

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 17, 2008, AT 6:30 P.M., IN THE COMMUNITY CENTER, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2008-16Z

Request of Mike Pollack, applicant for Signature Eubanks, owner, for approval of a change in zoning district from classification Townhouse Residential District (TH) to General Business Retail District (GB) and Office Professional (OP) with a Conditional Use Permit (CUP) to permit a hospital facility.

LEGAL DESCRIPTION: Tract 1 with 15.0373 acres and Tract 3 with 13.0933 acres out of Kanawha-Texas Company Subdivision of Sections 18 & 22 (Vol. 2, pg 51 B.C.P.R) and Section 18 H.T. & B. R.R. Co. Survey, A-547, Houston, Harris County, Texas

GENERAL LOCATION: Located on the North side of proposed Magnolia Road and East side of FM 1128 (Manvel Road).

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
MEETING OF NOVEMBER 17, 2008**

Zone Change No. 2008-16Z

Mike Pollack, applicant for Signature Eubanks, owner, for approval of a change in zoning district from classification Townhouse Residential District (TH) to General Business Retail District (GB) and Office Professional (OP) with a Conditional Use Permit (CUP) to permit a hospital facility, on the following described property:

LEGAL DESCRIPTION: Tract 1 with 15.0373 acres and Tract 3 with 13.0933 acres out of Kanawha-Texas Company Subdivision of Sections 18 & 22 (Vol. 2, pg 51 B.C.P.R) and Section 18 H.T. & B. R.R. Co. Survey, A-547, Houston, Harris County, Texas

GENERAL LOCATION: Located on proposed Magnolia Road and East side of FM 1128 (Manvel Road).

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

Planning and Zoning Commission: November 17, 2008*
City Council for First and Second Reading: December 8, 2008*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for a General Business District (GB) and Office Professional (OP) with a Conditional Use Permit (CUP) to permit a hospital facility. The subject property is currently zoned as Townhouse Residential District (TH).

Specifically, the applicant is seeking to change 15.0373 acres, north of proposed Magnolia Road to OP zone with a CUP to permit a hospital use, and 13.0933 acres south of proposed Magnolia Road to GB.

In May of 2006, the applicant was approved of a zone change to change the zoning of 46 acres of land at this location. 15.5 acres facing FM 1128 were rezoned from Single Family

Residential District (R-1) to General Business District (GB), and 28 acres on the west were rezoned from Single Family Residential District (R-1) to Town Home District (TH).

The applicant has indicated that the purpose of the zone change is to develop a physician owned community hospital with medical office buildings.

Magnolia Road, a secondary thoroughfare, is planned to divide the property as shown in the exhibit provided by the applicant. This thoroughfare would be an extension of Southfork Drive from the west, and would eventually connect to Magnolia Road to the east.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Out of City Limits (ETJ)	Single Family Homes/Mobile Homes/vacant lots.
South	Out of City Limits (ETJ)	Single Family Homes/Undeveloped tracts.
East	General Business (GB); Single Family Residential - 1(R-1), and Suburban Residential -15 (SR-15) on the east side of FM 1128.	Vacant Land, Detention Facility, Single Family Homes, West Lea Subdivision.
West	Single Family Residential -3 (R-3) and Single Family Residential -4(R-4)	Single Family Homes within Southwyck subdivision.

CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting the GB district. The minimum lot size for the GB district is 22,500 square feet, the minimum lot width is 150 feet, and the minimum lot depth is 125 feet. Each of the two tracts within the subject property meets and exceeds these requirements.

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

PLATTING STATUS: The subject property will need to be platted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations, prior to issuance of a building permit. The plat will need to address all requirements listed in Chapter 3, and be approved by the City, and the plat will need to be filed for record with the County Clerk, prior to issuance of a building permit. All future division of land would need to conform to the UDC.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends two different land use categories for the subject property. North and western portions are designated for 'Low Density Residential'.

The Comprehensive Plan further indicates that the appropriate zoning districts for "Low Density Residential" are the Single Family Estate District (RE) and the Single Family Districts - SR-15, SR-12, and R-1 districts.

The Comprehensive Plan designates the southern portion of the subject property for "Medium Density Residential", and the appropriate zoning districts are Single Family Districts - R-2, R-3, R-4, and Town Home district (TH).

For the adjacent parcel, to the east, Comprehensive Plan recommends a "Retail Node" at the intersection of Manvel Road and future Southfork Drive. A retail node is defined as an area of retail, office, and service uses at the intersection of two thoroughfares, instead of continuous strips along the length of either thoroughfare. A retail node can prevent undeveloped properties along the streets from developing as a continuous commercial strip, with numerous driveways, small buildings with no architectural unity, and numerous signs. According to the Comprehensive Plan, a minor retail node should comprise of less than 25 acres and a major node is intended to have a maximum of 50 acres. The Comprehensive Plan states that the total allocation for a node can be distributed in any number of ways among an intersection's four corners depending on factor such as property ownership, physical constraints, and jurisdictional influences. The Comprehensive Plan further states that these nodes need not occupy every corner of intersecting major thoroughfares.

While the text in the Comprehensive Plan states that key intersections are designated as either major or minor retail nodes, the Future Land Use plan does not differentiate between major and minor nodes. As part of the Land Use Map update that the staff is working on, this designation will be addressed.

