

**SUMMARY AGENDA
JOINT PUBLIC HEARING
OCTOBER 19, 2009**

- A. Zone Change No. 2009-14Z, A request of Blaire Korndorffer, applicant for Felton M and Mary C Baker, owners, for a change in zoning from the Office Professional (OP) Zoning District to the General Commercial (GC) Zoning district.
- B. Conditional Use Permit No, 2009-14, A request by Blaire Korndorffer, applicant for Felton M and Mary C Baker, owners, for a conditional use permit to allow office/warehouse with sales to the public in the General Commercial (GC) Zoning District.
- C. Conditional Use Permit No. 2009-15, A request of Blaire Korndorffer, applicant for Felton M and Mary C Baker, owners, for a conditional use permit to allow conditioned storage in the General Commercial (GC) Zoning District.

JOINT WORKSHOPS

- D. Workshop for Pearland Retirement Residence Planned Development at the request of Ron Jackson with Curry Architecture LLC, applicant, on behalf of Ross Mccammon located at 2810 Dixie Farm Rd.
- E. Workshop for Off-Site Signage at the Pearland Town Center at the request of Scott Hall, applicant, on behalf of Pearland Town Center Limited Partnership, Owner.

JPH's 10-19-09
Were not held
due to lack
of quorum from
CC.



MEMO

TO: PLANNING & ZONING COMMISSION

FROM: JUDY KRAJCA, PLANNING ADMINISTRATIVE SECRETARY

DATE: October 15, 2009

RE: Outline of October 19, 2009 Meeting

The evening will begin with dinner arriving at 5:15 p.m. The menu is:

Chicken Pot Pie
Broccoli
Sweet Potato Casserole
Assorted Breads

Apple Crisp and Ice Cream

Executive Snack for P&Z

The order was placed for 23

P&Z Agendas Posted:

6:30 p.m. Joint Public Hearings
7:00 p.m. Joint Workshops
7:00 p.m. P&Z Regular Meeting

Council Chambers, City Hall
Council Chambers, City Hall
2nd Floor Conference Room, City Hall

City Council's Agendas Posted:

6:30 p.m. Joint Public Hearings
7:00 p.m. Joint Workshops
7:00 p.m. Workshop (Council)

Council Chambers, City Hall
Council Chambers, City Hall
Council Chambers, City Hall

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 19, 2009, 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 No. 2009-14Z

A request of Blaire Korndorffer, applicant for Felton M and Mary C Baker, owners, for a change in zoning from the Office Professional (OP) Zoning District to the General Commercial (GC) Zoning district, on the following described property, to wit:

Legal Description : Approximately 3.7561 acres of land being Lots O, R, U, and N. Replat of Pearland Pavilion Subdivision recorded in volume 17, Pages 395-398, Brazoria county Map Records, Brazoria County, Texas and being out of the H.T. & B.R.R. Company Survey, Section 2, Abstract 239, and A.C.H. & B. Survey, Section 1, Abstract 147 in Brazoria County, Texas.

General Location: Generally located at the southwest corner of Hampshire Road and Old Alvin Road, Pearland, Texas

- 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 19, 2009

Zone Change No. 2009-14Z

A request by Blaire Korndorffer, applicant for Felton M and Mary C Baker, owners, for a change in zoning from the Office Professional (OP) Zoning District to the General Commercial (GC) zoning district, on the following described property, to wit:

Legal Description: Approximately 3.7561 acres of land being Lots O, R, U, and N. Replat of Pearland Pavilion Subdivision recorded in volume 17, Pages 395-398, Brazoria county Map Records, Brazoria County, Texas and being out of the H.T. & B.R.R. Company Survey, Section 2, Abstract 239, and A.C.H. & B. Survey, Section 1, Abstract 147 in Brazoria County, Texas.

General Location: Generally located at the southwest corner of Hampshire Road and Old Alvin Road, Pearland, Texas

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

Planning and Zoning Commission: October 19, 2009*

City Council for First Reading: November 9, 2009*

City Council for Second Reading: November 23, 2009*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting approval of Zone Change. 2009-14Z from the Office Professional (OP) Zoning District to the General Commercial (GC) Zoning District. The applicant proposes development of the subject property as Office Warehouse with sales to the public and the property to the south as conditioned storage as stated in the applicant's letter of intent.

The applicant has also applied for approval of a Conditional Use Permit No. CUP 2009-14 for the purposes of operating an office warehouse with sales to the public, and approval of a conditional use permit CUP 2009-15 for the operation of conditioned storage.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Office Professional (OP) and General Commercial (GC)	Vacant and the Old Airport Site
South	General Commercial (GC)	Single Family Residential
East	Single Family Residential-1 (R-1)	Single Family Residential
West	General Commercial (GC) and Light Industrial (M-1)	Single Family Residential

CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is currently zoned as Office Professional (OP). The minimum lot size for the General Commercial (GC) Zoning District is 22,500 square feet, the minimum lot width is 150 feet, and the minimum lot depth is 125 feet. The subject property exceeds these minimum requirements, as the property is approximately 3.7561 acres in size, and has lot widths of approximately 200 feet, and the lot depth of approximately 200 feet. The proposed uses are in conformance with the current UDC with an approved conditional use permit.

The applicant will be required to comply with all other requirements of the Unified Development Code.

PLATTING STATUS: The property has been platted.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "General Commercial" for the subject property and the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts for the "Business Commercial Use" are the General Business (GB) and the General Commercial (GC) zoning districts.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Main Street, a major thoroughfare with an ultimate right-of-way of 120 feet, there is frontage on Hampshire, a minor collector street with an ultimate right-of-way of 60 feet, and frontage on Old Alvin, a minor collector street, to be widened to 80 feet. The applicant has had had the property platted and all necessary dedications have been made.

AVAILABILITY OF UTILITIES: The subject parcel is served by public water and sewer.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property is located within an area that is currently zoned as OP. Changing the zoning district to GC would be in conformance with the current Comprehensive Plan and the Unified Development Code.

In the Old Town Site 2005 Study, this area had been included in the study with a proposed mixed use development to serve as an anchor to the Old Town Site. This area was later removed from the Old Town Site and a smaller area was included in the Future Land Use and Zoning Maps.

Self storage may not be the best use for this area. The market niche that the Old Town could adapt to is a primarily residential town center supported by a civic/government anchor and adjacent Traditional Neighborhood Developments as shown in the attached concept plan. This large tract of land can be consolidated and developed with a master plan. This area will be discussed at the October 5, 2009 Planning and Zoning workshop for the current Land Use Study.

The applicant is proposing office warehouse with sales to the public with an approved conditional use permit on the lots where the zone change is being request. The applicant also proposes conditioned storage with another conditional use permit on the area south of those lots.

Parking for an office warehouse is calculated at 1 space per 2,000 square feet of warehouse and 1 space per 300 square feet of office space, and conditioned self storage is 4 spaces plus 1 space per 10,000 square feet of storage area, as shown on the site plan. In addition there are approximately 151 parking spaces shown for the Office Warehouse with Sales and there are approximately 137 spaces shown for the Conditioned Storage. The applicant also proposes a joint parking agreement between Pearland Pavilion Subdivision and the lots just south of Hampshire road.

The conceptual site plan and letter of intent submitted shows a 70 foot landscaping buffer on along Old Alvin to help preserve a majority of the trees that are there and to act as a natural buffer to the residential uses to the east. In addition there are two small diagrams that depict the area of the façade that is proposed as stucco with windows and a metal roof.

ADDITIONAL COMMENTS:

Engineering:

1. A TIA will be required for the overall development that encompasses the entire platted site and use.
2. Detention requirements must be met per the City of Pearland Drainage

Criteria.

3. Driveway spacing shall be meet City of Pearland driveway spacing requirements. This can be reviewed and approved along with the TIA.
4. A portion of lot 5 appears to be in the flood plain, so flood plain mitigation shall be required for any encroachment. In the CUP 2009-14 letter of intent, it states that there is no access to Old Alvin. All site plans should be revised to reflect this comment.

Fire Department:

1. Buildings greater than 5000 square feet will require fire sprinklers.
2. Water supply/hydrants for fire protections will be required to provide fire flow. (See 2003 IFC Appendix B, 50% reduction in fire flow for fire sprinklers).
3. A 25 foot inside and 50 foot outside turning radius for fire apparatus is required.

SITE PLAN CONSIDERATIONS: A conceptual site plan was submitted with this zone change and the subsequent conditional use applications.

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.

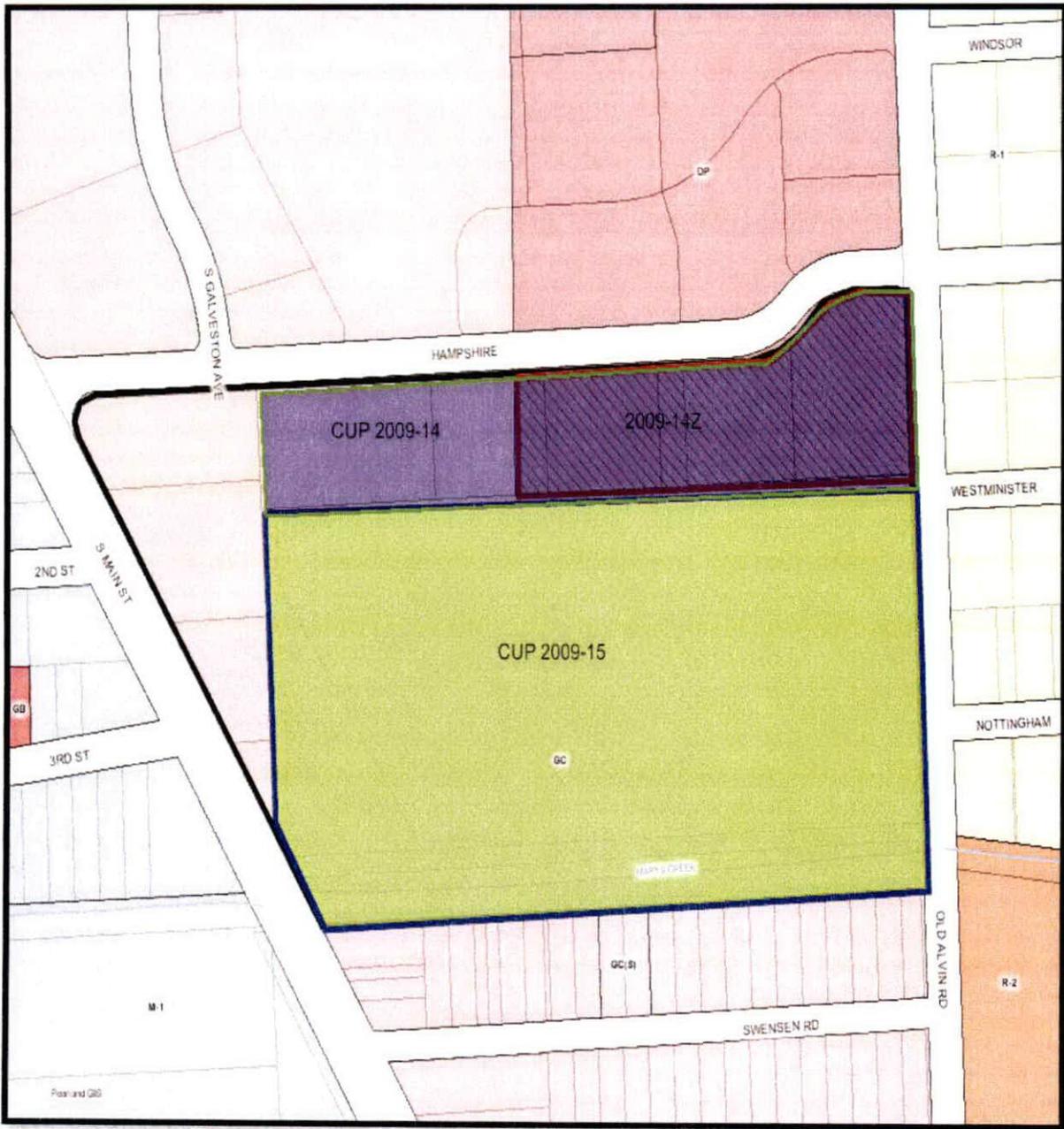
OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request.

