

AGENDA – SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD SEPTEMBER 22, 2008 AT 6:30 P.M., IN THE COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-15Z

A request of Jung H Kwak, applicant for Montalbano Lumber Co. Inc, owner, for approval of a change in zoning district from classification Light Industrial (M-1) to General Commercial District (GC).

Legal Description: 26.58 acres of land, being parts of and the North half of Lot 44 and all of Lot 49 of Zychlinski's Subdivision in the HT&B RR Co. Survey, Section 3, Abstract 232, and R.B Lyle Survey, Abstract 542, in the Brazoria County, Texas

General Location: Generally located on the West Side of SH 35 (North Main Street), and on the South Side of McHard Road

B. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2008-22

A request of Thomas D. Rasberry, applicant and owner, for approval of a Conditional Use Permit (CUP) to allow outdoor storage in the Old Townsite General Business District (OT-GB), on the following described property, to wit:

Legal Description: Of lot twelve (12), block twenty (20) of Pearland Townsite, according to the map or plat recorded in vol. 29, pg 41, of the deed records of Brazoria County, Texas, and a part of tract 3 of section 2, of the H. T. & B. Railroad Company Survey, Abstract 542, City of Pearland, Brazoria County, Texas, containing 16,462.7 sq. ft. or 0.3779 acre of land.

General Location: 2418 South Main Street.

C. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2008-23

A request of T-Mobile, applicant and Pearland Home Assn. owner, for approval of a Conditional Use Permit to allow Cellular Communications

Tower/PCS in the General Business Retail District (GB), on the following described property, to wit:

Legal Description: Being that certain tract or parcel of land containing 10.005 acres, more or less, being all of Minor Plat of Knights of Columbus Council No. 8960, a subdivision in Brazoria County, Texas according to the official map or plat thereof recorded under Clerk's file 2008018242 of the Deed Records of Brazoria County, Texas

General Location: 2320 Hatfield Road

D. CONSIDERATION & POSSIBLE ACTION – Amendments to the Unified Development Code (UDC)

A request by the City of Pearland, for an amendment to the Unified Development Code, Ordinance No. 2000T, generally regarding Posting Requirements and Flag Poles (sections 1.2.2.4, 4.1.2.6 and 4.2.5.5).

E. DISCUSSION ITEMS

- TX APA Cancelled for October 2008
- Training regarding Traffic Impact Analysis

IV. 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.

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 September 2008, A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of 2008.

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD SEPTEMBER 22, 2008 AT 6:30 P.M., IN THE COMMUNITY CENTER, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Henry Fuyertes called the meeting to order at 9:35 p.m. with the following present:

P&Z Chairperson Henry Fuyertes
P&Z Vice-Chairperson Jerry Koza, Jr.
P&Z Commissioner Neil West
P&Z Commission Ron Capehart
P&Z Commissioner Charles Gooden, Jr.
P&Z Commissioner Darrell Diggs

Also in attendance were: Planning Director Lata Krishnarao, Deputy City Attorney Nghiem Doan, and Planning Administrative Secretary Judy Krajca.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE NO. 2008-15Z

A request of Jung H Kwak, applicant for Montalbano Lumber Co. Inc, owner, for approval of a change in zoning district from classification Light Industrial (M-1) to General Commercial District (GC).

General Location: Generally located on the West Side of SH 35 (North Main Street), and on the South Side of McHard Road.

P&Z Vice-Chairperson Jerry Koza, Jr. made the motion to approve, and P&Z Commissioner Ron Capehart seconded.

P&Z Vice-Chairperson Jerry Koza, Jr. inquired about the notification of the abutting property owners, as his own business, which is within the 200 feet, did not receive notification. Planning Director Lata Krishnarao explained that the ownership information is obtained through a link with the Appraisal District. If an owners name does not appear, then we have no way to send any notification. Ms. Krishnarao added that all notices are published as a legal notice in the local newspaper. Mr. Koza, Jr. added that he was not in favor of the zone change as he feels Pearland is already short on industrial sites. Mr. Koza, Jr. also stated that access is already difficult and feels it is the worst possible location for a hotel, being near the railroad track.

