

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 16, 2009, AT 6:30 P.M., IN THE TEMPORARY MUNICIPAL COURT ROOM LOCATED AT THE CITY OF PEARLAND COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP 2009-05

Request of HCCG House of Glory Chapel, applicant for Pearland Westside Associates, LTD, owner, for approval of a Conditional Use Permit (CUP) to permit a Church in the Neighborhood Services (NS) Zoning district, on the following described property:

LEGAL DESCRIPTION: Tract 1 with 2.0 acres and Tract 2 with 3.8897 acres out of Reserve "A" in the Replat of Corrigan Addition Section 1 (Volume 2, pgs 97-98 B.C.P.R) West Side Plaza Subdivision, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: 5070 W. BROADWAY ST.

III. APPLICATION INFORMATION AND CASE SUMMARY

STAFF REPORT

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
CONDITIONAL USE PERMIT NO. CUP2009-05
MEETING OF MARCH 16, 2009**

Conditional Use Permit No. CUP 2009-05

A request of RCCG House of Glory Chapel, applicant, and Pearland Westside Associates, Ltd. owner, for approval of a Conditional Use Permit to allow a Church in the Neighborhood Services District (NS) and Corridor Overlay District (COD), on the following described property, to wit:

LEGAL DESCRIPTION: Tract 1 with 2.0 acres and Tract 2 with 3.8897 acres out of Reserve "A" in the Replat of Corrigan Addition Section 1 (Volume 2, pgs 97-98 B.C.P.R) West Side Plaza Subdivision, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: 5070 W. Broadway Street

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

Planning and Zoning Commission: March 16, 2009*

City Council for First Reading: March 23, 2009*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a Conditional Use Permit (CUP) to locate a church on the subject property. The subject property is currently zoned Neighborhood Services District (NS). The West Side Plaza is a small strip mall with a theater in the center of the 50, 200 square foot L-shaped building and 2 proposed restaurants on the end caps of the building, on approximately 3.10 acre property.

The applicant is proposing a four member church in a 2,360 square foot suite located at the West Side Plaza. The hours of services will be Sundays from 9:00 a.m. to 12:00 p.m.; Tuesdays and Thursdays from 7:00 p.m. to 8:30 p.m.; and the 1st Friday of every month from 9:00 p.m. to 1:00 a.m. Administrative hours will be from 10:00 a.m. to 7:00 p.m., Tuesday through Friday. The current membership is 10 and there isn't any future

JPH 03-16-09
CUP 2009-05

projection for anticipated membership at this time. However; there are 50 chairs available for seating. There is a proposed Pastor's office, a conference/counseling room, a resource room, a children's room, a youth room, and the Sanctuary. All church activities will be held within suite 5070.

The West Side Plaza was developed to current code when it was constructed. Most of the West Side Plaza remains vacant. Parking is calculated according to each specific use that would occupy each suite. As the Planning Department receives plans for review, the parking is then calculated for each submission and its particular use. Parking is also reviewed in the aggregate for the location. Currently, the site has sufficient parking for this use requiring 35 spaces and all existing uses.

Recent damage to the roof and store fronts from Hurricane Ike has been repaired. The Façade requirements have been met as a result of the repairs completed.

The applicant and owner are aware it is possible that sometime in the future, there may be circumstances that cause the owner to bring this property further into compliance with the Corridor Overlay District (COD) Development Standards. None of those circumstances have occurred and there are not any triggers that require compliance with the COD standards.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	General Business District (GB)	Low Density Residential
South	Single Family Residential 2 District (R-2)	Medium Density Residential
East	Single Family Residential 2 District (R-2) and General Business District (GB)	Medium Density Residential
West	Neighborhood Services District (NS)	Retail, Offices, and Services

CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting a CUP in an existing NS district. The minimum lot size for the NS district is 12, 500 sq. ft., the minimum lot width is 100 feet, and the minimum lot depth is 100 feet. The subject property is also in the Corridor Overlay District. The subject property does not meet some requirements of the Corridor Overlay District.

PLATTING STATUS: Property has been platted.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The current NS zoning of the

property is in conformance with the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Broadway Street, a major thoroughfare, with a projected right-of-way of 120 feet. Additional right-of-way may be required when the road is widened in the future. McLean Road is a minor collector street and has sufficient right-of-way at 60 feet.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: The subject parcel is serviced by city water and sewer.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:

The area to the south and southeast are characterized by single family homes on residential lots. To the west of the West Side Plaza is Frost Bank and to the north the ACME building in the General Commercial District. The proposed church would be located approximately 300 feet from the nearest single family residential structure and will not be visible from the nearby residential subdivision. There has not been any opposition in the past to having a church, or church related activities at the subject property.

Recent damage to the roof and store fronts from Hurricane Ike has been repaired. Although 109 additional parking spaces would be required when the center is fully occupied, currently the center has enough spaces due to the vacancies.

It is Staff's opinion that the location chosen for the development of a church facility is an appropriate use in this zoning district. There should not be any negative impacts caused by the proposed use at this facility.

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 Zoning Sign was placed on the subject property, on both street frontages.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request.

STAFF RECOMMENDATION: Staff does not have any concerns regarding this CUP, as listed below, and therefore recommends approval of a Conditional Use Permit (CUP) without conditions, to allow a church on the subject parcel.