STAFF RECOMMENDATION: Staff recommends further consideration of the zone change as proposed by the applicant, for the following reasons:

1. The proposed zone change will permit the applicant to utilize this property as an office warehouse with retail sales, and conditioned storage with approved conditional use permits.
2. This zone change is in conformance with the current comprehensive plan and unified development code.
3. The proposal is not consistent with the plans for the Old Town Site. Since this is a large tract of land that can be developed with a master plan, staff would recommend that City Council and Planning and Zoning consider that option.

SUPPORTING DOCUMENTS:

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

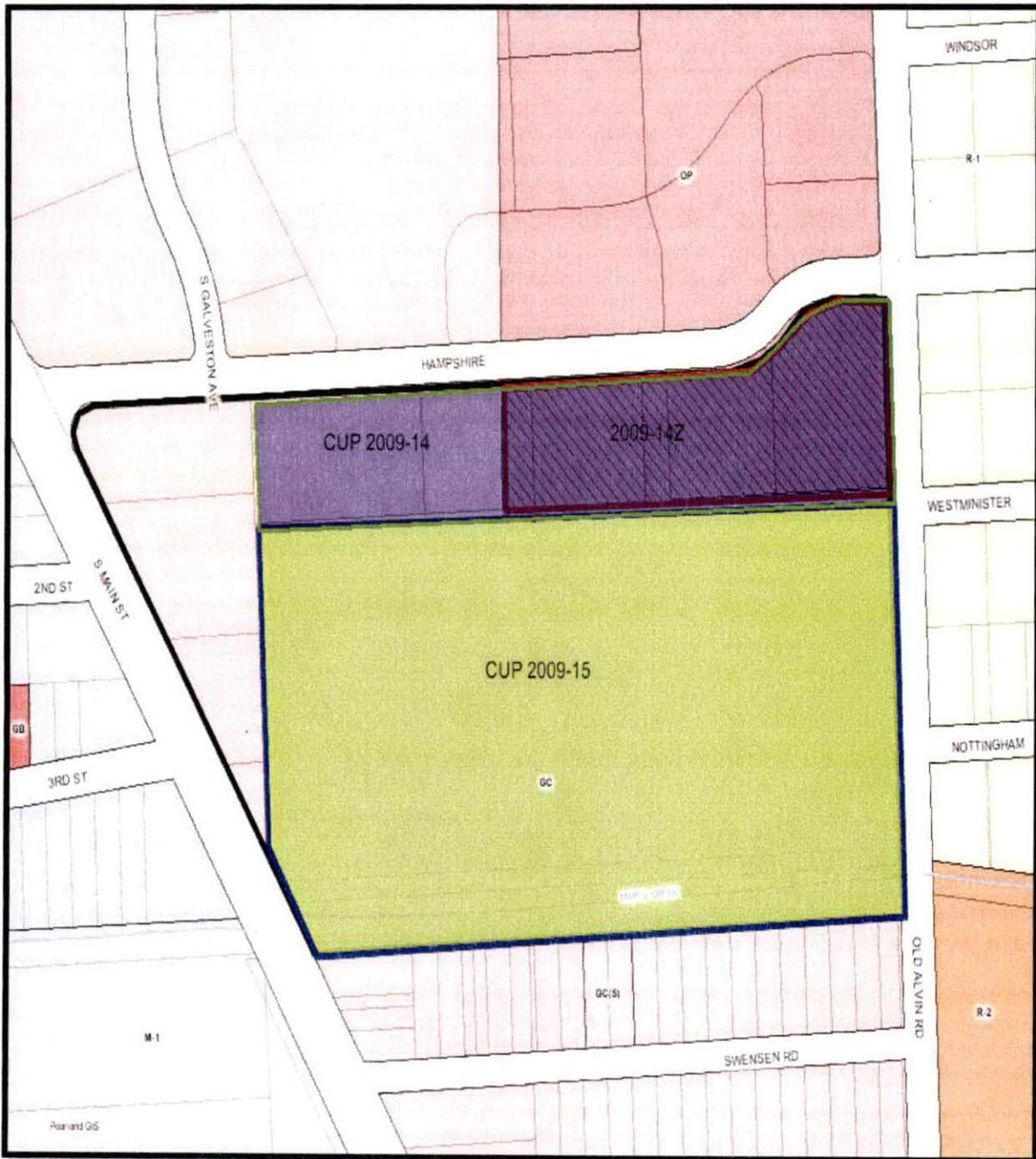


LOCATION MAP

ZONE CHANGE NO. 2009-14Z



GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HAMPSHIRE ROAD AND OLD ALVIN ROAD, PEARLAND, TX



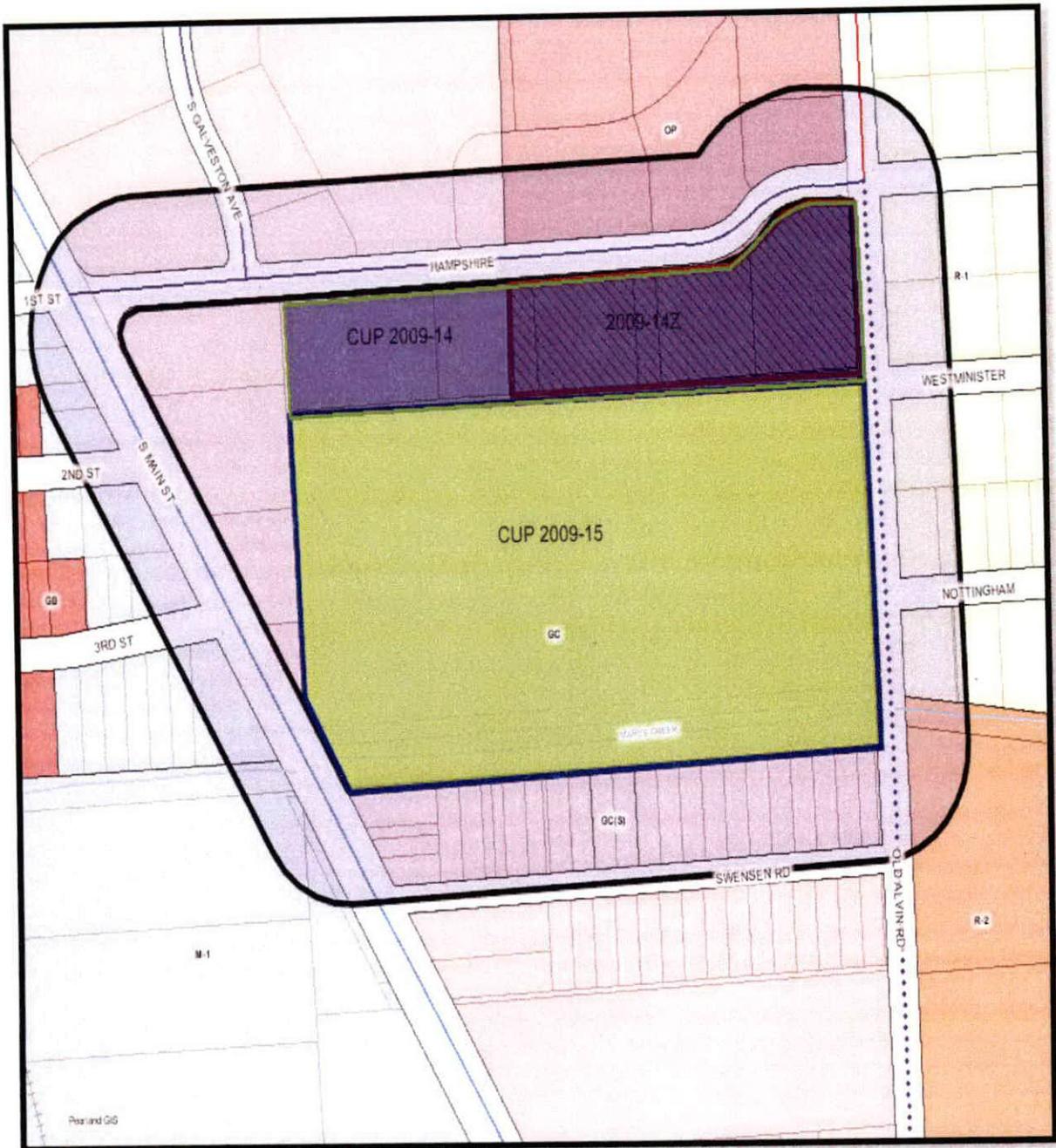
ZONING MAP

ZONE CHANGE NO. 2009-14Z



Zoned GC for CUP 2009-14 and 15, Zoned OP for 2009-14Z

GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HAMPSHIRE ROAD AND OLD ALVIN ROAD, PEARLAND, TX



ABUTTER MAP

ZONE CHANGE NO. 2009-14Z



NORTH

GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HAMPSHIRE ROAD
AND OLD ALVIN ROAD, PEARLAND, TX

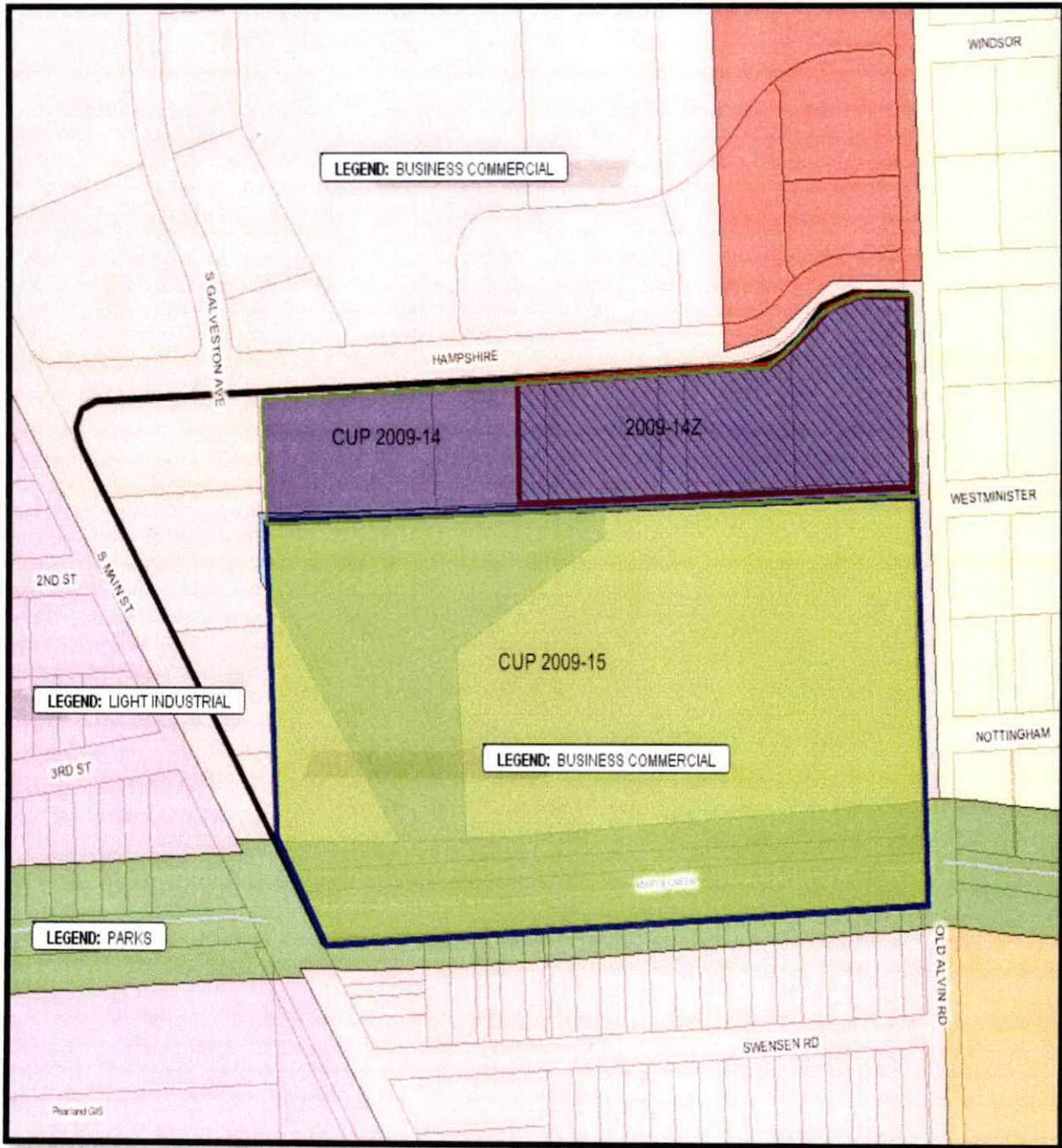
Zone Change Application No. 2009-14Z

Zone Change from OP to GC/Hampshire Rd.

Property Owner List

ASSOCIATED EQUIPMENT CO	PO BOX 898	PEARLAND	TX	77588
ASSOCIATED EQUIPMENT CO	PO BOX 898	PEARLAND	TX	77588
ASSOCIATED EQUIPMENT CO	PO BOX 898	PEARLAND	TX	77588
ASSOCIATED EQUIPMENT CO	PO BOX 898	PEARLAND	TX	77588
BAKER FELTON M & MARY C	#5 HAVERFORD LANE	FRIENDSWOOD	TX	77546
BAKER FELTON M & MARY C	#5 HAVERFORD LANE	FRIENDSWOOD	TX	77546
BAKER FELTON M & MARY C	#5 HAVERFORD LANE	FRIENDSWOOD	TX	77546
BAKER FELTON M & MARY C	#5 HAVERFORD LANE	FRIENDSWOOD	TX	77546
BAKER FELTON M & MARY C	#5 HAVERFORD LANE	FRIENDSWOOD	TX	77546
BAKER FELTON M & MARY C	#5 HAVERFORD LANE	FRIENDSWOOD	TX	77546
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BAKER FELTON M & MARY C	#5 HAVERFORD LANE	FRIENDSWOOD	TX	77546
BAKER FELTON M & MARY C	#5 HAVERFORD LANE	FRIENDSWOOD	TX	77546
BAKER FELTON M & MARY C	#5 HAVERFORD LANE	FRIENDSWOOD	TX	77546
