

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 16, 2005, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Specific Use Permit Application No. 143

A request by Bobby B. Tran, applicant for Twin Oaks Business Park, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C(S)), on the following described property, to wit:

Legal Description: 2.50 acres, Tract 11-C, H.T. & B.R.R. Company Survey, Section 2, Abstract 542, City of Pearland, Brazoria County, Texas

General Location: Located on the North Side of Orange Street, and East of State Highway 35 (Main Street)

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 MAY 16, 2005**

Specific Use Permit Application No. 143

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Bobby B. Tran, applicant for Twin Oaks Business Park, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C(S))

LEGAL DESCRIPTION: 2.50 acres, Tract 11-C, H.T. & B.R.R. Company Survey, Section 2, Abstract 542, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Located on the North Side of Orange Street, and East of State Highway 35 (Main Street)

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

Planning and Zoning Commission: May 16, 2005
City Council for First Reading: June 13, 2005
City Council for Second Reading: June 27, 2005

SUMMARY: The applicant is requesting approval of a Specific Use Permit to allow storage and mini-warehouse on a lot that is zoned Commercial District (C). The Land Use and Urban Development Ordinance requires approval of a Specific Use Permit for any storage and mini-warehouse facilities in the Commercial District (C), as well as other districts. The subject property is currently undeveloped.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Commercial District (C)	Wal-Mart Supercenter (under construction)
South	General Business District – Specific Use (GB(S))	Undeveloped tracts
East	Single Family Dwelling District (R-3); Commercial District (C)	Single family residences
West	Commercial District (C)	Pearland Lumber Company

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The subject property is currently zoned Commercial District (C), and the existing lot meets the minimum lot size and lot width of the Commercial District. The applicant will be responsible for compliance with all other regulations within the Commercial District and the Land Use and Urban Development Ordinance, should the specific use permit be approved.

PLATTING STATUS: It appears that the subject property is not platted. A plat may need to be submitted and approved, prior to the issuance of a building permit.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Medium Density Residential" for the subject property and for the properties to the east along Orange Street. The Comprehensive Plan further indicates that the appropriate zoning districts for "Medium Density Residential" are the Single Family Dwelling Districts R-2, R-3, and R-4. The existing Commercial zoning district for the property currently conflicts with the recommendations of the Comprehensive Plan, as the Commercial zoning has been in place for several years.

The Comprehensive Plan designates the properties to the west and north of the subject property for Business Commercial uses.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Orange Street, a minor collector street with a right-of-way of 60 feet and of sufficient width.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: An 8 inch water main currently exists within Orange Street. A 6 inch gravity main sanitary sewer currently exists within Orange Street, and a 6 inch force main sanitary sewer currently exists along the west side of the subject property.

Utility service will be reviewed as part of the application for a building permit.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The requested specific use permit has the potential to cause negative impacts on the surrounding properties and residential lots within the subject area. The surrounding properties to the east and south are largely developed with single family residential land use, and the introduction of a storage and mini-warehouse facility could impact these residential land uses due to increased traffic, noise, and service vehicles.

The subject property is located within the boundaries of the Old Townsite Development District. The Old Townsite, or Village District, was defined in the previous Comprehensive Plan as extending northward to Orange Street, but not going beyond Orange Street. However, the ongoing Townsite Study provides extended boundaries for the Old Townsite, extending northward of Orange Street and including the subject property, and having its northern limits at Town Ditch. This quadrant of the Townsite is designated as the "Arts Culture and Education District, due to many existing schools, the community college, and faith-based institutions. One of the recommendations contained within the Old Townsite study is for the City to consider creating a new neighborhood park at the east end of Grand Boulevard and north of Orange Street in order to provide a link to the Town Ditch greenway.

One of the goals of the Old Townsite Study was to reinvent the Old Town as a modern town center with a compatible mix of residential and non-residential land uses. Another goal is to enhance the individual character of each of the four quadrants that comprise the area, and should include a well-planned and integrated mix of residential, business, and public uses. Due to the Old Townsite district, recommended park, and adjacent residential land uses, the subject property does not appear to be suitable for the development of a storage and mini-warehouse facility. The proposed storage and mini-warehouse facility is not in keeping with these goals created for the Old Townsite.

If the proposed Specific Use Permit is approved, the applicant may be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways.

When the subject property is developed, the applicant would be responsible for the construction of a 6 foot high masonry fence along the east side of the subject property, only where adjacent to the R-3 zoning districts, unless otherwise specified within the Specific Use Permit.

PUBLIC COMMENTS: 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.

STAFF RECOMMENDATION: Staff recommends denial of the Specific Use Permit, as proposed by the applicant, for the following reasons:

1. The proposed specific use permit conflicts with the goals and objectives outlined within the Old Townsite Study, as it would not provide a compatible mix of residential and non-residential land uses, would not enhance the individual character of each of the four quadrants that comprise the area, and would not allow for a well-planned and integrated mix of residential, business, and public uses.
2. Due to the Old Townsite district, recommended park, and adjacent residential land uses, the subject property does not appear to be suitable for the development of a storage and mini-warehouse facility.
3. The proposed zone change is inconsistent with surrounding land uses, particularly on Orange Street and streets to the south.
4. The proposed Specific Use Permit has the potential to cause negative impact on the surrounding residential land use by introducing an increase in traffic, service vehicles, noise, as well as other impacts brought about by a storage and mini-warehouse facility.
5. The proposed Specific Use Permit conflicts with the Comprehensive Plan, which recommends residential uses for the subject property, and the proposed storage and mini-warehouse is not a residential use.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Proposed Site Plan and Elevations
- Zoning Map
- Future Land Use Plan

PROPERTY OWNER NOTICE

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

SPECIFIC USE PERMIT APPLICATION NO. 143

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 Bobby B. Tran, applicant for Twin Oaks Business Park, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C(S)), on the following described property, to wit:

2.50 acres, Tract 11-C, H.T. & B.R.R. Company Survey, Section 2, Abstract 542, City of Pearland, Brazoria County, Texas (Located on the North Side of Orange Street, and East of State Highway 35 (Main Street))

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 16, 2005, AT 6:30 P.M.**

An application and map are 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) 652-1742 or trahmann@ci.pearland.tx.us.

FROM : LENAMON

FOX NO. : 2819972466

Apr. 13 2005 09:26AM P3



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

Please check one:

- Change in Zoning Classification from: C (list current zoning) to: _____ (list proposed zoning)
- Specific Use Permit Request for : MINI SELF STORAGE (list proposed use)

Property Information:

Address: 3701 E. ORANGE Tax Account No. 05420051000
 Subdivision: A0542 HT+BRR Lot: 11-C Block: _____

**** Attach a copy of the metes and bounds description, survey, or legal description****

Current use of property (type of structures on property): _____

Future/proposed use of property and reason for zone change: _____

PROPERTY OWNER INFORMATION:

NAME Twin Oaks Business Park
 ADDRESS P.O. Box 58496
 CITY We. Houston STATE TX ZIP 77588-8496
 PHONE (281) 630-5601
 FAX _____
 E-MAIL ADDRESS _____

APPLICANT INFORMATION:

NAME BOBBY B TRAN
 ADDRESS 2702 EVERGREEN DR
 CITY PEARLAND STATE TX ZIP 77581
 PHONE (713) 532-2466
 FAX (713) 532-9006
 E-MAIL ADDRESS bobbyt@HJENER.COM

