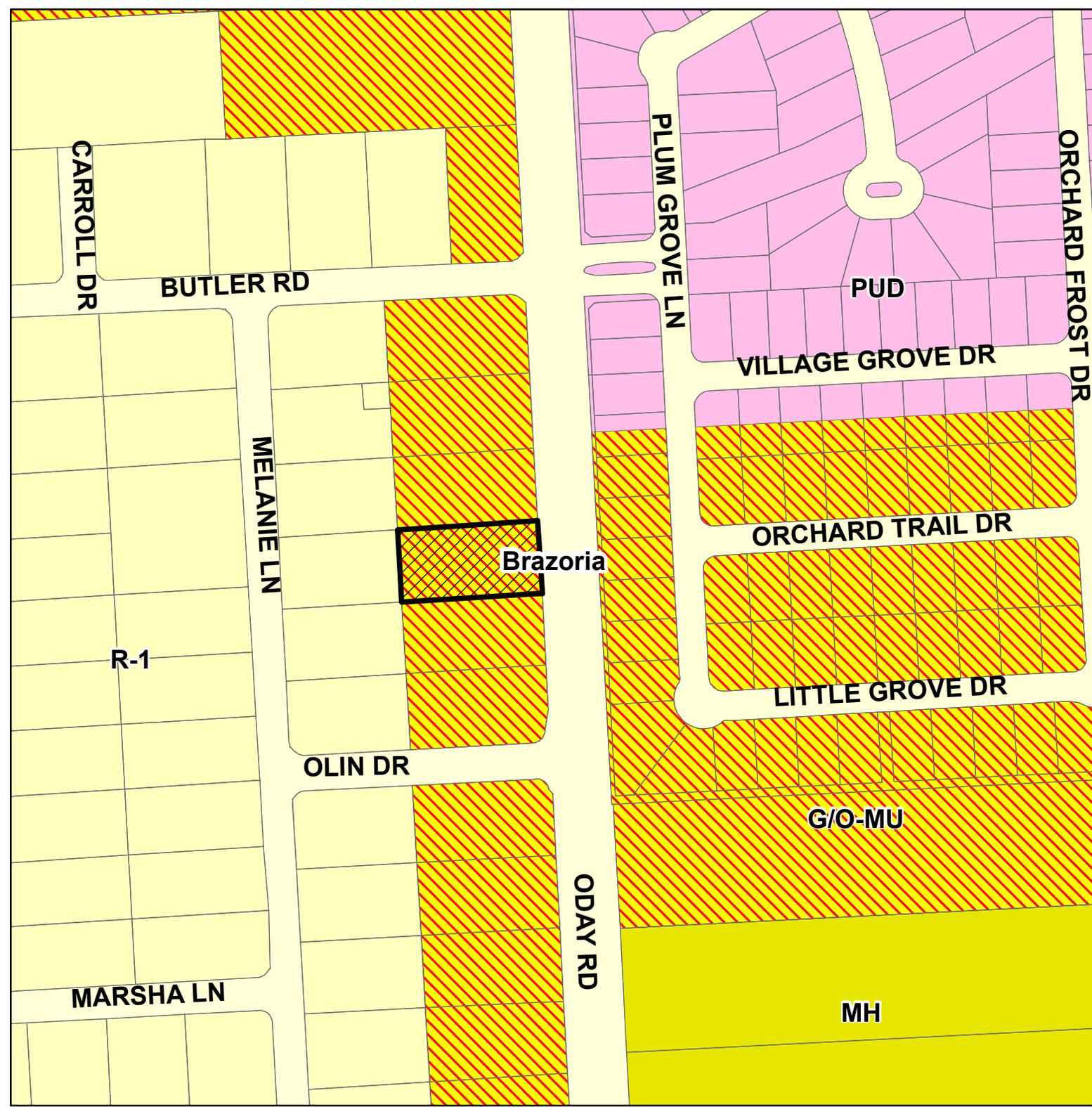
Zoning and Vicinity Map

Zone Change 2013-16Z

2106 O'Day Rd.

This product is for information 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.

0 55 110 220 Feet
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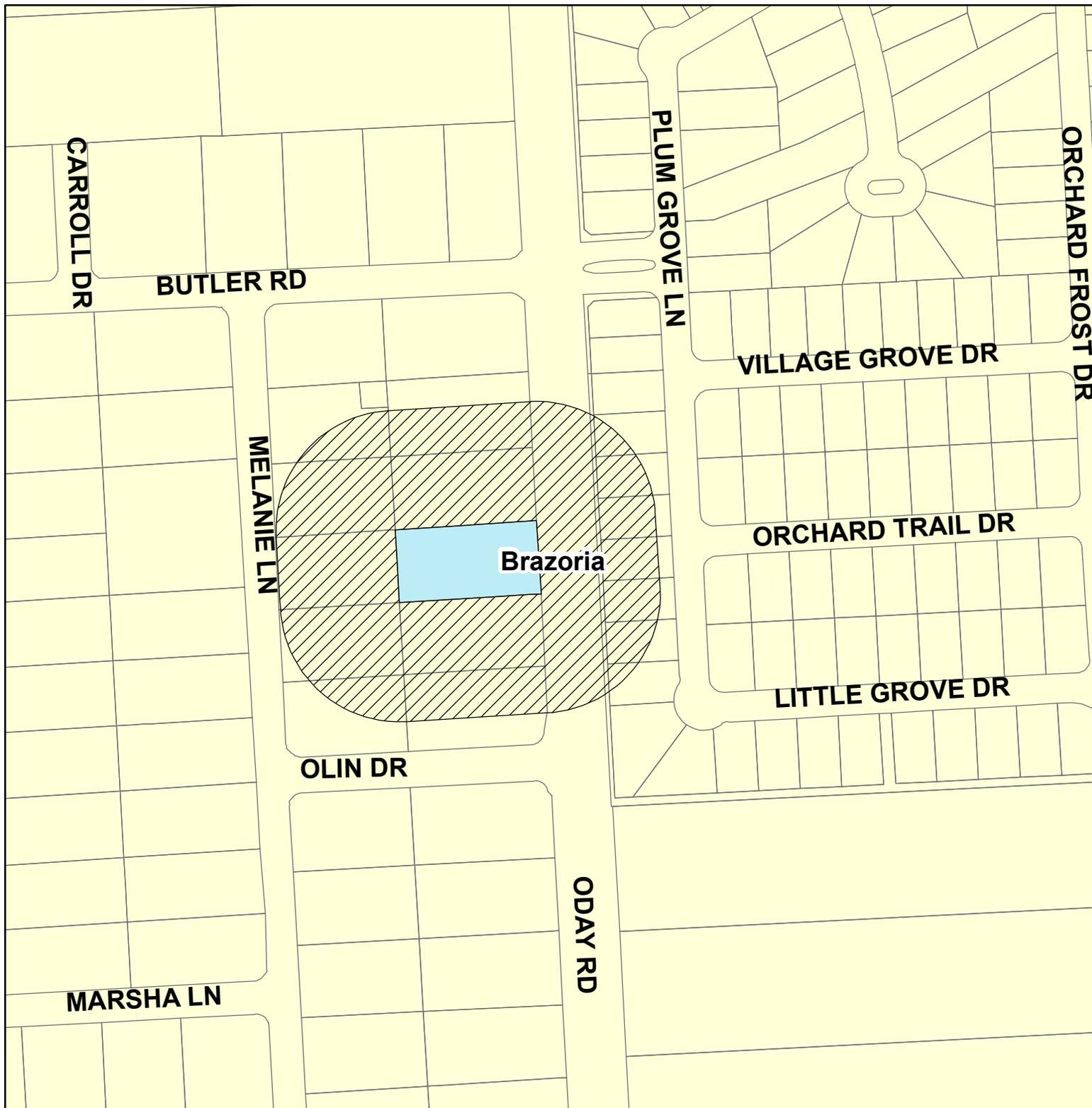
Abutter Map

Zone Change 2013-16Z

2106 O'Day Rd.

This product is for information 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.

0 55 110 220 Feet



Zone Change 2013-16Z

2106 O'Day - G/O-MU to GC

NAME	ADDRESS	CITY	STATE	ZIP
KB HOME LONE STAR LP	11320 RICHMOND AVE	HOUSTON	TX	77082
JONES CECIL H JR	2018 PLUM GROVE LN	PEARLAND	TX	77581
VILLAGE GROVE HOMEOWNER ASSN INC	12603 LOUETTA RD #101	CYPRESS	TX	77429
O'NEILL ROBIN RENEE	PO BOX 890548	HOUSTON	TX	77289
MCCRACKEN MYRNA LEE	2045 MELANIE LN	PEARLAND	TX	77581
PINTO ERWIN A MIXCO	2117 MELANIE LN	PEARLAND	TX	77584
JONES STANLEY	2125 MELANIE LN	PEARLAND	TX	77581
RATCLIFF JOHN C	4803 ARROWHEAD LAKE DR	MISSOURI CITY	TX	77459
BARNES RALPH W JR	2049 MELANIE LN	PEARLAND	TX	77584
SHUGART ROY M & KYLE A	1102 CHEYENNE RIDGE DR	ROSHARON	TX	77583
BRESEE WALTER & GLENDA	2105 MELANIE LN	PEARLAND	TX	77581
MORTON MICHAEL D & ELIZABETH C	PO BOX 410	PEARLAND	TX	77588
MARTINEZ OSCAR J & NELDA	2126 ODAY RD	PEARLAND	TX	77581

Public / Semi-Public

CARROLL DR

BUTLER RD

MELANIE LN

Brazoria

Low Density Residential



Garden/O'Day Mixed Use Dist

PLUM GROVE LN

VILLAGE GROVE DR

ORCHARD FROST DR

LITTLE GROVE DR

OLIN DR

ODAY RD

MARSHA LN



FLUP Map

Zone Change 2013-16Z

2106 O'Day Rd.

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0 55 110 220 Feet





Aerial Map

Zone Change 2013-16Z

2106 O'Day Rd.

This product is for information 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.