SUPPORTING DOCUMENTS:

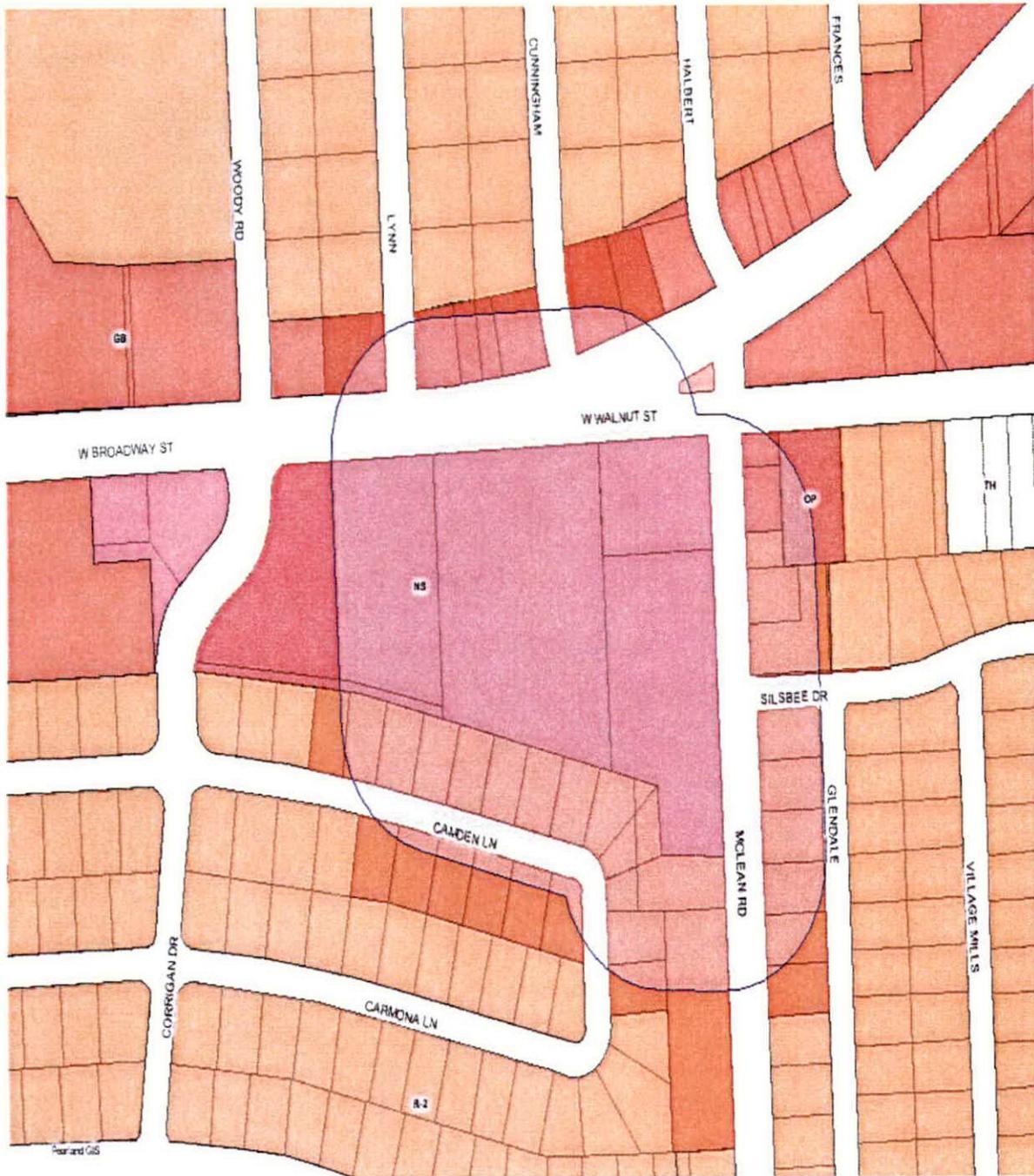
- Conditional Use Application
- Location Map

- Property Owner Notification List
- Zoning Map
- Future Land Use Plan



LOCATION MAP
CONDITIONAL USE PERMIT 2009-05
5070 W. BROADWAY ST.