In 2006, the adjacent parcel to the east of the subject site was zoned as GB in accordance with the recommendation of the Comprehensive Plan for a retail node.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property will have frontage on future Magnolia Street/Southfork Drive, a secondary thoroughfare with a projected right-of-way of 100 feet. When the subject property is platted, the applicant may be required to dedicate any necessary right-of-way, if required.

AVAILABILITY OF UTILITIES: There is currently no water or sanitary sewer service available for the subject property.

Availability and adequacy of utilities will be reviewed during the review of any subdivision

plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property was zoned Townhome District (TH) in 2006. The Comprehensive Plan does designate a portion of the subject property for "Medium Density Residential" uses, and indicates that "medium and high density residential" is appropriate at or near the corner of a retail node."

The applicant has indicated that he is seeking a rezoning to GB to develop a physician owned community hospital with medical office buildings.

Currently 15.51 acres are zoned GB at that retail node. According to the Comprehensive Plan, a minor retail node should comprise of less than 25 acres and a major node is intended to have a maximum of 50 acres. If this zone change is approved, the total acreage of GB at that intersection would amount to approximately 28 acres, and 15 acres would be OP zone. This would result in a total of 43 acres, which would be within the maximum of 50 acres recommended for a major node, leaving 7 acres to be developed as commercial on other corners.

Staff believes that the construction of future Southfork Drive makes this node desirable for non-residential uses. Southfork Drive, proposed to connect State Highway 288 to SH 35, will carry a significant amount of traffic. Manvel Road, a major thoroughfare, will also be a busy road in the future.

Staff believes that GB zone is appropriate for the portion south of Magnolia and will allow the southern tract to be developed in conjunction with the tract on the west that is zoned GB.

However, due to adjacency to single family residential, staff recommended Office Professional (OP) District for the portion north of proposed Magnolia. OP district will serve as buffer between the GB zone at the intersection, and the surrounding residential.

The hospital proposed in the OP zone requires a conditional use permit (CUP). A CUP will provide an opportunity to ensure that the more disruptive components of the hospital, such as emergency area, are located away from the adjacent residential uses. A 25' landscaped buffer with a masonry fence or a 30' landscaped buffer without a masonry fence would be required along the western property boundary, abutting residential.

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 approval of the zone change to GB for the tract south of future Magnolia Road and OP (CUP) for the tract north of future Magnolia Road for the following reasons:

1. A zone change to GB, for the tract south of future Magnolia Road, for the following reasons:
 - a. Would be in conformance to the Comprehensive Plan.
 - b. Allow the southern tract to be developed in conjunction with the tract on the west that is zoned GB.
 - c. The proposed trail system would serve as a buffer between this tract and the residential areas to the south.

2. OP (CUP) for the portion of the site, north of Magnolia Road, due to the following reasons:
 - a. OP zone will permit medical and other offices by right. A hospital requires a conditional use permit (CUP). A CUP will allow the City Council and Planning and Zoning Commission to place conditions to ensure that the more disruptive components of the hospital, such as emergency area, are located away from the adjacent residential uses, if required. The CUP will also provide an opportunity to require a site plan, if deemed necessary.

Staff recommends that additional buffering between the proposed hospital site and adjoining residential areas on the north and west of the site be considered or a site plan be required to evaluate the impact of the proposed development on adjoining areas.

SUPPORTING DOCUMENTS:

- Zone Change Application
- Location Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph



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

SEP 10 2008

Current Zoning District: TOWNHOMES

Proposed Zoning District: GENEAL BUSINESS

Property Information:

Address or General Location of Property: MAGNOLIA BLVD WEST OF ^{FM} 1128

Tax Account No. 0547-0018-000

Subdivision: ~~KAHAWHA~~ Lot: N/A Block: _____

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

PROPERTY OWNER INFORMATION:

NAME SIGNATURE EUBANKS
ADDRESS 9525 KATY FREEWAY S.130
CITY HOUSTON STATE TX ZIP 77024
PHONE (713) 789-0466
FAX (713) 952-3429
E-MAIL ADDRESS MIKE@SIGNATURE-COMPANIES.COM
713-822-3891

APPLICANT INFORMATION:

NAME MIKE POLLOK
ADDRESS _____
CITY HOUSTON STATE TX ZIP _____
PHONE (____) _____
FAX (____) _____
E-MAIL ADDRESS _____

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: _____

Agent's Signature: [Signature] Date: _____

OFFICE USE ONLY:

FEES PAID: <u>9-10-08</u>	DATE PAID: <u>050⁰⁰</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>089363</u>
Application No. <u>0008-16Z</u>			



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: TOWNHOME
Proposed Zoning District: OFFICE PROFESSIONAL (CUP-Hospital)

Property Information:

Address or General Location of Property: NORTH SIDE OF FUTURE
MOENOLIA PARKWAY WEST OF 1128
Tax Account No. A0547 H.T. & BLM TRACT 148-178
Subdivision: N/A Lot: N/A Block: N/A

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

PROPERTY OWNER INFORMATION:

NAME SIGNATURE EUBANKS
ADDRESS 9525 KATY FREEWAY
CITY HOUSTON STATE Tx ZIP 77024
PHONE (713) 789-0466
FAX (713) 952-3629
E-MAIL ADDRESS mike@signature-companies.com

APPLICANT INFORMATION:

NAME MICHAEL POLLAK
ADDRESS 9525 KATY FREEWAY SUITE 130
CITY HOUSTON STATE Tx ZIP 77024
PHONE (713) 789-0466
FAX (713) 952-3629
E-MAIL ADDRESS _____

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 10-20-08
Agent's Signature: [Signature] Date: 10-20-08

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:

OCT 27 2008

Application No. _____

Signature Companies
9525 Katy Frwy, Suite 130
Houston, TX 77024.