P&Z Commissioner Darrell Diggs inquired if there were any efforts by the EDC to find appropriate industrial sites. Planning Director Krishnarao replied that it was

hard to find land with good road access and being too near a residential area. Highway 35 has good access for industrial properties and the Pearland EDC agrees that it is a good site for industrial.

P&Z Chairperson Henry Fuertes commented on the application being written to show the entire 26-acres and if only the 10 acres could be considered. Deputy City Attorney Nghiem Doan commented that the applicant could seek to change to request for only 10-acres.

P&Z Commissioner Darrell Diggs inquired if the property would require a plat. Deputy City Attorney Nghiem Doan replied it would, but not necessarily before a zone change is approved.

P&Z Commissioner Charles Gooden, Jr. brought up the discussion with regards to the amount of industrial property in the City, how much M-1 and M-2 is needed, and the need to look at the overall economic impact and what the market could bear. Planning Director Krishnarao explained the difference between the M-1 and M-2 zoning districts, and added that some of the area along the railroad is in a foreign trade zone. P&Z Commissioner Neil West commented that access to the railroad is highly important to the M-1 and M-2 zoning districts.

P&Z Commissioner Darrell Diggs recommended that the applicant come back with an overall plan, show details regarding length of cul-de-sac, and the uses and their specific location. Commissioner Diggs also inquired that if the item was tabled, would the applicant be willing to come back with further explanation or redefine their intent of use under General Commercial (GC). Commissioner Diggs also stated that he did not like the design plan and because of this, he was not in favor.

P&Z Commissioner Ron Capehart called for the vote.

The vote was 0-6. Zone Application No. 2008-15Z was denied

CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP 2008-22

A request of Thomas D. Rasberry, applicant and owner, for approval of a Conditional Use Permit (CUP) to allow outdoor storage in the Old Townsite General Business District (OT-GB), on the following described property, to wit:

General Location: 2418 South Main Street.

P&Z Commissioner Charles Gooden, Jr. made the motion to approve and strike Oleanders from the required vegetation, and P&Z Vice-Chairperson Jerry Koza, Jr. seconded.

P&Z Commissioner Darrell Diggs called for the vote, and P&Z Commissioner Charles Gooden, Jr. seconded. P&Z Commissioner Gooden, Jr. withdrew his second. The motion failed for lack of a second.

P&Z Commissioner Neil West asked the applicant why he was putting in a POD. Mr. Tom Rasberry, applicant, replied it was to get the chemicals out of the warehouse and contain them alone. Mr. West asked how offensive the odor was, and could people walking by smell it. Mr. Rasberry explained that were extremely strong when walking into a contained building but the odor did not escape the building. The POD will not have an exhaust system and the odor will be contained within the POD.

P&Z Commissioner Ron Capehart inquired if the Variance would hold him up from getting his POD. Planning Director Krishnarao stated the variance was required, and he would have to plat before the permit could be issued; however, Mr. Rasberry could move forward with obtaining the variance from the P&Z while the platting phase was taking place. Planning Director Krishnarao added that the staff can help expedite the variance and platting process, but cannot waive it.

The vote was 6-0. Conditional Use Permit No. CUP 2008-22 was approved with the condition that the word "Oleander" be replaced by "shrubs" and following staff conditions:

1. The vegetative screen be comprised of shrubs, planted 3' on center and at least 4' tall at planting, and eventually maintained at a sufficient height and opacity to completely obscure the structure on the east and south sides.
2. Storage unit be painted to match the color of the building and meet all other requirements of the UDC, including those for accessory buildings.

CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2008-23

A request of T-Mobile, applicant and Pearland Home Assn. owner, for approval of a Conditional Use Permit to allow Cellular Communications Tower/PCS in the General Business Retail Distinct (GB), on the following described property, to wit:

General Location: 2320 Hatfield Road.

