

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

December 14, 2015

6:30 p.m.

Daniel Tunstall
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Derrell Isenburg

Ginger McFadden

Troy Pradia

Mary Starr



Thomas Duncan

David Selsky

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, DECEMBER 14, 2015, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. CONSENT AGENDA

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the P&Z Commission. These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (*ix. Matters removed from Consent Agenda*). Approval of the Consent Agenda enacts the items of legislation.

A. CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES AND EXCUSE OF ABSENCE

1. Approve the Minutes of the November 16, 2015 P&Z Regular Meeting, held at 6:30 p.m.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 2015-13

A request of Jimmy Aranda, applicant; on behalf of Tom Amundsen, owner; for approval of a Conditional Use Permit (CUP) to allow for a winery in the General Commercial (GC) zoning district; on approximately 4.441 acres of land, to wit:

Legal Description: Being the North one-half of Lot 47 of the Subdivision of Section 85, H.T.B.B. Railroad Company Survey, Abstract No. 304, in Brazoria County, Texas; being that same tract of land as described in the deed to Thomas a, Amundsen recorded in Volume 91960, Page 139, Deed Records of Brazoria County, Texas.

General Location: 2635 Miller Ranch Road, Pearland, TX.



B. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Upcoming JPH/P&Z Regular Meetings:
 - January 4, 2016 - Regular P&Z/JPH Meeting
 - January 18, 2016 – **NO MEETING** (MLK Holiday)
 - February 1, 2016 – Regular P&Z Meeting and P&Z Training

V. ADJOURNMENT

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

I, Alma Gonzalez, Office Assistant of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 11th day of December 2015, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of December, 2015.

II. CONSENT AGENDA

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the P&Z Commission. These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (*ix. Matters removed from Consent Agenda*). Approval of the Consent Agenda enacts the items of legislation.

A. CONSIDERATION AND POSSIBLE ACTION - APPROVAL OF MINUTES

1. Approve the Minutes of the November 16, 2015 P&Z Regular Meeting, held at 6:30 p.m.

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, NOVEMBER 16, 2015, AT 8:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Acting Chairperson Daniel Tunstall opened the meeting for the P&Z Regular Meeting at 8:33 p.m.

In attendance were:

P&Z Acting Chairperson Daniel Tunstall
P&Z Commissioner Mary Starr
P&Z Commissioner Troy Pradia
P&Z Commissioner Ginger McFadden
P&Z Commissioner Derrell Isenberg

Also present were Community Development Director Lata Krishnarao, City Planner Frankie Legaux, Senior Planner Ian Clowes, Deputy City Attorney Lawrence Provins, Associate Planner Vince Hustead, Assistant City Engineer Richard Mancilla, and Office Assistant Alma Gonzales and Jennifer Tatum.

CONSENT AGENDA

P & Z Commissioner Mary Starr made the motion to approve the consent agenda, P&Z Commissioner Derrell Isenberg seconded the motion.

The vote was 5 to 0. The Consent agenda was approved.

CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES AND EXCUSE OF ABSENCE

Approve the Minutes of the November 2, 2015 P&Z Regular Meeting, held at 6:00 p.m.
Excuse the absence of P & Z Commissioner Derrell Isenberg from the Regular Meeting held on November 2, 2015.

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION – REPLAT OF LOTS C AND D OF THE AMENDING PLAT OF THE DEVELOPMENT PLAT OF THE CENTER AT PEARLAND PARKWAY

A request of Kristin LeBlanc, Halff Associates, the applicant; on behalf of TPRF III / SR Pearland LP, owner; for approval of a Replat of Lots C and D of the Amending Plat of the

Development Plat of the Center at Pearland Parkway creating 4 commercial lots located on 4.9357 acres, to wit;

Legal Description: Being 4.9357 acres located in the Thomas J. Green Survey, Abstract Number 198 City of Pearland, Brazoria County, Texas 2680, 2670, 2650 and 2630 Pearland Parkway Plat Number P-615Q-2014-0106, 2 Blocks, 5 Lots.

General Location: 2650 Pearland Parkway

MATTERS REMOVED FROM CONSENT AGENDA - NONE

DISCUSSION

Senior Planner Ian Clowes presented a brief summary

P & Z Commissioner Ginger McFadden asked about a site plan available, Sr. Planner Ian Clowes answered that the plat was provided in the packet.

Community Development Director Lata Krishnarao described the property.

P & Z Commissioner Mary Starr made the motion to approve the Replat of Lots C and D of the Center at Pearland Parkway, P & Z Commissioner Ginger McFadden seconded the motion.

The vote was 5-0 and the Replat of Lots C and D the Center at Pearland Parkway was approved.

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 2015-10

A request of Sheila Rowley of Studio Red Architects, applicant; on behalf of the Archdiocese of Galveston-Houston, owner; for approval of a Conditional Use Permit (CUP) to allow for a school use in the Single Family Residential-2 (R-2) zoning district; on approximately 9.9978 acres of land, to wit:

Legal Description: Being a 9.9978 acre tract of land out of Lots E and 105, Section No. 1, A.C.H. & B.R.R Co. survey, Abstract Number 147, according to the plat thereof as filed in Volume 2, Page 1 Brazoria County Plat Records, Pearland, Brazoria County, Texas.

General Location: 2209 Old Alvin Road, Pearland, TX.