BAKER FELTON M & MARY C	#5 HAVERFORD LANE	FRIENDSWOOD	TX	77546
BAKER FELTON M & MARY C	#5 HAVERFORD LANE	FRIENDSWOOD	TX	77546
BATEMAN O W III	3405 SWENSEN RD	PEARLAND	TX	77581
BATEMAN O W III	3405 SWENSEN RD	PEARLAND	TX	77581
BATEMAN O W III	3405 SWENSEN RD	PEARLAND	TX	77581
BATEMAN O W III	3405 SWENSEN RD	PEARLAND	TX	77581
BATEMAN O W III	3405 SWENSEN RD	PEARLAND	TX	77581
BERDINE R L	3411 NOTTINGHAM ST	PEARLAND	TX	77581
BERDINE R L	3411 NOTTINGHAM ST	PEARLAND	TX	77581
BRAZORIA CO DRAINAGE #4	4805 BROADWAY ST	PEARLAND	TX	77581
BRAZORIA CO DRAINAGE #4	4805 BROADWAY ST	PEARLAND	TX	77581
CABLER MATTHEW L & TRINA	3411 WESTMINISTER ST	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
EASLEY FRANK D	3409 WESTMINISTER ST	PEARLAND	TX	77581
HARMOUCH AMIN A	11354 ASTORIA BLVD	HOUSTON	TX	
HARMOUCH AMIN A	11354 ASTORIA BLVD	HOUSTON	TX	
HOOVER DAVID B & JANET M	3411 HAMPSHIRE	PEARLAND	TX	77584
J & H ENTERPRISES	6002 OSBORN ST	HOUSTON	TX	77033
LOZANO DANIEL & OLGA	7223 LIBBY LN	PEARLAND	TX	77584

MARCEAU MATHEW	3410 HAMPSHIRE ST	PEARLAND	TX	77581
MASTERSON CARLOS B EST	670 DONA ANA RD SW	DEMING	NM	88030
MASTERSON JOHN C ET AL	3019 ELLA LEE LN	HOUSTON	TX	77019
MCSHARES INC	PO BOX 578	PEARLAND	TX	77588
MCSHARES INC	PO BOX 578	PEARLAND	TX	77588
MVN INVESTMENTS LLC	9503 SAGEDECK	HOUSTON	TX	77089
MVN INVESTMENTS LLC	9503 SAGEDECK	HOUSTON	TX	77089
MVN INVESTMENTS LLC	9503 SAGEDECK	HOUSTON	TX	77089
PALOMBI LOUIS J				0
PAMPELL LORINE	3412 HAMPSHIRE ST	PEARLAND	TX	77581
PASKET JAMES R & JANICE	PO BOX 3291	PEARLAND	TX	77588
PASKET JAMES R & JANICE	PO BOX 3291	PEARLAND	TX	77588
PASKET JAMES R & JANICE	PO BOX 3291	PEARLAND	TX	77588
PEARLAND BOX CO	3904 3RD ST	PEARLAND	TX	77581
PEARLAND FAMILY TAE KWON	3111 S MAIN	PEARLAND	TX	77581
PEARLAND FAMILY TAE KWON	3111 S MAIN	PEARLAND	TX	77581
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
RABON R R	3412 WESTMINISTER ST	PEARLAND	TX	77581
ROOS RUTH A	3412 NOTTINGHAM ST	PEARLAND	TX	77581
ROOS RUTH A	3412 NOTTINGHAM ST	PEARLAND	TX	77581
SMITH AMY GRACE	3410 WESTMINISTER ST	PEARLAND	TX	77581
TEMPO TRANSPORT BROKER CO	PO BOX 219	PEARLAND	TX	77588
TEMPO TRANSPORT BROKER CO	PO BOX 219	PEARLAND	TX	77588
TEMPO TRANSPORT BROKER CO	PO BOX 219	PEARLAND	TX	77588
WALLACE JAMES N & ROBSON	6002 OSBORN ST	HOUSTON	TX	77033
WILSON JIMMY B	PO BOX 693	PEARLAND	TX	77588