P&Z Vice-Chairperson Jerry Koza, Jr. made the motion, and P&Z Commissioner Ron Capehart seconded.

P&Z Commissioner Charles Gooden, Jr. brought up the fact that a lot of property owners were being affected by the height.

Discussion ensued with regards to the notification of homeowners, and the 200-foot.

P&Z Commissioner Neil West inquired how the tower could be made to be more appealing. There was much discussion among the applicant/Commission/Staff with regards to height, other Cellular Communication companies using the existing tower, moving the tower to the south to be further away from residential neighbors.

Mr. Anthony Perez, applicant, spoke as to not moving the tower to the south, and stated that once the parking lot of the Knights of Columbus was paved, vegetation would be put in place to block the view from the homeowners.

Mr. Shawn St. John, applicant, spoke with regards to the rural area sites and how they are spread out. He added that in the urban areas, the towers couldn't go too high. Discussion ensued.

P&Z Commissioner Charles Gooden, Jr. stated that this is a community process and the community was not here.

Assistant City Manager Nick Finan spoke regarding the stealth technology, giving several examples, and what could be asked of the applicant.

Planning Director Lata Krishnarao stated that the tower could be moved to the south corner of the property, and trees and vegetation could be added, so as not to look like an island.

Much discussion ensued with regards to stealth technology, height of towers, fence and vegetation around the base, transmission from the towers and the need for this tower, neighbors concern, drainage and detention area, county flyover for mosquito spraying, need for an all-weather surface for access road to tower, base hidden and wires covered, and aesthetics.

P&Z Vice-Chairperson Jerry Koza, Jr. amended his original motion to include the following, and P&Z Commissioner Ron Capehart seconded:

1. The facility be fully enclosed in a masonry building or by brick walls, tall enough to obscure the equipment, transformer, and bridge, with landscaping around, to be compatible with the character of the general area.
2. A paved road be provided to access the facility.
3. Stealth techniques, specifically a flag poles or single mono pole, with no exterior mounts be considered to ensure that the facility is compatible to the area.
4. A detailed site plan showing the type and amount of landscaping, type and height of fencing, setbacks of the proposed tower and leased area from the property boundaries, and paving of the access road be provided.
5. A 20 foot wide landscaped buffer with trees, at least 6' at planting and up to a minimum of 20' tall at full growth, be provided in the north west area of the subject property abutting residential uses, to

provide visual screening, incorporating input from staff and neighbors approval.

CONSIDERATION & POSSIBLE ACTION – AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC)

A request by the City of Pearland, for an amendment to the Unified Development Code, Ordinance No. 2000T, generally regarding Posting Requirements and Flag Poles (sections 1.2.2.4, 4.1.2.6 and 4.2.5.5).

P&Z Commissioner Charles Gooden, Jr. made the motion to approve, and P&Z Vice-Chairperson Jerry Koza, Jr. seconded.

P&Z Commissioner Charles Gooden, Jr. amended the original motion, and P&Z Vice-Chairperson Jerry Koza, Jr. seconded to include the condition that language noted in Section 4.2.5.9 regarding size and height of flags be duplicated.

P&Z Commissioner Darrell Diggs stated he had some concerns with just anyone flying a city flag.

The vote was 6-0 to approve with the condition that language noted in Section 4.2.5.9 regarding size and height of flags be duplicated.

DISCUSSION ITEMS

Planning Administrative Secretary Judy Krajca explained that the Texas APA Conference had been cancelled due to the disaster in Galveston, Texas caused by Hurricane Ike. The Texas APA was looking into a January or February 2009 Texas APA in El Paso, Texas. The Commission would be notified soon of any changes.

The training regarding Traffic Impact Analysis by the Traffic Engineer and the City Engineer has been postponed until October.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the meeting at 11:31 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 6th day of October, A.D., 2008.

P&Z Chairperson Henry Fuyertes

Henry
Jerry
Ron

Charles
Neil
(Darrell)

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD SEPTEMBER 22, 2008 AT 6:30 P.M., IN THE COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Henry @ 9:35 pm

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Zone Change No. 2008-15Z

Henry read request.