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

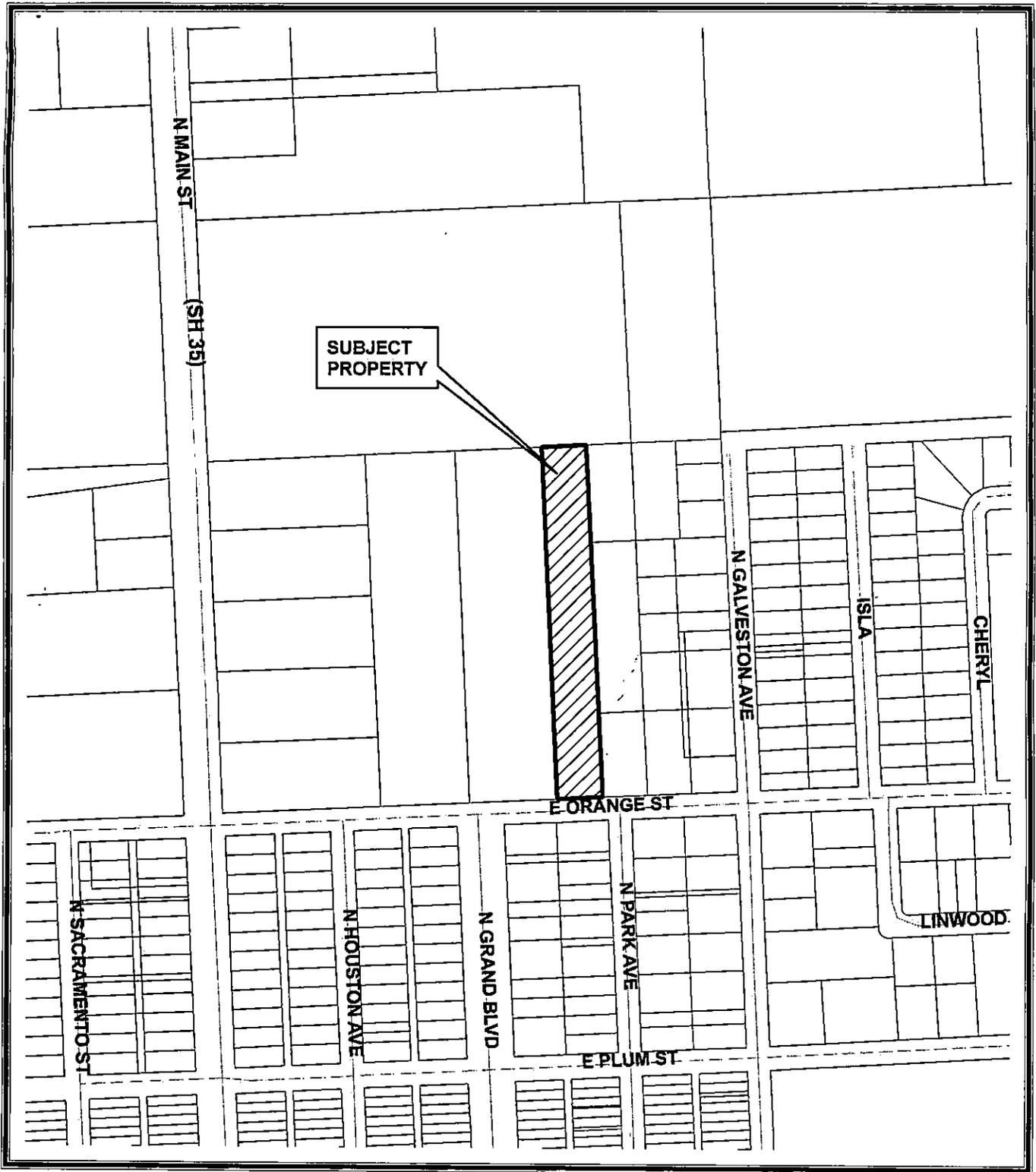
Owner's Signature: Mark D. Smith Date: 4-12-05

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

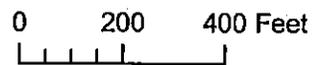
FEE PAID: <u>250.00</u>	DATE PAID: <u>4/14/05</u>	RECEIVED BY: <u>M. Golliehair</u>	APPLICATION NUMBER: <u>sup 143</u>
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*****APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE*****