DISCUSSION

Senior Planner Ian Clowes presented a brief summary.

P & Z Commissioner Derrell Isenberg commented on the public parking.

P & Z Commissioner Derrell Isenberg made the motion to approve CUP Application No. 2015-10 and P & Z Commissioner Troy Pradia seconded the motion.

The vote was 5-0, CUP Application No. 2015-10 was approved.

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 2015-11

A request of N. Khalfe of Powers Brown Architecture, applicant; on behalf of Spencer Bennett, owner; for approval of a Conditional Use Permit (CUP) to allow for the reduction of transparency, articulation, and façade requirements on a new building in the Light Industrial (M-1) zoning district; on approximately 11.983 acres of land, to wit:

Legal Description: That certain 11.983 acre tract out of a 27.056 acre tract out of a 48.035 acre tract being the Easterly part of a 94.243 acre tract in the F.B. Drake Survey, A-1181, and the H.T.& B.R.R. Survey, A-413, Harris County, Texas.

General Location: 3303 S. Sam Houston East, Pearland, TX.

DISCUSSION

Senior Planner Ian Clowes presented a brief summary. He also commented on the façade requirements and stated that additional landscaping and a wet bottom detention would be added to the site.

P & Z Commissioner Derrell Isenberg asked about the detention pond size at this site, Sr. Planner Ian Clowes answered there are two large detention ponds.

P & Z Commissioner Mary Starr made the motion to approve CUP Application No. 2015-11 with the stated staff conditions and P & Z Commissioner Troy Pradia seconded the motion.

The vote was 5-0, CUP application No. 2015-11 was approved.

CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT

APPLICATION NO. 2015-12

A request of Windrose Land Services, Inc., applicant; on behalf of T&B Alexander Family LTD Partnership, owner; for approval of a Conditional Use Permit (CUP) to **allow for fuel** station and convenience store in the General Commercial (GC) zoning district; on approximately 2.3304 acres of land, to wit:

Legal Description: A tract or parcel containing 1.8712 acres of land, being all of Lot 1, Block 1, Stripes Pearland, Map or Plat thereof recorded under P&Z Regular Meeting Agenda

Brazoria County Clerks File (B.C.C.F.) No. 2015042573, situated in the A.C.H. & B. Survey, Abstract No. 507, Brazoria County, Texas; and being a tract or parcel containing 0.4592 acres of land being all of Restricted Reserve "A", Block 1, Stripes Pearland, Map or Plate thereof recorded under Brazoria County Clerks File (B.C.C.F.) No. 2015042573, situated in the A.C.H. & B. Survey, Abstract No. 507, Brazoria County, Texas.

General Location: 3808 S. Main Street, Pearland, TX.

DISCUSSION

Sr. Planner Ian Clowes presented a brief summary. .

P & Z Acting Chairperson Daniel Tunstall asked if the site plan would be tied to the CUP. Sr. Planner Ian Clowes answered traditionally they are but minor changes can be made to plans.

P & Z Commissioner Derrell Isenberg made the motion to approve CUP Application No. 2015-12 and P & Z Commissioner Mary Starr seconded the motion.

The vote was 5-0 approved for CUP Application No. 2015-12.

Recess @ 8:44 p.m.

Reconvened @ 8:46p.m.

CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-12Z

A request of R West Development Co, Inc., applicant; on behalf of Henry Kurjee of Houston Business Investments Inc. and Tracy F. Goza of Pearland Magnolia LLC, owners; for approval of a change in zoning from the Light industrial (M-1) zoning district to the Single Family Residential -3 (R-3) zoning district; on approximately 35.6674 acres of land, to wit:

Legal Description: Being a part of a 31.1339 acre tract out of the H.T. & B. RR Company Survey, Section 11, A-239 and a 10.076 Acre tract out of Section 11. H.T. & B. RR Co.

Survey A-239 Pearland, Brazoria County, Texas.

General Location: East side of Veterans Drive, approximately 450 feet north OF Magnolia Road, Pearland, TX.

DISCUSSION

Sr. Planner Ian Clowes presented a brief summary discussing the reasons staff was unable to recommend approval.

P & Z Commissioner Darrel Isenberg agreed that the requested change was not appropriate.

P & Z Commissioner Mary Starr agreed with Commissioner Isenberg. She stated that this is not a good place for residential zoning.

P & Z Commissioner Troy Pradia agreed.

P & Z Commissioner Ginger McFadden motioned for approval of Zone Change Application No. 2015-12Z and P & Z Commissioner Darrell Isenberg seconded the motion.

The vote was 0-5. Zone Change Application No. 2015-12Z failed.

CONSIDERATION AND POSSIBLE ACTION – AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE

A request of the City of Pearland for approval of a Unified Development Code (UDC) amendment to permit the Restaurant (With No Drive-In or Drive Thru service) Use in the Business Park – 288 (BP-288) zoning district.

Legal Description: N/A

General Location: N/A

DISCUSSION

Sr. Planner Ian Clowes stated this is a request to add restaurant use to the BP-288 zone.

P & Z Commissioner Mary Starr motioned to approve UDC T-19 and P & Z Commissioner Derrell Isenberg seconded the motion.

The vote was 5-0. UDC T -19 was for approved.

DISCUSSION ITEMS

Commissioners Activity Report – None

Bailey road Annexation Update – Lata Krishnarao, Director of Community Development, informed of the second hearing on Monday, November 23, 2015. The effective date will be on December 3, 2015. Ginger McFadden with P & Z Commission asked what the development agreement meant and Frankie Legaux, City Planner, explained the agreement exceptions and development agreement.