Jerry M / Ron - 2nd

A request of Jung H Kwak, applicant for Montalbano Lumber Co. Inc, owner, for approval of a change in zoning district from classification Light Industrial (M-1) to General Commercial District (GC).

O-b denied

Jerry - he has two properties across Hwy 35 - but not on list as as abutting properties.
Legal Description: 26.58 acres of land, being parts of and the North half of Lot 44 and all of Lot 49 of Zychlinski's Subdivision in the HT&B RR Co. Survey, Section 3, Abstract 232, and R.B Lyle Survey, Abstract 542, in the Brazoria County, Texas

Not in favor. Pearland is already short on Industrial. And Access is already difficultly for hotel - near RR track
General Location: Generally located on the West Side of SH 35 (North Main Street), and on the South Side of McHard Road

B. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP 2008-22

Henry read...

A request of Thomas D. Rasberry, applicant and owner, for approval of a Conditional Use Permit (CUP) to allow outdoor storage in the Old Townsite General Business District (OT-GB), on the following described property, to wit:

Charles strike ~~to~~ oleanders from reviewing vegetation / Jerry 2nd
Legal Description: Of lot twelve (12), block twenty (20) of Pearland Townsite, according to the map or plat recorded in vol. 29, pg 41, of the deed records of Brazoria County, Texas, and a part of tract 3 of section 2, of the H. T. & B. Railroad Company Survey, Abstract 542, City of Pearland, Brazoria County, Texas, containing 16,462.7 sq. ft. or 0.3779 acre of land. Darrell called for vote, Charles 2nd, then Charles old 2nd.

General Location: 2418 South Main Street.

Neil asked appl. why a POD? - Tom R - to get chemicals out of warehouse contained alone.
Motion failed for lack of 2nd.
C. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP 2008-23

A request of T-Mobile, applicant and Pearland Home Assn. owner, for approval of a Conditional Use Permit to allow Cellular Communications

Ron - variance will hold him up. Staff can help expedite process but cannot waive it.
late to obtain permit & can also get variance P&Z @ some time.

accepted staff comments except oleanders 6-0 approve.

How offens. is odor for people walk by. Tom R Not. POD's will not have exhaust. Odor contain

A. Darrel
Any efforts by EDC to find appropriate Industrial Prop.

Lata
hard to find land w/ good road access and not thru or near resid.
35 is good access for Industrial.
PEDE feels it is a good sight for Industrial.

Henry
Application shows entire 20 ac's.
Are we able to consider that applicant wants only 10 ac's.

Ngheun
Yes - ~~we~~ can change to specify only 10 acres. for ^{re-} zoning.

Darrell -
would it require a Plat

Ngheun - No
explained why a new Plat was not necessary

Nick
due to notices, do we run into problem.

Ron - No - because he would be reducing the #.

Charles -
in City. How much ^{M-1, M-2} is needed? Overall economic impact, and what market would bear. Some of the area is in Foreign Trade Zone.

Neil Comment re: access to RR. Is highly important to M1/M2
Henry inquired about PD appl. in June. - Lata stated it was wld by applicant.

Darrell "wanted it stated for record."

Discussion ensued w/ regards to Amt of Industrial property

Listen to tape

C.

*-M
Gerry/Rom - 2nd*

Tower/PCS in the General Business Retail Distinct (GB), on the following described property, to wit:

Charles - Lot of prop. owners affected by height. Discussion ensues regarding notices of homeowning

Legal Description: Being that certain tract or parcel of land containing 10.005 acres, more or less, being all of Minor Plat of Knights of Columbus Council No. 8960, a subdivision in Brazoria County, Texas according to the official map or plat thereof recorded under Clerk's file 2008018242 of the Deed Records of Brazoria County, Texas

Neil - how can it be made to be more appealing

Anthony - not move to S. once parking lot @ KOE is paved vegetation put in place to block view for homeowning.
Flag pole - is good.