↑
NORTH



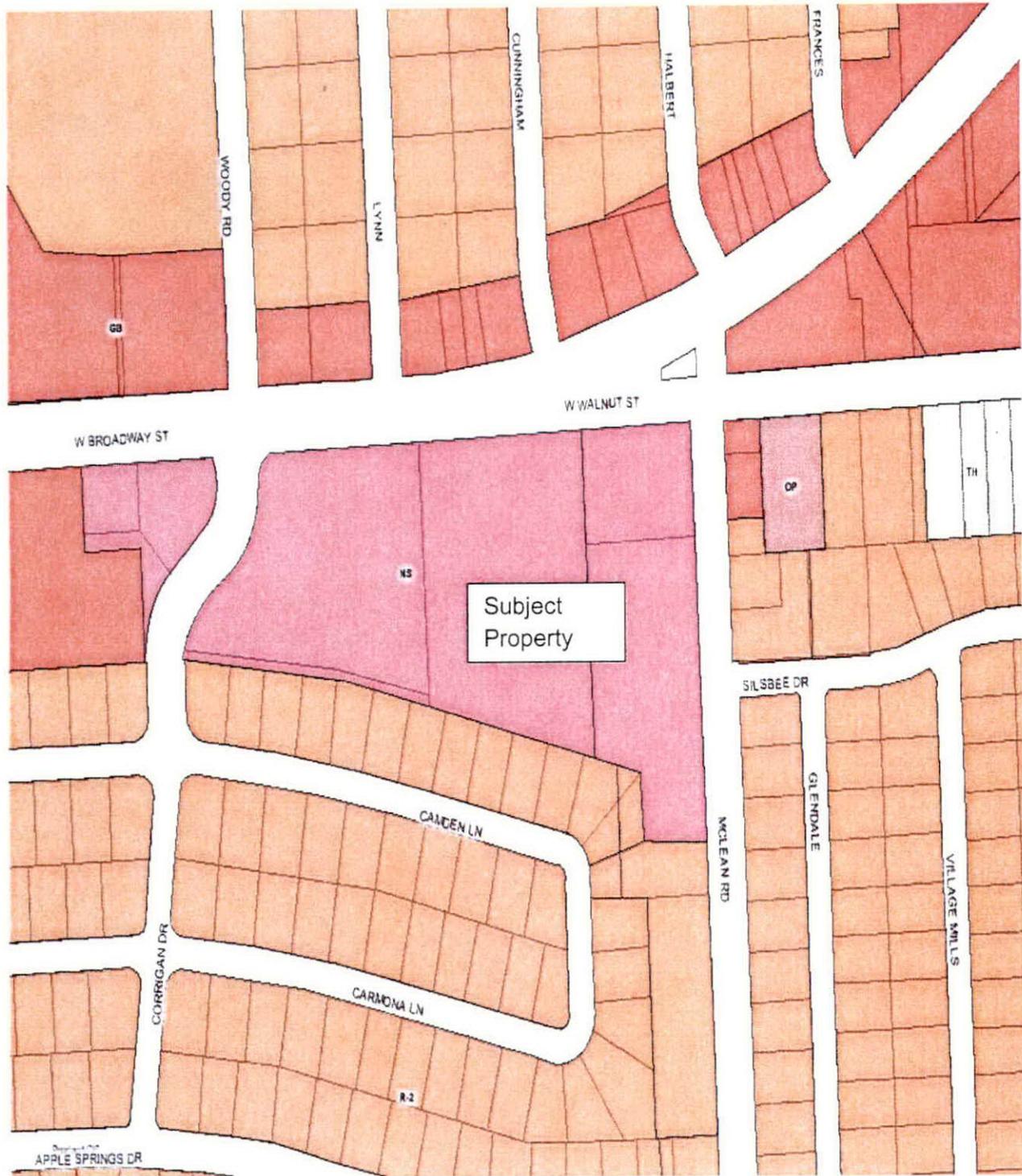
ABUTTER MAP
CONDITIONAL USE PERMIT 2009-05
 5070 W. BROADWAY ST.