Next P&Z Meeting, December 7, 2015 – Regular Meeting - Lata Krishnarao, Director of Community Development, informed of upcoming meeting date changes for December and January.

CUP 2013-02 – Placed on the agenda at the request of P & Z Acting Chair Daniel Tunstall, Mr. Tunstall discussed the conditions & site plan. Ms. Krishnarao discussed the site plan and how it showed additional buffers .Lawrence Provins, Deputy City Attorney asked to stay on the topic of discussion of the agenda.

Alvin ISD Fall demographic update – Ms. Legaux advised that Clay Pearson, City Manager requested for this information be included for P& Z Commission.

Houston Chronicle Article on "Home sales dive as buyers retreat" – Ms. Legaux advised the article was informative for those interested in reading

ADJOURNMENT

P&Z Acting Chairperson Daniel Tunstall adjourned the P&Z Regular meeting at 9:14 p.m. These minutes were respectfully submitted by:

Alma Gonzales, Office Assistant

Minutes approved as submitted and/or corrected on this 7th day of December 2015, A.D.

Daniel Tunstall, Acting Chairperson

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

**A. CONSIDERATION & POSSIBLE ACTION –
CONDITIONAL USE PERMIT APPLICATION
NO. 2015-13**

A request of Jimmy Aranda, applicant; on behalf of Tom Amundsen, owner; for approval of a Conditional Use Permit (CUP) to allow for a winery in the General Commercial (GC) zoning district; on approximately 4.441 acres of land.



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, DECEMBER 14, 2015, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Application No. 2015-13

A request of Jimmy Aranda, applicant; on behalf of Tom Amundsen, owner; for approval of a Conditional Use Permit (CUP) to allow for a winery in the General Commercial (GC) zoning district; on approximately 4.441 acres of land, to wit:

Legal Description: Being the North one-half of Lot 47 of the Subdivision of Section 85, H.T.B.B. Railroad Company Survey, Abstract No. 304, in Brazoria County, Texas; being that same tract of land as described in the deed to Thomas a, Amundsen recorded in Volume 91960, Page 139, Deed Records of Brazoria County, Texas.

General Location: 2635 Miller Ranch Road, Pearland, TX.

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

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.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: December 14, 2015

Re: Conditional Use Permit Application No. 2015-13

A request of Jimmy Aranda, applicant; on behalf of Tom Amundsen, owner; for approval of a Conditional Use Permit (CUP) to allow for a winery in the General Commercial (GC) zoning district; on approximately 4.441 acres of land, Pearland, TX. Located at 2635 Miller Ranch Rd. Pearland, TX

Summary of Request

The applicant is requesting approval of a conditional use permit (CUP) to allow for a Winery in the General Commercial (GC) zoning district.

The proposed use will be located within an existing building that is currently part of a small office warehouse park located on the east side of Miller Ranch Road. The applicant is proposing a 2500 square foot facility that will include a small tasting room with seating for up to 12 guests. The CUP will be for the entire property, allowing future expansion if needed. The facility will include an area for production, bottling, and tasting of the product. All functions of the proposed winery will take place within the existing building. No changes to the exterior of the building or land are proposed at this time.

Recommendation

Staff recommends approval of the requested CUP on the approximately 4.441 acre site to allow a winery use for the following reasons:

1. The approved CUP will allow for a new use in the city to operate within an existing development. The Unified Development Code was update recently to permit uses such as breweries, wineries, and coffee roasters in some commercial zones. The proposed use is also similar to some light manufacturing uses that would be currently permitted on this property by the SUP. The proposed use matches the character of the existing development.
2. It is not anticipated that the proposed CUP will have significant negative impacts on surrounding properties or developments.

3. All requirements of the UDC will be met for any future redevelopment and expansion on the site.

Site History

The subject property is currently developed with 4 office warehouse buildings. The applicant will be occupying a portion of one of the existing buildings. In 1998, the property owner obtained approval of a Special Use Permit (SUP) to permit light manufacturing in the GC zone. The property was changed from Suburban Development (SD) to GC with an SUP in 1998 and has been developed as an office warehouse park since 1998. Additionally, an SUP was approved allowing for light manufacturing to take place on site in 1998.

The site is surrounded by residential uses and residential zoning districts, with a small strip of GC zone adjacent to the southern boundary of the subject parcel. The addition of a winery within the existing development should not have an impact on the surrounding residential property. The current facility is required to maintain the existing 25' buffer along the sides abutting residential uses and zones. The table below identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Single Family Residential – 1 (R-1)	Single Family Home
South	General Commercial (GC)/Single Family Residential – 1 (R-1)	Drainage/Home
East	Single Family Residential – 3 (R-3)	Single Family Subdivision
West	Single Family Residential – 1 (R-1)	Single Family Home

Conformance with the Thoroughfare Plan

The subject property has approximately 247 feet of frontage along Miller Ranch Road, a local street, which requires 60 feet of right-of-way. The property owner dedicated 10 feet for right-of-way purposes when the property was platted.

Conformance with the Unified Development Code

The property is currently developed with an existing office warehouse park. The applicant has plans to occupy a portion of an existing building on site. At this time they have no plans to change any of the external features of the building or site. Upon expansion or redevelopment of the property, all requirements of the UDC will need to be met.