FUTURE LAND USE MAP

ZONE CHANGE NO. 2009-14Z



GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HAMPSHIRE ROAD AND OLD ALVIN ROAD, PEARLAND, TX



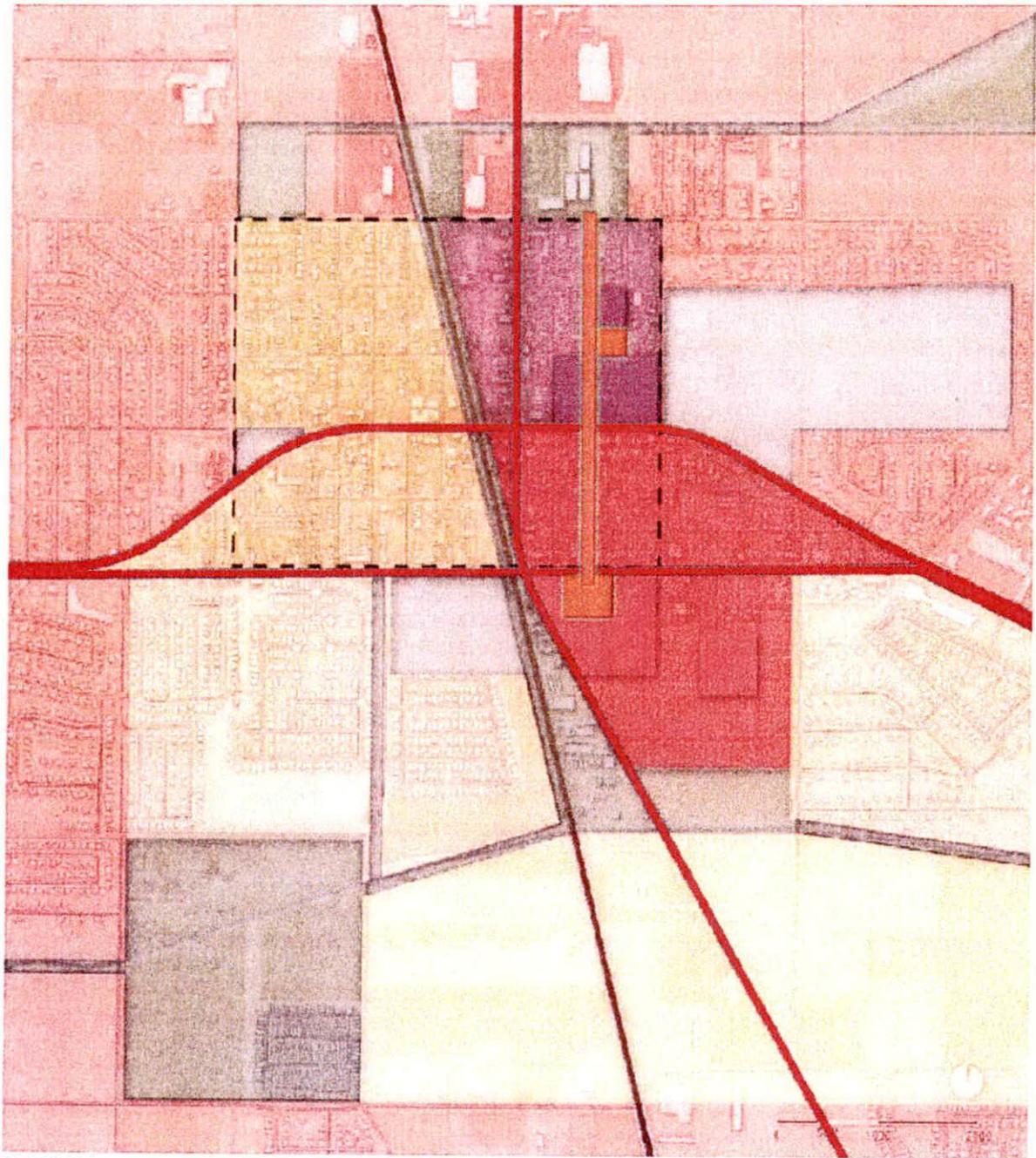
AERIAL MAP



ZONE CHANGE NO. 2009-14Z

NORTH

**GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HAMPSHIRE ROAD
AND OLD ALVIN ROAD, PEARLAND, TX**



DEVELOPMENT STRATEGY FRAMEWORK PLAN



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: Office Professional (OP)

Proposed Zoning District: General Commercial (GC)

Property Information:

Address or General Location of Property: Hampshire Rd at Old Alvin Rd,
SW Corner.

Tax Account No. 7039 0000180+181, 210+211, 150

Subdivision: Pearland Pavilion Lot: R,U, part of 0 Block: _____

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

PROPERTY OWNER INFORMATION:

APPLICANT INFORMATION:

NAME Felton M and Mary C. Baker
Revocable Trust
ADDRESS #5 Haverford Lane
CITY Friendswood STATE Tx ZIP 77548
PHONE(281) 485-1777
FAX(281) 485-3701
E-MAIL ADDRESS houhelc@aol.com

NAME BLAIR KORHDORFFER
ADDRESS 700 GEMINI, SUITE 260
CITY WEBSTER STATE TX ZIP 77058
PHONE(281) 204-8400
FAX(281) 204-8401
E-MAIL ADDRESS hawarch@aol.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.

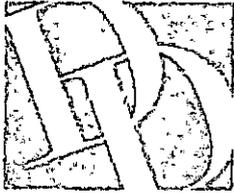
Owner's Signature: Felton M Baker Date: 8-24-09

Agent's Signature: [Signature] Date: 8-24-09

OFFICE USE ONLY:

FEES PAID: <u>275.00</u>	DATE PAID: <u>8/24/09</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>2769318</u>
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Application No. 2009-142



D I A M O N D
D E V E L O P M E N T
C O N S T R U C T I O N

City of Pearland
Community Development
Pearland, Texas

Re: Request for a Zoning Change (partial) and Conditional Use Permit

To Whom It May Concern:

As part of the first phase of development of the 83 acres of land know as the Pearland Pavilion, we are proposing to develop approximately 77,000 square feet of office warehouse space on the lots along Hampshire Road. The Project is tailored to small companies that need warehouse space with minimum office requirements and sell to the public. Examples of this type of tenant are:

Supply Companies, such as pool, medical equipment and part houses;
Service Companies, such as contractors, surveyors and carpet cleaners; and
Sales Companies, such as antique dealers, internet companies and Amway Distributors.

The Proposed Project will consist of 12 buildings with a central drive. We have sited the buildings to preserve many of the existing trees and have left a 70-0 wide landscape buffer between the buildings and Old Alvin Road to preserve the majority of trees along that road and act as a natural buffer between the residential developments to the East.

The exterior façades of the buildings that are visible from a public street, including all privacy fences, shall be of 100% masonry or stucco with metal roof canopies over the window facades.
Please review the attached site plan and building façade for additional information.

There will also be a cross parking and access drive easement agreement between all of the lots on the South Side of Hampshire Road in the Pearland Pavilion Subdivision.

Please feel free to contact me with any questions or additional information that I may assist you with. Thank you for your consideration.

Sincerely,

Blair Korndorffer

700 GENEVA 527-260
HOUSTON TEXAS 77058
281-204-3400

LOT 1 (K)
 WAREHOUSE 16,534
 OFFICE 5,966
 REQUIRED SPACES: 28
 PROVIDED SPACES: 66
 TOTAL SQ. FT. 68,906
 LANDSCAPING: 11,242
 % LANDSCAPING 16%

LOT 2 (N)
 WAREHOUSE 9,448
 OFFICE 3,152
 REQUIRED SPACES 16
 PROVIDED SPACES 37
 TOTAL SQ. FT.: 45,431
 LANDSCAPING: 8,532
 % LANDSCAPING: 19%

LOT 3 (O)
 WAREHOUSE 9,448
 OFFICE 3,152
 REQUIRED SPACES: 16
 PROVIDED SPACES: 33
 TOTAL SQ. FT.: 45,442
 LANDSCAPING 8,314
 % LANDSCAPING 19%

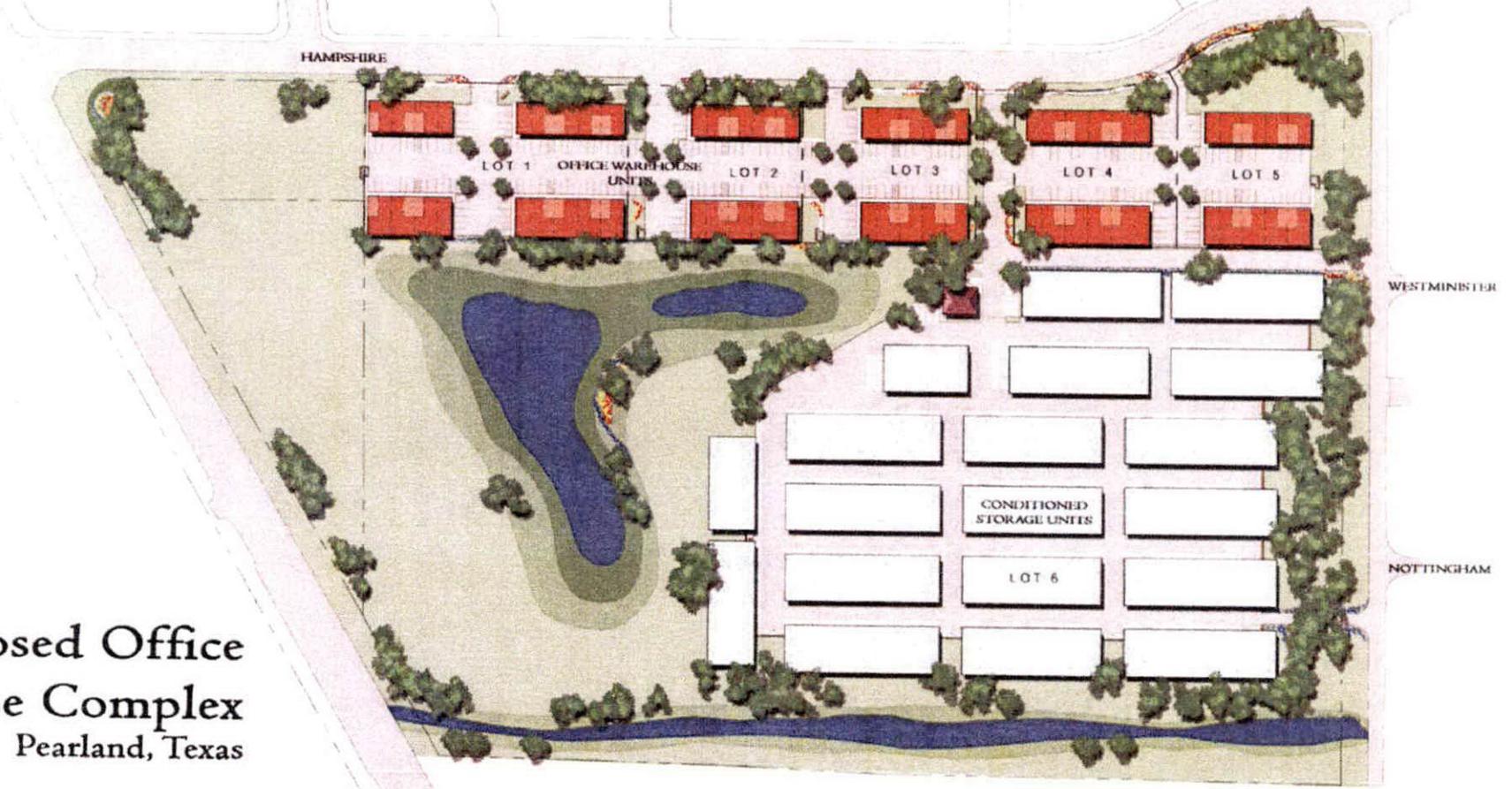
LOT 4 (P)
 WAREHOUSE 11,248
 OFFICE: 3,152
 REQUIRED SPACES: 17
 PROVIDED SPACES: 35
 TOTAL SQ. FT.: 43,844
 LANDSCAPING 8,314
 % LANDSCAPING: 19%

LOT 5 (U)
 WAREHOUSE 10,648
 OFFICE: 3,152
 REQUIRED SPACES: 16
 PROVIDED SPACES: 33
 TOTAL SQ. FT.: 59,965
 LANDSCAPING: 27,794
 % LANDSCAPING: 46%

LOT 6 (V)
 WAREHOUSE 208,200
 OFFICE 1,575
 REQUIRED SPACES: 26
 PROVIDED SPACES 145
 TOTAL SQ. FT. 865,693
 LANDSCAPING 497,466
 % LANDSCAPING 57%