LETTER OF INTENT

To Whom It May Concern:

I am requesting a zone change for the purpose of developing a Physician owned
Community Hospital with a joining medical office building.

A handwritten signature in black ink, appearing to read "Michael P. Kelly". The signature is written in a cursive style with a large, looped initial "M".



HOSPITAL SITE O.P. ZONING (CUP)

(BLUE SAGE DRIVE)

15.5

SECTION 18
H.T. & B.R.R. CO. OR G.C. SMITH SURVEY
ABSTRACT NO. 547
SUBDIVISION OF SECTIONS 18 & 22
(VOL. 2, PG. 51 BCPR)

PROPOSED MAGNOLIA ROAD (120' R/W)

COMMENCING POINT

711 1128 (7/14/1985)

MARY'S CREEK

SOUTHWICK SECTION THREE
FRASER FOLLER
(VOL. 20, PG. 127-128 BCPR)

2.428 ACRES
72.1197 23.77

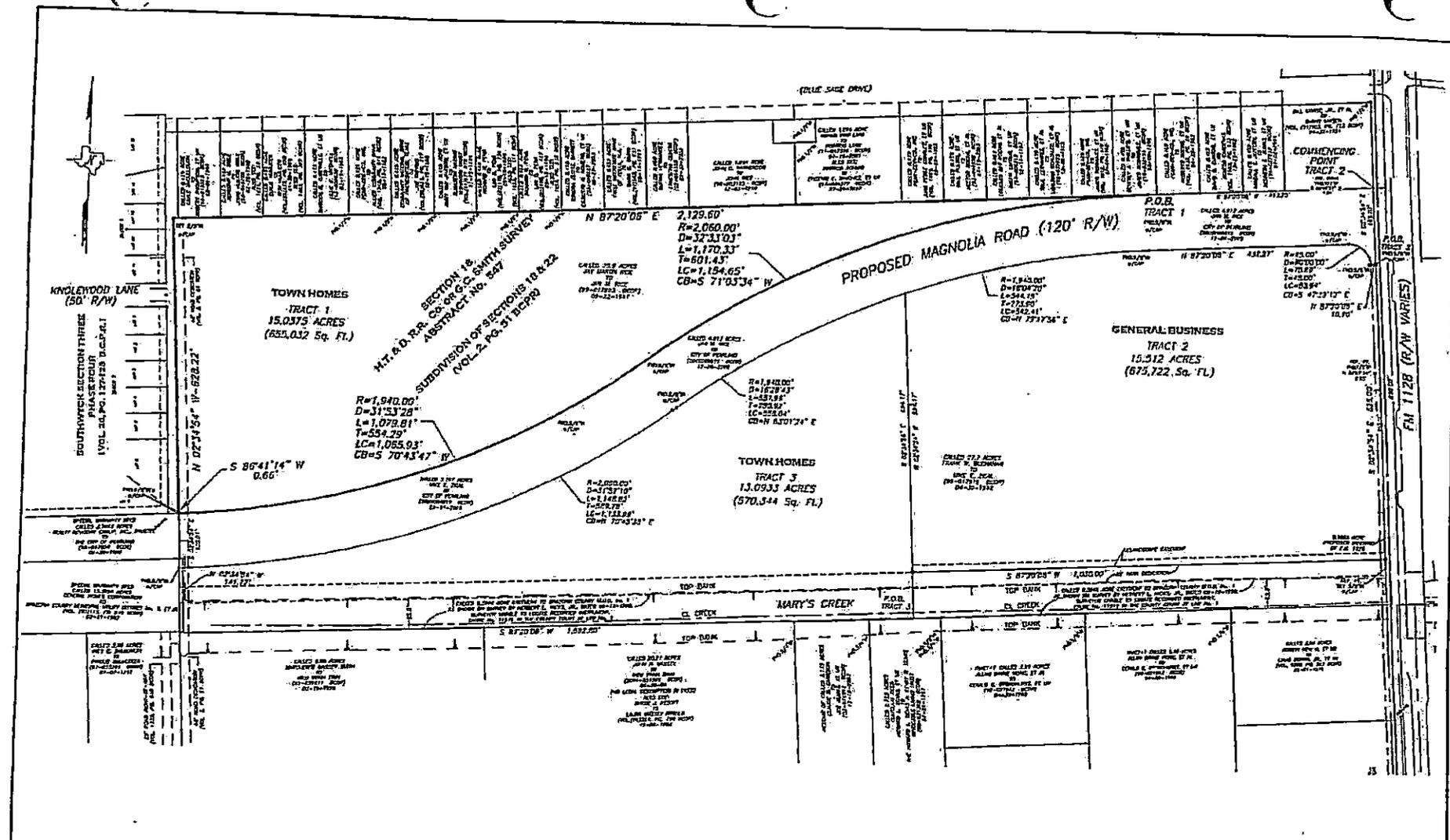
NOTES

1. THE SURVEY AND NOTES ON THE COMPANION FOR THIS SURVEY SHALL BE CONSIDERED AND THE SURVEYING COMPANY, BEING THE SURVEYOR, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND THE NOTES THEREON. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND THE NOTES THEREON.