↑
 NORTH

CUP APPLICATION NO. 2009-05
 5070 W. BROADWAY STREET
 PROPERTY OWNERS NOTIFICATION LIST

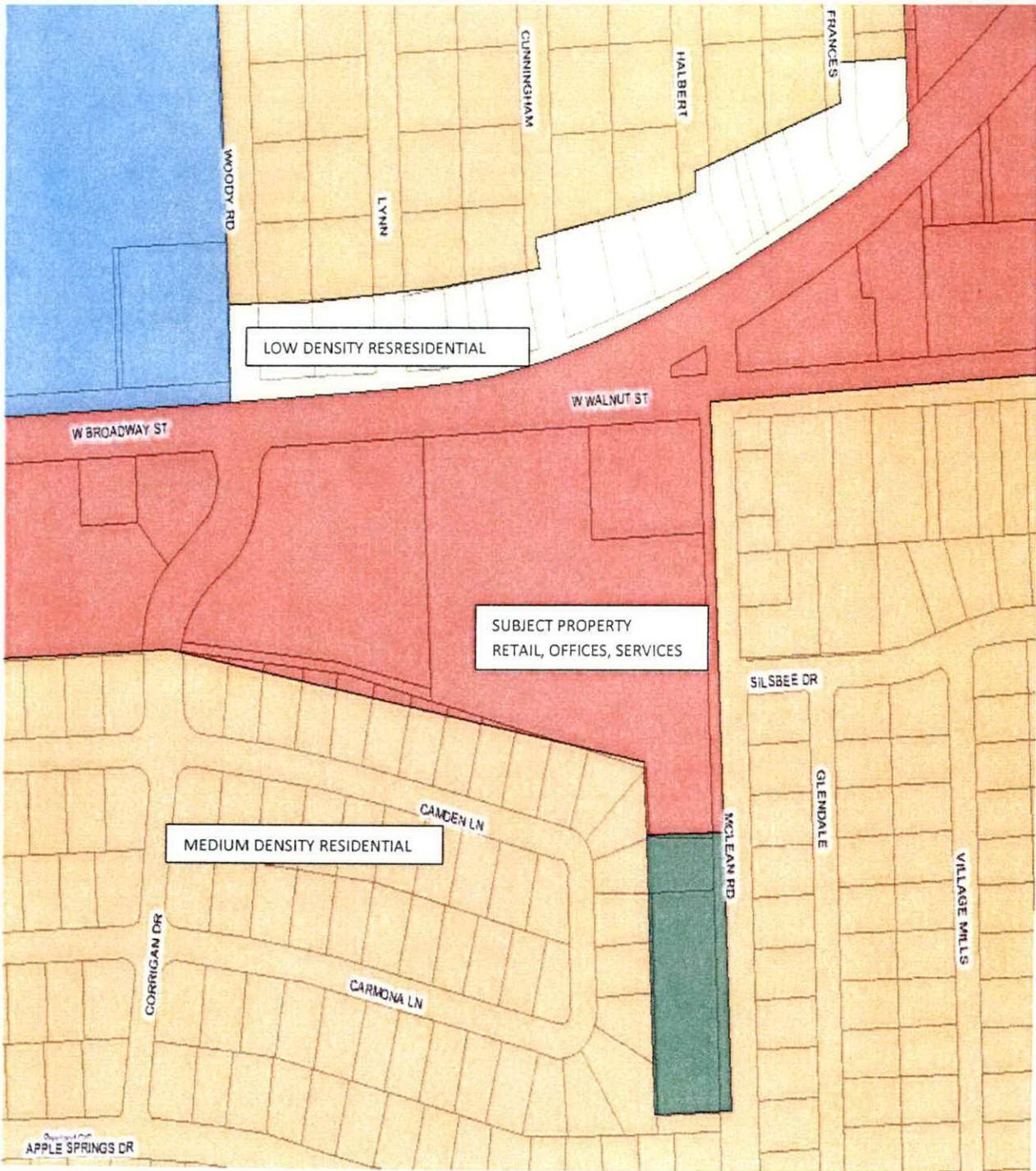
Tax Account	Owners Name	Mail Address 1	Mail City	Mail State	Mail Zip
0239-0025-000	FELTS ALBERT C & BETTY L	2927 VEVA DR	PEARLAND	TX	77584
0239-0026-000	DARE SONYA ANN & DENNIS DARE	4904 W WALNUT ST	PEARLAND	TX	77581
0239-0036-000	JORDAN JEANIE ALENE	2609 MCLEAN RD	PEARLAND	TX	77584
0239-0039-000	FOAT EDWARD E	2601 MCLEAN ROAD	PEARLAND	TX	77584
0239-0039-001	MCLEHANY TROY	1140-D STEELE RD	ALVIN	TX	77511
0239-0039-110	FELTS ALBERT C & BETTY L	2927 VEVA DR	PEARLAND	TX	77584
0240-0001-131	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
0240-0015-000	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
0543-0075-000	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
2970-0000-000	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
2970-0004-000	TRUFANT LIONEL & NAJI & BILAL	5203 CAMDEN LN	CORRIGAN	TX	77584
2970-0005-000	KUBALA H M	5201 CAMDEN LN	PEARLAND	TX	77584
2970-0006-000	JONES CHERLYN	5107 CAMDEN LN	PEARLAND	TX	77584
2970-0007-000	TWISS DONALD R & VIRGINIA M	5105 CAMDEN LN	PEARLAND	TX	77584
2970-0008-000	PITTS KELLY B JR &	5430 GULF FWY	HOUSTON	TX	77023
2970-0009-000	KHAN AFSAR	3801 CANYON LAKE DR	PEARLAND	TX	77581
2970-0010-000	BARNES KATIE L TRUSTEE	5015 CAMDEN LN	PEARLAND	TX	77584
2970-0011-000	WILLIAMS MARILEE	5013 CAMDEN LN	PEARLAND	TX	77584
2970-0012-000	PRENDERGAST MICHAEL TIMOTHY &	5011 CAMDEN LN	PEARLAND	TX	77584
2970-0013-000	SOULE ROBERT LEE & DEBRA L	5009 CAMDEN LN	PEARLAND	TX	77584
2970-0014-000	SCHOCK RICHARD W SR	5005 CAMDEN LN	PEARLAND	TX	77584
2970-0015-000	TRIPLETT MELVIN L	5003 CAMDEN LN	PEARLAND	TX	77584
2970-0305-000	PARRA GREGORY R & VANESSA M	5108 CAMDEN LN	PEARLAND	TX	77584
2970-0306-000	MCDONALD JOHN D ESTATE	5106 CAMDEN LN	PEARLAND	TX	77584
2970-0307-000	WILLIS PEGGY L	5104 CAMDEN LN	PEARLAND	TX	77584
2970-0308-000	GUTHRIE GARY & JEANINE	5102 CAMDEN LN	PEARLAND	TX	77584
2970-0309-000	SCARDINO JOHN W & PAULA M	5014 CAMDEN LN	PEARLAND	TX	77584
2970-0310-000	BLOCK ANNE T	5012 CAMDEN LANE	PEARLAND	TX	77584
6600-0083-000	TRAN MAI & ANH LYN	3509 BRADFORD ST # 1	HOUSTON	TX	77025

6600-0083-110	PHAM HIEP	PO BOX 84117	PEARLAND	TX	77584
6600-0091-000	PHAM HIEP DUY	PO BOX 117	PEARLAND	TX	77584
6600-0091-000	PHAM HIEP DUY	PO BOX 117	PEARLAND	TX	77584
6600-0091-110	PHAM HIEP & THANH	4318 W FUQUA ST	HOUSTON	TX	77045
6600-0091-110	PHAM HIEP & THANH	4318 W FUQUA ST	HOUSTON	TX	77045
8248-0000-000	PEARLAND WESTSIDE ASSOC LTD	7373 E DOUBLETREE RANCH RD STE	SCOTTSDALE	AZ	85258
8248-2001-001	PEARLAND WESTSIDE ASSOC II LIMITED	7373 E DOUBLETREE RANCH RD STE	SCOTTSDALE	AZ	85258
8390-0001-000	ETTEHADIEH SEID RAMIN & COMBIZ	1334 CHELSHURST WAY	SPRING	TX	77379
8390-0002-000	HERNANDEZ JOSEPH	2704 GLENDALE DR	PEARLAND	TX	77584
8390-0003-000	GUERRERO EDGAR	2706 GLENDALE DR	PEARLAND	TX	77584
8390-0004-000	PARKS CHRISTOPHER H & CHRISTY L	2708 GLENDALE DR	PEARLAND	TX	77584
8390-0005-000	PERALTA REMIGIO	1410 HATFIELD RD	PEARLAND	TX	77581
8390-0006-000	MCKEAN GORDON & BRENDA	20 LONGWOOD RD	AUSTIN	TX	78737
8390-0400-000	MALDONADO CHRISTOBAL E & FRANCES	4911 SILSBEE DR	PEARLAND	TX	77584

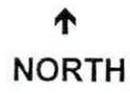


ZONING MAP
CONDITIONAL USE PERMIT 2009-05
5070 W. BROADWAY ST.