N

0 40 80 160 Feet
|-----|-----|-----|-----|





APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Current Zoning District: G/O - MU

Proposed Zoning District: BC

Property Information:

Address or General Location of Property: 2106 ODAY RD.

Tax Account No. 213562

Subdivision: _____ Lot: _____ Block: _____

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME James Leach
ADDRESS 4619 Sylvia Lane
CITY Manvel STATE Tx ZIP 77578
PHONE (713) 515-1954
FAX (281) 485-6620
E-MAIL ADDRESS LAD Lewis @ sbcglobal.net

APPLICANT/AGENT INFORMATION:

NAME Same
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE (____) _____
FAX (____) _____
E-MAIL ADDRESS _____

*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: James F. Leach Date: 9/19/13

Agent's/Applicant's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: <u>775.00</u>	DATE PAID: <u>9/19/13</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>358428</u>
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Application No. 2013-162

This property is located in the 100 year flood plain & is in insurance rate zone AE, as per map 40835E-00301 dated 09-22-99.

SCALE: 1" = 80'

LEGEND

- R.O.W. - RIGHT OF WAY
- I.R. - IRON ROD
- FND. - FOUND
- o-o- CHAIN LINK FENCE
- B.L. - BUILDING LINE
- R.O.W. - RIGHT-OF-WAY
- CP - POWER POLE
- U.E. - UTILITY EASEMENT
- A.E. - AERIAL EASEMENT
- B.C.D.R. - BRAZORIA COUNTY DEED RECORDS

NOTES

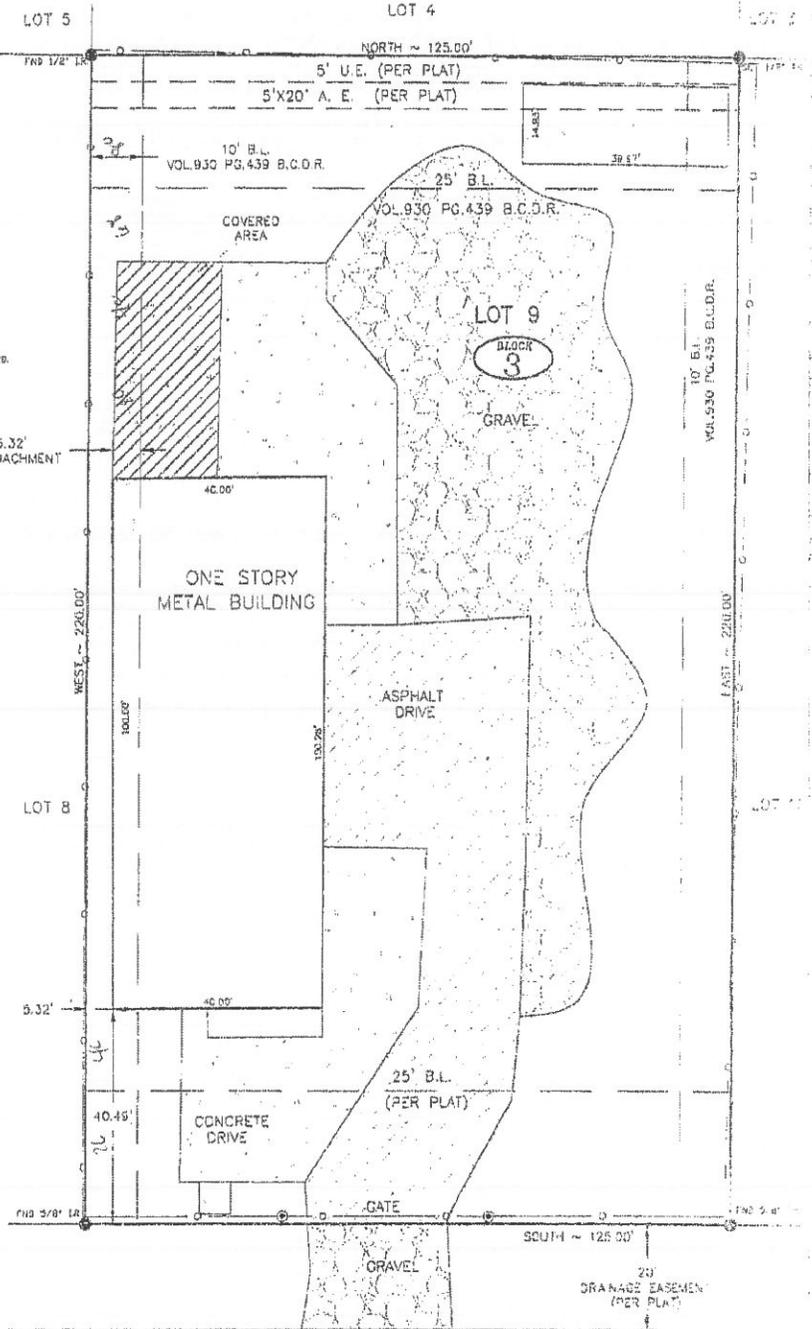
- 1) BASIS FOR BEARINGS ASSUMED AS PLATTED
- 2) DISTANCES SHOWN ARE GROUND DISTANCES
- 3) ALL ASSUMED DONE BY TITLE COMPANY
- 4) SURVEY BASED ON BEST OF EVIDENCE FOUND.



I, MICHAEL D. MORTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATED THIS THE 14 DAY OF May 2013

M.D.M.
MICHAEL D. MORTON - R.P.L.S. NO. 3696



O'DAY ROAD (a.k.a. - Co. Rd. 558)
60' R.O.W.

THIS CERTIFICATION IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON BY ANY ONE OTHER THAN THE PARTIES ADDRESSED BELOW, OR DOES NOT BEAR AN ORIGINAL SIGNATURE AND SEAL OF THE R.P.L.S. MICHAEL D. MORTON, NO. 3696.

LOT(S)	9	BLOCK	3	SUBDIVISION	HICKORY CREEK PLACE	COUNTY	BRAZORIA
SECTION	VC. SEC. 11, PAGE 1 B.C.M.S.			TOWNSHIP	10N	RANGE	10E
ADDRESS	2106 O'DAY ROAD	CITY	PEARLAND	PARCEL NO.	77581	OWNER	HOMETOWN BANK, INC.
PURCHASER	JAMES F. LEACH		TITLE RESOURCES GUARANTY CO.				
FILED BY	MM	DATE	05-24-13	ARROW SURVEYING			
DRAWN BY	SM	DATE	03-18-12	P.O. BOX 410 PEARLAND, TEXAS 77581			
DIVISION	NS	DATE	05-14-13	(281) 412-8284 FAX(281) 412-2312			

LETTER OF INTENT

To Whom It May Concern:

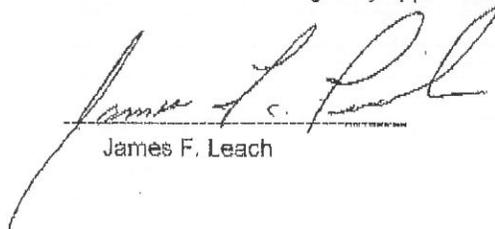
We are James and Paula Leach. We own Lewis Auto Service on Harkey Road. We are a full service automotive repair shop that has served Pearland since 1986. We perform general automotive repair such as general mechanical, ac, computer diagnostics, emissions repair, brakes, etc. We are open from 8 am to 6 pm Monday thru Friday and 8 to 12 on Saturdays.

As of 7/2013 we purchased the property at 2106 Oday Road. The intended use of this property was to be used as an overflow for Lewis Auto Service. We work for several companies that require we pickup the vehicle, repair it, and return it to the company. (ie: Strickland Chevrolet, Clayton Funeral Home, Evergreen Livery, Beck and Masten etc). This would be the primary use of the Oday facility.

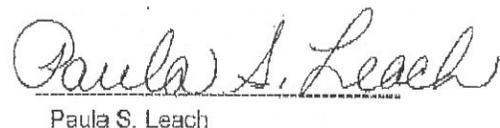
After we purchased the property we started work on the building. The electrical was repaired, fire extinguishers installed, offices repainted, phone system installed, computer access installed, engineering checks to meet Texas Windstorm and flood and fire insurance etc. We have plans to bring the building and property up to conform with the city. We are looking at having the building stuccoed and bring the parking and landscape into compliance.