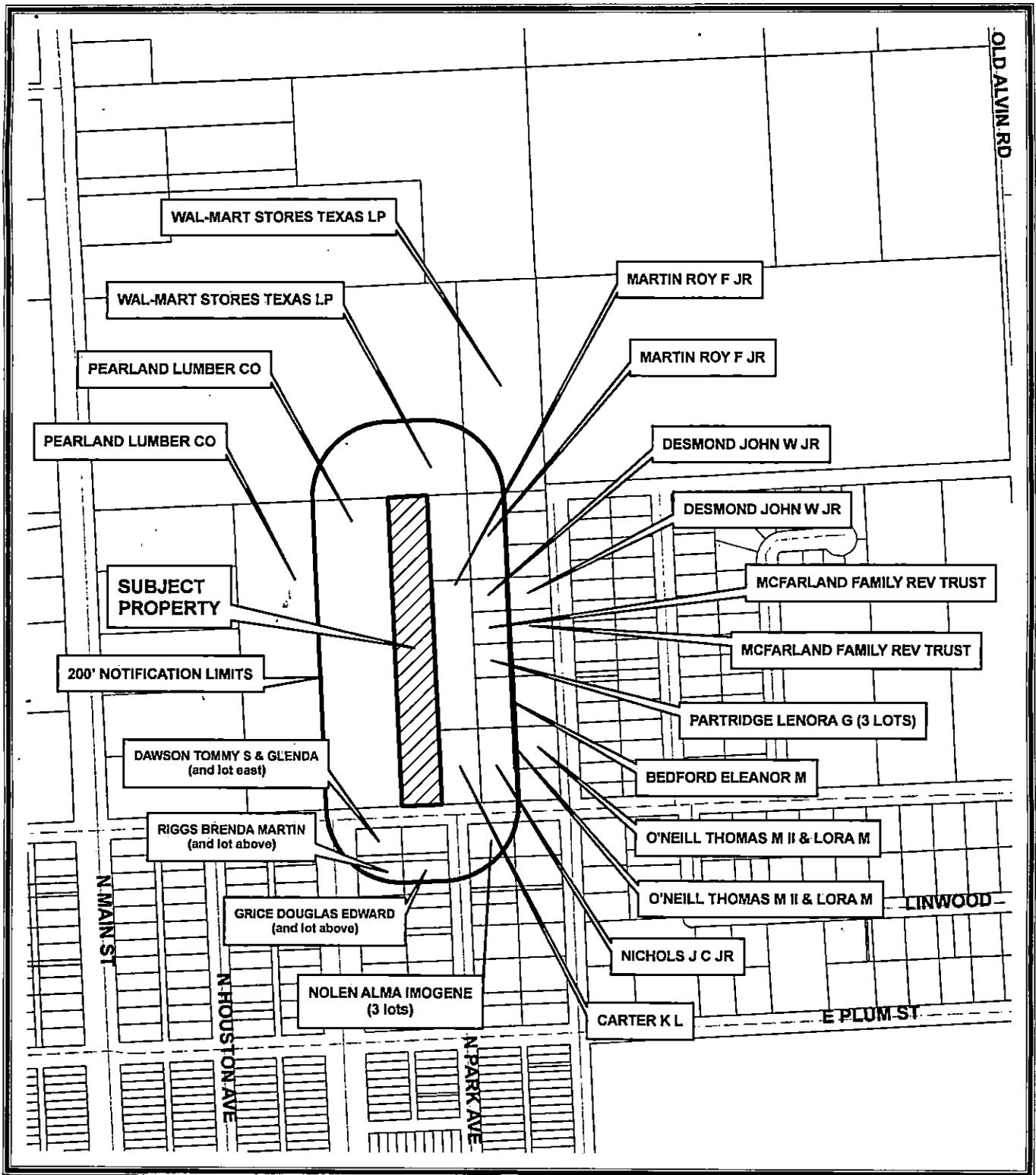


LOCATION MAP

Specific Use Permit
Application No. 143

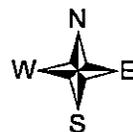


Map Prepared on April 26, 2005



OWNERSHIP MAP

Specific Use Permit
Application No. 143

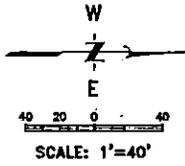


0 200 400 Feet

Map Prepared on April 26, 2005

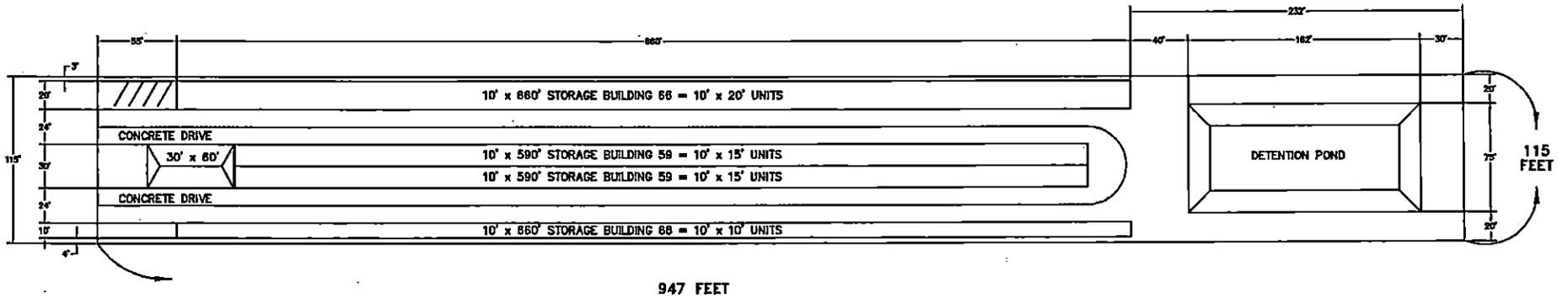
SPECIFIC USE PERMITS APPLICATION NO. 143
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R177035	WAL-MART STORES TEXAS LP	2201 SE 10TH ST	BENTONVILLE	AK	72716-0550	A0542 H T & B R R, TRACT PT 26, PEARLAND, ACRES 4.125
R177135	PEARLAND LUMBER CO	PO BOX 1700	PEARLAND	TX	77588-1700	A0542 H T & B R R, TRACT 12-12A, ACRES 10.000
R177063	DESMOND JOHN W JR	2008 GALVESTON AVE	PEARLAND	TX	77581-3422	A0542 H T & B R R, TRACT 11J-11A5, ACRES 0.541
R237344	GRICE DOUGLAS EDWARD	3312 E ORANGE ST	PEARLAND	TX	77581-3502	PEARLAND, BLOCK G, LOT 10 N 40'-LOT 11 S 40'
R177102	MCFARLAND FAMILY REVOCABLE TRUST	2012 GALVESTON AVE	PEARLAND	TX	77581-3422	A0542 H T & B R R, TRACT 11A-11I, ACRES 0.536
R177138	PARTRIDGE LENORA G%KATHLEEN TULLIS	11510 QUINCEWOOD DR	HOUSTON	TX	77089-5310	A0542 H T & B R R, TRACT 11A2-11F-11G-11A4A, ACRES 0.590
R177138	PARTRIDGE LENORA G%KATHLEEN TULLIS	11510 QUINCEWOOD DR	HOUSTON	TX	77089-5310	A0542 H T & B R R, TRACT 11A2-11F-11G-11A4A, ACRES 0.590
R177097	BEDFORD ELEANOR M	2020 GALVESTON AVE	PEARLAND	TX	77581-3422	A0542 H T & B R R, TR 11A2A-11F1-11A4B-11B2, ACRES 2.013
R177100	O'NEILL THOMAS M II & LORA M	2024 N GALVESTON AVE	PEARLAND	TX	77581	A0542 H T & B R R, TRACT 11A1-11E, ACRES 0.370
R177111	NICHOLS J C JR	PO BOX 1701	PEARLAND	TX	77588-1701	A0542 H T & B R R, TRACT 11A4, PEARLAND, ACRES 0.660
R237332	DAWSON TOMMY S & GLENDA	4803 W ORANGE ST	PEARLAND	TX	77581-3205	PEARLAND, BLOCK G, LOT 1-12 N 80'
R237345	GRICE DOUGLAS EDWARD	3312 E ORANGE ST	PEARLAND	TX	77581-3502	PEARLAND, BLOCK G, LOT 12 S 20'-LOT 11 N 60'
R177063	DESMOND JOHN W JR	2008 GALVESTON AVE	PEARLAND	TX	77581-3422	A0542 H T & B R R, TRACT 11J-11A5, ACRES 0.541
R177102	MCFARLAND FAMILY REVOCABLE TRUST	2012 GALVESTON AVE	PEARLAND	TX	77581-3422	A0542 H T & B R R, TRACT 11A-11I, ACRES 0.536
R177138	PARTRIDGE LENORA G%KATHLEEN TULLIS	11510 QUINCEWOOD DR	HOUSTON	TX	77089-5310	A0542 H T & B R R, TR 11A2-11F-11G-11A4A, ACRES 0.590
R177136	CARTER K L	3607 E ORANGE ST	PEARLAND	TX	77581-3407	A0542 H T & B R R, TRACT 11B, ACRES 0.664
R490021	WAL-MART STORES TEXAS LP	2201 SE 10TH ST	BENTONVILLE	AK	72716-0550	A0542 H T & B R R, BLOCK 1, TRACT A, ACRES 22.074
R177146	MARTIN ROY F JR	1930 1/2 GALVESTON AVE	PEARLAND	TX	77581-3400	A0542 H T & B R R, TRACT 11A3-11H-11B1, ACRES 1.500
R177146	MARTIN ROY F JR	1930 1/2 GALVESTON AVE	PEARLAND	TX	77581-3400	A0542 H T & B R R, TRACT 11A3-11H-11B1, ACRES 1.500
	BOBBY B TRAN	2702 EVERGREEN DR	PEARLAND	TX	77581	APPLICANT
R177108	TWIN OAKS BUSINESS PARK, INC	PO BOX 58496	WEBSTER	TX	77598-8496	A0542 H T & B R R, TRACT 11-C, ACRES 2.500
R237359	NOLEN ALMA IMOGENE	2106 GALVESTON AVE	PEARLAND	TX	77581-3424	PEARLAND, BLOCK H, LOT 12 S 40'-LOT 11 N 20'
R237346	NOLEN ALMA IMOGENE	2106 GALVESTON AVE	PEARLAND	TX	77581-3424	PEARLAND, BLOCK H, LOT N 67.5' LOT 1
R237332	DAWSON TOMMY S & GLENDA	4803 W ORANGE ST	PEARLAND	TX	77581-3205	PEARLAND, BLOCK G, LOT 1-12 N 80'
R177135	PEARLAND LUMBER CO	PO BOX 1700	PEARLAND	TX	77588-1700	A0542 H T & B R R, TRACT 12-12A, ACRES 10.000
R237333	RIGGS BRENDA MARTIN	PO BOX 354	PEARLAND	TX	77588-0354	PEARLAND, BLOCK G, LOT 2-LOT 1 S 20'-LOT 3 N 40'
R237348	NOLEN ALMA IMOGENE	2106 GALVESTON AVE	PEARLAND	TX	77581-3424	PEARLAND, BLOCK H, LOT 2A S 60' OF N 87.5'
R237345	GRICE DOUGLAS EDWARD	3312 E ORANGE ST	PEARLAND	TX	77581-3502	PEARLAND, BLOCK G, LOT 12 S 20'-LOT 11 N 60'
R237333	RIGGS BRENDA MARTIN	PO BOX 354	PEARLAND	TX	77588-0354	PEARLAND, BLOCK G, LOT 2-LOT 1 S 20'-LOT 3 N 40'