2. THE NOTES OF SURVEY AND INTERESTS IN THE SURVEYING COMPANY SHALL BE THE BASIS OF THE SURVEYING COMPANY'S LIABILITY.
3. THE SURVEYING COMPANY SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND THE NOTES THEREON.
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SYMBOL	DESCRIPTION
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[Symbol]	9.000 ACRES
[Symbol]	10.000 ACRES

C.L. DAVIS & CO.
LAND SURVEYING
ZONING MAP EXHIBIT
3 PARCELS OUT OF
KAMARIA-TRACY COMPANY SUBDIVISION
OF SECTIONS 18 & 22
(VOL. 2, PG. 51 BCPR)
SECTION 18
H.T. & B.R.R. CO. SURVEY, A-547
PEARLAND, GALVESTON COUNTY, TEXAS

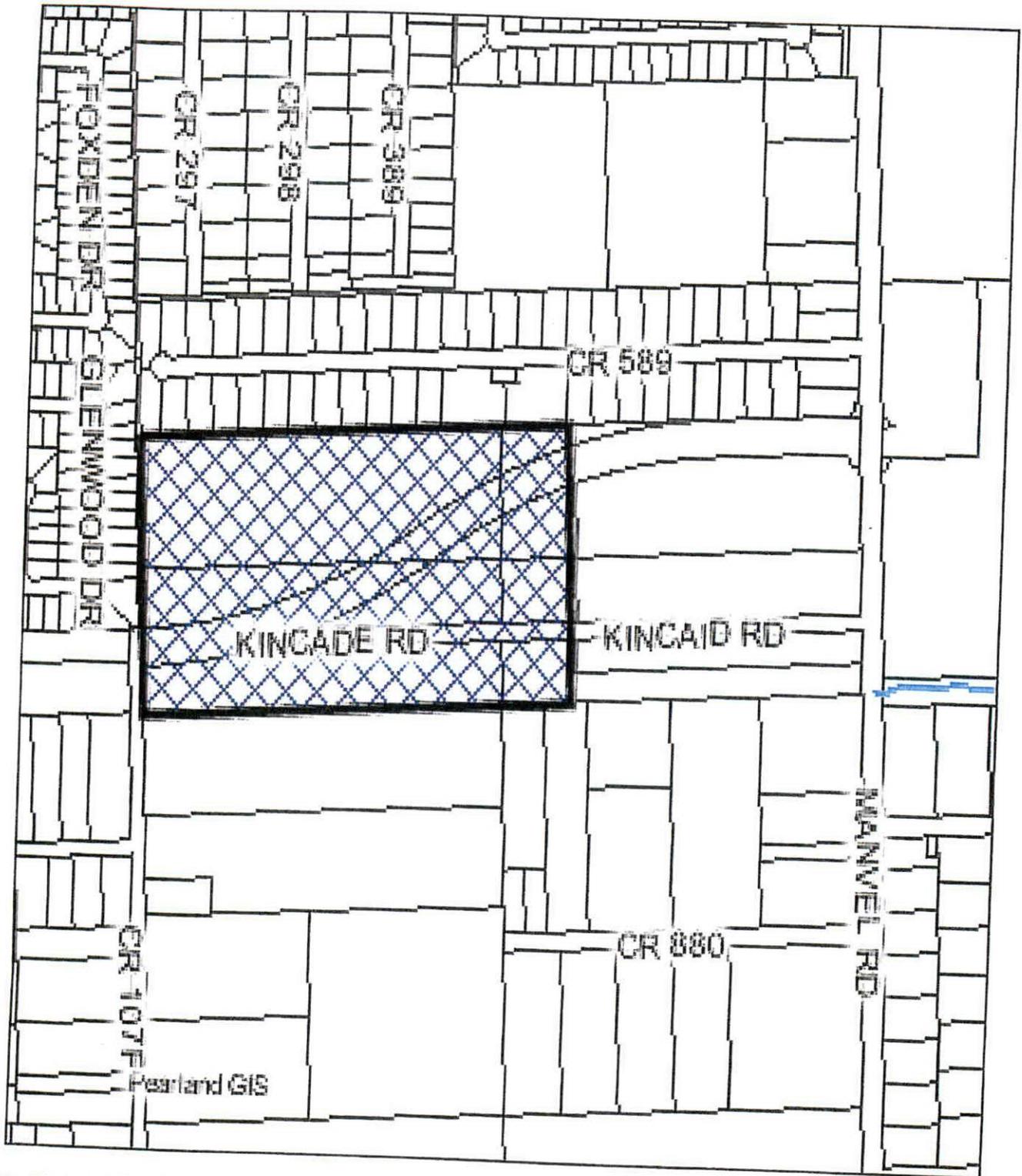
GENERAL BUSINESS



C.L. DAVIS & CO. 1500 WINDING WAY
LAND SURVEYING FRIENDSWOOD, TEXAS 77546
 281-482-9490

EXHIBIT
 PARCEL OUT OF
 KANAWHA-TEXAS COMPANY SUBDIVISION
 OF SECTIONS 18 & 22
 (VOL. 2, PG. 51 B.C.P.R.)
 SECTION 18
 H.T. & B. R.R. CO. SURVEY, A-547
 HOUSTON, HARRIS COUNTY, TEXAS