Upon filing for a certificate of occupancy we were informed of a zoning discrepancy. The property is listed by the City of Pearland as the Garden Road Oday Mixed Use District (ie: commercial, industrial and/or residential). It is our understanding that the City considers Automotive as General Commercial and would require a zoning change. After several meetings with the Planning Department it was further decided that after the zone change we will need a conditional use permit.

Your consideration in this matter is greatly appreciated.



James F. Leach



Paula S. Leach

ZONE CHANGE/ VARIANCE/ PLAT/ RECORDATION

775.00 (circle one) **BA** or **PF** or **FE**

Description: Input who the check is from

Zone Change Request

COMMENTS/DESCRIPTION (F10):

Location or Address 2106 O Day Road

Applicant James Leech

Owner "

CITY OF PEARLAND
R E P R I N T
*** CUSTOMER RECEIPT ***
Oper: AGONZALES Type: OC Drawer: 1
Date: 9/19/13 01 Receipt no: 358428

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$775.00
Trans number:		4219036

ZONE CHANGE
2103 O DAY RD-JAMES LEACH

Tender detail	
BR CREDIT CARD	\$775.00
Total tendered	\$775.00
Total payment	\$775.00

Trans date: 9/19/13 Time: 13:52:23

**POSTING OF ZONING NOTIFICATION SIGNS
ON PROPERTY UNDER CONSIDERATION
FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)**

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

- (1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.
- (2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.
- (3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.
- (4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.
- (5) The signs shall be as follows:
 - A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
 - At least 2 feet above the ground
 - Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
 - Message content as follows:

*1/2
9/9/13*

Zone change
PROPOSED (SPECIFY REQUEST)
Contact City of Pearland
281-652-1768

***Signs must be professionally made; handwritten signs are not allowed.**

***Signs must be freestanding and cannot be attached to a tree, fence, or building.**

2106

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

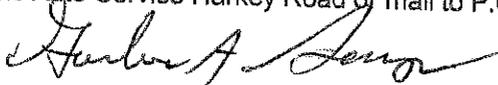
I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: GORDON SAVAGE
ADDRESS 2033 KELLY
CITY/ST PEARLAND TEX 77581
PHONE 409-939-4874

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588



We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Lillie A Watson
ADDRESS: 2157 Garden Rd
CITY/ST: Pearland Tx 77581
PHONE: 281-485-3700

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Lillie Ann Watson

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

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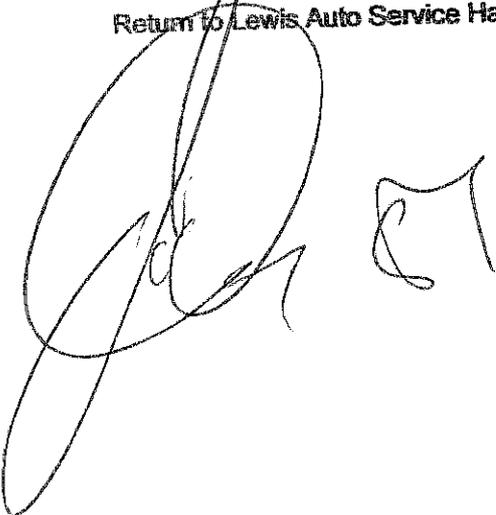
I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Jason Olson
ADDRESS 2117 Mellanck
CITY/ST Pearland Tx 77581
PHONE 281 614 9142

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

A large, stylized handwritten signature, possibly 'Jason Olson', is written over the return address. To its right are the initials 'JL'.

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Diana Pham
ADDRESS 2117 Melanie Lane
CITY/ST Pearland, TX
PHONE (832) 833-0308

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588



We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: EDGAR GUILBEAU
ADDRESS 6421 KELLY
CITY/ST PEARLAND, TX 77581
PHONE 281-485-6053

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Edgar Guilbeau

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.
 I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Marie Victoria Castillo
ADDRESS 6209 Butler
CITY/ST Pearland, TX
PHONE (832) 877-1161

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Marie V. Castillo

We are James and Paula Leach. We purchased the building at 2106 Oday Road.

We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Linda Freeman
ADDRESS 2234 Kelly Dr
CITY/ST Pearland, TX
PHONE 832-405-9265

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588



Duplicate

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Joseph Freeman
ADDRESS 7234 Kelly Dr.
CITY/ST Pearland, Tx
PHONE 832-405-5441

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588



Duplicate

2106

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Arlene Henning
ADDRESS 2206 Kelly Dr.
CITY/ST Pearland Tx
PHONE 281-485-3367

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Arlene Henning

We are James and Paula Leach. We purchased the building at 2106 Oday Road.

We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Vicki Roesler
ADDRESS 2206 Kelly Drive
CITY/ST Pearland Tx
PHONE 8174541467

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Vicki Roesler

2106

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Billy Roesler
ADDRESS 2206 Kelly DR.
CITY/ST PEARLAND, TX
PHONE (281) 412-0712

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Billy Roesler

2106

We are James and Paula Leach. We purchased the building at 2106 Oday Road.

We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Mary Ann Shields
ADDRESS 2118 Kelly Dr
CITY/ST Pearland Tx 77581
PHONE 281-485-5378

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Mary Ann Shields

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: LARRY C. RILEY
ADDRESS 2049 KELLY DR.
CITY/ST PEARLAND TX
PHONE 281-485-5019

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Larry C. Riley

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

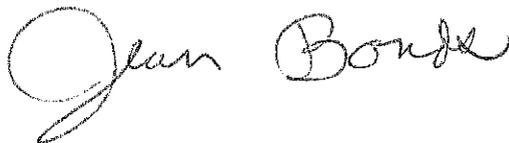
I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: JEAN BONDS
ADDRESS 2053 KELLY DR.
CITY/ST PEARLAND TX 77581
PHONE 281-485-1542

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christoper Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588



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I support the use of 2106 Oday Road as an Automotive Repair Facility.

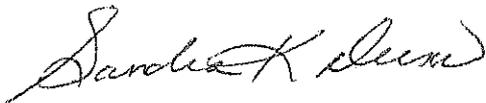
I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Sandra K Dunn
ADDRESS 6414 Kelly Lane
CITY/ST Pearland
PHONE 806-236-0008

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Herkey Road or mail to P.O. Box 1225 Pearland, Tx 77588



We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Raymond Martin
ADDRESS 6406 MARSHA
CITY/ST PEARLAND
PHONE 832 274 2039

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

A large, stylized handwritten signature in black ink, appearing to be the name 'Raymond Martin'.

2106

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: L. Kennedy
ADDRESS 2214 oday
CITY/ST Pearland, TX
PHONE 281.748-7833

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, TX 77588

Lepeda Kennedy

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Elsie CHARK
ADDRESS 2126 Kelly DR.
CITY/ST PEARLAND TX.
PHONE 281 4850439

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Elsie Chark

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 I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Sherry GREENE
ADDRESS 2126 KELLY
CITY/ST PEARLAND TX 77581
PHONE 713-447-2743

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Sherry Greene

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: HAI MAI
ADDRESS 6201 BUTLER RD
CITY/ST Pearland
PHONE (713) 792-2132

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588



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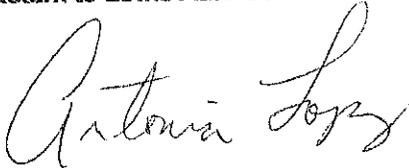
I support the use of 2106 Oday Road as an Automotive Repair Facility.
 I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: John & Antonia Lopez
ADDRESS 2137 O'Day Rd
CITY/ST Pearland, Tx 77581
PHONE 281-997-8082

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588



2106

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Abiel SALINAS
ADDRESS 6125 KELLY, DR
CITY/ST PEARLAND, TX 77581
PHONE 281-414-7274

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Abiel Salinas
Abiel SALINAS

9-25-13

2106

We are James and Paula Leach. We purchased the building at 2106 Oday Road.

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME:

HENRY GUILLORY

ADDRESS

2042 KELLY DR.

CITY/ST

PEARLAND, TX. 77581

PHONE

281-772-0534

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harley Road or mail to P.O. Box 1225 Pearland, Tx 77588



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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: CLIFFORD HAMM

ADDRESS 2205 Kelly DR.

CITY/ST PEARLAND TX

PHONE 713-471-9440

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588



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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: James Adams
ADDRESS 6405 Kelly Lane
CITY/ST Pearland, TX 77581
PHONE 606-922-1881

Thank you, James Adams

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa, Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

James Adams

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I support the use of 2106 Oday Road as an Automotive Repair Facility.
 I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Susan Adams *Susan Adams*
ADDRESS: 6905 Kelly Lane
CITY/ST: Pearland, TX 77581
PHONE: 606-694-2443

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa, Christopher Rogers, Tino Nava, Beau Alexander, and David Myers
Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Susan Adams

Duplicate

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- I support the use of 2106 Oday Road as an Automotive Repair Facility.
- I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Angelica M Williams
ADDRESS 2057 Michael Rd
CITY/ST Pearland, TX 77581
PHONE 281-412-2520

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa, Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

AM Williams

2106

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.
 I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Judy Gabel
ADDRESS 2117 Michael Ln
CITY/ST Pearland TX 77581
PHONE 281/746-8141

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers
Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Judy Gabel

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.
 I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Sylvia Clark
ADDRESS 6205 Butler
CITY/ST Pearland, TX 77581
PHONE 713-553-1393

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Sylvia Clark

2106

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: James Bakerstaff

ADDRESS 6409 Butler

CITY/ST Pearland

PHONE 281-947-2425

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

James M. Bakerstaff

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Dwayne Comer
ADDRESS 6417 Butler Rd.
CITY/ST Pearland Texas
PHONE 281 412 9578

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Dwayne Comer

We are James and Paula Leach. We purchased the building at 2106 Oday Road.