ACE LUMBER
PROPERTY

460 FEET SHELL ROAD

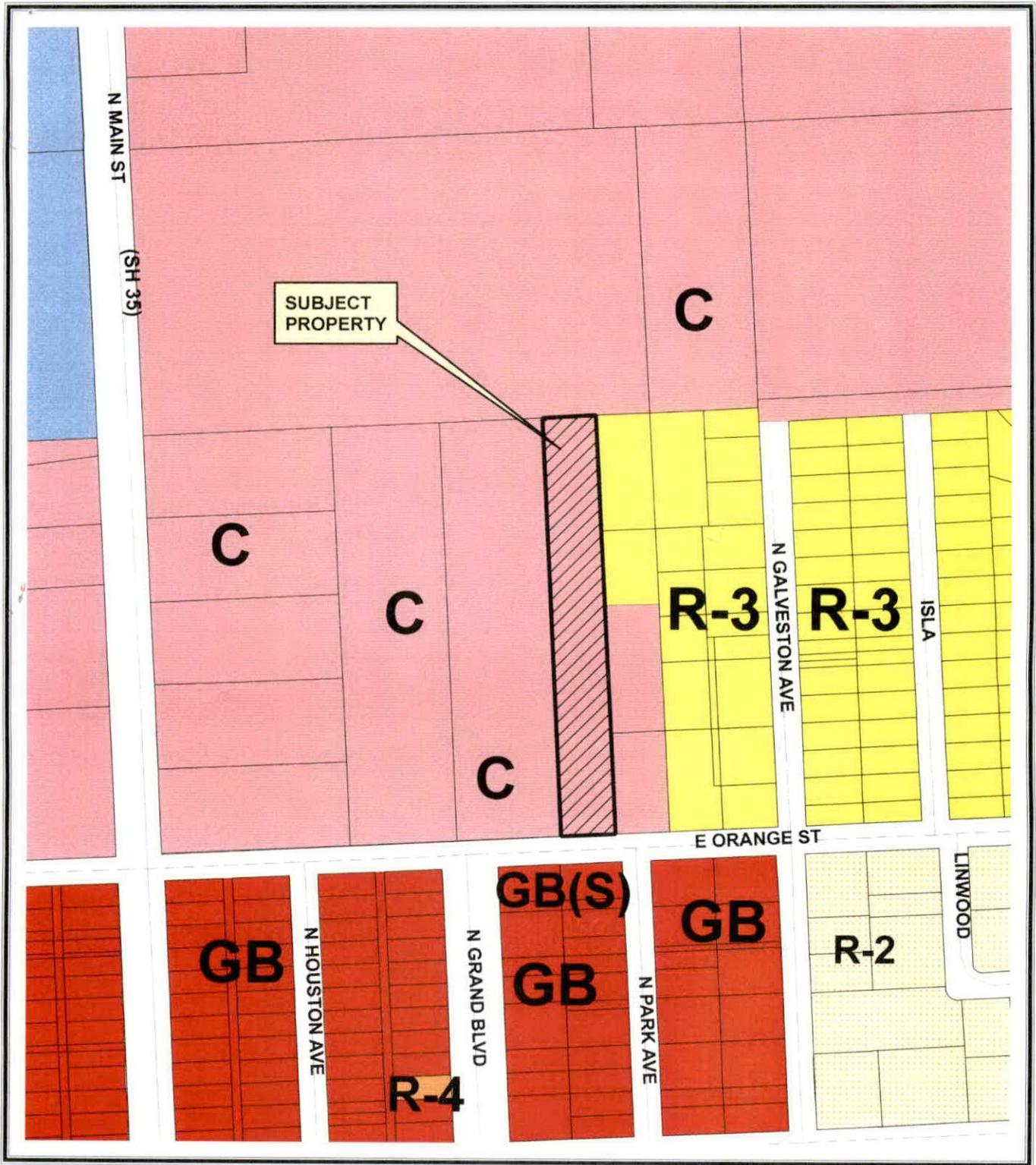


H.J. HOSTETLER
JOHNSTON, LLC
CONSULTING ENGINEERS

am mini
Self Storage
3701 E. Orange
Pearland, Texas 77581

SITE PLAN

APPROVED BY: -	DESIGNED BY: JAJ
SCALE: 1"=40'	DRAWN BY: E. TAM
DATE: 08-13-08	SHEET NO.
DRAWING NUMBER 3701-SITE	1 of 1

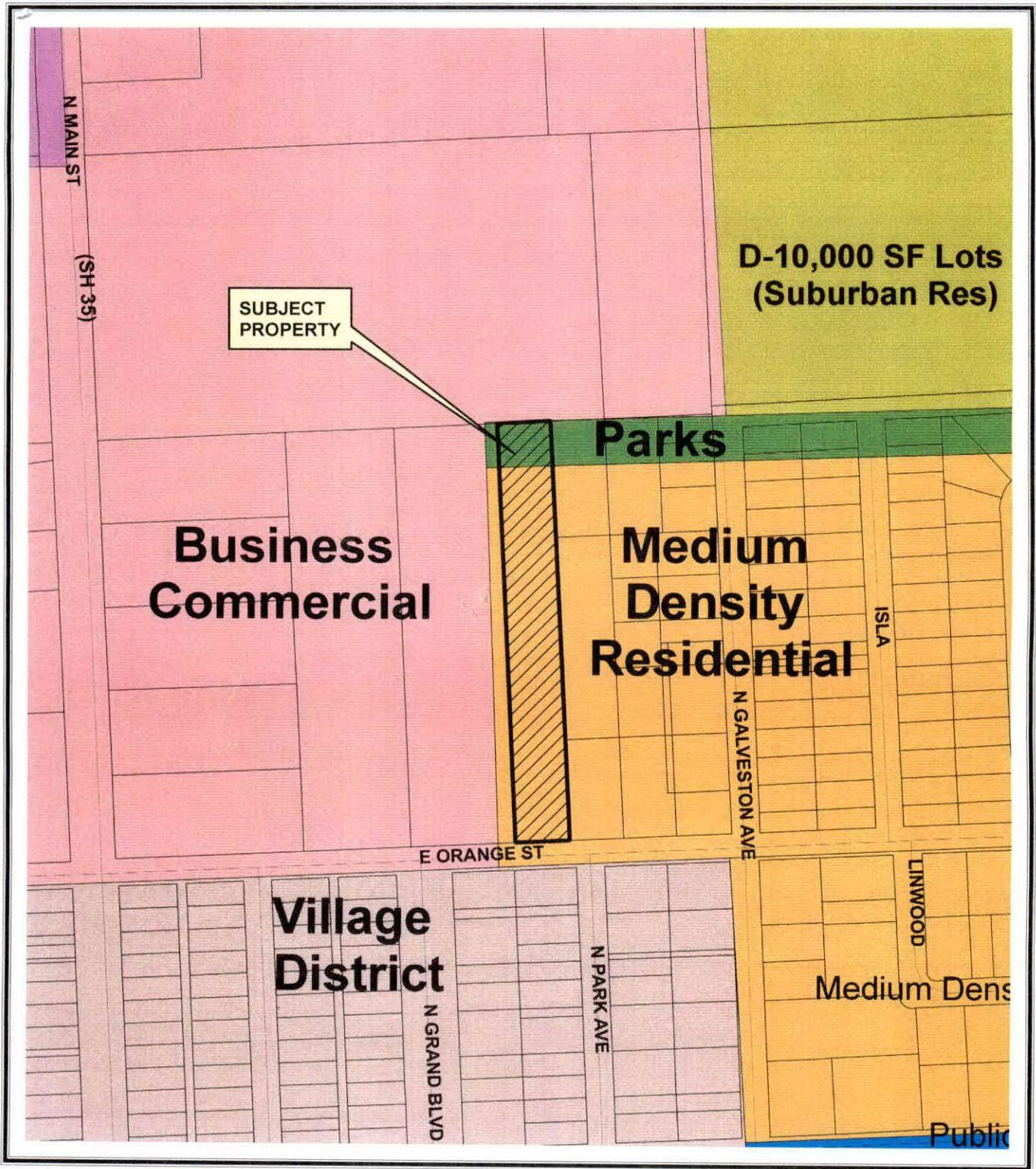


ZONING MAP

Specific Use Permit
Application No. 143

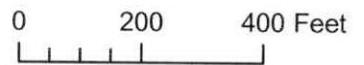


Map Prepared on April 26, 2005



FUTURE LAND USE PLAN

Specific Use Permit
Application No. 143



Map Prepared on April 26, 2005

AGENDA

JOINT PUBLIC HEARINGS CITY COUNCIL AND PLANNING AND ZONING COMMISSION CITY OF PEARLAND, TEXAS

MAY 16, 2005 AT 6:30 P.M.

COUNCIL CHAMBERS, CITY HALL
3519 LIBERTY DRIVE, PEARLAND, TEXAS

1. **CONSIDERATION AND POSSIBLE ACTION – Zone Change Application No. 1228**

A request by Gladys Dian Lane, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: Lot 12, Section 3, of Garden Acres Subdivision, Abstract 219, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Located at 2539 Thelma Drive

2. **CONSIDERATION AND POSSIBLE ACTION – Zone Change Application No. 1229**

A request by Sean Scott, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: Lot 9H7 and 9H4, of Richland Acres Subdivision, an unrecorded subdivision, H.T. & B.R.R. Company Survey, Abstract 509, City of Pearland, Brazoria County, Texas

General Location: Located at 3801 Aubrell Drive

3. **CONSIDERATION AND POSSIBLE ACTION – Zone Change Application No. 1230**

A request by Edward M. Polker, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: Lots 1, 2, 13, and 14, Block 2, of Cas Con Acres, Abstract 509, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Harkey Road, on the South Side of Willow Street, and on the North Side of Cottonwood Street

AGENDA

4. CONSIDERATION AND POSSIBLE ACTION – Specific Use Permit Application No. 143

A request by Bobby B. Tran, applicant for Twin Oaks Business Park, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C(S)), on the following described property, to wit:

Legal Description: 2.50 acres, Tract 11-C, H.T. & B.R.R. Company Survey, Section 2, Abstract 542, City of Pearland, Brazoria County, Texas

General Location: Located on the North Side of Orange Street, and East of State Highway 35 (Main Street).

5. CONSIDERATION AND POSSIBLE ACTION – Specific Use Permit Application No. 144

A request by Office West Realty Company, applicant for Pearland Storage Facility, L.C., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C(S)), on the following described property, to wit:

Legal Description: 2.370 acre tract in the H.T. & B.R.R. Company Survey, Abstract 542, being part of the south one-half of Lot 58 of the W. Zychlinski Subdivision, Section Two as recorded in Volume 29, Page 43 of the Brazoria County Deed Records, and is part of the remainder of a 9.6659 acre tract described in a deed to Pearland Storage Facility, L.C., as recorded in Clerk's File Number 93-020900 of the Brazoria County Official Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of State Highway 35 (Main Street), and on the North Side of Future McHard Road

6. CONSIDERATION AND POSSIBLE ACTION – Master Thoroughfare Plan Amendment

A request by the City of Pearland, for an amendment to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan.



PUBLIC COMMENT FORM

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

SPECIFIC USE PERMIT APPLICATION NO. 143

Joint Public Hearing to be held Monday, May 16, 2005, at 6:30 PM in the
Council Chambers of City Hall, 3519 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 email tgrahmann@ci.pearland.tx.us) prior to the Joint Public Hearing. You may complete this form and attend the Joint Public Hearing.

