AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JANUARY 21, 2008, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

1. **COMMISSION INPUT AND DISCUSSION: REGARDING THE CITY OF PEARLAND IMPACT FEE UPDATE STATUS.** ***Mr. Narciso Lira, City Engineer.***

III. 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, Judy Krajca, Planning Secretary 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 18th day of January 2008, A.D., at 5:30 p.m.

_____
Judy Krajca, Planning Secretary

Agenda removed _____ day of January, 2008.

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

AGENDA OF:	1-21-08	**ITEM NO.:** Workshop No. 1	
DATE SUBMITTED:	1-11-08	**DEPT. OF ORIGIN:**	Engineering
PREPARED BY:	Narciso Lira	**PRESENTOR:**	Narciso Lira
REVIEWED BY:	Mike Hodge, Asst City Mgr.		
REVIEW DATE:	January 11, 2008		

SUBJECT: City of Pearland Impact Fee Update Status

EXHIBITS: None

EXPENDITURE REQUIRED: NA
AMOUNT BUDGETED: NA
AMOUNT AVAILABLE: NA
PROJECT NO.: NA
ACCOUNT NO.: NA

ADDITIONAL APPROPRIATION REQUIRED:
ACCOUNT NO.:
PROJECT NO.:

To be completed by Department:
☐ **Finance** ☐ **Legal** ☐ **Ordinance** ☐ **Resolution**

EXECUTIVE SUMMARY

For the past few months the engineering staff have been working with Freese & Nichols, on an update to our Imact Fee Study. The previous update was performed back in 2003 and according to the State guidelines a City can look at updating the impact fee study every 5 years.

As a result of our rapid growth, the City utilizes impact fees to finance the construction of major infrastructure items needed over the next 10 years. Land use and city growth assumptions along with the City's Capital Improvement plan are two key components that drive the list of City projects that are used to calculate the impact fee. The list of projects are in-line with previous City planning efforts, including the recent updates to the Water and Sewer masterplans.

This workshop is intended to provide the Council with a summary report of the results of the draft report prior to commencing the formal adoption process.

RECOMMENDED ACTION

Conduct workshop with City Council regarding the Impact Fee Study.

Revised 2007-01-09

SUMMARY AGENDA
JOINT PUBLIC HEARING
JANUARY 21, 2008

Recommendation

A. **Conditional Use Permit No. CUP2008-02**, a request by Pearland Hughes West Investments, Ltd., owner, for approval of a Conditional Use Permit for a "church" facility in the Neighborhood Service District (NS), Generally Located on the South Side of FM 518 (Broadway Street), and on the West Side of Tranquility Lakes Boulevard — approved 7-0

B. **Conditional Use Permit No. CUP2008-03**, a request by Betty Jones, applicant for S. Kevin Price, owner, for approval of a Conditional Use Permit for a "gaming establishment" facility in the General Commercial District (GC), Generally Located on the East Side of SH 35 (Main Street), and on the North Side of Hastings Cannon Road (CR 128) — approved 6-1

C. **Conditional Use Permit No. CUP2008-04**, a request by Thomas L. Toney, applicant for Celalettin Demir, owner, for approval of a Conditional Use Permit for a "gaming establishment" facility in the General Commercial District (GC), Generally Located on the South Side of FM 518 (Broadway Street), and Approximately 600 Feet East of Harkey Road — denied 0-7

D. **Zone Change No. 2008-02Z**, a request by Sonya Ann Dare, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 2 District (R-2) to Neighborhood Service District (NS), Generally Located on the South Side of Walnut Street, and Approximately 100 Feet East of McLean Road — approved for OP 7-0

E. **Zone Change No. 2008-03Z**, a request by Thu Trinh, applicant for Dung Hung Ta, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Office and Professional District (OP) to Light Industrial District (M-1), Generally Located on the East Side of Roy Road, and Approximately 500 Feet North of FM 518 (Broadway Street) — tabled 7-0

F. **Zone Change No. 2008-01Z**, a request by David Pearlman, applicant for Classic Self Storage LLC, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (RE) to General Business Retail District (GB), Generally Located on the North Side of Hughes Ranch Road (County Road 403), and Approximately 600 Feet West of Linda Lane — 0-7. denied recommend PD

G. **Conditional Use Permit No. CUP2008-01**, a request by David Pearlman, applicant for Classic Self Storage LLC, owner, for approval of a Conditional Use Permit for a "mini-warehouse and self storage" facility in the General Business Retail District (GB), Generally Located on the North Side of Hughes Ranch Road (County Road 403), and Approximately 600 Feet West of Linda Lane — No action Necessary

H. **Zone Change No. 2008-04Z**, a request by GC Engineering, Inc., applicant for Historic Real Estate, Inc., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Spectrum District (SPD) to Planned Development District (PD), Generally Located on the West Side of State Highway 288, and on the North Side of Shadow Creek Parkway — tabled

Mayor Tom Reid

Helen Beckman
Steve Salvo

Kevin Cole

Nick Aman
Bill Eisen

Henry Huertas
Jerry Koza, Jr.
Neil West
Susan Sherrouse
Ron Capehart
Darrell Diggs
Charles Gooden, Jr.

Nghiem Doan

Theresa Grahman
Lata Krishnarao
Richard Keller
Judy Krajca
Narciso Lira
Jon Branson