DATE: 08-22-2006 SCALE: 1" = 300' JOB NO.: 11-B34
 DWG. 11-B34-BND-GENERAL

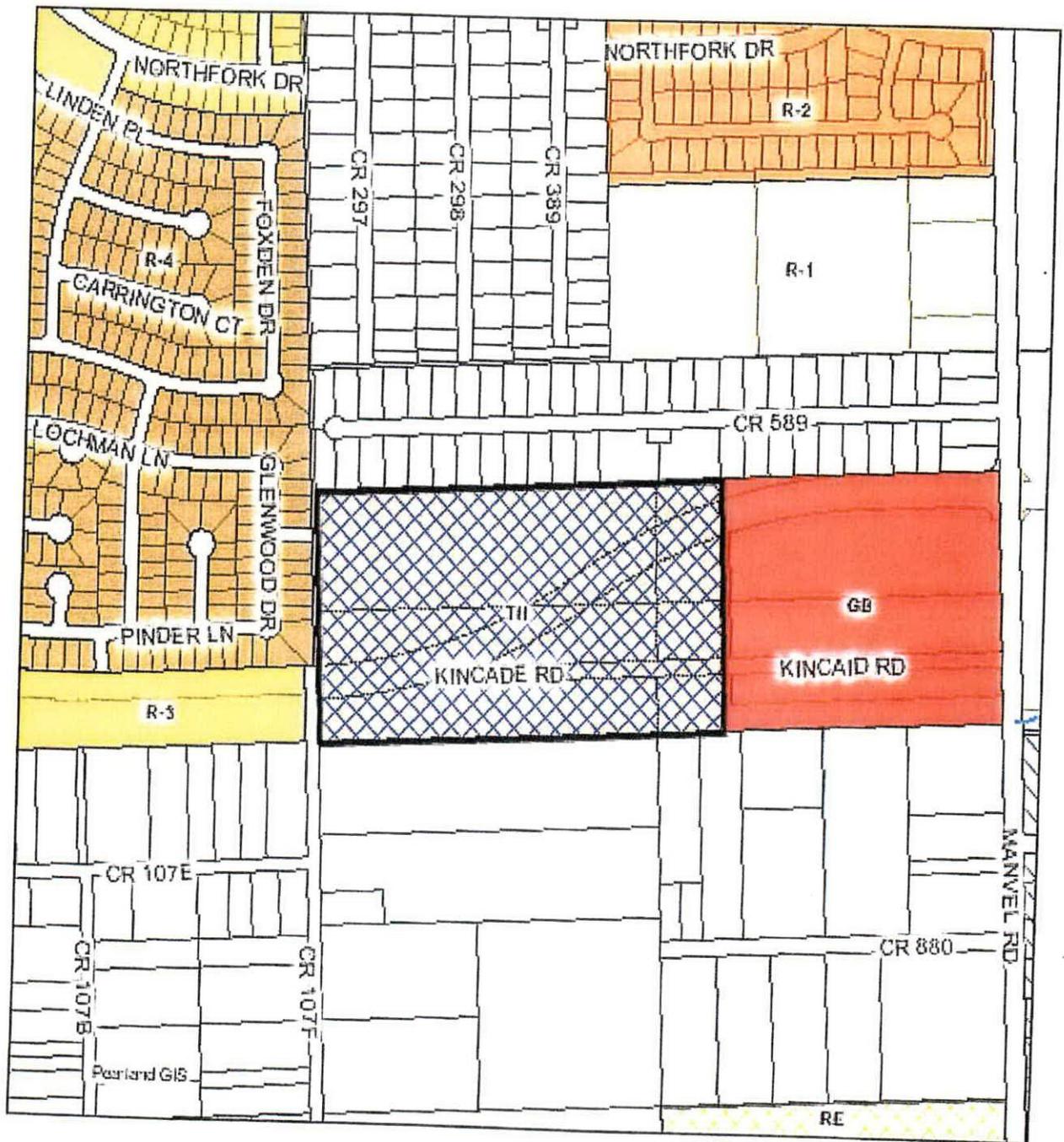


LOCATION MAP

ZONE CHANGE NO. 2008-16Z

NORTH OF PROPOSED MAGNOLIA ROAD, EAST OF FM 1128 (MANVEL RD)