D. CONSIDERATION & POSSIBLE ACTION – Amendments to the Unified Development Code (UDC)

Henry read...

A request by the City of Pearland, for an amendment to the Unified Development Code, Ordinance No. 2000T, generally regarding Posting Requirements and Flag Poles (sections 1.2.2.4, 4.1.2.6 and 4.2.5.5).

E. DISCUSSION ITEMS

- TX APA Cancelled for October 2008
- Training regarding Traffic Impact Analysis

*Charles - M / Gerry 2nd of Intent of staff as to amended by same 7 duplicate language of same size of exemption section
Darrell had concerns w/ city flag.*

IV. ADJOURNMENT

11:31

6-0 approved.

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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 September 2008, A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of 2008.

C. Shawn At John
in rural area -
sites spread out.
In urban area - can't go to high.
Discussion ensued

Side B of Tapel
Chares - this is a community process and community is not here.
Nick spoke re: stealth technology
stated that the tower could be moved to S corner of prop. Trees, vegetation & cover to be added and not ~~to~~ look like an island.
Discussion ensued w/ regards to stealth technology height of towers, fence & vegetation around base tower, neighbors concern, drainage/area, need for this fly over for Mosquito planes, need for an all-weather surface for road to tower, base hidden & wire covered, aesthetics (90ft vs 110ft)

Jerry -
amend motion
to enclose - equip w/ masonry
way
hardscape area around it
pave road
single pole w/ unit's enclosure
detailed site plan
w/ landscape/tree plan or NW corner of prop.
@ staff's discretion (approval)

Ron 2nd

le-6 approved.

A. cont.

Darrell → If tabled
would appl. consider coming back
w/ further explanation of ~~that~~ or ~~redefine~~ redefine their intent
of use under GC.

Darrell - does not like design plan.
Because of this - not in favor.

Nick - only a PD c

Ron - called for a vote.

0 - ~~to~~ denied.

comeback
w/ overall plan
show details
i.e. lengths
cul of say
uses ~~prop~~

their
specific
location

0

Planning & Zoning Commission

Recommendation Letter

September 23, 2008

Honorable Mayor and City Council Members
3519 Liberty Drive
Pearland, TX 77581

Re: Recommendation on Zone Change No. 2008-15Z

Honorable Mayor and City Council Members:

At their special meeting of September 22, 2008, the Planning and Zoning Commission considered the following:

A request of Jung H Kwak, applicant for Montalbano Lumber Co. Inc, owner, for approval of a change in zoning district from classification Light Industrial (M-1) to General Commercial District (GC).

LEGAL DESCRIPTION: 26.58 acres of land, being parts of and the North half of Lot 44 and all of Lot 49 of Zychlinski's Subdivision in the HT&B RR Co. Survey, Section 3, Abstract 232, and R.B Lyle Survey, Abstract 542, in the Brazoria County, Texas

GENERAL LOCATION: Generally located on the West Side of SH 35 (North Main Street), and on the South Side of McHard Road

Commission Member Jerry Koza made a motion to recommend approval of the zone change request, which was seconded by Commission Member Ron Capeheart. The motion failed by a vote of 0 – 6. The zone change request was recommended for denial by the Planning and Zoning Commission. The Commission discussed the inappropriateness of the parcel for commercial uses, preservation of industrial land, undesirable location of hotel next to railroad tracks, need for detailed site plan and list of uses, etc.

Sincerely,

Lata Krishnarao, AICP, Planning Director
On behalf of the Planning and Zoning Commission

Planning & Zoning Commission

Recommendation Letter

September 23, 2008

Honorable Mayor and City Council Members
3519 Liberty Drive
Pearland, TX 77581

Re: Recommendation on Conditional Use Permit No. CUP2008-22

Honorable Mayor and City Council Members:

At their regular meeting of September 22, 2008, the Planning and Zoning Commission considered the following:

A request of Thomas D. Rasberry, applicant and owner, for approval of a Conditional Use Permit (CUP) to allow outdoor storage in the Old Townsite General Business District (OT-GB), on the following described property, to wit:

LEGAL DESCRIPTION: Of lot twelve (12), block twenty (20) of Pearland Townsite, according to the map or plat recorded in vol. 29, pg 41, of the deed records of Brazoria County, Texas, and a part of tract 3 of section 2, of the H. T. & B. Railroad Company survey, abstract 542, city of Pearland, Brazoria County, Texas, containing 16,462.7 sq. ft. or 0.3779 acre of land.