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Bill Fielder
ADDRESS 6227 Kelly Dr
CITY/ST Pearland TX 7758
PHONE 281-485-3638

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

William Fielder III

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Susan Harvey
ADDRESS 2229 Melanie
CITY/ST Pearland Tx 77581
PHONE 281-997-7520

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Susan G Harvey

2106

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

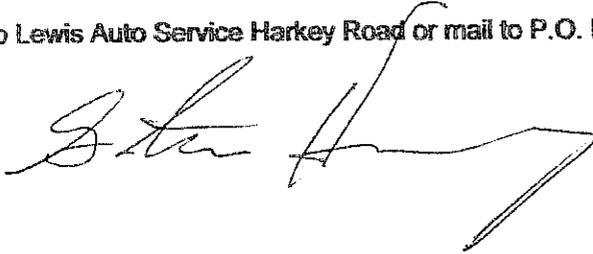
I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Steve Harvey
ADDRESS 2229 Melanich Ln.
CITY/ST Pearland
PHONE 281 997 7520

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588



2106

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Alice Moore
ADDRESS 6206 Kelly
CITY/ST Pearland, TX
PHONE 281-485-2708

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christoper Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Alice Moore

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Harold D. Moore
ADDRESS 6206 Kelly
CITY/ST Kennelton, TX
PHONE 281 485 2708

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, TX 77588

Harold Moore

Duplicate

2106

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Marla Boegler
ADDRESS 2141 Melanie Ln
CITY/ST Pearland TX
PHONE 8327884883

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Marla Boegler

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Lisa Frey
 ADDRESS 2154 Michael Ln
 CITY/ST Pearland, TX 77581
 PHONE 713-410-6122

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Lisa Frey

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: C. B. FREY
 ADDRESS 2154 MICHAEL LN
 CITY/ST PEARLAND, TX
 PHONE 713-470-8697

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
 Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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C. B. Frey

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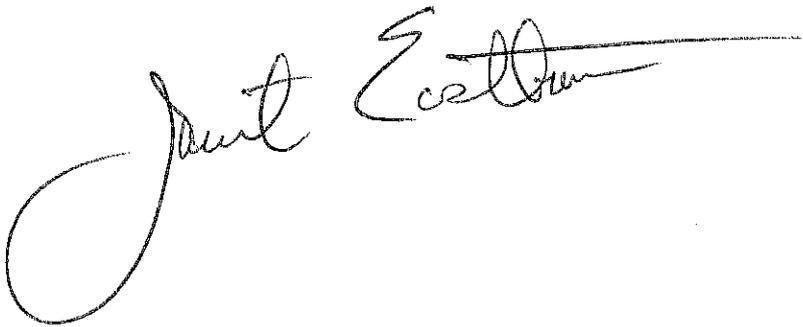
NAME: Paul Eastman
ADDRESS: 6306 Marsha
CITY/ST: Pearland TX
PHONE: 281-485-4238

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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 I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Tia Youngblood
ADDRESS 2042 Michael Lane
CITY/ST Pearland, TX
PHONE 713 470 8600

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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Tia Youngblood

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: FRANK DITTA
ADDRESS 2056 MELANIE LANE
CITY/ST PEARLAND, TEXAS 77581
PHONE 281-485-1478

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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Frank Ditta

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Lola Ditta
ADDRESS 2250 MECHANIC WAY
CITY/ST PEARLAND, TEXAS 77581
PHONE 281-485-4478

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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Lola Ditta

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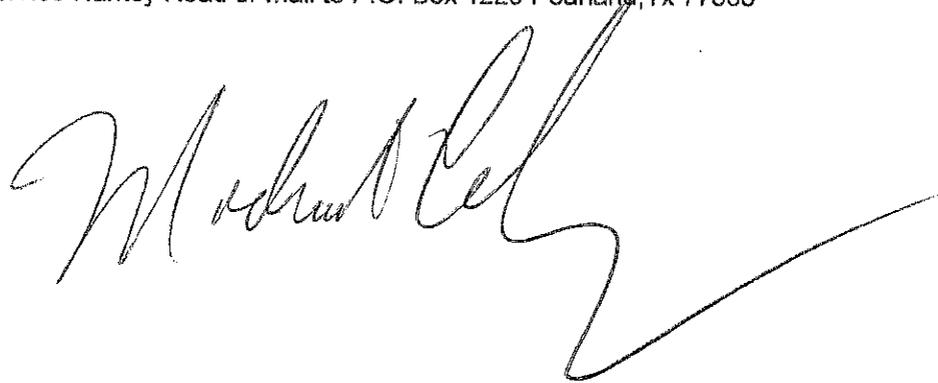
I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Micahel Calaya
ADDRESS: 2038 WILANIR LN
CITY/ST: Pearland TX
PHONE: 281-485-1068

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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 I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Sylvia Ortega
ADDRESS 2038 Molanae Ln
CITY/ST Pearland Tx 77581
PHONE 281-960-0029

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa, Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: MARGIE PERRY
ADDRESS 2154 MELANIE LANE
CITY/ST PEARLAND TX. 77581
PHONE 281-485-2876

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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 I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Kenneth Hawkins
ADDRESS: 2033 Melanie Ln
CITY/ST: Pearland TX
PHONE: 281-433-278

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers
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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Byron Baker
ADDRESS 2010 Carroll Dr.
CITY/ST Pearland, Tx 77581
PHONE 832-474-1849

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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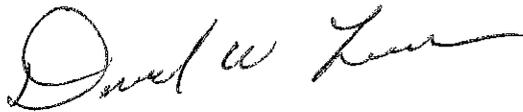
I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Donald Lucas
ADDRESS 6433 Dotler DR.
CITY/ST Pearland TX
PHONE 281485 5757

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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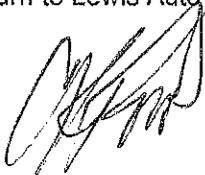
I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: KENT FORD
ADDRESS: 2145 KELLY DR
CITY/ST: PEARLAND, TX
PHONE: 281-414-5409

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christoper Rogers, Tino Nava, Beau Alexander, and David Myers

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Kerri Beam
ADDRESS 2226 Kelly Dr
CITY/ST Pearland, TX
PHONE 281-997-0645

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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Kerri Beam

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: KAY LEE
ADDRESS 6306 Kelly
CITY/ST Pearland TX
PHONE 281-485-5263

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christoper Rogers, Tino Nava, Beau Alexander, and David Myers

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Kay Lee

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: DONALD E LEE

ADDRESS 6306 KELLY

CITY/ST PEARLAND, TEXAS 77581

PHONE 281-485-5263

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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Donald E. Lee

Duplicate

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: DAVID NUGENT
ADDRESS 2213 MELANIE LANE
CITY/ST PEARLAND TX
PHONE 281-997-1589

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christoper Rogers, Tino Nava, Beau Alexander, and David Myers

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David E Nugent

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: James Medean 13
ADDRESS 2201 Medawre
CITY/ST Pearland Tex
PHONE 7139106160

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: TERRY PERRY
ADDRESS 2046 MELANIE
CITY/ST PEARLAND TX 77581
PHONE 832-865-8819

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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Terry L. Perry

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Megna McCracken
ADDRESS: 7645 Melanie
CITY/ST: Pearland Tx 77581
PHONE: 281 485-2250

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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Megna McCracken

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: RALPH BARNES
ADDRESS 2049 MELANIE LN
CITY/ST PEARLAND, TX
PHONE 281-827-8324

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christoper Rogers, Tino Nava, Beau Alexander, and David Myers

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Mary L. Freiley
ADDRESS 2153 Michael Lane
CITY/ST Pearland, Texas 77581
PHONE 281-485-2540

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
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Mary L. Freiley

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Matt Johnson
ADDRESS 2731 Melaine Ln
CITY/ST Pearland, Tx
PHONE 503-730-9281

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Wendy Johnson
ADDRESS 2137 Melanie Lane
CITY/ST Pearland
PHONE 503-730-9834

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Stan Jones
ADDRESS 2125 Melanie
CITY/ST Pearland TX
PHONE 281-485-4625

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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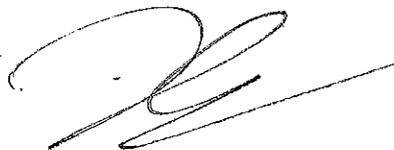
NAME: HAI MAI
ADDRESS 6201 BUTLER RD
CITY/ST Pearland
PHONE (713) 732-2132

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: LINDA RANSOM

ADDRESS 2054 MICHAEL LA

CITY/ST PEARLAND

PHONE 281-997-2470

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: MARIO MARTENEZ
ADDRESS 2129 Michael
CITY/ST PEARLAND, TX
PHONE _____

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588



We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Randy Marsh
ADDRESS 6406 MARSHA
CITY/ST PEARLAND
PHONE 832 274 2039

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588



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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Charlie E. Price Jr.
ADDRESS 6317 Butler
CITY/ST Pearland, Tx. 77581
PHONE 281-9141353

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Charlie E. Price Jr.