Proposed Office Warehouse Complex

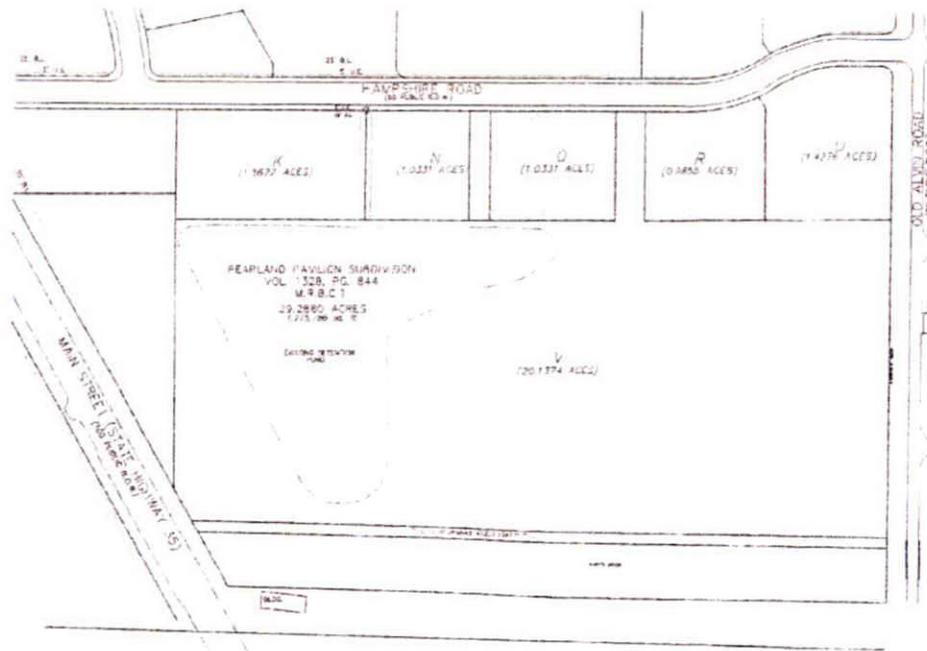
Pearland, Texas

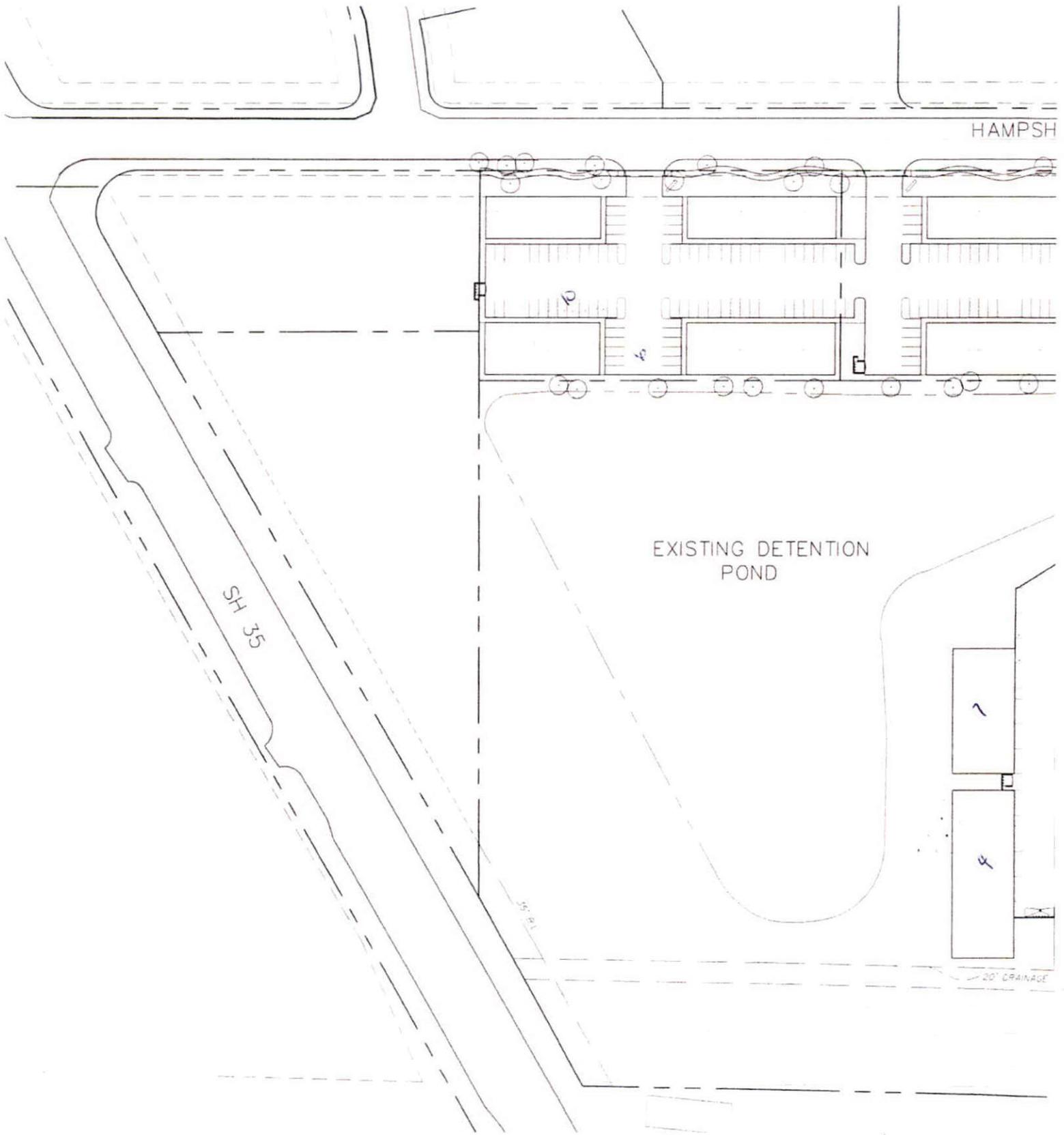


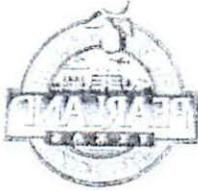
LEGAL DESCRIPTION

Re: Request for Zoning Change

Approximately 3.7561 acres or 163,620 square feet of land being Lots O, R, U and a portion of N. Replat of Pearland Pavilion Subdivision recorded in volume 17, Pages 395-398, Brazoria County Map Records, Brazoria county, Texas, and being out of the H.T. & B.R.R. Company Survey, Section 2, Abstract 239, and A.C.H.&B. Survey, Section 1, Abstract 147 in Brazoria County, Texas, being more particularly described by metes and bounds.







UDC APPLICATION Form Page 1 of 4 Update: May 2008
 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: Conditioned Storage
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: General Commercial (GC)

Property Information:

Address or General Location of Property: North Side of Mary's Creek
 between Old Alvin and SH 35

Tax Account No. 70290000200, 225

Subdivision: Pearland Pavilion Lot: V Block: _____

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

PROPERTY OWNER INFORMATION:

APPLICANT INFORMATION:

NAME Felton M and Mary C. Baker
Revocable Trust
 ADDRESS #5 Haverford Lane
 CITY Friendswood STATE Tx ZIP 77548
 PHONE(281) 485-1777
 FAX(281) 485-3701
 E-MAIL ADDRESS houhels@aol.com

NAME BLAIR KORNDORFER
 ADDRESS 700 GEMINI, SUITE 260
 CITY WEBSTER STATE TX ZIP 77058
 PHONE(281) 204-8400
 FAX(281) 204-8401
 E-MAIL ADDRESS hawarch@aol.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: Felton M Baker Date: 2/20/09

Agent's Signature: _____ Date: 2-20-09

OFFICE USE ONLY:

FEES PAID: <u>250.00</u>	DATE PAID: <u>8/24/09</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>CUP2009-15</u>
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City of Pearland
Community Development
Pearland, Texas

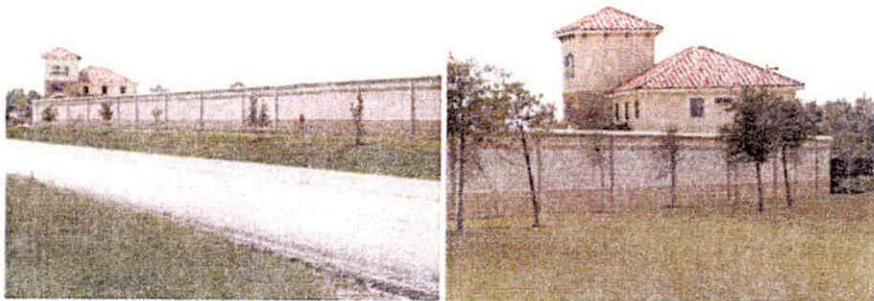
Re: Request for a Conditional Use Permit

To Whom It May Concern:

As part of the first phase of development of the 83 acres of land know as the Pearland Pavilion, we are proposing to develop approximately 200,000 square feet of conditioned mini-storage space. This is designed to meet the void in this type of storage on the South corridor of SH35 between Pearland and Alvin where 1800 new homes, a medical complex and several light industrial projects are scheduled to be developed over the next five years.

The Proposed Project will consist of 19 storage buildings and an office building which will also house a residence for 24 hour security. We have sited the buildings to preserve many of the existing trees and have left a 60-0 wide landscape buffer between the buildings and Old Alvin Road to preserve the majority of trees along that road and act as a natural buffer between the residential developments to the East. Additionally, there is no public access from the storage facility to Old Alvin Road to minimize traffic impact on Old Alvin.

The Exterior Façades of the buildings that are visible from a public street, including all privacy fences, shall be of 100% masonry or stucco with metal roofs on the storage units and a Spanish tile roof on the office complex as shown in a project that we recently completed in League City, Texas.



There will also be a cross parking and access drive easement agreement between all of the lots on the South Side of Hampshire Road in the Pearland Pavilion Subdivision.

Please feel free to contact me with any questions or additional information that I may assist you with. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'BK', with a horizontal line extending to the right.

Blair Korndorffer

JPH

Present

Mayor Pro-Tem Felicia Kyle
CC Woody Owens
Scott Sherman

Acting Chairperson Charles
Gooden Jr.

Henry Fuertes
Ron Capehart
Susan Sherrousp
Neil west

Bill Eisen, Jon Branson, Nghiem Doan,
Lata Krishnarao, Angela Gantua, Judy Krajca

@ 6:

bestes@eurecat.com

iekstrand @ shcglobal.net

mhizzat @ yahoo.com

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: Victoria Jones

Full Address: 3405 Westminister St

(include zip) Pearland 77581

I Zone Chg 14E
II CUP 2009-14

I wish to speak regarding Item No. CUP 2009-15

Comments: _____

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: Marian Izzat

Full Address: 3406 Westminister

(include zip) Pleasant 77581

2009 - 14 Z

2009 - 14

2009 - 15

I wish to speak regarding Item No. _____

Comments: Stopper proposed
zone 4 permit change

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: Phil Cassak

Full Address: 3308 Nottingham Perland TX 77581

(include zip) _____

I wish to speak regarding Item No. COP 2009-15

Comments: Briefly Against



Planning Department
 3523 Liberty Drive
 (Community Center)
 Pearland, Texas 77581
 281-652-1768
 281-652-1702 fax

PUBLIC COMMENT FORM

ZONE CHANGE APPLICATION NO. 2009-14Z

Public Hearing to be held Monday, October 19, 2009, at 6:30 PM in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas.