GENERAL LOCATION: 2418 South Main Street.

Commission Member Charles Gooden made a motion to recommend approval of the conditional use permit request, which was seconded by Commission Member Jerry Koza. The motion passed 7-0. The conditional use permit request was recommended for approval by the Planning and Zoning Commission with the following conditions.

1. The vegetative screen be comprised of shrubs, planted 3' on center and at least 4' tall at planting, and eventually maintained at a sufficient height and opacity to completely obscure the structure on the east and south sides.
2. Storage unit be painted to match the color of the building and meet all other requirements of the UDC, including those for accessory buildings.

Sincerely,

Lata Krishnarao

Lata Krishnarao, Planning Director

On behalf of the Planning and Zoning Commission

Planning & Zoning Commission

Recommendation Letter

September 23, 2008

Honorable Mayor and City Council Members
3519 Liberty Drive
Pearland, TX 77581

Re: Recommendation on Conditional Use Permit No. CUP2008-23

Honorable Mayor and City Council Members:

At their regular meeting of September 22, 2008, the Planning and Zoning Commission considered the following:

A request of T-Mobile, applicant and Pearland Home Assn. owner, for approval of a Conditional Use Permit to allow Cellular Communications Tower/PCS in the General Business Retail District (GB), on the following described property, to wit:

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GENERAL LOCATION: 2320 Hatfield Road

Commission Member Jerry Koza made a motion to recommend approval of the conditional use permit request, which was seconded by Commission Member Ron Capeheart. The motion passed 6-0. The conditional use permit request was

recommended for approval by the Planning and Zoning Commission with the following conditions.

1. The facility be fully enclosed in a masonry building or by brick walls, tall enough to obscure the equipment, transformer, and bridge, with landscaping around, to be compatible with the character of the general area.
2. A paved road be provided to access the facility.
3. Stealth techniques, specifically a flag poles or single mono pole, with no exterior mounts be considered to ensure that the facility is compatible to the area.
4. A detailed site plan showing the type and amount of landscaping, type and height of fencing, setbacks of the proposed tower and leased area from the property boundaries, and paving of the access road be provided.
5. A 20 foot wide landscaped buffer with trees, at least 6' at planting and up to a minimum of 20' tall at full growth, be provided in the north west area of the subject property abutting residential uses, to provide visual screening, incorporating input from staff and neighbors approval.

Sincerely,

Lata Krishnarao

Lata Krishnarao, Planning Director

On behalf of the Planning and Zoning Commission

Planning & Zoning Commission

Recommendation Letter

September 23, 2008

Honorable Mayor and City Council Members
3519 Liberty Drive
Pearland, TX 77581

Re: Recommendation on Amendments to the Unified Development Code (UDC)

Honorable Mayor and City Council Members:

At their regular meeting of September 23, 2008, the Planning and Zoning Commission considered the following:

A request by the City of Pearland, for an amendment to the Unified Development Code (UDC), Ordinance No. 2000T regarding sections 1.2.2.4, 4.1.2.6, and 4.2.5.5.

Commission Member Gooden made a motion to recommend approval of the amendments to the Unified Development Code (UDC), which was seconded by Commission Member Koza. The motion passed 6-0. The amendments to the UDC were recommended for approval by the Planning and Zoning Commission with the condition that language noted in Section 4.2.5.9 regarding size and height of flags be duplicated..

Sincerely,

Lata Krishnarao

Lata Krishnarao, Planning Director
On behalf of the Planning and Zoning Commission