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

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

Name: Carl & Shirley McFadden

Address: 2012 Galveston

Pearland Tax Account No. (If shown on enclosed map): 05420051000

Signature: Carl McFadden Date: 5-11-05

COMMENTS: I feel this rezoning change is not a good thing for our property or neighborhood. The trees would all be moved down because this is a narrow strip of land & Pearland is losing all the beauty that our old trees bring to our community. It really doesn't make sense to have something like ~~the~~ that far change such a busy thoroughfare. There is talk of beautifying old town Pearland.
D.R.



PUBLIC COMMENT FORM

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

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(Checking "FOR" means that you support the zone change request and feel that the zoning should be approved accordingly.)

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

Name: Wenora G Partridge % Kathleen Tullis

Address: 2016 N. Galveston Pearland Tx

Pearland Tax Account No. (If shown on enclosed map): 0542005100

Signature: Kathleen Tullis Date: 5-11-05
for Wenora G Partridge

COMMENTS:

Building of mini storage in the location indicated will disrupt the natural environment of the free line and the sound barrier for traffic on Hwy 35. It will disturb the landscape and open the area to predators from the high traffic area.



PUBLIC COMMENT FORM

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

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

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

Name: Eleanor M. Bedford

Address: 2020 N. Galveston Ave.

Pearland Tax Account No. (If shown on enclosed map): 0542-0038-000

Signature: Eleanor M. Bedford Date: 5-15-05

COMMENTS: We are a peaceful neighborhood!

1. What is the zone change?
2. What kind of privacy fence will be installed? (How tall)?
3. Will the mini self storage buildings frontage face East or West of Galveston Ave.?
4. What kind of security on the property?
5. How we maintain the existence of some trees ("Keep City of Pearland beautiful")
6. Will there be plenty of lighting?



PUBLIC COMMENT FORM

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

SPECIFIC USE PERMIT APPLICATION NO. 143

Joint Public Hearing to be held Monday, May 16, 2005, at 6:30 PM in the Council Chambers of City Hall, 3519 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 email tgrahmann@ci.pearland.tx.us) prior to the Joint Public Hearing. You may complete this form and attend the Joint Public Hearing.

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

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

Name: Kenneth + Carol Q. Carter

Address: 3607 E. Orange

Pearland Tax Account No. (if shown on enclosed map): 05420051000

Signature: Carol Q. Carter Date: 5/15/05
Kenneth L. Carter

COMMENTS: ① Will there be 24 hr. security?
② What kind of security fence will be constructed?
③ Will there be sufficient lighting?
④ Will there be any consideration for existing trees?



PUBLIC COMMENT FORM

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

ZONE CHANGE APPLICATION NO. 1229

Joint Public Hearing to be held Monday, May 16, 2005, at 6:30 PM in the
Council Chambers of City Hall, 3519 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 email tgrahmann@ci.pearland.tx.us) prior to the Joint Public Hearing. You may complete this form and attend the Joint Public Hearing.

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

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

Name: Merritt Miller & Mitchell Miller PPS

Address: 5610 Cottonwood

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Merritt Miller Date: 5-11-05

COMMENTS: _____

PLANNING & ZONING COMMISSION MEETING

DATE: 5/16/05

NAME	COMPANY	ITEM OF INTEREST	COMMENTS
BOBBY B TRAN	SELF STORAGE		
Dian Lane		2539 Thelma Rezone to R1	
Jim Lane		2539 Thelma st Re zoning from SD TO R1	
HUGH BLANCHARD	BROWN & GAY ENGINEERS	WAL-MART SPECIFIC USE	
JASON CHAPMAN	OSBORN & YANG ARCH.	APP. #144	
CARIS SYNUM	Office West Realty Co.	App #144	
JASON BANDA	LJA ENGINEERING	SHADOW CREEK	
John Phillips	LJA Engineering	Province Village PUD	
Omar Escobar	"	"	
CHRIS SHAHEEN	MAVERICK GROUP	u	
DAVID S. MILLER	PRUDENTIAL REALTORS ALLIED	PROVINCE VILLAGE PUD	

PLANNING & ZONING COMMISSION MEETING

DATE: _____

NAME	COMPANY	ITEM OF INTEREST	COMMENTS
LINDA S. WILLIAMS		ZONE CHANGE APPLICATION NO. 1230	

AGENDA

**JOINT PUBLIC HEARINGS
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
CITY OF PEARLAND, TEXAS**

MAY 16, 2005 AT 6:30 P.M.

**COUNCIL CHAMBERS, CITY HALL
3519 LIBERTY DRIVE, PEARLAND, TEXAS**

1. CONSIDERATION AND POSSIBLE ACTION – Zone Change Application No. 1228

A request by Gladys Dian Lane, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: Lot 12, Section 3, of Garden Acres Subdivision, Abstract 219, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Located at 2539 Thelma Drive

2. CONSIDERATION AND POSSIBLE ACTION – Zone Change Application No. 1229

A request by Sean Scott, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: Lot 9H7 and 9H4, of Richland Acres Subdivision, an unrecorded subdivision, H.T. & B.R.R. Company Survey, Abstract 509, City of Pearland, Brazoria County, Texas

General Location: Located at 3801 Aubrell Drive

3. CONSIDERATION AND POSSIBLE ACTION – Zone Change Application No. 1230

A request by Edward M. Polker, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: Lots 1, 2, 13, and 14, Block 2, of Cas Con Acres, Abstract 509, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Harkey Road, on the South Side of Willow Street, and on the North Side of Cottonwood Street

AGENDA

4. **CONSIDERATION AND POSSIBLE ACTION – Specific Use Permit Application No. 143**

A request by Bobby B. Tran, applicant for Twin Oaks Business Park, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C(S)), on the following described property, to wit:

Legal Description: 2.50 acres, Tract 11-C, H.T. & B.R.R. Company Survey, Section 2, Abstract 542, City of Pearland, Brazoria County, Texas

General Location: Located on the North Side of Orange Street, and East of State Highway 35 (Main Street)

5. **CONSIDERATION AND POSSIBLE ACTION – Specific Use Permit Application No. 144**

A request by Office West Realty Company, applicant for Pearland Storage Facility, L.C., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C(S)), on the following described property, to wit:

Legal Description: 2.370 acre tract in the H.T. & B.R.R. Company Survey, Abstract 542, being part of the south one-half of Lot 58 of the W. Zychlinski Subdivision, Section Two as recorded in Volume 29, Page 43 of the Brazoria County Deed Records, and is part of the remainder of a 9.6659 acre tract described in a deed to Pearland Storage Facility, L.C., as recorded in Clerk's File Number 93-020900 of the Brazoria County Official Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of State Highway 35 (Main Street), and on the North Side of Future McHard Road

6. **CONSIDERATION AND POSSIBLE ACTION – Master Thoroughfare Plan Amendment**

A request by the City of Pearland, for an amendment to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 16, 2005, 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 Application No. 1228

A request by Gladys Dian Lane, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: Lot 12, Section 3, of Garden Acres Subdivision, Abstract 219, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Located at 2539 Thelma Drive

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 MAY 16, 2005**

Zone Change Application No. 1228

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Gladys Dian Lane, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1)

LEGAL DESCRIPTION: Lot 12, Section 3, of Garden Acres Subdivision, Abstract 219, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Located at 2539 Thelma Drive

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

Planning and Zoning Commission: May 16, 2005
City Council for First Reading: June 13, 2005
City Council for Second Reading: June 27, 2005

SUMMARY: The applicant is requesting a change in zoning on the subject property for single family residential uses. The subject property was annexed into the City in 1995 and subsequently zoned SD. The subject property is currently developed with a single family residence.

The applicant has indicated that the purpose of the zone change is to bring the subject property into conformance with the Land Use and Urban Development Ordinance. The applicant is not proposing any additions or modifications to the subject property at this time.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Dwelling District (R-1)	Single family residence
South	Suburban Development District (SD)	Single family residence
East	Suburban Development District (SD)	Single family residence
West	Single Family Dwelling District (R-1)	Single family residence

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The applicant is requesting an R-1 zoning district. The minimum lot size for the R-1 district is 8,800 square feet and the minimum lot width is 80 feet. The subject property in its present configuration meets these minimum requirements, as the subject property is approximately 120 feet wide and approximately 20,000 square feet in size.

PLATTING STATUS: The subject property was platted as part of the Garden Acres subdivision. No further platting will be required at this time.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Low Density Residential" for the subject property and for many of the surrounding properties on Thelma Drive. The Comprehensive Plan further indicates that the appropriate zoning districts for "Low Density Residential" are the Estate Lot Single Family Dwelling District (R-E) and the Single Family Dwelling District R-1. Therefore, the proposed zone change conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Thelma Street, a local/residential street.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There is currently City water and sewer service available for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: Many of the lots in the vicinity of the subject tract are zoned for single family residences, as R-1. Some of the lots that are still zoned as SD are developed with single family residences. Therefore, the proposed zoning for R-1 is consistent with existing development and zoning districts within the area.