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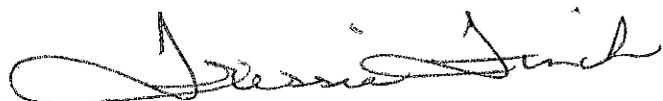
I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Tressia Finch
ADDRESS 6233 Butler
CITY/ST Pearland TX
PHONE 281-508-6222

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christoper Rogers, Tino Nava, Beau Alexander, and David Myers

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Garry Finckle
ADDRESS 6233
CITY/ST Pearland TX
PHONE 281-508-6222

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, TX 77588



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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Guadalupe Pineda
ADDRESS 6426 Kelly Ln
CITY/ST Pearland TX
PHONE 281 450 8212

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77586



2106

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: JOEHN CLARENCE H
ADDRESS 2110 MICHAEL LN
CITY/ST PEARLAND TEXAS
PHONE 281-485-3689

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Clarence H. Koehn

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Byron & Nancy Guess
 ADDRESS 6410 Butler Rd.
 CITY/ST Pearland, TX
 PHONE 713-823-3789

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Nancy Guess

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: LARRY C. RILEY
 ADDRESS: 2049 KELLY DR.
 CITY/ST: PEARLAND TX
 PHONE: 281-485-5019

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Larry C. Riley

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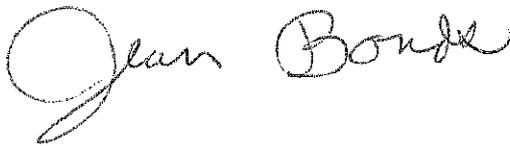
I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: JEAN BONDS
ADDRESS 2053 KELLY DR.
CITY/ST PEARLAND, TX 77581
PHONE 281-485-1542

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: JOSEPH P FLANNAGAN

ADDRESS 2129 Kelly

CITY/ST Pearland, TX

PHONE 281 - 485 - 1389

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

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 I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Sherry Greene
ADDRESS 2126 Kelly
CITY/ST PEARLAND TX 77581
PHONE 713-447-2743

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa, Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Sherry Greene

Duplicate

We are James and Paula Leach. We purchased the building at 2106 Oday Road. We also own Lewis Auto Service and were planning to use this property as an extension of this business. The city of Pearland seems to object to the use of this property as an Automotive Repair Facility. We have served the citizens of this community for close to 40 years and have been honest and fair with our customers. We need your support in this endeavor. This information will be turned over to the City of Pearland.

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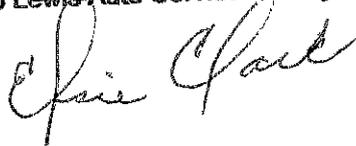
NAME: Elsie CHARK
ADDRESS 2126 Kelly DR.
CITY/ST PEARLAND TX.
PHONE 2814850439

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christoper Rogers, Tino Nava, Beau Alexander, and David Myers

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Bill Perry
ADDRESS 2154 Melanie
CITY/ST 77581
PHONE 281 485 2874

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Bill Perry

We are James and Paula Leach. We purchased the building at 2106 Oday Road.

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: NITA ANKENBRUCK
 ADDRESS 6222 KELLY LN.
 CITY/ST PEARLAND, TX 77581
 PHONE 281-485-1703

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Nita Ankenbruck

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: John & Antonia Lopez

ADDRESS 2137 O'Day Rd

CITY/ST Pearland, Tx 77581

PHONE 281-997-8082

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Antonia Lopez

2106

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Monica Lura
ADDRESS 2106 Kelly Dr.
CITY/ST Pearland TX 77581
PHONE 713-319-4547

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Walter BRESETT
ADDRESS 2105 MELANIE Ln
CITY/ST Pearland TX
PHONE 281 997 9437

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Debbie Fuvor
ADDRESS 6402 Kelly LN
CITY/ST Pearland, Tx 77581
PHONE 281-413-4489

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christoper Rogers, Tino Nava, Beau Alexander, and David Myers

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Debbie Fuvor

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: TIM + MARY Hayden
ADDRESS 6322 Kelly
CITY/ST Pearland, TX 77581
PHONE 281-485-6623

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,

Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

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Mary Hayden T. Hayden

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: LEO ZAMORA & JANIE ZAMORA
ADDRESS 2110 Melanie Lane
CITY/ST Pearland, Tx 77581
PHONE 832 466 9728

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christoper Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Leo Zamora Janie Zamora

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I support the use of 2106 Oday Road as an Automotive Repair Facility.

I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Alfredo Sanchez
ADDRESS 6508 Butlervd
CITY/ST Pearland, TX 77581
PHONE 832 969 1908

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

Alfredo Sanchez
Martha Sanchez

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I support the use of 2106 Oday Road as an Automotive Repair Facility.
 I do not support the use of 2106 Oday Road as an Automotive Repair Facility.

NAME: Nelda Martinez
ADDRESS 2126 Oday Rd
CITY/ST Pearland TX 77581
PHONE 713-854-9056

Thank you,

James Leach, Paula Leach, Christian Leach, Carlos Hinojosa, Andrew Hinojosa,
Christopher Rogers, Tino Nava, Beau Alexander, and David Myers

Return to Lewis Auto Service Harkey Road or mail to P.O. Box 1225 Pearland, Tx 77588

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 21, 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

CONDITIONAL USE PERMIT NO. CUP 2013-09

A request of James Leach, applicant/owner, for approval of a Conditional Use Permit, within a proposed General Commercial (GC) zoning district, to allow an *Auto Repair (Major)* facility on approximately for .63 acres of land, on the following described property, to wit:

Legal Description: Block 3, Lot 9, being .63 acres of the Final Plat of Hickory Creek Place; a subdivision of 100.09 acres of land comprised of 10 blocks and 133 lots; being s subdivision of tracts 17, 18, 19, 20, 21, 30, 31, 32, 33 and 34 of a subdivision of the H.T. & B. R.R. CO. Survey, Section 7, Abstract 219, Brazoria County, Texas.

General Location: 2106 O'Day Rd, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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



JOINT PUBLIC HEARING AGENDA ITEM MEETING OF OCTOBER 21, 2013

Conditional Use Permit No. CUP 2013-09

A request of James Leach, applicant/owner, for approval of a Conditional Use Permit, within a proposed General Commercial (GC) zoning district on approximately .63 acres of land, on the following described property, to wit:

Legal Description: Block 3, Lot 9, being .63 acres of the Final Plat of Hickory Creek Place; a subdivision of 100.09 acres of land comprised of 10 blocks and 133 lots; being s subdivision of tracts 17, 18, 19, 20, 21, 30, 31, 32, 33 and 34 of a subdivision of the H.T. & B. R.R. CO. Survey, Section 7, Abstract 219, Brazoria County, Texas.

General Location: 2106 O'Day Rd, Pearland, TX

APPROVAL PROCESS: After the Joint Public Hearing, the requested Conditional Use Permit application will be considered as follows:

Planning and Zoning Commission:	October 21, 2013*
City Council for First Reading:	November 11, 2013*
City Council for Second Reading:	November 25, 2013*

(*dates subject to change)

SUMMARY: James Leach, applicant/owner is requesting approval of a Conditional Use Permit (CUP) to allow for an *Auto Repair (Major)* facility at the above referenced location. In order to facilitate the request, the applicant has also submitted application for a change in zoning (2013-16Z) from Garden/O'Day-Mixed Use (G/O-MU) to General Commercial (GC), as the proposed use is not permitted in the existing zoning district. In order for Council to approve this request, the associated Zone Change request must be approved prior to the approval of this request.

The applicant proposes a full service automotive repair shop, similar to Lewis Auto Service located on Harkey Road, which is also owned by the applicant. As mentioned, the proposed use is classified as *Auto Repair (Major)* by the Unified Development Code (UDC)'s Land Use Matrix and is not a permitted use in the existing zoning district of G/O-

MU.

The scope of work at the subject site (O'Day Road location) will be to run fleet work. The applicant/owner provides vehicle repair work to Strickland Chevrolet, Beck and Masten, Donlen Fleet, Xtreme Bedlines, etc., by picking up their vehicles, repairing them and delivering them back to the business. Normal hours of operation are from 8:00am to 6:00pm Monday-Friday, and 8:00am to 12:00pm on Saturdays.

The site is currently developed with an approximately 4,000 square foot office/warehouse building, which, according to appraisal district records, was originally constructed in 1993, with improvements added in 2004. According to City utility records, the prior business at the subject site was Roy Shugart Glass and Mirror; a company which specialized in custom glass and window repair. The aforementioned commercial use was located at the subject site from August, 2004 to November 12, 2012.

Due to the proposed change in occupancy, the existing building would have to conform to façade requirements. The site is located on a secondary thoroughfare, and as such, requires 100% masonry or glass on any wall or portion of a wall visible from the roadway (public or private) or abutting residential zoning districts. The standard would apply along the east side of the property fronting O'Day Road and portions of all facades, if visible from the roadway or abutting residential properties. A 25-foot wide buffer is required along the west property line; adjacent to existing residential uses, except this buffer shall be at least 30 feet wide if screening is achieved by a vegetative screen and not an opaque screening wall.