Conformance with the Comprehensive Plan

The current zoning of GC on the subject property is not in conformance with the future land use designation of the Comprehensive Plan which is “Medium Density Residential.” However, the property was changed from SD to GC with an SUP in 1998. The site has been developed as an office warehouse park since 1998. Additionally, an SUP was approved allowing for light manufacturing to take place on site in 1998.

Platting Status

A plat, Amundsen Properties, was approved and recorded for this site in 2003.

Availability of Utilities

The subject property has access to public infrastructure. GIS data indicates that the property is already serviced by a 6-inch waterline and an 8-inch sewer line. Both lines run along the southern portion of the property.

Impact on Existing and Future Development

The proposed CUP will not significantly impact surrounding properties or developments. The site is already developed as an office warehouse park and the proposed use will occupy a tenant space in one of the existing buildings. No expansion or changes to the site are proposed at this time. All functions of the proposed winery will take place fully within the existing building footprint.

Additional Comments

The request has been reviewed by the City’s Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the 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 returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet



Exhibit 1

AERIAL MAP

CUP 2015-13

2635 Miller Ranch Rd.



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

1 inch = 193 feet

DECEMBER 2015
PLANNING DEPARTMENT



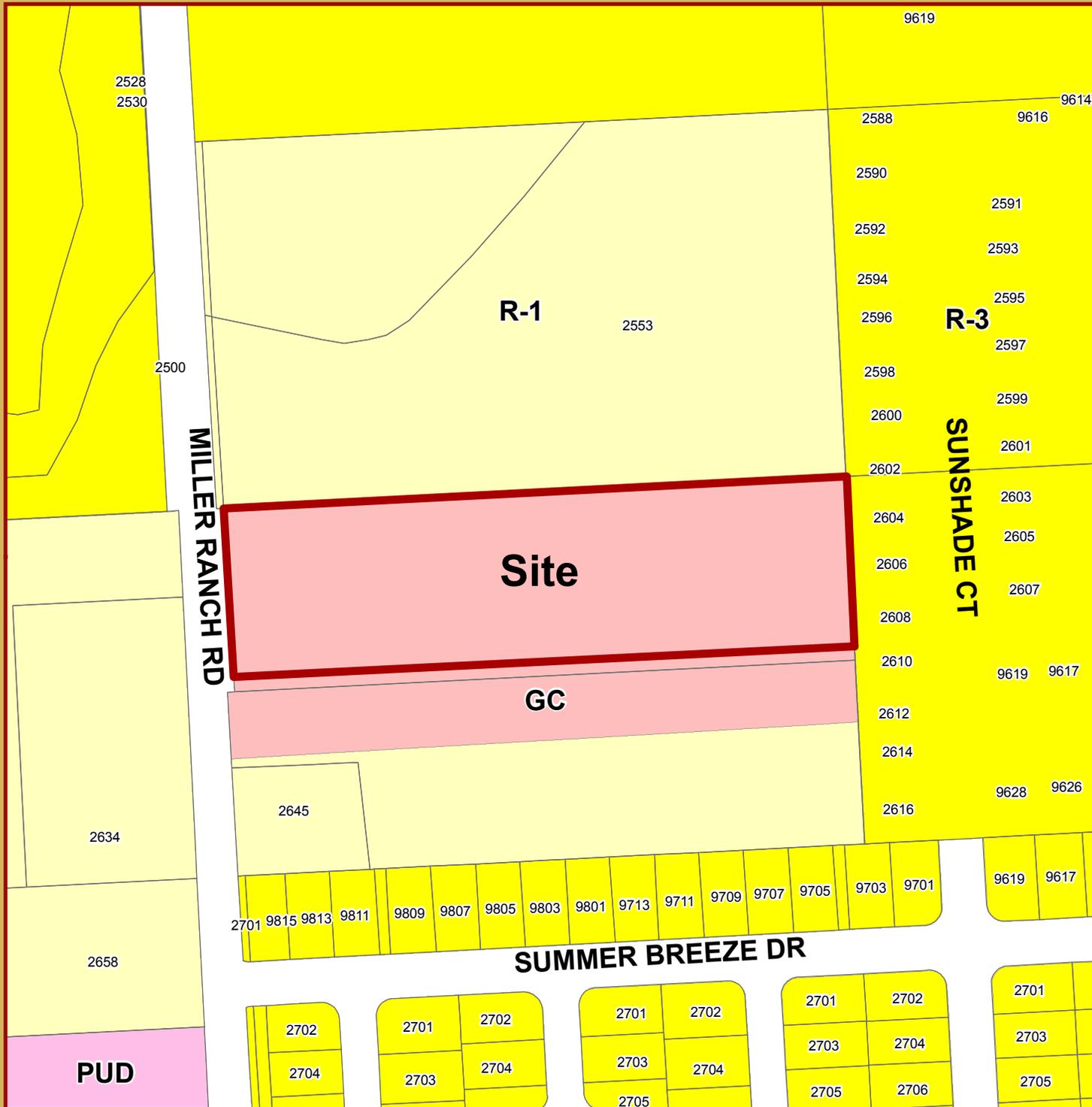


Exhibit 2

ZONING MAP

CUP 2015-13

2635 Miller Ranch Rd.



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1 inch = 193 feet

DECEMBER 2015
PLANNING DEPARTMENT



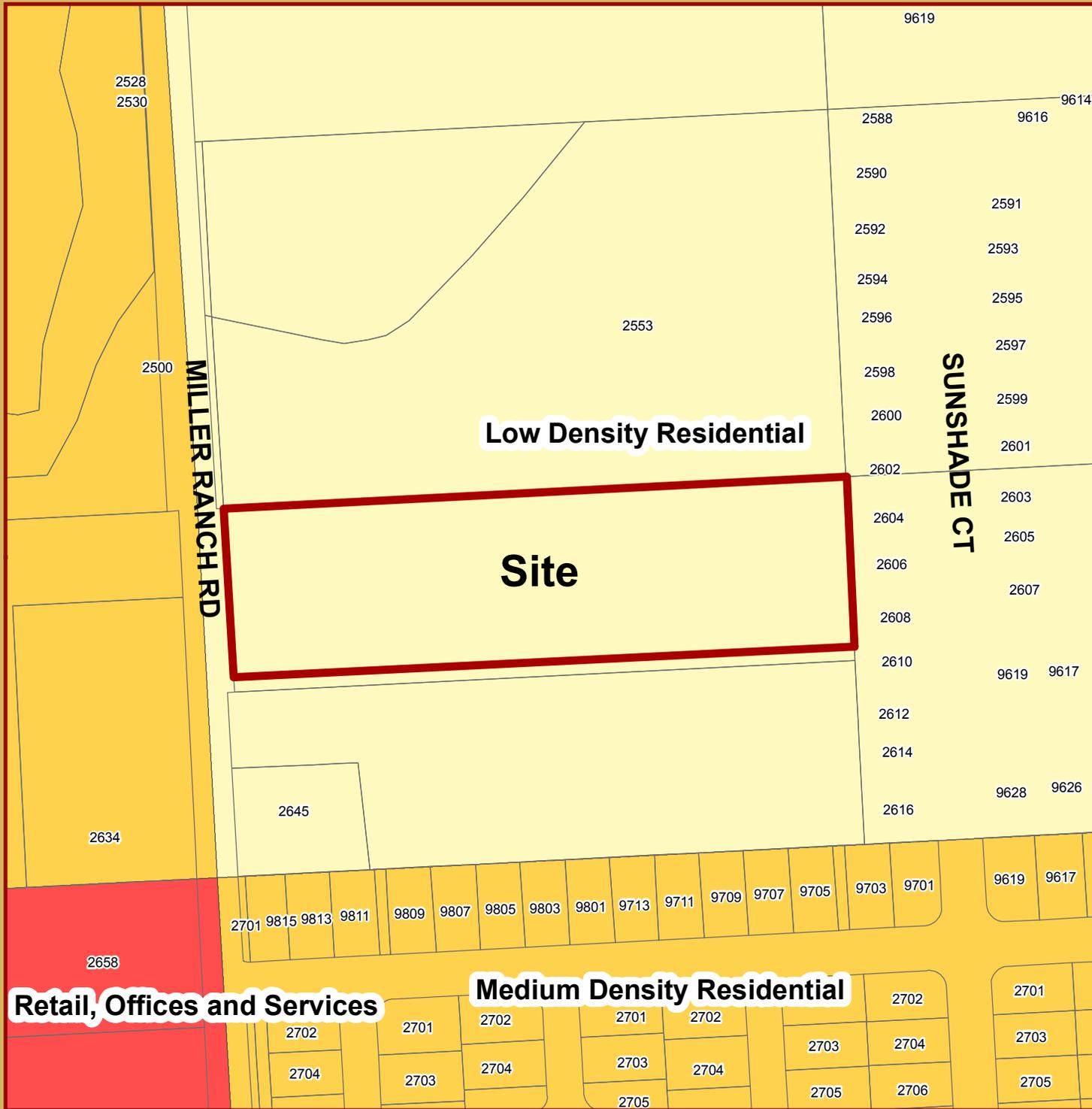


Exhibit 3

FLUP MAP

CUP 2015-13

2635 Miller Ranch Rd.



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1 inch = 193 feet

DECEMBER 2015
PLANNING DEPARTMENT



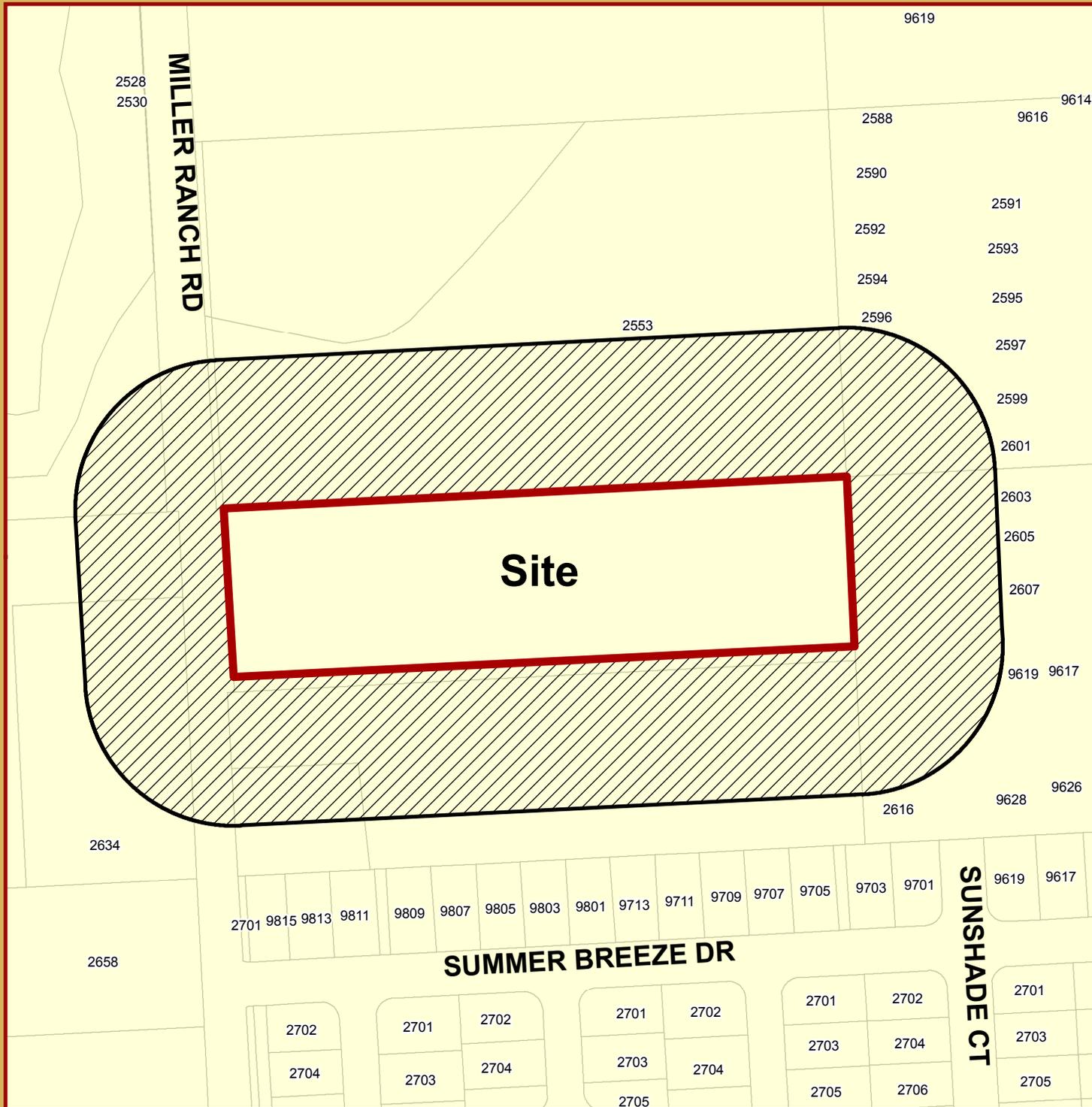


Exhibit 4

NOTIFICATION MAP

CUP 2015-13

2635 Miller Ranch Rd.



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1 inch = 193 feet

DECEMBER 2015
PLANNING DEPARTMENT



EXHIBIT 5

CUP 2015-13, 2635 Miller Ranch Rd.

Owner	City	Address
BEAZER HOMES TEXAS LP	HOUSTON	10235 W LITTLE YORK RD STE 200
BRAZORIA COUNTY MUD #4	FRIENDSWOOD	PO BOX 1368
CMAJDALKA BLAKE A	PEARLAND	1922 MILLER RANCH RD