↑
NORTH



FUTURE LAND USE MAP
CONDITIONAL USE PERMIT 2009-05
5070 W. BROADWAY ST.



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



APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Conditional Use Permit Request for: LOCATION WITHIN A NS ZONED DISTRICT
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: NS

Property Information:

Address or General Location of Property: 5070 BROADWAY STREET
PEARLAND, TEXAS 77581

Tax Account No. 74-2973200

Subdivision: _____ Lot: _____ Block: _____

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

PROPERTY OWNER INFORMATION:

NAME PEARLAND WESTSIDE ASSOCIATES, LTD.
 ADDRESS 7373 E. DOUBLETREE RANCH ROAD, #225
 CITY SCOTTSDALE STATE AZ ZIP 85258
 PHONE (480) 607-0735
 FAX (480) 607-0835
 E-MAIL ADDRESS rt@millenniumdevcorp.com

APPLICANT INFORMATION:

NAME RCCG HOUSE OF GLORY CHAPEL
 ADDRESS 5040 BROADWAY SUITE 5070
 CITY PEARLAND STATE TX ZIP 77584
 PHONE (713) 550-4568
 FAX (832) 539-1273
 E-MAIL ADDRESS tosing378@hotmail.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: 2-4-08

Agent's Signature: [Signature] Date: February 3, 2009
Authorized Agent on behalf of
PEARLAND WESTSIDE ASSOCIATES, LTD.

OFFICE USE ONLY:

FEES PAID: <u>250.00</u>	DATE PAID: <u>2/11/09</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>116092</u>
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FEB 11 2009

Application No. CUP 2009-04



Dominion Chapel

"Jesus Christ, the same yesterday, today, and forever." Heb.13:8

E.A. Adeboye
General Overseer

Bayo Fadugba
Pastor-in-charge

RCCG House of Glory Chapel,
5040 Broadway Street Suite 5070,
Pearland, TX 77581.

Letter of Intent

RCCG House of Glory Chapel (an extension of The Redeemed Christian Church of God) intends to use the above address as a place of worship known as church.

The times of our meetings are as follows:

- Sunday Service 9:00am – 12:00noon.
- Tuesday Bible Study 7:00pm – 8:30pm.
- Thursday Faith Clinic 7:00pm – 8:30pm.
- 1st Friday of the month Holy Ghost Night 9:00pm – 1:00am.
- Administrative Office Hour:
Tuesday – Friday 10:00am – 7:00pm

This is a new church with 10 members.

The square footage is 2360.

Designated usage is as follows:

- Pastor's office.
- Conference/Counseling room.
- Resource room.
- Sanctuary.
- Children room.
- Youth room.

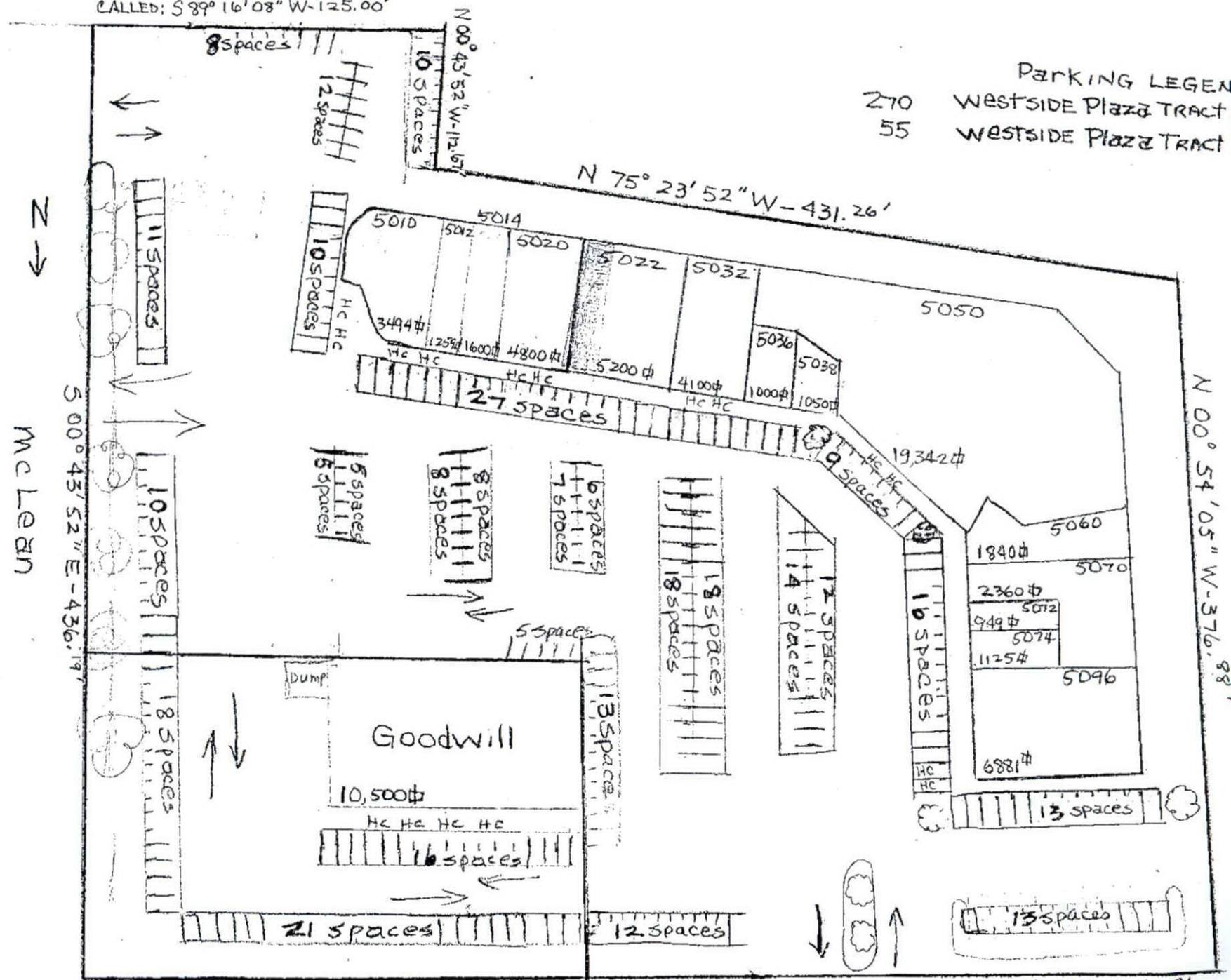
Tosin Victor Akindona is the Senior Pastor of the church. We have 50 seats available in the worship area. All worship and church activities will be held within Suite 5070 of the West Side Plaza. If you have any questions, please feel free to contact me.