If you are unable to attend the Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the Planning Department at the above noted address by mail, fax, or drop off in person, prior to the Public Hearing.

I am **IN FAVOR OF** the request as explained on the attached notice.
 (Checking "IN FAVOR OF" means that you support the request and feel that the request should be approved accordingly.)

I am **OPPOSED TO** the request as explained on the attached notice.
 (Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: W. L. Hallbauer

Address: 3210 Nottingham St. Pearland TX 77581

Signature: W. L. Hallbauer Date: Oct. 19, 2009

COMMENTS: I am in favor of leaving the zoning as Office Professional rather than changing to General Commercial, because Office Professional adds more value to the general area than and is more definitive than the General Commercial zone.

ZONE CHANGE NO. 2009-14Z

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND
THE PLANNING AND ZONING COMMISSION OF THE CITY OF
PEARLAND, TEXAS, REGARDING:**

Request of Blaire Korndorffer, applicant for Felton M and Mary C Baker, owners, for a change in zoning from the Office Professional (OP) Zoning District to the General Commercial (GC) Zoning district, on the following described property, to wit::

Approximately 3.7561 acres of land being Lots O, R, U, and N. Replat of Pearland Pavilion Subdivision recorded in volume 17, Pages 395-398, Brazoria county Map Records, Brazoria County, Texas and being out of the H.T. & B.R.R. Company Survey, Section 2, Abstract 239, and A.C.H. & B. Survey, Section 1, Abstract 147 in Brazoria County, Texas Generally located at the southwest corner of Hampshire Road and Old Alvin Road, Pearland, Texas

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBERS OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, October 19, 2009, AT 6:30 P.M.

A map is enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1768 or jkrajca@ci.pearland.tx.us.

PROPERTY OWNER NOTICE



Planning Department
 3523 Liberty Drive
 (Community Center)
 Pearland, Texas 77581
 281-652-1768
 281-652-1702 fax

PUBLIC COMMENT FORM

ZONE CHANGE APPLICATION NO. 2009-14Z

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(Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: W.L. Hallbauer

Address: 3210 Np ttingham St. Pearland TX 77581

Signature: W.L. Hallbauer Date: Oct. 19, 2009

COMMENTS: I am in favor of leaving the zoning as Office Professional rather than changing to General Commercial. because Office Professional adds more value to the general area than and is more definitive than the General Commercial zone.

Property Owner Notice

CITY OF PEARLAND

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

CONDITIONAL USE PERMIT NO. CUP 2009-14

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Blaire Korndorffer, applicant for Felton M and Mary C Baker, owners, for a conditional use permit to allow office/warehouse with sales to the public in the General Commercial (GC) Zoning District, on the following described property, to wit:

Legal Description: Approximately 6.0415 acres of land being Lots K, N, O, R and U. Replat of Pearland Pavilion Subdivision recorded in volume 17, Pages 395-398, Brazoria county Map Records, Brazoria County, Texas and being out of the H.T. & B.R.R. Company Survey, Section 2, Abstract 239, and A.C.H. & B. Survey, Section 1, Abstract 147 in Brazoria County, Texas.

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Pearland, Texas 77581
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PUBLIC COMMENT FORM

APPLICATION NO. CUP 2009-14

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✓ _____ I am **OPPOSED TO** the request as explained on the attached notice.
(Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: W. L. Hallbauer

Address: 3210 Nottingham Pearland TX 77581

Signature: W. L. Hallbauer Date: Oct. 19, 2009

COMMENTS: Concern is reduced property values and unknowns.

CITY OF PEARLAND

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

CONDITIONAL USE PERMIT NO. CUP 2009-15

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND
THE PLANNING AND ZONING COMMISSION OF THE CITY OF
PEARLAND, TEXAS, REGARDING:**

Request of Blaire Komdorffer, applicant for Felton M and Mary C Baker, owners, for a conditional use permit to allow conditioned storage in the General Commercial (GC) Zoning District, on the following described property, to wit:

Approximately 20.1374 acres of land being Lot V. Replat of Pearland Pavilion Subdivision recorded in volume 17, Pages 395-398, Brazoria county Map Records, Brazoria County, Texas and being out of the H.T. & B.R.R. Company Survey, Section 2, Abstract 239, and A.C.H. & B. Survey, Section 1, Abstract 147 in Brazoria County, Texas. Generally located at the south side of Hampshire Road, Pearland, Texas

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PROPERTY OWNER NOTICE



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PUBLIC COMMENT FORM

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I am **OPPOSED TO** the request as explained on the attached notice.
 (Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: W. W. Hallbauer

Address: 3210 Nottingham St. Pearland TX 77581

Signature: W. W. Hallbauer Date: Oct 19, 2009

COMMENTS: Changing the zoning probably reduces added value for this area. Changing also adds unknowns.

LOT 1
 WAREHOUSE 16 534
 OFFICE 5 966
 REQUIRED SPACES 28
 PROVIDED SPACES 66
 TOTAL SQ. FT. 68 906
 LANDSCAPING 11 242
 % LANDSCAPING 16%

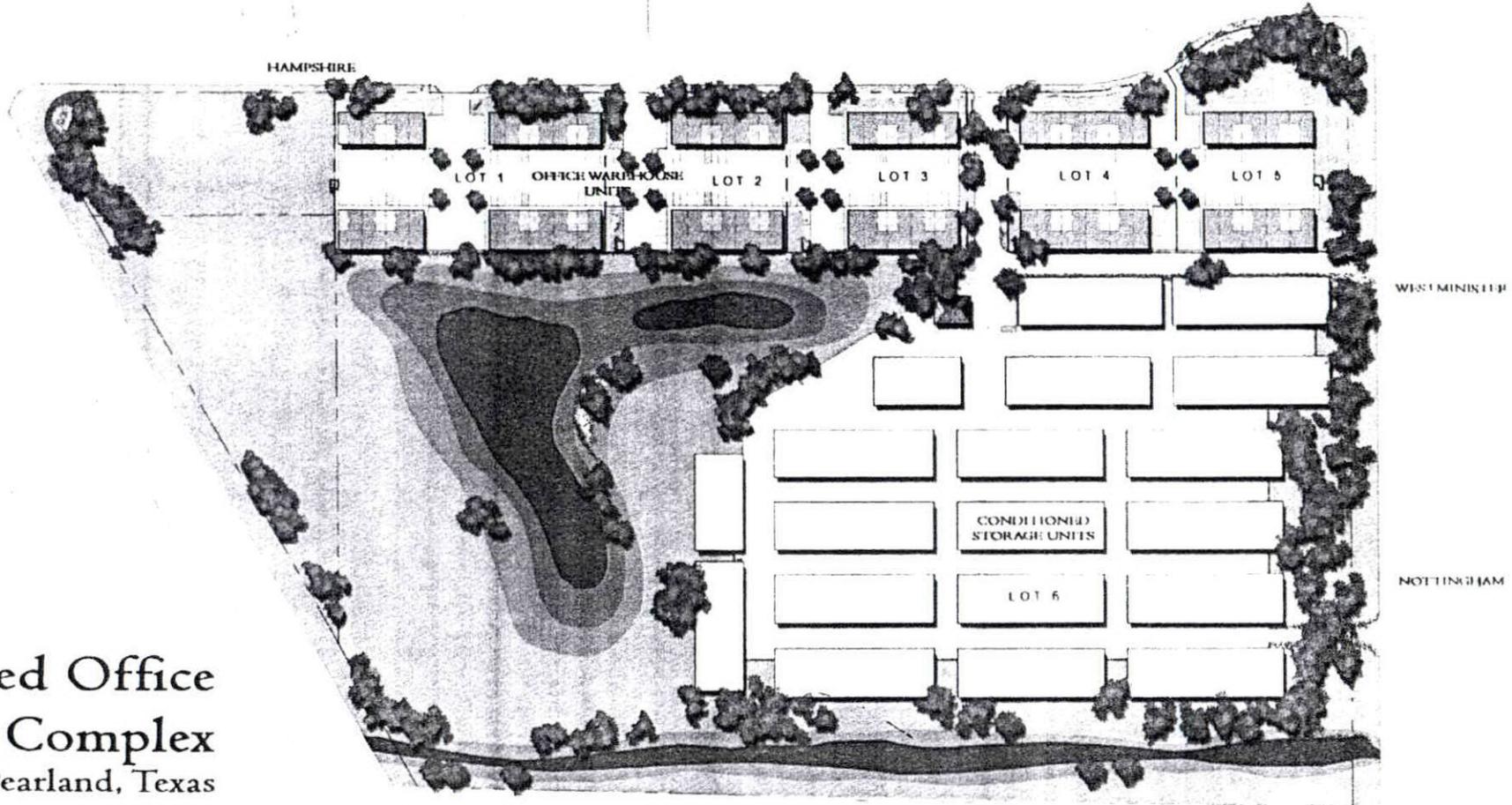
LOT 2
 WAREHOUSE 9 448
 OFFICE 3 152
 REQUIRED SPACES 16
 PROVIDED SPACES 37
 TOTAL SQ. FT. 45 431
 LANDSCAPING 8 532
 % LANDSCAPING 19%

LOT 3
 WAREHOUSE 9 448
 OFFICE 3 152
 REQUIRED SPACES 16
 PROVIDED SPACES 33
 TOTAL SQ. FT. 45 442
 LANDSCAPING 8 314
 % LANDSCAPING 19%

LOT 4
 WAREHOUSE 11 248
 OFFICE 3 152
 REQUIRED SPACES 17
 PROVIDED SPACES 35
 TOTAL SQ. FT. 43 844
 LANDSCAPING 8 314
 % LANDSCAPING 19%

LOT 5
 WAREHOUSE 10 648
 OFFICE 3 152
 REQUIRED SPACES 16
 PROVIDED SPACES 33
 TOTAL SQ. FT. 58 955
 LANDSCAPING 27 754
 % LANDSCAPING 48%

LOT 6
 WAREHOUSE 208 280
 OFFICE 1 575
 REQUIRED SPACES 26
 PROVIDED SPACES 145
 TOTAL SQ. FT. 855 691
 LANDSCAPING 497 465
 % LANDSCAPING 57%