↑
NORTH

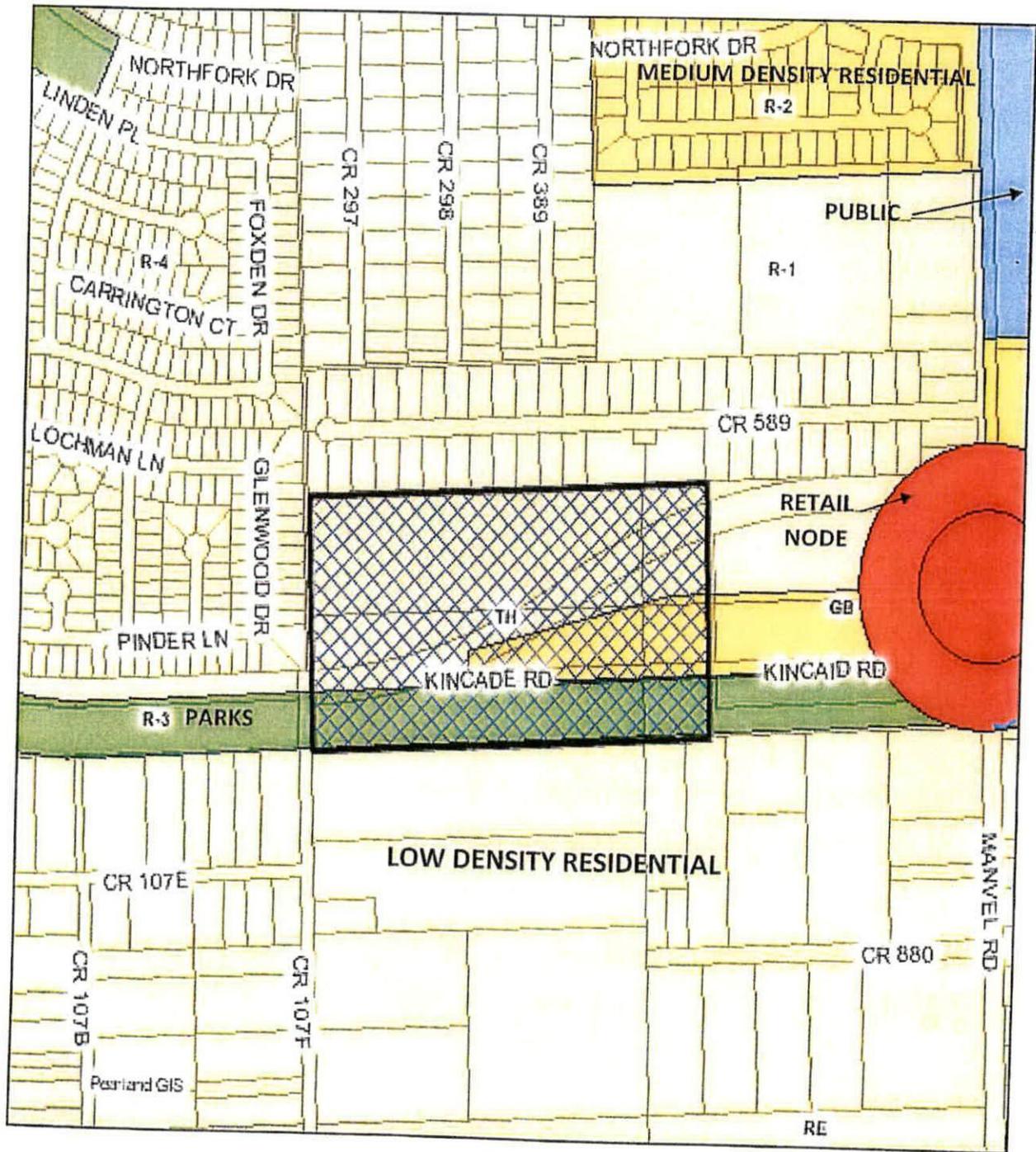


ZONING MAP

ZONE CHANGE NO. 2008-16Z

NORTH OF PROPOSED MAGNOLIA ROAD, EAST OF FM 1128

↑
NORTH

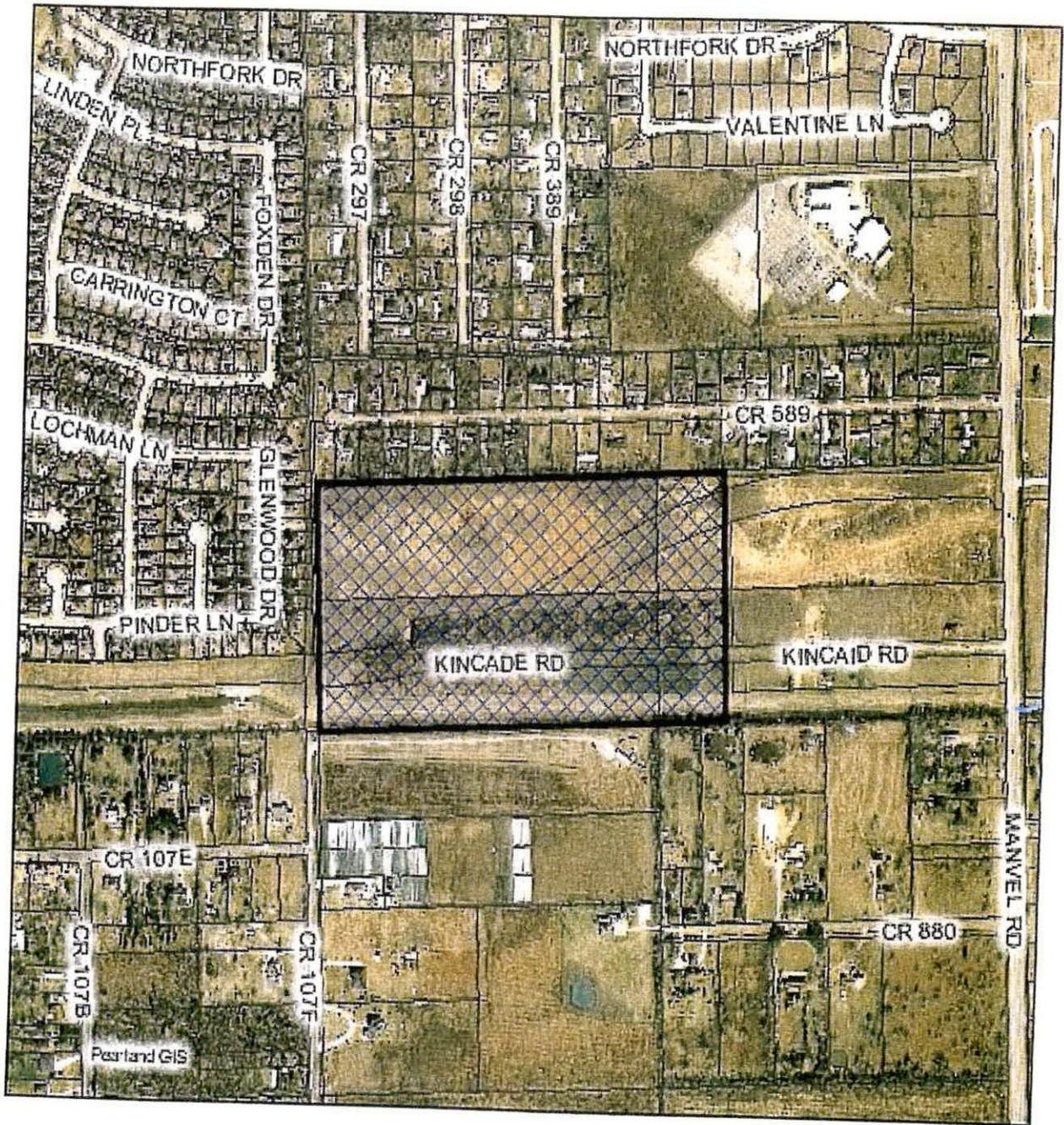


FUTURE LAND USE PLAN

ZONE CHANGE NO. 2008-16Z

NORTH OF PROPOSED MAGNOLIA ROAD, EAST OF FM 1128

↑
NORTH



AERIAL MAP

ZONE CHANGE NO. 2008-16Z

NORTH OF PROPOSED MAGNOLIA ROAD, EAST OF FM 1128

↑
NORTH

MINUTES OF THE JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON **NOVEMBER 17**, 2008, AT **6:30** P.M., IN THE TEMPORARY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

The Mayor called the public hearing to order at 6:45 p.m. with the following present:

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

Also in attendance: City Manager Bill Eisen ; City Attorney Darrin Coker; Deputy City Attorney Nghiem Doan; Assistant City Manager Mike Hodge, City Engineer Narciso Lira, Planning Director Lata Krishnarao; Plans and Plat Administrator Richard Keller; and Planning Administrative Secretary Judy Krajca.

Planning Director Lata Krishnarao explained the Joint Public Hearing process for the attending public, and explained that the Planning & Zoning Commission Meeting will immediately follow the Joint Public Hearing. ✓

PURPOSE OF HEARING

The Public Hearing for **Conditional Use Permit/Zone Change** No. 16Z was called to order at 6:48 p.m. by Mayor Tom Reid, and by Planning and Zoning Chairperson Henry Fuertes.