DULL TIMOTHY J & ELIZABETH ANNE	PEARLAND	2645 MILLER RANCH RD
PEARLAND HC LTD	PEARLAND	2625 MILLER RANCH RD
RITCHEY GEORGE R	PEARLAND	2553 MILLER RANCH RD
T T T & B LTD c/o AUTUMN LAKE	HOUSTON	17049 EL CAMINO REAL STE 100
JIMMY ARANDA	HOUSTON	2110 JEFFERSON ST #119
AMUNDSEN PROPERTIES LLC	PEARLAND	2625 MILLER RANCH RD



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will **not** be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department
for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- | | |
|---|--|
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> ZBA Variance |
| <input type="checkbox"/> Cluster Development Plan | <input type="checkbox"/> P&Z Variance |
| <input type="checkbox"/> Planned Development Workshop | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Plat (list type): _____ | <input checked="" type="checkbox"/> Conditional Use Permit |

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted

Project Name: DIONISIO WINERY Tax ID: _____

Project Address/Location: 2635 MILLER RANCH RD # 103

Subdivision: LOT 47 SACS 85 HT&B No. of Lots: 1 Total Acres: 4.441

Brief Description of Project: WINERY

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: TOM AMUNDSON
AMUNDSON PROPHETICS LLC

Address: 2625 MILLER RANCH RD.