The parking requirements for *Auto Repair (Major)* is one space per 200 square feet of gross floor area, excluding office space. The site currently has 6 parking spaces, including 1 handicap parking space. The applicant will be required to add additional parking, however details on the exact number of spaces to be added will be addressed at the time of site plan.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Garden/O'Day Mixed Use (G/O-MU)	Storage/Warehouse, predominantly Single Family Residential
South	Garden/O'Day Mixed Use (G/O-MU)	Storage/Warehouse, predominantly Single Family Residential
East	Garden/O'Day Mixed Use (G/O-MU)	Single Family Residential
West	Single Family Residential 1 (R-1)	Single Family Residential

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is located within the Garden/O’Day Mixed Use zoning district. The general regulations of the existing and proposed zoning districts are consistent. The existing building is nonconforming as it relates to the minimum lot width and the minimum side yard setback on the south side of the property. The minimum side yard is 10 feet. The existing building encroaches into the side yard setback. The minimum lot width in both zoning districts is 150 feet. The site width is 125 feet. A comparative analysis of the general regulations of the existing (G/O-MU), and proposed (GC) zoning districts, as well as existing site conditions follows:

General Regulations	GO-MU (Existing)	GC (Proposed)	Existing Site
Minimum Lot Size	22,500sq. ft.	22,500 sq. ft.	27, 500 sq. ft.
Minimum Lot Width	150 ft.	150 ft.	125 ft.
Minimum Lot Depth	125 ft.	125 ft.	220 ft.
Minimum Front Setback	25 ft.	25 ft.	40.49 ft.
Minimum Side Setback	10 ft.	10 ft.	5.32 ft. & 45 ft.
Minimum Rear Setback	30 ft.*	30 ft.*	45 ft.

* The minimum rear yard is 25 feet in both the existing (GO-MU) and proposed (GC) zoning districts, except there shall be a minimum 30-foot wide landscape buffer between nonresidential and single family if screening is achieved by a vegetative screen and not an opaque screening wall. A 25-foot wide buffer may be used, if in conjunction with a masonry wall.

SITE HISTORY: Prior to the adoption of the UDC in 2006, the subject property was located within the Commercial (C) zoning district, contained in the Urban Land Use and Development Ordinance. The proposed use of *Auto Repair (Major)* was classified as *Auto Sales and Repair (in Building)*, and was a permitted use. The current UDC does not permit the proposed use in the property’s existing zoning district of G/O-MU.

PLATTING STATUS: The property was platted in 1965 as Block 3, Lot 9, Hickory Creek Place.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The site is located within the *Garden O’Day Mixed Use Future Land Use Designation*. The goal of the 1999 Future Land Use Plan in relation to the O’Day Road area was to transition the area from existing uses to residential uses with allowances for General Business uses with the intent to permit an extensive variety of commercial uses, including retail trade, personal and business service establishments, offices and commercial recreational uses of limited scope.

As a result of the 2004 Comprehensive Plan Update, it was determined that the O’Day Road area should include mixed use developments in order to maintain consistency between the City’s adopted plan and the UDC. Acceptable land uses within the

Garden/O'Day Mixed Use District include the following:

- Single-family residential
- Manufacturing businesses
- Fabrication businesses
- Technology businesses
- Retailing
- Manufactured homes
- Light commercial

As a result of the transition of this area, most of the existing non-residential uses are considered nonconforming. One of the main goals of the Garden O'Day Mixed Use District is to bring the majority of existing nonresidential uses into conformance. New uses should be closely defined and should be consistent with the types of uses that preserve the residential character of the district. There are currently no existing Auto Repair facilities within the vicinity.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on O'Day Road; a secondary thoroughfare, with a minimum of 100' right-of-way. It appears that there is sufficient right-of-way to comply with the thoroughfare plan.

AVAILABILITY OF UTILITIES: The subject parcel has access to public water and public sewer.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed use of *Auto Repair (Major)* is a permitted use in the proposed zoning GC zoning district with approval of a Conditional Use Permit (CUP). However, the proposed use is not a permitted use in the existing zoning district of G/O-MU, with or without approval of a CUP. If the zone change is approved as requested, the proposed use will allow nonresidential uses which may prove to be incompatible with existing uses and would contradict the intent of the district, which is to allow the continuation of existing nonresidential uses, while respecting and preserving residential uses that now co-exist with nonresidential uses.

A Traffic Impact Analysis (TIA) is not required for the proposed use to determine any adverse effects on traffic as no expansions for the current proposal are anticipated. There is currently no detention on site and will be required for any future expansions.

The site is currently considered non-conforming. As a result of the change in use, improvements would be required including façade requirements, to include 100% masonry where visible from the right-of-way or abutting residential properties; parking lot screening, and refuse container screening.

ADDITIONAL COMMENTS: This request has been reviewed by the City's Development Review Committee and there are no additional comments from other departments at the time of this report.

PUBLIC NOTIFICATION: Public notice, comment forms, and a vicinity map were mailed to property owners within 200 feet of the subject property under consideration for the Conditional Use Permit. A legal notice of public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Based on notices that the applicant sent to nearby property owners, staff has received six (6) notices from property owners within 200 feet of the site in opposition to the request, which represents 39% of the total land area within 200 feet of the site. Per Section 211.006 of the Texas Local Government Code, a supermajority vote is required by City Council to approve this zone change request, as opposition within 200 feet of the site exceeds 20% of the land area within the required notification range.

Additionally staff received 65 notices within the vicinity, including the adjacent neighborhood, but outside of the 200 foot buffer area, which are opposed to the request. The notices submitted do not indicate opposition to the Zone Change or associated Conditional Use Permit, rather they indicate opposition to the proposed use. The opposition letters received at the time of this report have been provided to Council.

CRITERIA FOR APPROVAL: When considering an application for a Conditional Use Permit, the Planning and Zoning Commission and City Council shall evaluate the impact of the proposed use on and its compatibility with surrounding properties and residential areas to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

- (1) The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
- (2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
- (4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
- (5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development

generated traffic on neighborhood streets;

- (6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
- (7) The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

Conditions: The City Council may require such modifications in the proposed use and attach such conditions to the Conditional Use Permit as the City Council deems necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. Should City Council consider approving the request, and identifies negative impacts which it feels are able to be mitigated, conditions and modifications may be placed on the approval of the Conditional Use Permit.

STAFF RECOMMENDATION: Staff is unable to recommend approval of the Conditional Use Permit to allow the operation of an *Auto Repair Facility (Major)* in the proposed General Commercial (GC) zone for the following reasons:

1. The proposed request does not conform to the Future Land Use element of the Comprehensive Plan.
2. The requested use appears to be incompatible with nearby properties and surrounding residential uses.
3. If approved, the proposed request could result in adverse impacts to the quality of life of surrounding residents, which are not able to be mitigated.
4. The request does not appear to meet any of the criteria for approval for a Conditional Use Permit, as listed above.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Applicant packet
- Related Documents