A. Condition Use Permit/Zone Change No. 16Z

Chairperson Henry Fuertes read the purpose into the record.

Rata Krishnarao presented the Staff Report. *15.0373 ac. to OP w/cup for a hospital 13.0933 to 60*

Staff received 3 Public Comment Forms.

Purpose is to develop a phys. owned comm. hosp. w/ medical off. bldgs.

Staff recommends approval

There was two or no one in the audience to speak for or against this Zone Change.

Speakers/address/comments:

Mike Pollack, applicant/owner - 9525 Katy Frwy, Ste 130, Houston spoke of need for hospital/medical facilities.

*Monica J.R. Graham, MD 3303 Charles Ave, Pearland
① lives on 10 acres, and hopes to bld concern w/ traffic, noise A Hosp. would be busy. Has horses children.*

There were no comments from the Council/Commission/Staff.

There was brief discussion.

There was much discussion. Topics discussed were:

② 3303 Charles Ave. - Low density Had Dr. — Graham (Monica's husband)

Steve Saboe - answered Mr. Graham's question as Lata demonstrated Mr. Pollack's drawing of the aerial map.

Mr. Cole inquired about the CA 107F Discussion re: drainage, width of creek,

The Public Hearing for **Conditional Use Permit/Zone Change** No. 16-Z was adjourned at 1:29 p.m.

~~The Public Hearing for **Conditional Use Permit/Zone Change** No. _____ was called to order at _____ p.m. by Mayor Tom Reid.~~

Chair Inverles

Spoke of secondary thoroughfare, ambulance on Southfork
with residential on both sides.