City: PEARLAND State: TX Zip: 77584

Phone: 281-468-8521

Fax: _____

Email Address: TOM@MATRIMONMANUFACTURING.COM

APPLICANT/AGENT INFORMATION:

Name: JIMMY ARANDA

Address: 2110 JEFFERSON ST # 119

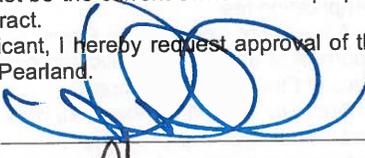
City: HOUSTON State: TX Zip: 77003

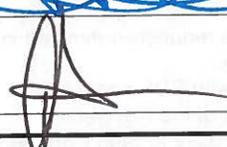
Phone: 713 906 2499

Fax: 713 738 6953

Email Address: dionisiowinery@gmail.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:  Date: 11/11/15

Agent's/ Applicant's Signature:  Date: 11-11-15

OFFICE USE ONLY:			
FEES PAID: <u>A 1025</u>	DATE PAID: <u>11/13/15</u>	RECEIVED BY: <u>VH</u>	RECEIPT NUMBER: <u>47975</u>
			APPLICATION NUMBER: <u>2015-13</u>



***Requesting a Conditional Use Permit ***

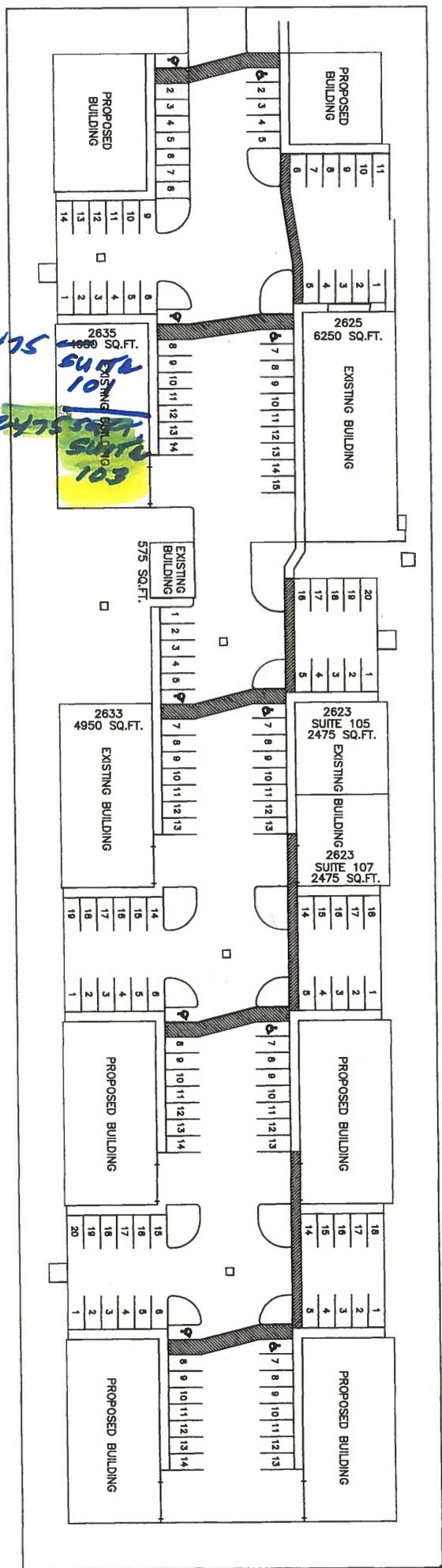
Purpose: To Open a Winery in the Pearland Location to produce wine and distribute to local stores

Operations of the use: Produce wine, bottle, and by the case

Square footage of the Building: 2500 sq ft

Plan is attached to packet

2475 SQ.FT. SUITE 101
2475 SQ.FT. SUITE 103
5742

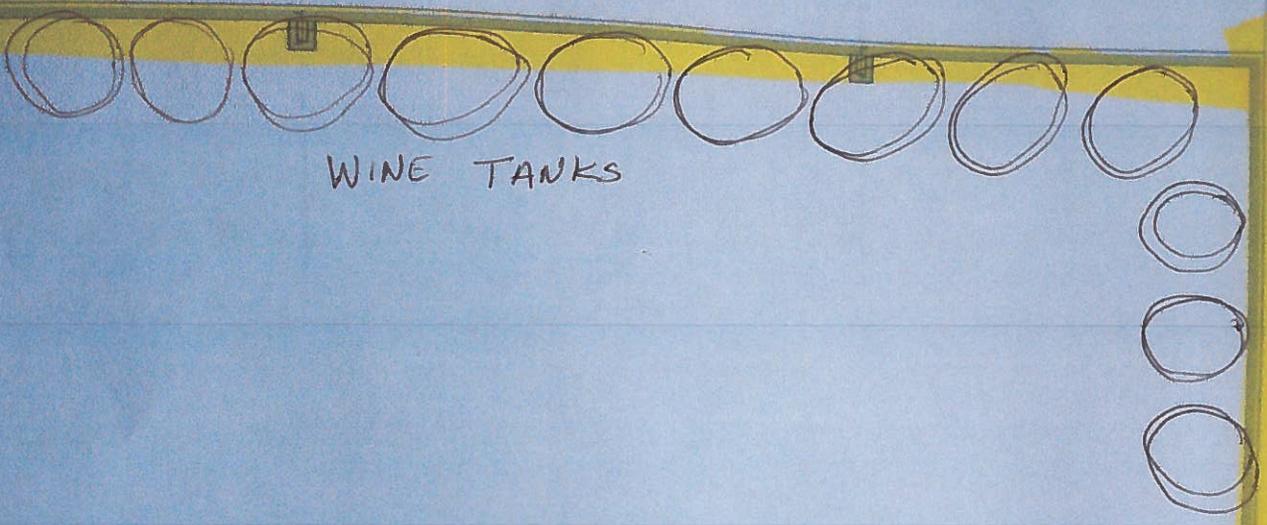


Google Maps 2635 Miller Ranch Rd



Imagery ©2015 DigitalGlobe, Houston-Galveston Area Council, Texas General Land Office, Texas Orthoimagery Program, U.S. Geological Survey, Map data ©2015 Google