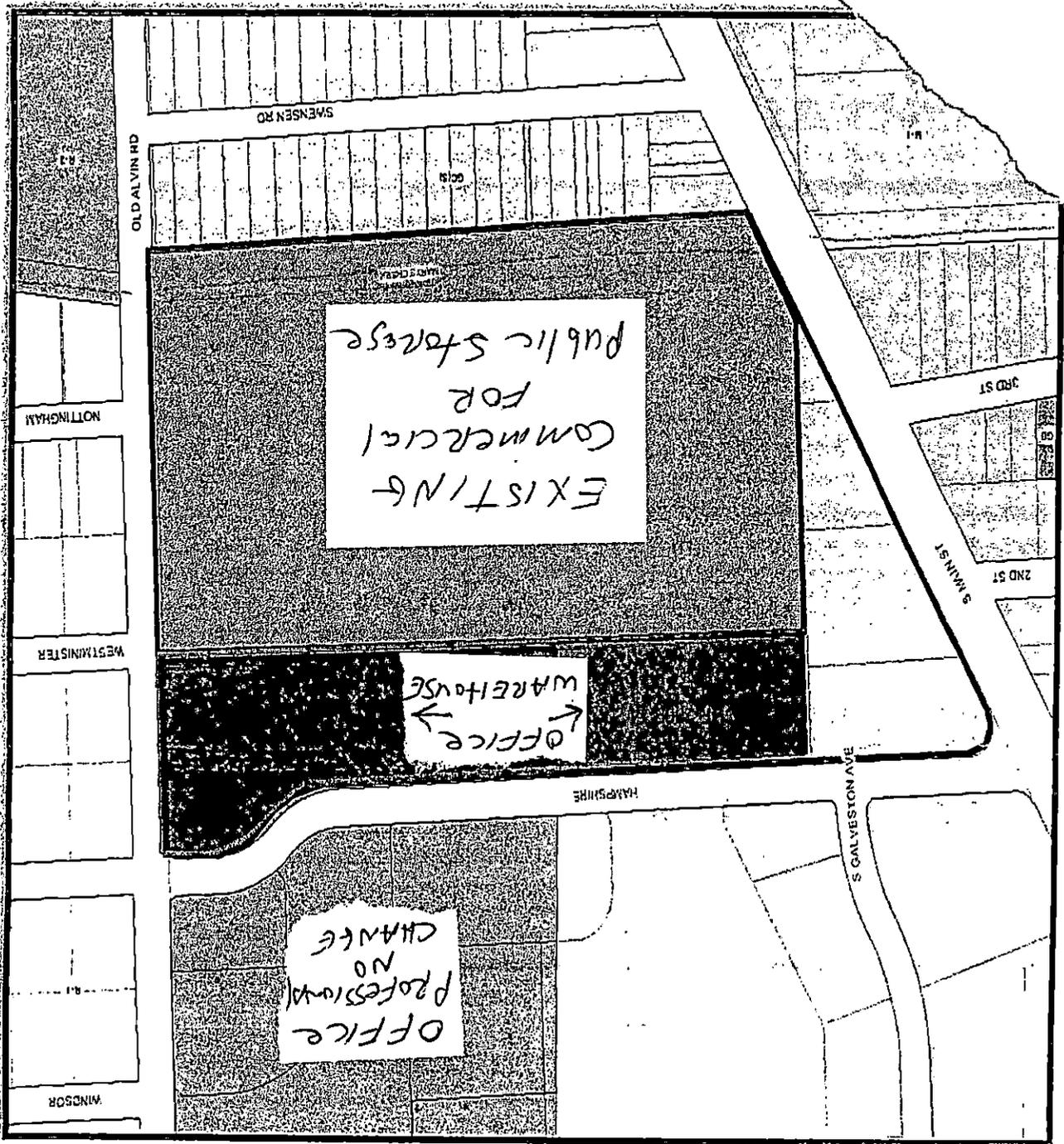
Proposed Office
 Warehouse Complex
 Pearland, Texas



THWEST CORNER OF HAMPSHIRE ROAD

MIT NO. CUP 2009-14

NORTH



OLD ALVIN RD
 SWENSEN RD
 NOTTINGHAM
 WESTMINISTER
 WINDSOR

3RD ST
 2ND ST
 1ST ST
 S GALVESTON AVE
 HAMPSHIRE

EXISTING
 COMMERCIAL
 FOR
 PUBLIC STORAGE

OFFICE
 WAREHOUSE

OFFICE
 PROFESSIONAL
 NO
 CHANGE

Fw: Storage facility and Zone change on Hampshire st. - protest for record

Bill Eisen Angela Gantuah

10/19/2009 04:08 PM



Can you provider copies of this for the council and Commission at tonight's meeting?

----- Forwarded by Bill Eisen/COP on 10/19/2009 04:07 PM -----



george fishman
<georgefishman77581@yaho
o.com>

10/19/2009 04:02 PM

To BEisen@ci.pearland.tx.us, Felicia Kyle
<kylefelicia@yahoo.com>, cole.jk@sbcglobal.net,
Young_Lorring/COP@ci.pearland.tx.us

cc

Subject Storage facility and Zone change on Hampshire st. - protest
for record

Honorable officials,

I am unable to attend tonight's council meeting in which the following zone change matters are on tonight's agenda;

Application 2009-14Z

Application 2009-14

Application 2009-15

Please include in your public records that I am against these zone changes and also against a storage facility along Hampshire Street. I do not feel that is is the Best and Highest use of this land, as it is an entrance to my subdivision. As property values are always an concern, future potential uses alongside a storage facility also make me uneasy.

Better uses include;

City/Government facilities

Office/medical professional

Retail shops.restaurants

Park/open space for old town-site

Again. This is an entrance into a nice and quite neighborhood. Please do not allow the future

growth along this road to take away from its elegance and charm.

Thank you,

George Fishman
3406 Hampshire st.
Pearland, Texas 77581

Do You Yahoo!?

Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>



Planning Department
 3523 Liberty Drive
 (Community Center)
 Pearland, Texas 77581
 281-652-1768
 281-652-1702 fax

PUBLIC COMMENT FORM

ZONE CHANGE APPLICATION NO. 2009-14Z

Public Hearing to be held Monday, October 19, 2009, at 6:30 PM in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas.

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I am **IN FAVOR OF** the request as explained on the attached notice.
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I am **OPPOSED TO** the request as explained on the attached notice.
(Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: Joe R. Wells

Address: 3207 Nottingham

Signature: Joe R Wells Date: 10-18-09

COMMENTS: _____



Planning Department
 3523 Liberty Drive
 (Community Center)
 Pearland, Texas 77581
 281-652-1768
 281-652-1702 fax

PUBLIC COMMENT FORM

APPLICATION NO. CUP 2009-14

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Name: Cynthia Wells

Address: 3207 Nottingham

Signature: C Wells Date: 10-18-09

COMMENTS: _____



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 Pearland, Texas 77581
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PUBLIC COMMENT FORM

APPLICATION NO. CUP 2009-15

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Name: Joe R. Wells

Address: 3207 Nottingham

Signature: [Handwritten Signature] Date: 10-18-09

COMMENTS: _____



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Name: JAMES E. ROGERS

Address: 3211 NOTTINGHAM ST

Signature: J.E. Rogers Date: 10/19/09

COMMENTS: _____



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Name: Debbie + John Walton

Address: 3307 Windsor

Signature: Debbie Walton Date: Oct. 19, 2009

COMMENTS: As residents of the Westminster subdivision, we do not want this property to be rezoned to "general commercial."
First and foremost, we are concerned about the increase in traffic commercially zoned property would encourage throughout our residential area. Secondly, we feel any commercial zoned property would diminish our property values.

make a for ur sider-ation



Planning Department
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PUBLIC COMMENT FORM

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Name: W.R. (Bob) Yeo

Address: 3408 Hampshire

Signature: Bob Yeo Date: Oct. 19, 09

COMMENTS: I AM OPPOSED TO EXCESSIVE TRAFFIC THAT WILL BE CREATED BY CHANGE. Hampshire East of Old Hwy. Now gets more Traffic than rest of Westminster. If this passes sign's of No thru traffic should be installed especially Trucks



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I am **OPPOSED TO** the request as explained on the attached notice.
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Name: Matt Cabler

Address: 3411 Westminister

Signature: Matt Cabler Date: 10/19/09

COMMENTS: I am strongly opposed to the rezoning of this land. If zoned G.C., any type of business could be built next to our neighborhood. Leave it O.P. and development could be DR offices, retirement home community, city bldgs, schools, etc. that would be acceptable

as long as the trees and undergrowth
are left as a buffer from Hwy 35
traffic noise and industry noise.

COMMIT
FORM

STATE OF CALIFORNIA APPLICATION NO. 2002-10

Public Hearing to be held Monday, October 18, 2002, at 9:30 AM

County of Inyo, Inyo Hall, 1871 Library Drive, Inyo, CA 93921

AGENDA
1. Presentation by the applicant
2. Public Hearing
3. Decision by the Board

APPLICANT: [Name]
ADDRESS: [Address]

PROJECT: [Project Name]

LOCATION: [Location]

DATE: [Date]

TIME: [Time]

PLACE: [Place]

BY: [Signature]



Planning Department
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PUBLIC COMMENT FORM

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_____ I am **OPPOSED TO** the request as explained on the attached notice.

(Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: Stephen Riner

Address: 3401 Nottingham

Signature: Stephen Riner Date: 10/19/09

COMMENTS:

I drive past this wooded corner every day (at least once a day); it is one of my favorite things about living in this area. Please do not allow the destruction of one of the few remaining green spaces in this city!



PUBLIC COMMENT FORM

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Pearland, Texas-77581
281-652-1768
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 I am **OPPOSED TO** the request as explained on the attached notice.

(Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: Ruth LeDine

Address: 3411 Knottingham

Signature: Ruth LeDine Date: 10/18/09

COMMENTS: I am very much opposed to a Zone Change located at the Southwest Corner of Hampshire Road and Old Alvin Road. Commercial use of this area would deflate the value of the homes near Old Alvin Road, more traffic, and with young school children having to walk to and from school everyday, it could cause an unsafe walk through a commercial area for these children.



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 (Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: Rev. Winfield Casey + Rev. Victoria Jones

Address: _____

Signature: Rev. Winfield Casey Jones Date: 10-19-09
Rev. Victoria Jones

COMMENTS: Change from OP to GC zoning jeopardizes surrounding and adjacent residential property values + decreases those values without compensation. Applicants knowingly purchased property zoned OP and now want to change zoning hurting community.



Planning Department
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 (Community Center)
 Pearland, Texas 77581
 281-652-1768
 281-652-1702 fax

PUBLIC COMMENT FORM

APPLICATION NO. CUP 2009-14

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Name: Ruth A. Ross

Address: 3412 Nottingham

Signature: ~~Quadrice~~ Ruth A. Ross Date: Oct 19, 2009

COMMENTS: am opposed to having it across the street from my house. It would be as bad as that walk bridge across mangy creek. Would add more traffic on Albin. Would add more noise & we would no longer have a peaceful neighborhood.



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Name: Rev. Winfield & Rev. Victoria Jones

Address: 3405 Westminster St.

Signature: Rev. Winfield & Rev. Victoria Jones Date: 10-19-09

COMMENTS:

office warehouses are junky and not
classy & should not be allowed
adjacent to this neighborhood. Applicants
are asking city council to grant them
rights they do not currently have as
property owners. Request should be denied.