Sincerely,

Victor Akindona

measure: $S 81^{\circ} 14' 40'' W - 125.01'$
CALLED: $S 89^{\circ} 16' 08'' W - 125.00'$

PARKING LEGEND
270 WESTSIDE Plaza TRACT I
55 WESTSIDE Plaza TRACT II



WESTSIDE Plaza 5040 WEST BROADWAY - (FM 518)

$N 89^{\circ} 05' 55'' E - 324.031$



MINUTES OF THE JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON FEBRUARY 16, 2009, AT 6:30 P.M., IN THE TEMPORARY COUNCIL CHAMBERS, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

The series of public hearings was called to order at 6:32 p.m. Mayor Tom Reid opened the hearing for the City Council, and P&Z Chairperson Henry Fuyertes opened the hearing for the Planning and Zoning Commission, with the following present:

Mayor Tom Reid	P & Z Chairperson Henry Fuyertes
Mayor Pro-Tem Helen Beckman	P & Z Vice-Chairperson Jerry Koza, Jr.
Council Member Steve Saboe	P & Z Commissioner Neil West
Council Member Woody Owens	P & Z Commissioner Darrell Diggs
Council Member Felicia Kyle *	P & Z Commissioner Ron Capehart
	P & Z Commissioner Susan Sherrouse
	P & Z commissioner Charles Gooden, Jr.

Also in attendance: City Manager Bill Eisen; City Attorney Darrin Coker; Assistant City Manager Mike Hodge (arrived at 6:48 p.m.); Planning Director Lata Krishnarao; Senior Planner Angela Gantuah, and Planning Administrative Secretary Judy Krajca.

*Council Member Felicia Kyle arrived at 6:44 p.m.

Senior Planner Angela Gantuah explained the Joint Public Hearing process for the attending public, and explained that the Planning & Zoning Commission Meeting would follow the Joint Public Hearing.

Mayor Tom Reid opened the public hearing for Conditional Use Permit No. CUP 2009-04 at 6:35 p.m.

CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP 2009-04

Request of Eddie Gladney, applicant for Pearland Westside Associates, LTD, owner, for approval of a Conditional Use Permit (CUP) to permit a Church in the Neighborhood Services (NS) Zoning district and the Corridor Overlay District (COD), on the following described property:

LEGAL DESCRIPTION: Tract 1 with 2.0 acres and Tract 2 with 3.8897 acres out of Reserve "A" in the Replat of Corrigan Addition Section 1 (Volume 2, pgs 97-98 B.C.P.R) West Side Plaza Subdivision, City of Pearland, Brazoria County, Texas (located at 5074 W Broadway Street, Pearland TX.)

GENERAL LOCATION: 5074 W. BROADWAY ST.

P&Z Chairperson Henry Fuyertes read the purpose of the hearing.

Senior Planner Angela Gantuah read the staff report stating the applicant is requesting a CUP to locate a church on the subject property consisting of four members in a 1,130

square foot suite located at the West Side Plaza. Staff recommends approval.

Mr. Eddie Gladney, applicant, of 4110 Parry Drive, Pearland, Texas, spoke briefly stating his desire for a church at 5074 W. Broadway St.

There was no one present to speak for or against the Conditional Use Permit.

Council Member Steve Saboe asked about the 109 additional required parking spaces, as mentioned in the staff report, and Senior Planner Angela Gantuah stated that this is in regards to the corridor overlay district, and added that the CUP speaks to the specific suite number.

P&Z Commissioner Neil West inquired where the church was currently meeting. The applicant, Mr. Eddie Gladney replied that this is a new church, and not a relocate.