50 ft 

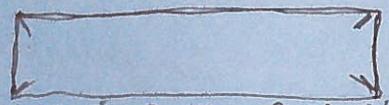


WINE TANKS

Door

Bay Door

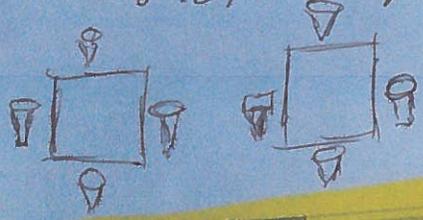
STAINLESS TABLE for:



LABELING BOTTLES - BOTTLE FILLER

BIG TABLE

VENDOR TASTING ROOM
8-12 people only



ADD 3' 0" X 7' 0" H.M. DOOR AND FRAME

OFFICE

OFFICE

BATH ROOM

Utility Room

ADD 3' 0" X 9' 0" SINGLE FOOD DOOR AND FRAME

REMOVE DOOR ADD 3'

REMOVE DOOR AND FRAME

REMOVE DOOR AND FRAME

SI CONN RI ANI

50'-4"

1500
sq. Ft.

350
sq. Ft.

147
sq. Ft.

147
sq. Ft.

147
sq. Ft.

SEPARATE SPOON

ADD 3'-0" X 7'-0"
HM DOOR AND FRAME

ADD 3'-0" X 9'-0"
SINGLE RACO DOOR AND FRAME

REMOVE DOOR-ADD FIREWALL

REMOVE DOOR-ADD FIREWALL

EXISTING ELEC.

EXISTING ELECTRICAL
SERVICE CUTTERS

EXIST CT CAN
AND METER
100 AMP
MAIN DISCONNECT
120 / 240 - 1Ø 3W.
N-3Ø

Posting of Notification Signs on Property under Consideration for a Zone Change

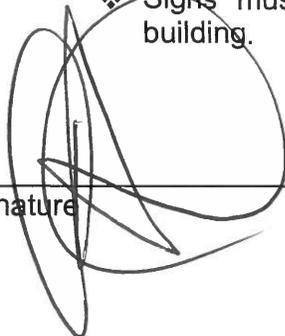
Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

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:

PROPOSED (SPECIFY REQUEST)
Contact City of Pearland
281-652-1765

- ❖ Signs must be professionally made; handwritten signs are not allowed.
- ❖ Signs must be freestanding and cannot be attached to a tree, fence, or building.

Signature 

Date 11-11-15

OFFICIAL TAX RECEIPT
 ROVIN GARRETT, PCC
 BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
 111 E. LOCUST
 ANGLETON, TEXAS 77515
 Account No: 0304-0005-000
 Certified Owner: PEARLAND HC LTD
 2014 VALUE: 696,380

FIRST CLASS
 U.S POSTAGE PAID
 PERMIT NO. 4
 ANGLETON TX

AMUNDSEN PROPERTIES, A0304 H T & B R F
 BLOCK 1, TRACT RESERVE A (COMMERCIAL)
 ACRES 4.441

Jr	Year	Levy Paid	P&I	Parcel Address: 2633 MILLER RANCH RD CF
1	2014	3,053.63	0.00	Legal Acres: 4.4410
9	2014	417.83	0.00	Appr No: 168245
28	2014	9,858.65	0.00	Deposit No: 4C311103174
54	2014	1,086.35	0.00	Paid Date: 12/31/2014
96	2014	4,958.92	0.00	Total Paid: \$19,375.38
				Check No: 00001831
				Balance Due: \$0.00

Exemption(s): NONE

PEARLAND HC LTD
 2625 MILLER RANCH RD
 PEARLAND, TX 77584-9541



11/12/15

BRAZORIA CO. M.U.D. #17
 5 OAKTREE
 P. O. BOX 1368
 FRIENDSWOOD TX, 77549-1368
 THOMAS W. LEE, RTA
 TEL: 281-482-0216 FAX: 482-5285
 WWW.ASWTAX.COM

RECORD OF TAX PAYMENT

ACCOUNT: 54-0304-0005-000
 PEARLAND HC LTD
 2625 MILLER RANCH RD
 PEARLAND TX 77584-9541

AMUNDSEN PROPERTIES, A0304 H
 T & B R R, BLOCK 1, TRACT
 RESERVE A (COMMERCIAL), ACRES
 4.441

2625 MILLER RANCH RD

TAX YEAR	JURIS	TAXABLE VALUE	TAX RATE	LEVY	PENALTY INTEREST	COLLECTION FEE	TOTAL PAYMENT
2014	054	696,380	.520000	3,621.18	.00	.00	3,621.18
TOTAL TAXES PAID				3,621.18	.00	.00	3,621.18
EXEMPTIONS: NONE				TOTAL AMOUNT RECEIVED:			3,621.18
PAID BY: PEARLAND HC LTD				RECEIPT DATE:			12/29/2014
CHECK #: 001832				VALIDATION NUMBER:			412290-5240001

B. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Upcoming JPH/P&Z Regular Meetings:
 - January 4, 2016 - Regular P&Z/JPH Meeting
 - January 18, 2016 – **NO MEETING** (MLK Holiday)
 - February 1, 2016 – Regular P&Z Meeting and P&Z Training

V. ADJOURNMENT