Daloz asked for
brought up clarification of zone change to
GB zone & OP

Ruta - showed powerpoint slide of staff's recon

ADJOURNMENT

The Joint Public Hearing adjourned at 7:25 p.m.

These minutes are respectfully submitted by:

Judy D. Krajca
Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this _____ day of _____,
2005.

Tom Reid
Mayor

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: Dr Akili Graham

Full Address: 3303 Charles Ave

(include zip) Pearland, Tx 77584

I wish to speak regarding Item No. 200816Z

Joint Public Hearing

SPEAKER'S CARD

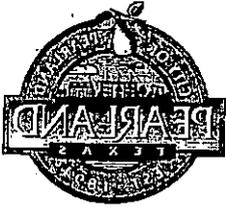
If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: MONICA J.R. GRAHAM, MD

Full Address: 3303 Charles Ave

(include zip) Pearland, Tx 77584

I wish to speak regarding Item No. 2008-16Z



PUBLIC COMMENT FORM

City of Pearland
Planning Department
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

ZONE CHANGE NO. 2008-16Z

Joint Public Hearing to be held Monday, November 17, 2008, at 6:30 PM in the
Community Center of City Hall, 3523 Liberty Drive, Pearland, Texas.

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address (by mail, by fax, or in person, or send your comments by email to krishnarao@ci.pearland.tx.us) prior to the Joint Public Hearing. You may complete this form and attend the Joint Public Hearing.

I am **IN SUPPORT OF** the requested zoning as explained on the attached notice.
(Checking "IN SUPPORT OF" means that you support the zone change request and feel that the zoning should be approved.)

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

Name: TAMI MILLER

Address: 3111 GLENWOOD DR.
PEARLAND, TX 77584

Signature: Tami Miller Date: 11/14/08

I am unable to attend the public hearing but...

COMMENTS: I am not opposed to commercial development per se but want taken into consideration that this property backs up to a very quiet, peaceful residential neighborhood with many young children. Without more detailed information on the particular plans for this property and the ensuing and potential impact to my neighborhood, I must be opposed to this zoning change request.



PUBLIC COMMENT FORM

City of Pearland
Planning Department
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

ZONE CHANGE NO. 2008-16Z

Joint Public Hearing to be held Monday, November 17, 2008, at 6:30 PM in the
Community Center of City Hall, 3523 Liberty Drive, Pearland, Texas.

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address (by mail, by fax, or in person, or send your comments by email to lkrishnarao@ci.pearland.tx.us) prior to the Joint Public Hearing. You may complete this form and attend the Joint Public Hearing.

I am **IN SUPPORT OF** the requested zoning as explained on the attached notice.
(Checking "IN SUPPORT OF" means that you support the zone change request and feel that the zoning should be approved.)

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

Name: JOE SCHULD

Address: 4942 PINDER LANE

PEARLAND, TX 77584

Signature: Joe Schuld Date: 11/12/08

COMMENTS: OPPOSED TO RE-ZONE DUE TO:
- INCREASED TRAFFIC WHICH IMPACTS SAFETY
OF CHILDREN IN THE COMMUNITY
- INCREASED NOISE
- INCREASED EMISSIONS & POLLUTION
- BOUGHT IN AREA BECAUSE IT WAS
QUITE AND MINIMAL TRAFFIC, VALUE
OF HOMES WILL DECREASE FURTHER



PUBLIC COMMENT FORM

City of Pearland
Planning Department
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

ZONE CHANGE NO. 2008-16Z

Joint Public Hearing to be held Monday, October 20, 2008, at 6:30 PM in the
Community Center of City Hall, 3523 Liberty Drive, Pearland, Texas.

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address (by mail, by fax, or in person, or send your comments by email to grahmann@ci.pearland.tx.us) prior to the Joint Public Hearing. You may complete this form and attend the Joint Public Hearing.

I am **IN SUPPORT OF** the requested zoning as explained on the attached notice.
(Checking "IN SUPPORT OF" means that you support the zone change request and feel that the zoning should be approved.)

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

Name: JOE SCHULD

Address: 4942 PINDER LANE

PEARLAND, TX 77584

Signature: *Joe Schuld* Date: 10/15/08

COMMENTS: - REDUCE HOME PROPERTY VALUES
- INCREASED NOISE, ODORS, EMISSIONS
WHICH AFFECTS QUALITY OF LIFE & HEALTH



MEMO

TO: PLANNING & ZONING COMMISSION
FROM: JUDY KRAJCA, PLANNING ADMINISTRATIVE SECRETARY
DATE: November 14, 2008
RE: Outline of November 17, 2008 Meeting

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

P&Z and City Council will meet at 6:00 p.m. in the Temporary City Hall for Workshops, followed by the JPH at 6:30 p.m. After the Hearings, P&Z will move to the Engineering Conference Room for the P&Z Meeting.

P&Z Agenda's Posted:

6:00 p.m. Workshops	Temporary City Hall
6:30 p.m. Joint Public Hearing	Temporary City Hall
6:30 p.m. P&Z Meeting	Engineering Conf. Rm.

City Council's agenda consist of:

6:00 p.m. Workshops	Temporary City Hall
6:30 p.m. Joint Public Hearing	Temporary City Hall

* (Council agendas attached as FYI)