The property directly to the east of the subject property is currently developed with a single family residence, although zoned SD. The properties to the east of the subject property, along O'Day Road, are designated for "Garden O'Day Mixed Use" districts in the Comprehensive Plan. The mixed use district to the east has the potential to develop with mixed uses, including single family residential, office uses, or retail and commercial uses.

PUBLIC COMMENTS: 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.

STAFF RECOMMENDATION: Staff recommends approval of the zone change for R-1, as proposed by the applicant, for the following reasons:

1. The proposed zone change provides for an R-1 lot, consistent with Low Density Residential as recommended by the Comprehensive Plan, thereby being in conformance with the Comprehensive Plan.
2. The proposed zone change is consistent with existing R-1 zoning districts within the subject areas, as well as being consistent with existing single family residential uses within the subject area.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

Property Owner Notice

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

ZONE CHANGE APPLICATION NO. 1228

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 Gladys Dian Lane, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Lot 12, Section 3, of Garden Acres Subdivision, Abstract 219, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas (Located at 2539 Thelma Drive)

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 16, 2005, AT 6:30 P.M.**

An application and map are 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) 652-1742 or tgrahmann@ci.pearland.tx.us.



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

Please check one:

- Change in Zoning Classification from: SD (list current zoning) to: R1 (list proposed zoning)
- Specific Use Permit Request for: _____ (list proposed use)

Property Information:

Address: 2539 THELMA ST, Tax Account No. 4271-0038-000

Subdivision: GARDEN OAKS Lot: 12 Block: _____

Garden Acres, A219, HT+BRR, section 3

**** Attach a copy of the metes and bounds description, survey, or legal description****

Current use of property (type of structures on property): RESIDENCE

Future/proposed use of property and reason for zone change: _____

PROPERTY OWNER INFORMATION:

NAME Gladys Dian Lane
 ADDRESS 2539 Thelma St
 CITY Pearland STATE Tx ZIP 77581
 PHONE (281) 744 2638
 PHONE (281) 480 4240
 FAX() _____
 E-MAIL ADDRESS lanejames@sbcglobal.net

APPLICANT INFORMATION:

NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 PHONE() _____
 FAX() _____
 E-MAIL ADDRESS _____

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: Gladys Dian Lane Date: 4-11-05

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

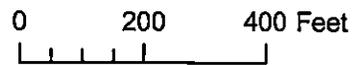
FEES PAID: <u>\$275.00</u>	DATE PAID: <u>4/11/05</u>	RECEIVED BY: <u>taq</u>	APPLICATION NUMBER: <u>1228</u>
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*****APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE*****