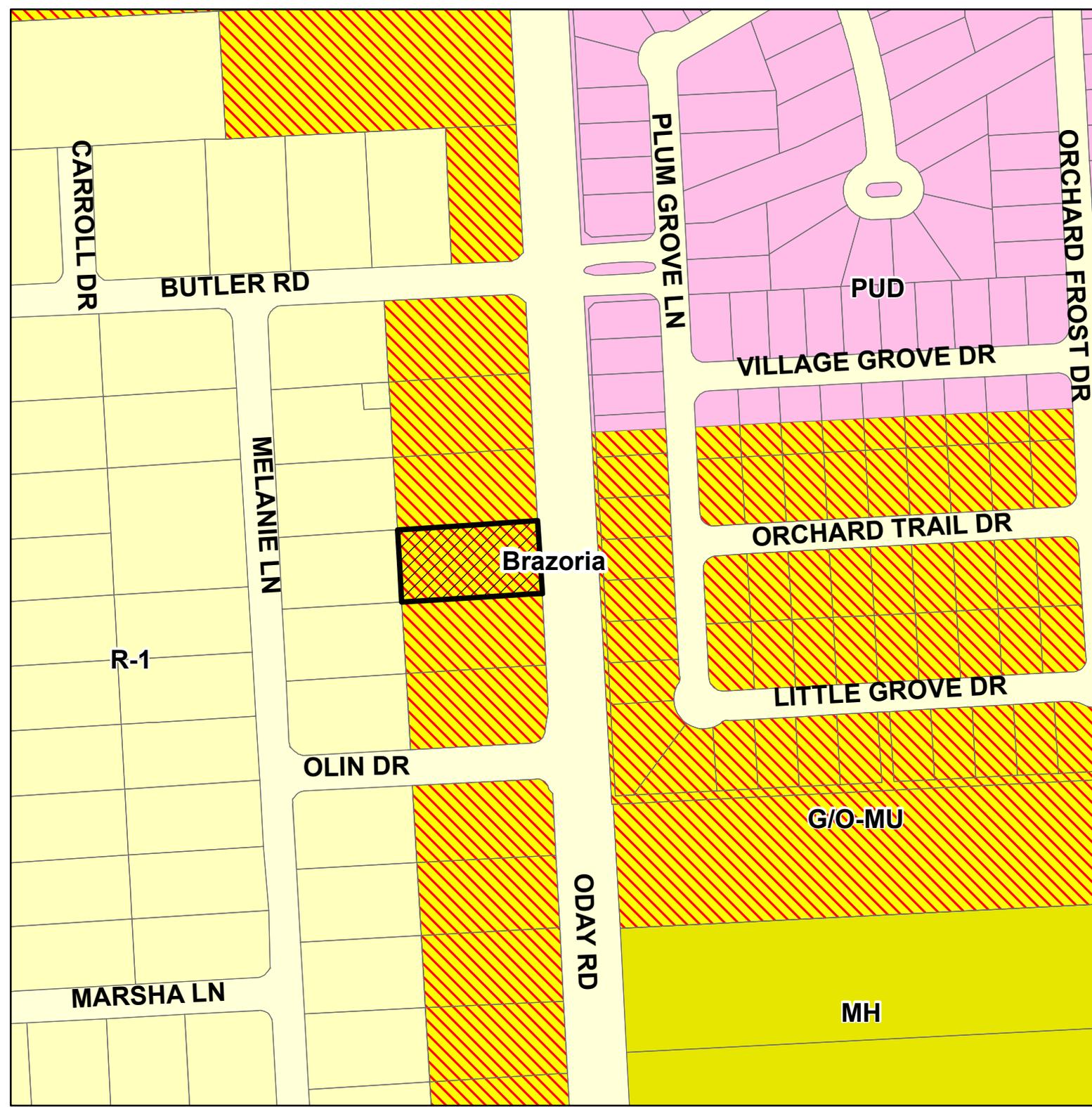
Zoning and Vicinity Map

CUP 2013-09

2106 O'Day Rd.

This product is for information 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.

0 55 110 220 Feet
|-----|-----|-----|-----|





Abutter Map

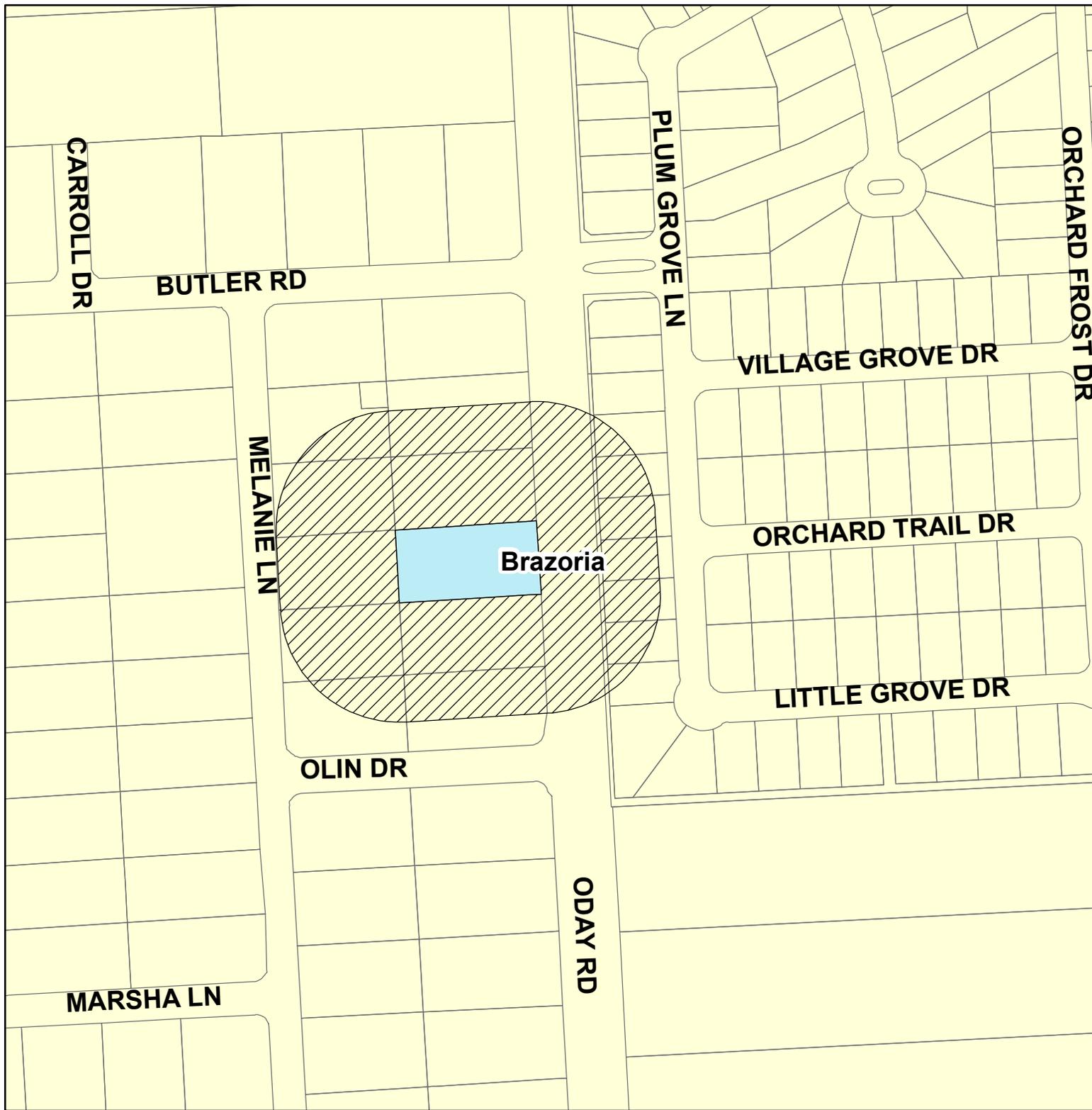
CUP 2013-09

2106 O'Day Rd.

This product is for information 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.

N

0 55 110 220 Feet



CUP 2013-09

2106 O'Day

NAME	ADDRESS	CITY	STATE	ZIP
KB HOME LONE STAR LP	11320 RICHMOND AVE	HOUSTON	TX	77082
JONES CECIL H JR	2018 PLUM GROVE LN	PEARLAND	TX	77581
VILLAGE GROVE HOMEOWNER ASSN INC	12603 LOUETTA RD #101	CYPRESS	TX	77429
O'NEILL ROBIN RENEE	PO BOX 890548	HOUSTON	TX	77289
MCCRACKEN MYRNA LEE	2045 MELANIE LN	PEARLAND	TX	77581
PINTO ERWIN A MIXCO	2117 MELANIE LN	PEARLAND	TX	77584
JONES STANLEY	2125 MELANIE LN	PEARLAND	TX	77581
RATCLIFF JOHN C	4803 ARROWHEAD LAKE DR	MISSOURI CITY	TX	77459
BARNES RALPH W JR	2049 MELANIE LN	PEARLAND	TX	77584
SHUGART ROY M & KYLE A	1102 CHEYENNE RIDGE DR	ROSHARON	TX	77583
BRESEE WALTER & GLENDA	2105 MELANIE LN	PEARLAND	TX	77581
MORTON MICHAEL D & ELIZABETH C	PO BOX 410	PEARLAND	TX	77588
MARTINEZ OSCAR J & NELDA	2126 ODAY RD	PEARLAND	TX	77581

Public / Semi-Public

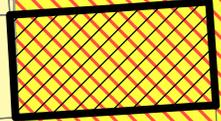
CARROLL DR

BUTLER RD

MELANIE LN

Brazoria

Low Density Residential



Garden/O'Day Mixed Use Dist

PLUM GROVE LN

VILLAGE GROVE DR

ORCHARD FROST DR

LITTLE GROVE DR

OLIN DR

ODAY RD

MARSHA LN



FLUP Map

CUP 2013-09

2106 O'Day Rd.

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0 55 110 220 Feet





Aerial Map

CUP 2013-09

2106 O'Day Rd.

This product is for information 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.

N

0 40 80 160 Feet





APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Conditional Use Permit Request for: Auto Repair - Major
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: G/O - M/U (BC Request in Process)

Property Information:

Address or General Location of Property: 2106 OPAV Rd

Tax Account No. _____

Subdivision: _____ Lot: _____ Block: _____

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME James Leach
ADDRESS 4419 Sylvia Lane
CITY Manvel STATE Tx ZIP 77578
PHONE(281) 485-4435
FAX(281) 485-4620
E-MAIL ADDRESS jaslewis@sbcglobal.net

APPLICANT/AGENT INFORMATION:

NAME Same
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE(_____) _____
FAX(_____) _____
E-MAIL ADDRESS _____

*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: [Signature] Date: 9/19/13

Agent's/
Applicant's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: <u>\$250.00</u>	DATE PAID: <u>9/19/13</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>358429</u>
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Application No. CUP 2013-09

This property is located in the 100 year flood plain & is in insurance rate trap zone 'AE' as per map 4889C 00301 dated 09-22-99.