P&Z Commissioner Darrell Diggs inquired about the corridor overlay and compliance; and about the drainage, roof and façade. Planning Director Lata Krishnarao explained that the retail strip center was built prior to the corridor overlay district being implemented.

P&Z Commissioner Neil West asked why a CUP, and Planning Director Lata Krishnarao stated that the property is zoned Neighborhood Services (NS) that does not allow a church unless a CUP is obtained.

Mayor Tom Reid asked Senior Planner Angela Gantuah if she had explained that as the building/suites become occupied, and the tenant numbers increase, this will raise concern with parking issues. Senior Planner Gantuah acknowledged this concern.

Mayor Tom Reid adjourned the public hearing for Conditional Use Permit No. CUP 2009-04 at 6:50 p.m.

ADJOURNMENT

Mayor Tom Reid adjourned the series of hearings at 6:50 p.m.

These minutes are respectfully submitted by:

Judy Krajca
Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this _____ day of _____
2009, A.D.

Mayor Tom Reid

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 16, 2009, AT 6:30 P.M., IN THE TEMPORARY MUNICIPAL COURT ROOM LOCATED AT THE CITY OF PEARLAND COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER** *Mayor Reid opened the hearings @ 6:53
Sr. Planner Angela Mantua went over hearing process*
- II. PURPOSE OF HEARING**

Conditional Use Permit No. CUP 2009-05 *Mayor opened @ 6:54
Henry read purpose of hearing*
Request of HCCG House of Glory Chapel, applicant for Pearland Westside Associates, LTD, owner, for approval of a Conditional Use Permit (CUP) to permit a Church in the Neighborhood Services (NS) Zoning district, on the following described property:

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GENERAL LOCATION: 5070 W. BROADWAY ST.

III. APPLICATION INFORMATION AND CASE SUMMARY

STAFF REPORT *Angela Mantua read staff rpt.*
APPLICANT PRESENTATION *Pastor Victor Alkindona, 1723 Bent Oak St.
Missouri City, TX 77489*

- IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST** *No one present to speak* *a branch of a church in Stafford, TX.*

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION
Kevin asked for clarification of the address being a particular suite

VI. ADJOURNMENT *Discussion @ 7:08*

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

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Pastor Victor Akindong

Full Address: 1723 Bent Oak Dr

(include zip) Missouri City, TX 77489

I wish to speak regarding Item No. CUP 2009-05

JOINT PUBLIC HEARING AGENDA ITEM
CONDITIONAL USE PERMIT NO. CUP2009-05
MEETING OF MARCH 16, 2009

Conditional Use Permit No. CUP 2009-05

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City Council for First Reading: March 23, 2009*

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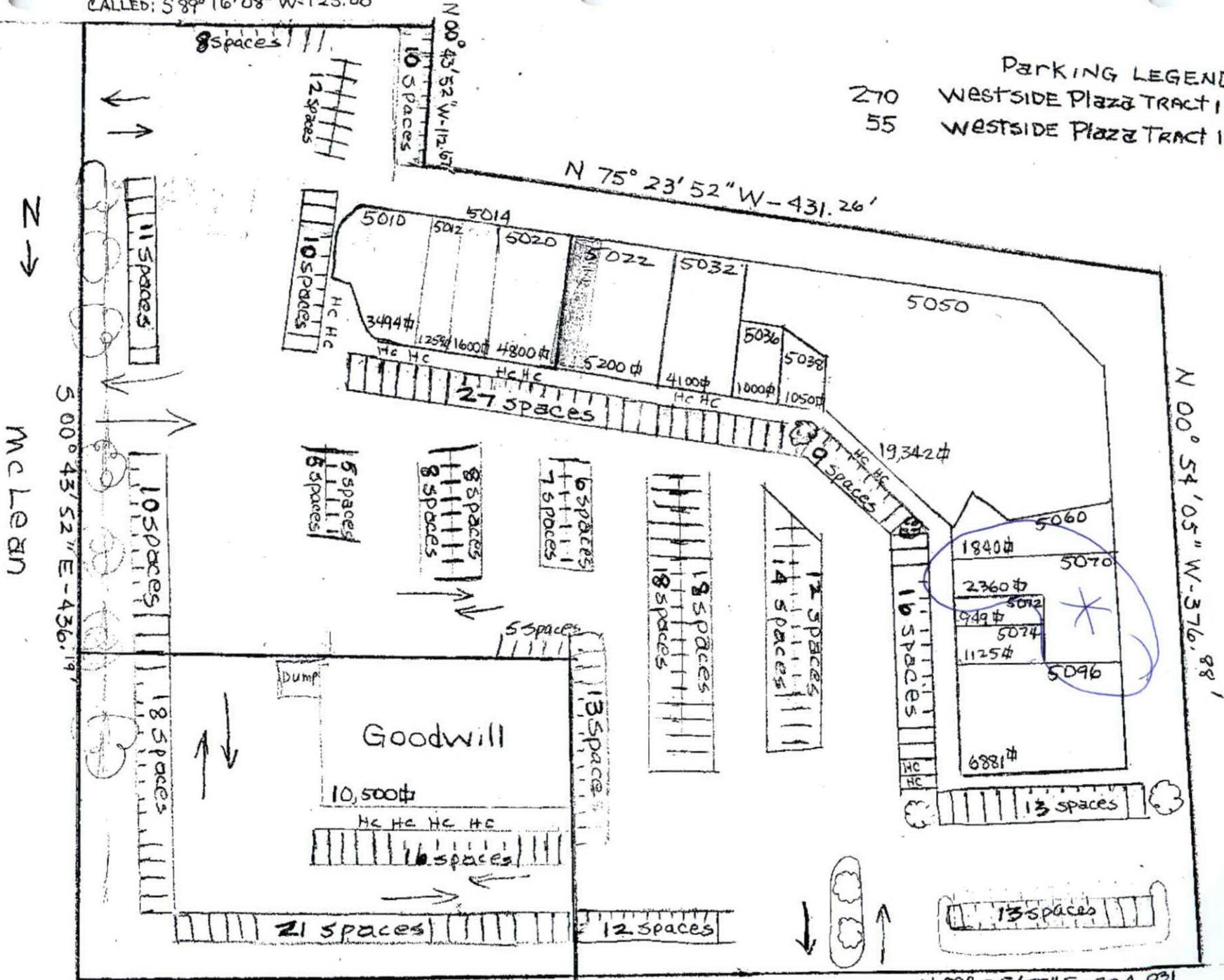
The applicant is proposing a four member church in a 2,360 square foot suite located at the West Side Plaza. The hours of services will be Sundays from 9:00 a.m. to 12:00 p.m.; Tuesdays and Thursdays from 7:00 p.m. to 8:30 p.m.; and the 1st Friday of every month from 9:00 p.m. to 1:00 a.m. Administrative hours will be from 10:00 a.m. to 7:00 p.m., Tuesday through Friday. The current membership is 10 and there isn't any future