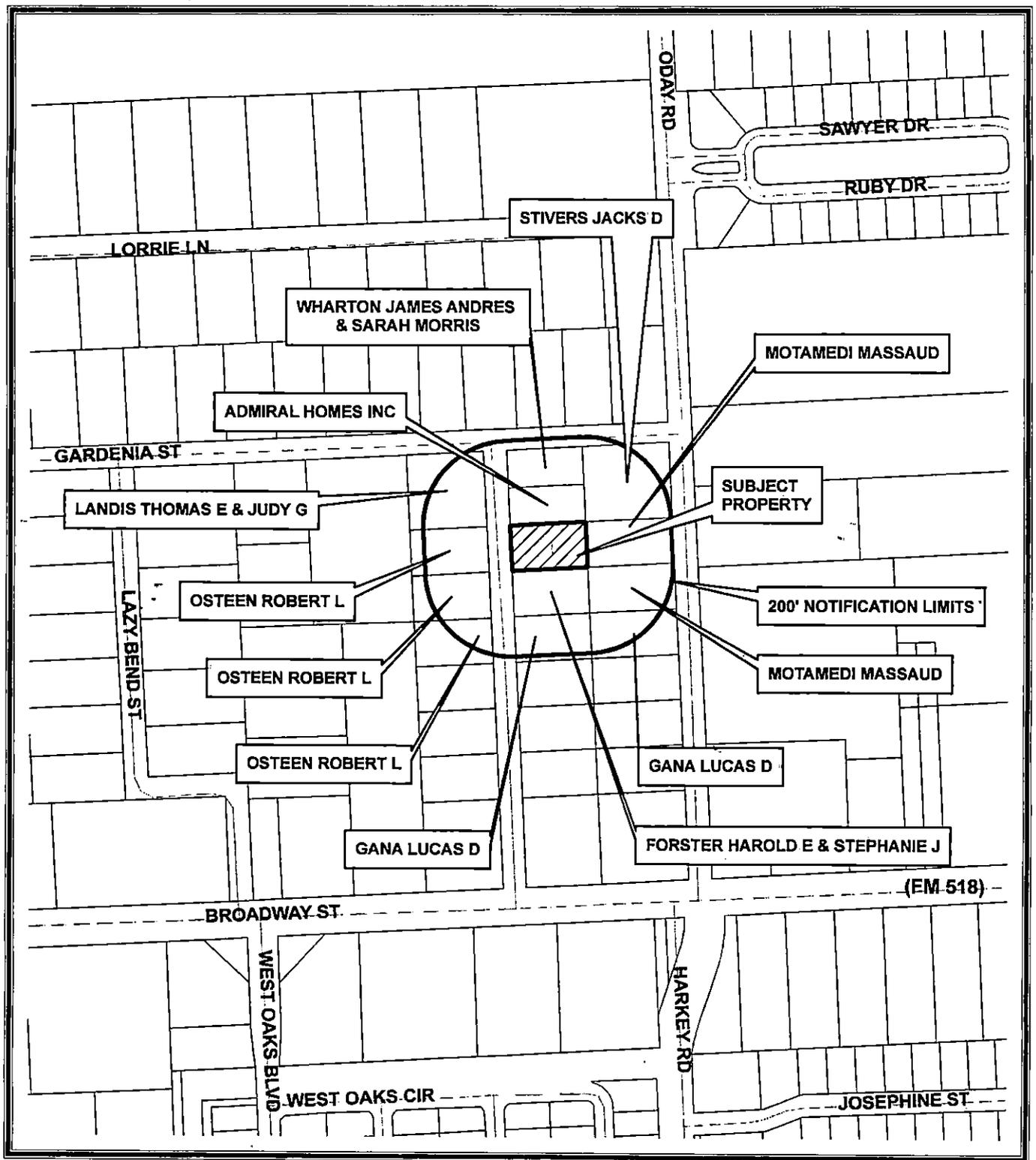


LOCATION MAP

Zone Change Application
No. 1228



Map Prepared on April 26, 2005



OWNERSHIP MAP

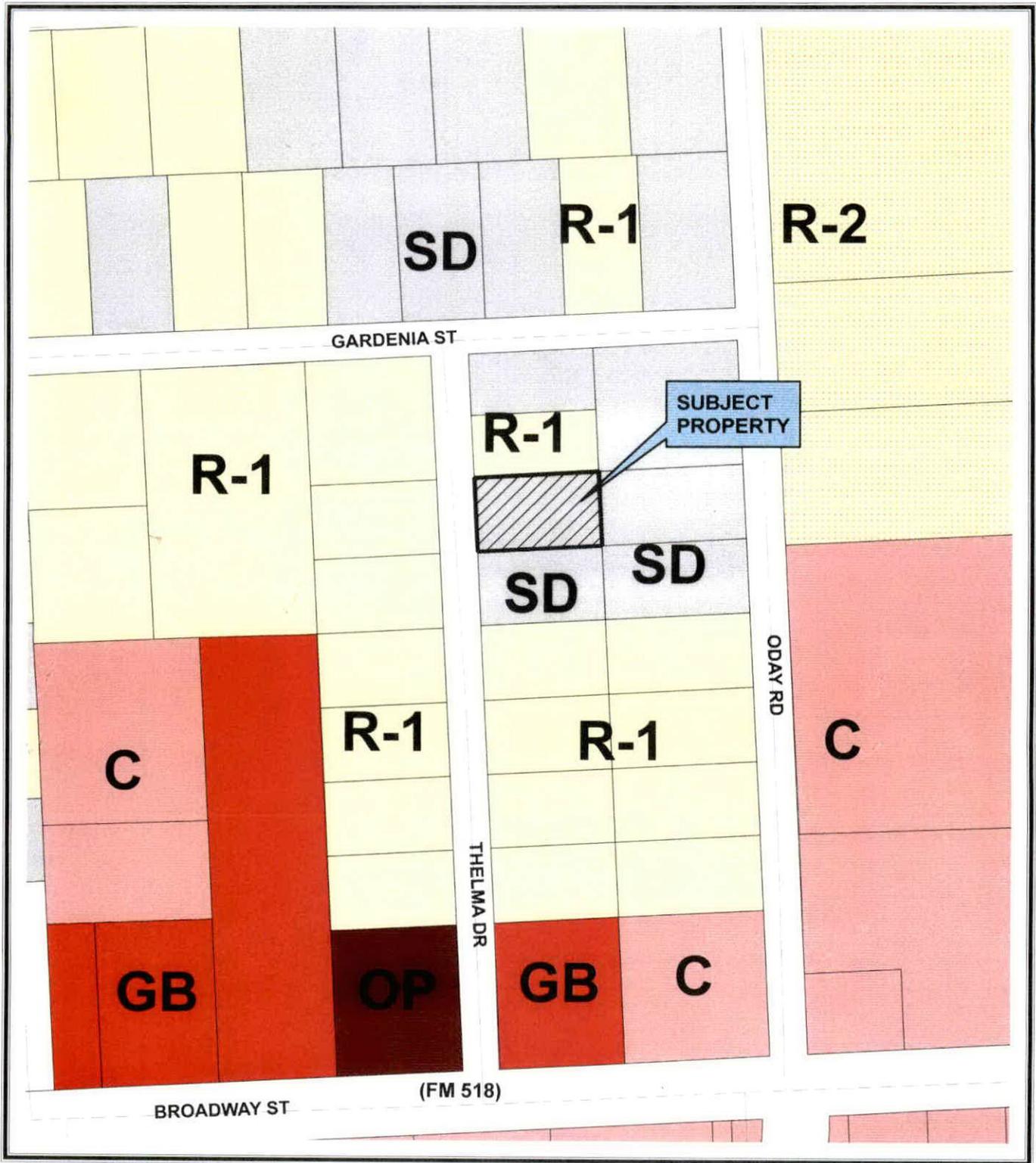
Zone Change Application
No. 1228



Map Prepared on April 26, 2005

ZONE CHANGE APPLICATION NO. 1228
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R211153	ADMIRAL HOMES INC	4042 QUAIL RUN DR	PEARLAND	TX	77584	GARDEN ACRES (A0219 H T & B R R), LOT E S/2 SEC 3
R211170	LANE GLADYS D	2539 THELMA ST	PEARLAND	TX	77581-7082	GARDEN ACRES (A0219 H T & B R R), LOT 12 SEC 3
R211172	MOTAMEDI MASSAUD & FIROOZEH SAHEBKAR	2538 O DAY	PEARLAND	TX	77581	GARDEN ACRES (A0219 H T & B R R), LOT 13-14 SEC 3
R211154	OSTEEN ROBERT L	2550 THELMA ST	PEARLAND	TX	77581-7081	GARDEN ACRES (A0219 H T & B R R), LOT 4-5-6 SEC 3
R211167	GANALUCAS D	2603 THELMA ST	PEARLAND	TX	77581-7774	GARDEN ACRES (A0219 H T & B R R), LOT 10-15 SEC 3
R211157	STIVERS JACKS D	2530 ODAY RD	PEARLAND	TX	77581-3109	GARDEN ACRES (A0219 H T & B R R), LOT F SEC 3
R211152	WHARTON JAMES ANDRES & SARAH MORRIS	2531 THELMA ST	PEARLAND	TX	77581-7082	GARDEN ACRES (A0219 H T & B R R), LOT E1 E/2 SEC 3
R211148	LANDIS THOMAS E & JUDY G	6204 GARDENIA RD	PEARLAND	TX	77581	GARDEN ACRES (A0219 H T & B R R), LOT D SEC 3
R211172	MOTAMEDI MASSAUD & FIROOZEH SAHEBKAR	2538 O DAY	PEARLAND	TX	77581	GARDEN ACRES (A0219 H T & B R R), LOT 13-14 SEC 3
R211154	OSTEEN ROBERT L	2550 THELMA ST	PEARLAND	TX	77581-7081	GARDEN ACRES (A0219 H T & B R R), LOT 4-5-6 SEC 3
R211169	FORSTER HAROLD E & STEPHANIE J	2551 THELMA ST	PEARLAND	TX	77581-7082	GARDEN ACRES (A0219 H T & B R R), LOT 11 SEC 3
R211167	GANALUCAS D	2603 THELMA ST	PEARLAND	TX	77581-7774	GARDEN ACRES (A0219 H T & B R R), LOT 10-15 SEC 3
R211154	OSTEEN ROBERT L	2550 THELMA ST	PEARLAND	TX	77581-7081	GARDEN ACRES (A0219 H T & B R R), LOT 4-5-6 SEC 3

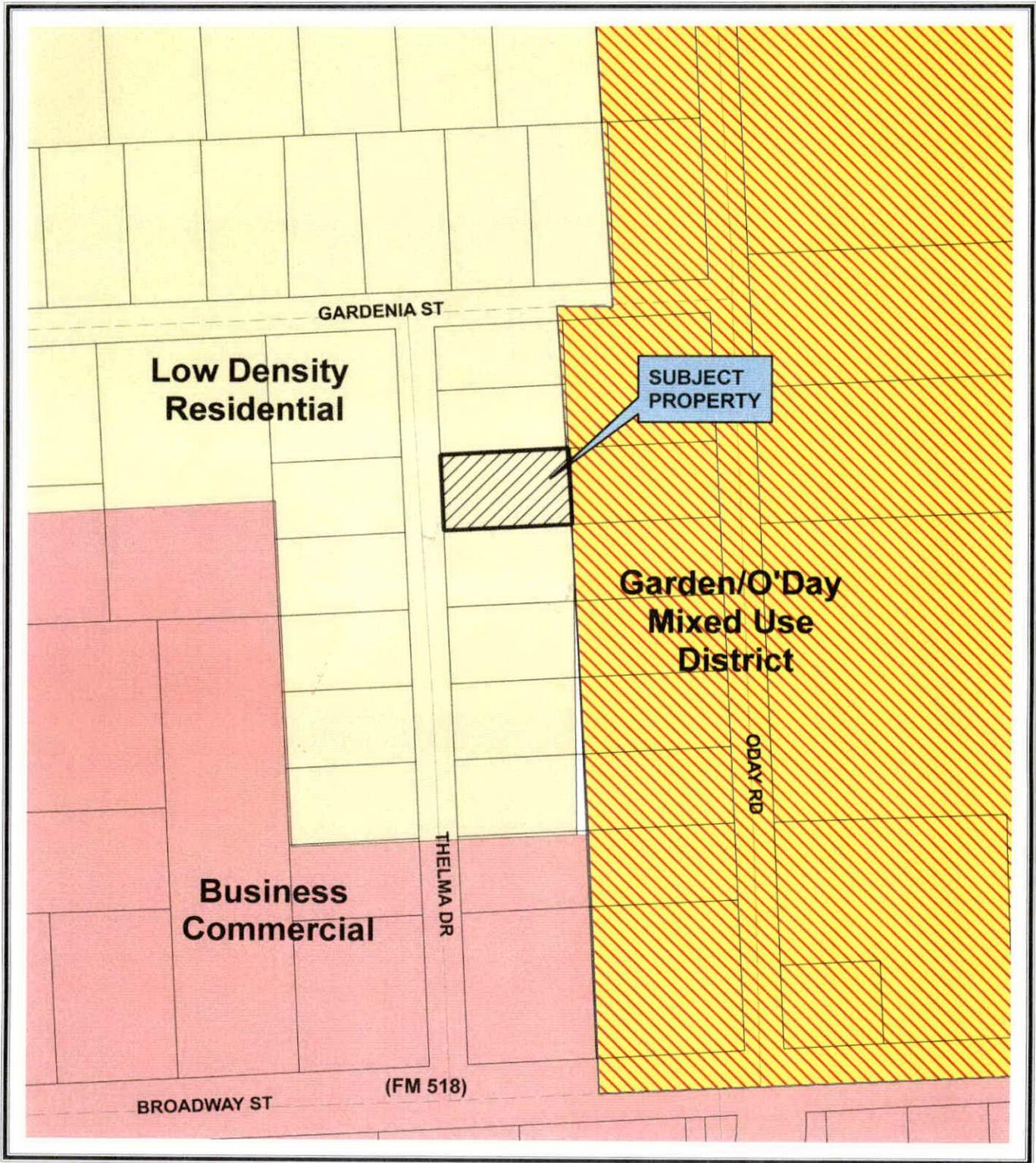


ZONING MAP

Zone Change Application
No. 1228

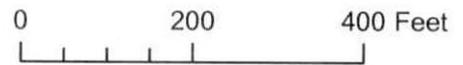


Map Prepared on April 26, 2005



FUTURE LAND USE PLAN

Zone Change Application
No. 1228



Map Prepared on April 26, 2005

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 16, 2005, 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 Application No. 1229

A request by Sean Scott, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: Lot 9H7 and 9H4, of Richland Acres Subdivision, an unrecorded subdivision, H.T. & B.R.R. Company Survey, Abstract 509, City of Pearland, Brazoria County, Texas

General Location: Located at 3801 Aubrell Drive

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 MAY 16, 2005**

Zone Change Application No. 1229

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Sean Scott, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1)

LEGAL DESCRIPTION: Lot 9H7 and 9H4, of Richland Acres Subdivision, an unrecorded subdivision, H.T. & B.R.R. Company Survey, Abstract 509, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Located at 3801 Aubrell Drive

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

Planning and Zoning Commission: May 16, 2005
City Council for First Reading: June 13, 2005
City Council for Second Reading: June 27, 2005

SUMMARY: The applicant is requesting a change in zoning on the subject property for single family residential uses. The subject property was annexed into the City in 1997 and subsequently zoned SD. The subject property is currently developed with a single family residence.