SCALE: 1"=20'

LEGEND

- R.O.W. - RIGHT OF WAY
- I.R. - IRON ROD
- FND. - FOUND
- o--- CHAIN LINK FENCE
- B.L. - BUILDING LINE
- R.O.W. - RIGHT-OF-WAY
- PP - POWER POLE
- E.E. - UTILITY EASEMENT
- A.E. - AERIAL EASEMENT
- B.C.D.R. - BRAZORIA COUNTY DEED RECORDS

NOTES

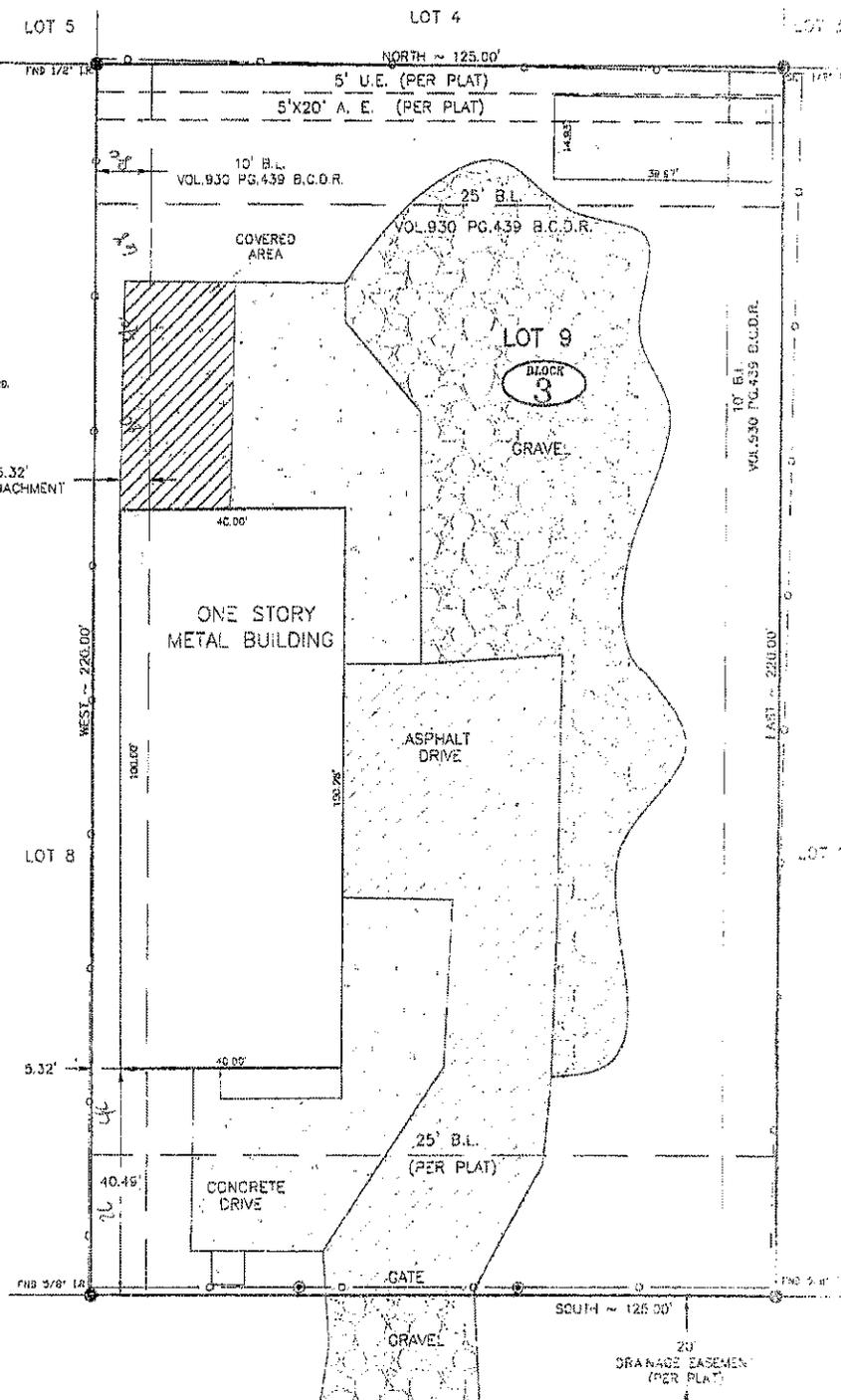
- 1) BASES FOR BEARINGS ASSUMED AS PLATTED
- 2) DISTANCES SHOWN ARE GROUND DISTANCES
- 3) ALL ADS "AS" DONE BY TITLE COMPANY
- 4) SURVEY BASED ON BEST OF EVIDENCE FOUND.



I, MICHAEL D. MORTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATED THIS THE 14 DAY OF May 2013

MICHAEL D. MORTON - R.P.L.S. NO. 3686



O'DAY ROAD (a.k.a. - Co. Rd. 558)
60' R.O.W.

THIS CERTIFICATION IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON IN ANY MANNER OTHER THAN THE PARTIES ADDRESSED BELOW, OR DOES NOT BEAR AN ORIGINAL SIGNATURE AND SEAL OF THE R.P.L.S. Michael D. Morton, No. 3686.

LOTS	9	BLOCK	3	SECTION	30
RECORDATION	VOLUME 11, PAGE 1 B.C.M.S.			COUNTY	BRAZORIA
ADDRESS	2106 O'DAY ROAD	CITY	PEARLAND	ZIP CODE	77581
SURVEYOR	JAMES F. LEACH		TITLE RESOURCES GUARANTY CO.		
FILED BY	MW	DATE	05-14-13	ARROW SURVEYING	
DRAWN BY	AM	DATE	05-10-13	P.O. BOX 410 PEARLAND, TEXAS 77585	
CHECKED BY	JH	DATE	05-14-13	(281) 412-2284 FAX(281) 412-2314	

LETTER OF INTENT

To Whom It May Concern:

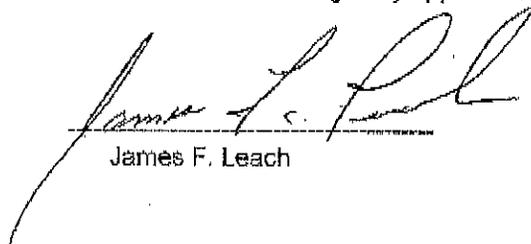
We are James and Paula Leach. We own Lewis Auto Service on Harkey Road. We are a full service automotive repair shop that has served Pearland since 1986. We perform general automotive repair such as general mechanical, ac, computer diagnostics, emissions repair, brakes, etc. We are open from 8 am to 6 pm Monday thru Friday and 8 to 12 on Saturdays.

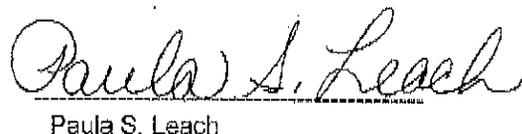
As of 7/2013 we purchased the property at 2106 Oday Road. The intended use of this property was to be used as an overflow for Lewis Auto Service. We work for several companies that require we pickup the vehicle, repair it, and return it to the company. (ie: Strickland Chevrolet, Clayton Funeral Home, Evergreen Livery, Beck and Masten etc). This would be the primary use of the Oday facility.

After we purchased the property we started work on the building. The electrical was repaired, fire extinguishers installed, offices repainted, phone system installed, computer access installed, engineering checks to meet Texas Windstorm and flood and fire insurance etc. We have plans to bring the building and property up to conform with the city. We are looking at having the building stuccoed and bring the parking and landscape into compliance.

Upon filing for a certificate of occupancy we were informed of a zoning discrepancy. The property is listed by the City of Pearland as the Garden Road Oday Mixed Use District (ie: commercial, industrial and/or residential). It is our understanding that the City considers Automotive as General Commercial and would require a zoning change. After several meetings with the Planning Department it was further decided that after the zone change we will need a conditional use permit.

Your consideration in this matter is greatly appreciated.


James F. Leach


Paula S. Leach

CITY OF PEANLAND
*** CUSTOMER RECEIPT ***
Oper: AGONZALES Type: OC Drawer: 1
Date: 9/19/13 01 Receipt no: 358429

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$250.00
Trans number:		4219837

CONDITIONAL USE PERMIT
2106 O'DAY RD
JAMES LEACH

Tender detail	
BR CREDIT CARD	\$250.00
Total tendered	\$250.00
Total payment	\$250.00

Trans date: 9/19/13 Time: 13:55:05

ZONE CHANGE/ VARIANCE/ PLAT/ RECORDATION

#250.00 (circle one)
BA or PE or FE

Description: Input who the check is from

Conditional use permit

COMMENTS/DESCRIPTION (F10):

Location or

Address 2106 O'Day Road

Applicant James Leach

Owner CL

POSTING OF ZONING NOTIFICATION SIGNS ON PROPERTY UNDER CONSIDERATION FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

- (1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.
- (2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.
- (3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.
- (4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.

(5) The signs shall be as follows:

- A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
- At least 2 feet above the ground
- Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
- Message content as follows:

Conditional Use Permit
PROPOSED (SPECIFY REQUEST)
 Contact City of Pearland
 281-852-1768

*J.L.
10/8/13*

***Signs must be professionally made; handwritten signs are not allowed.**

***Signs must be freestanding and cannot be attached to a tree, fence, or building.**