JPH 03-16-09

CUP 2009-05

Measure: S 89° 14' 40" W - 125.01'
CALLED: S 89° 16' 08" W - 125.00'

PARKING LEGEND
270 WESTSIDE Plaza TRACT I
55 WESTSIDE Plaza TRACT II



WESTSIDE Plaza 5040 WEST BROADWAY - (FM 518)

N 89° 05' 55" E - 324.031'

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Mayor Tom Reid	P & Z Chairperson Henry Fuyertes
Mayor Pro-Tem Helen Beckman	P & Z Vice-Chairperson Jerry Koza, Jr.
Council Member Steve Saboe	P & Z Commissioner Neil West
Council Member Woody Owens	P & Z Commissioner Darrell Diggs
Council Member Felicia Kyle	P & Z Commissioner Ron Capehart
Council Member Kevin Cole	P & Z Commissioner Susan Sherrouse

Also in attendance: Assistant City Manager Jon Branson; Deputy City Attorney Nghiem Doan; Planning Director Lata Krishnarao; Senior Planner Angela Gantuah, and Planning Administrative Secretary Judy Krajca.

Senior Planner Angela Gantuah explained the Joint Public Hearing process for the attending public, and explained that the Planning & Zoning Commission Meeting would follow the Joint Public Hearing.

Mayor Tom Reid opened the public hearing for Conditional Use Permit No. CUP 2009-05 at 6:54 p.m.

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GENERAL LOCATION: 5070 W. BROADWAY ST.

P&Z Chairperson Henry Fuyertes read the purpose of the hearing.

Senior Planner Angela Gantuah read the staff report stating the applicant is requesting a CUP to locate a church on the subject property consisting of four members in a 2,360 square foot suite located at the West Side Plaza. Staff recommends approval.

Pastor Victor Akindona of 1723 Bent Oak St., Missouri City, Texas spoke on behalf of the

applicant stating this church would be a branch from a church in Stafford, Texas.

There was no one present to speak for or against the Conditional Use Permit.

Council Members Kevin Cole and Felicia Kyle asked for clarification on the address and suite number.

Senior Planner Angela Gantuah explained that the overall address for the West Side Plaza is 5040 W. Broadway, and the Suite is number 5070. The address for the church and the CUP would be 5070 W. Broadway consisting of 2,360 square feet.

Mayor Tom Reid adjourned the public hearing for Conditional Use Permit No. CUP 2009-05 at 7:08 p.m.

ADJOURNMENT

Mayor Tom Reid adjourned the series of hearings at 7:08 p.m.

These minutes are respectfully submitted by:

Judy Krajca
Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this _____ day of _____
2009, A.D.

Mayor Tom Reid

Present:

Mayor Tom Reid

Mayor Pro-Tem

CC

Steve Jaboe

Woody Owens

P&Z Chair - Henry

Vice Chair

Hallem Beckman

Jerry

Darrel

Jason

Lon

Neil

Charles

* Jolisa Kyp
arrived @
6:44pm

Mike Hodge

Darrin Coker

Angela Stanbual

Bill Eisen

Judy Krajca

Lata Krishnarao



CITY OF PEARLAND PLANNING & ZONING

TO: Planning & Zoning Commission

FROM: Judy Krajca, Planning Administrative Secretary

DATE: February 13, 2009

SUBJECT: Joint Public Hearing, and P&Z Regular Meeting of February 16, 2009

Dinner will arrive at 5:15 p.m. The following is on the menu:

Meat loaf
Mashed potatoes and gravy
Okra and tomatoes
Salad
Biscuits
Cheesecake

The Joint Public Hearing will begin at 6:30 p.m., in the Temporary Council Chambers of the Community Center.

Immediately following the JPH, Council will remain for a series of Workshops.

P&Z will adjourn to the Engineering Conference room for their Regular Meeting.

Please take some time this weekend to look at the National APA website.

<http://www.planning.org/nationalconference/>

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Eddie L. Gladney

Full Address: 4110 Parry Drive

(include zip) Pearland, TX, 77584

I wish to speak regarding Item No. CUP 2009-04