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X I am **OPPOSED TO** the request as explained on the attached notice.
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Name: Matt Cabler

Address: 3411 Westminister

Signature: Matt Cabler Date: 10/19/09

COMMENTS: I am strongly opposed to general commercial warehouses on this site. One only needs to look at Swensen Dr. to see what this will become. This type of development does not belong in our neighborhood. Put it out on the Hwy. This development



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Name: LILLIAN BARATH (MRS. JOSEPH A. BARATH)

Address: 3407 WESTMINISTER

Signature: Lillian Barath Date: 10-19-09

COMMENTS: #1 - This will reduce the value of our property.

#2- Since the school is nearby - such a business would not be in the interest of the safety of the children.

#3- Old Alvin Rd is narrow - ^{This} would cause more traffic to an already busy street.



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Name: ROBERT L. BERDINE

Address: 3411 NOTTINGHAM PEARLAND TX 77581

Signature: Robert L. Berdine Date: 10-19-09

COMMENTS: THIS WOULD EFFECT THE HOME PRICES IN THIS AREA - THE SCHOOL CHILDREN WHO WALK TO SCHOOL ALONG THIS AREA WOULD BE ^{IN} MORE DANGER TO TRAFFIC - WHICH WILL BE CAUSED BY BUSINESSES + STORAGE BUILDINGS - (A BAD IDEA!!)



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Name: Stephen G. River

Address: 3401 Nottingham

Signature: Stephen G. River Date: 10/19/09

COMMENTS: Please do not allow the ruin of one of the few remaining natural spaces in Pearland. Our neighborhood will suffer.



PUBLIC COMMENT FORM

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APPLICATION NO. CUP 2009-15

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Name: Ruth A. Rous

Address: 3412 Nottingham

Signature: Ruth A. Rous Date: Oct 19, 2009

COMMENTS: am opposed to having it across the street from my house - It would be as bad as that walk bridge across Marys Creek would add more traffic on Old Blair. Would add more noise & we would no longer have a peaceful neighborhood



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Name: Rev. Winfield + Rev. Victoria Jones

Address: 3405 Westminister St.

Signature: Rev. Winfield Jones Date: 10-19-09
Rev. Victoria Jones

COMMENTS:

Applicant paid for his land based
on current zoning and use permitting. It is
not equitable for council to increase applicant's
property use values while decreasing adjacent
property values. Storage units will pull down the
neighborhood + this change should not be allowed



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I am **OPPOSED TO** the request as explained on the attached notice.
(Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: Stephen G. Riner

Address: 3401 Nottingham

Signature: [Handwritten Signature] Date: 10/19/09

COMMENTS: _____

Pearland already has enough strip centers and ugly commercial buildings - some of which are empty still. Our neighborhood is special because of this wooded buffer between us and Hwy 35, and the R.R. track. Please leave it alone.



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I am **OPPOSED TO** the request as explained on the attached notice.
 (Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: Matt Cabler

Address: 3411 Westminister

Signature: Matt Cabler Date: 10/19/09

COMMENTS: I am strongly opposed to public storage units being built on this location. The proximity to the neighborhood, the overall eyesore of the buildings, and the concern of more flooding due to paving 20 acres of land. This is the wrong type of use for this land. It could be better served for use as a single use facility like a DR. Clinic, Retirement home.



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ZONE CHANGE APPLICATION NO. 2009-14Z

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Name: W.R. (Bob) Yeo

Address: 3408 Hampshire

Signature: [Handwritten Signature] Date: Oct. 19, 09

COMMENTS: I AM OPPOSED TO EXCESSIVE TRAFFIC THAT WILL BE CREATED BY CHANGE. Hampshire East of Old Hwy. Now gets more traffic than rest of Westminister. If this passes sign's of No thru traffic should be installed especially Trucks



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Name: Matt Cabler

Address: 340 Westminister

Signature: Matt Cabler Date: 10/19/09

COMMENTS: I am strongly opposed to the rezoning of this land. If zoned G.C., any type of business could be built next to our neighborhood. Leave it O.P. and development could be DR offices, retirement home community, city bldgs, schools, etc. that would be acceptable

as long as the trees and undergrowth
are left as a buffer from Hwy 35
traffic noise and industry noise.



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I am **OPPOSED TO** the request as explained on the attached notice.

(Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: Stephen Riner

Address: 3401 Nottingham

Signature: Stephen H. Riner Date: 10/19/09

COMMENTS:

I drive past this wooded corner every day (at least once a day); it is one of my favorite things about living in this area. Please do not allow the destruction of one of the few remaining green spaces in this city!



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Name: Ruth LeDine

Address: 3411 Knottingham

Signature: Ruth LeDine Date: 10/18/09

COMMENTS: I am very much opposed to a Zone Change located at the Southwest Corner of Hampshire Road and Old Alvin Road. Commercial use of this area would deflate the value of the homes near Old Alvin Road, More traffic, and with young school children having to walk to and from school everyday, it could cause an unsafe walk through a commercial area for these children.



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Name: Rev. Winfield Casey + Rev. Victoria Jones

Address: _____

Signature: Rev. Winfield Casey Jones Date: 10-19-09
Rev. Victoria Jones

COMMENTS: _____

Change from OP to GC zoning
jeopardizes surrounding and adjacent
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values without compensation. Applicants knowingly
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Address: 3412 Nottingham

Signature: ~~Quandance~~ Ruth A. Ross Date: Oct 19, 2009

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Rev. Victoria Jones

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office warehouses are junky and not
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Signature: Matt Cabler Date: 10/19/09

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Name: LILLIAN BARATH (MRS. JOSEPH A. BARATH)

Address: 3407 WESTMINSTER

- Signature: Lillian Barath Date: 10-19-09

COMMENTS: #1 - This will reduce the value of our property.

#2 - Since the school is nearby - such a business would not be in the interest of the safety of the children.

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Address: 3411 NOTTINGHAM PEARLAND TX 77581

Signature: Robert L. Berdine Date: 10-19-09

COMMENTS: THIS WOULD EFFECT THE HOME PRICES IN THIS AREA - THE SCHOOL CHILDREN WHO WALK TO SCHOOL ALONG THIS AREA WOULD BE ^{IN} MORE DANGER TO TRAFFIC - WHICH WILL BE CAUSED BY BUSINESSES + STORAGE BUILDINGS - (A BAD IDEA!!)



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Name: Rev. Winfield + Rev. Victoria Jones

Address: 3405 Westminister St.

Signature: Rev. Winfield Cary Jones Date: 10-19-09
Rev. Victoria Jones

COMMENTS:
Applicant paid for his land based on current zoning and use permitting. It is not equitable for council to increase applicant's property use values while decreasing adjacent property values. Storage units will pull down the neighborhood + this change should not be allowed



Planning Department
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 (Community Center)
 Pearland, Texas 77581
 281-652-1768
 281-652-1702 fax

PUBLIC COMMENT FORM

APPLICATION NO. CUP 2009-15

Public Hearing to be held Monday, October 19, 2009, at 6:30 PM in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas.

If you are unable to attend the Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the Planning Department at the above noted address by mail, fax, or drop off in person, prior to the Public Hearing.

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Name: Stephen G. Riner

Address: 3401 Nottingham

Signature: Alpha J. Riner Date: 10/19/09

COMMENTS: _____

Pearland already has enough strip centers and ugly commercial buildings - some of which are empty still. Our neighborhood is special because of this wooded buffer between us and Hwy 35, and the R.R. track. Please leave it alone.



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Name: Matt Cabler

Address: 3411 Westminister

Signature: Matt Cabler Date: 10/19/09

COMMENTS: I am strongly opposed to public storage units being built on this location. The proximity to the neighborhood, the overall eyesore of the buildings, and the concern of more flooding due to paving 20 acres of land. This is the wrong type of use for this land. It could be better served for use as a single use facility like a DR. Clinic, Retirement home.



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PUBLIC COMMENT FORM

ZONE CHANGE APPLICATION NO. 2009-14Z

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Name: W.L. Hallbauer

Address: 3210 Nottingham St. Pearland TX 77581

Signature: W.L. Hallbauer Date: Oct. 19, 2009

COMMENTS: I am in favor of leaving the zoning as Office Professional rather than changing to General Commercial because Office Professional adds more value to the general area than and is more definitive than the General Commercial zone.

Fw: Storage facility and Zone change on Hampshire st. - protest for record

Bill Eisen Angela Gantuah

10/19/2009 04:08 PM



Can you provider copies of this for the council and Commission at tonight's meeting?

----- Forwarded by Bill Eisen/COP on 10/19/2009 04:07 PM -----



george fishman
<georgefishman77581@yaho
o.com>

10/19/2009 04:02 PM

To BEisen@ci.pearland.tx.us, Felicia Kyle
<kylefelicia@yahoo.com>, cole.jk@sbcglobal.net,
Young_Lorring/COP@ci.pearland.tx.us

cc

Subject Storage facility and Zone change on Hampshire st. - protest
for record

Honorable officials,

I am unable to attend tonight's council meeting in which the following zone change matters are on tonight's agenda;

Application 2009-14Z

Application 2009-14

Application 2009-15

Please include in your public records that I am against these zone changes and also against a storage facility along Hampshire Street. I do not feel that is is the Best and Highest use of this land, as it is an entrance to my subdivision. As property values are always an concern, future potential uses alongside a storage facility also make me uneasy.

Better uses include;

City/Government facilities

Office/medical professional

Retail shops.restaurants

Park/open space for old town-site

Again. This is an entrance into a nice and quite neighborhood. Please do not allow the future

growth along this road to take away from its elegance and charm.

Thank you,

George Fishman
3406 Hampshire st.
Pearland, Texas 77581

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<http://mail.yahoo.com>



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Name: Joe R. Wells

Address: 3207 Nottingham

Signature: Joe R. Wells Date: 10-18-09

COMMENTS: _____



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Name: Cynthia Wells

Address: 3207 Nottingham

Signature: C Wells Date: 10-18-09

COMMENTS: _____



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X I am **OPPOSED TO** the request as explained on the attached notice.
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Name: Joe R. Wells

Address: 3207 Nottingham

Signature: [Handwritten Signature] Date: 10-18-09

COMMENTS: _____



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Name: JAMES E. ROGERS

Address: 3211 NOTTINGHAM ST

Signature: J. Rogers Date: 10/19/09

COMMENTS: _____



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Name: Debbie + John Walton

Address: 3307 Windsor

Signature: Debbie Walton Date: Oct. 19, 2009

COMMENTS: As residents of the Westminister subdivision, we do not want this property to be rezoned to "general commercial."

new for consideration

First and foremost, we are concerned about the increase in traffic commercially zoned property would encourage throughout our residential area. secondly, we feel ^{an} ^{additional} commercially zoned property would decrease our property values.