The applicant has indicated that the purpose of the zone change is to bring the subject property into conformance with the Land Use and Urban Development Ordinance. The applicant is also proposing to add on to the existing residence.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Single family residence
South	Suburban Development District (SD); Single Family Dwelling District (R-1)	Single family residence
East	Suburban Development District (SD)	Undeveloped tract
West	Suburban Development District (SD)	Single family residence

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The applicant is requesting an R-1 zoning district. The minimum lot size for the R-1 district is 8,800 square feet and the minimum lot width is 80 feet. The subject property in its present configuration meets these minimum requirements, as the subject property is approximately 180 feet wide and approximately 30,000 square feet in size.

The subject property also conforms to the requirements of the Estate Lot Single Family Dwelling District (R-E) due to its large size and lot width. However, the applicant chose the R-1 district instead of the R-E district due to the placement of the existing residence on the subject property.

PLATTING STATUS: The subject property appears to be a part of an unrecorded subdivision. A plat may need to be submitted and approved, prior to the issuance of a building permit.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Low Density Residential" for the subject property and for many of the surrounding properties on Aubrell Road and Cottonwood Street. The Comprehensive Plan further indicates that the appropriate zoning districts for "Low Density Residential" are the Estate Lot Single Family Dwelling District (R-E) and the Single Family Dwelling District R-1. Therefore, the proposed zone change conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Aubrell Road and Cottonwood Street, both local/residential streets.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: An 8 inch water line and fire hydrants currently exist within Cottonwood Street. An 8 inch sanitary sewer gravity main currently exists within Cottonwood Street. Utility service will be reviewed as part of the application for a Building Permit.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: Many of the lots in the vicinity of the subject tract are zoned for single family residences, as R-1. Some of the lots that are still zoned as SD are developed with single family residences. Therefore, the proposed zoning for R-1 is consistent with existing development and zoning districts within the area.

PUBLIC COMMENTS: 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.

STAFF RECOMMENDATION: Staff recommends approval of the zone change for R-1, as proposed by the applicant, for the following reasons:

1. The proposed zone change provides for an R-1 lot, consistent with Low Density Residential as recommended by the Comprehensive Plan, thereby being in conformance with the Comprehensive Plan.
2. The proposed zone change is consistent with existing R-1 zoning districts within the subject areas, as well as being consistent with existing single family residential uses within the subject area.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

ZONE CHANGE APPLICATION NO. 1229

**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 Sean Scott, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Lot 9H7 and 9H4, of Richland Acres Subdivision, an unrecorded subdivision, H.T. & B.R.R. Company Survey, Abstract 509, City of Pearland, Brazoria County, Texas (Located at 3801 Aubrell Drive)

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 16, 2005, AT 6:30 P.M.**

An application and map are 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) 652-1742 or tgrahmann@ci.pearland.tx.us.

Property Owner Notice



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

Please check one:

Change in Zoning Classification from: SD agricultural to: residential R-1
(list current zoning) (list proposed zoning)

Specific Use Permit Request for : _____
(list proposed use)

Property Information:

Address: 3801 Aubrell Tax Account No. 05090020140
Subdivision: Richland Acres Lot: 9H7-9H4 Block: _____

**** Attach a copy of the metes and bounds description, survey, or legal description****

Current use of property
(type of structures on property): single family dwelling

Future/proposed use of property and reason for zone change: desire residential zoning in order to receive permit for home improvements

PROPERTY OWNER INFORMATION:

NAME Sean Scott
ADDRESS 3801 Aubrell
CITY Pearland STATE TX ZIP 77584
PHONE (281) 489-0545
FAX(J) _____
E-MAIL ADDRESS swscott@gmail.com

APPLICANT INFORMATION:

NAME SAME AS OWNER
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE(_____) _____
FAX(_____) _____
E-MAIL ADDRESS _____

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

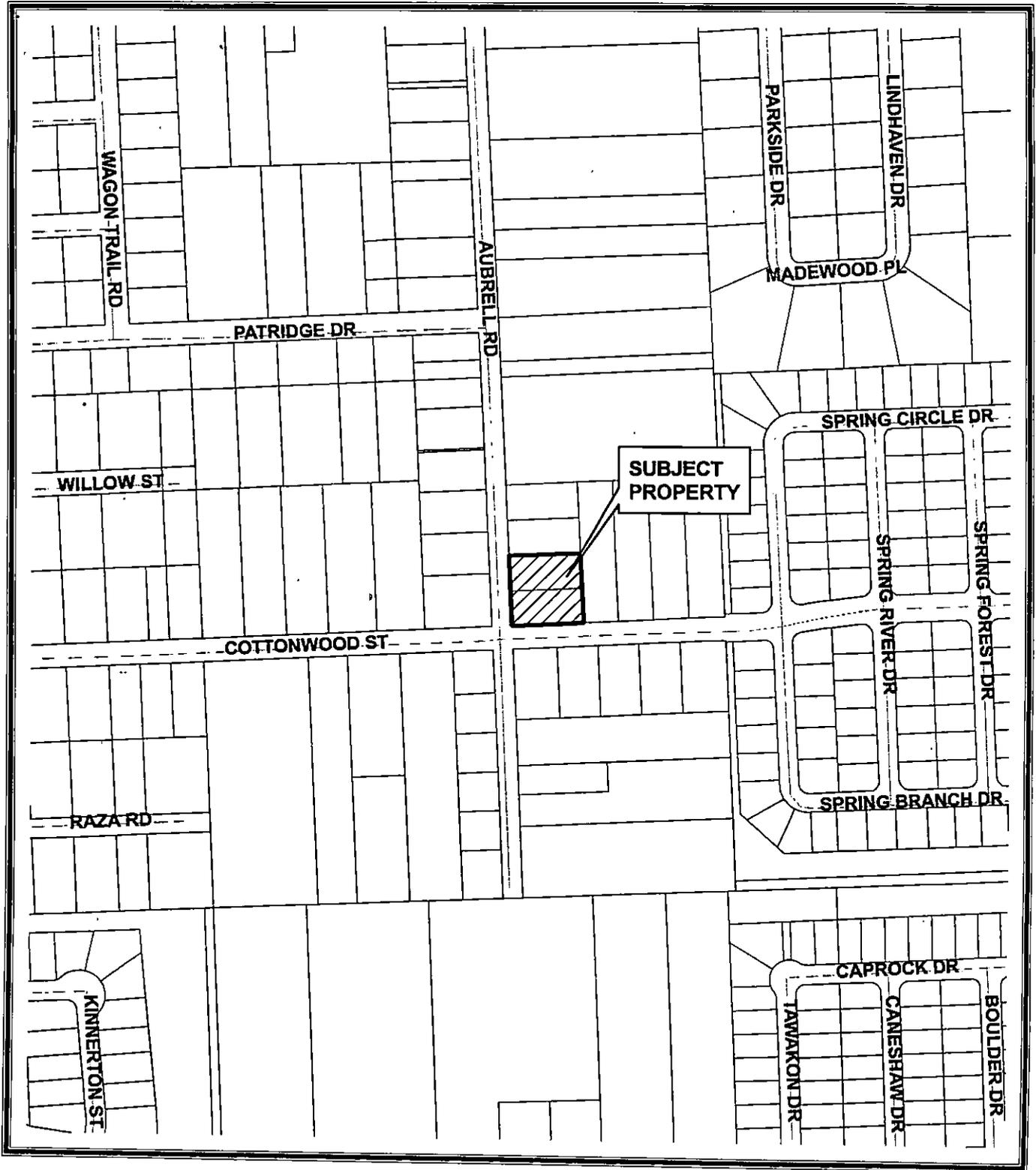
Owner's Signature: Sean Scott Date: 04-15-05

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

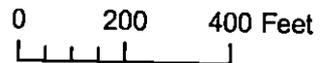
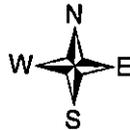
FEES PAID: <u>275.00</u>	DATE PAID: <u>4/15/05</u>	RECEIVED BY: <u>mDurhan</u>	APPLICATION NUMBER: <u>1229</u>
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*****APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE*****

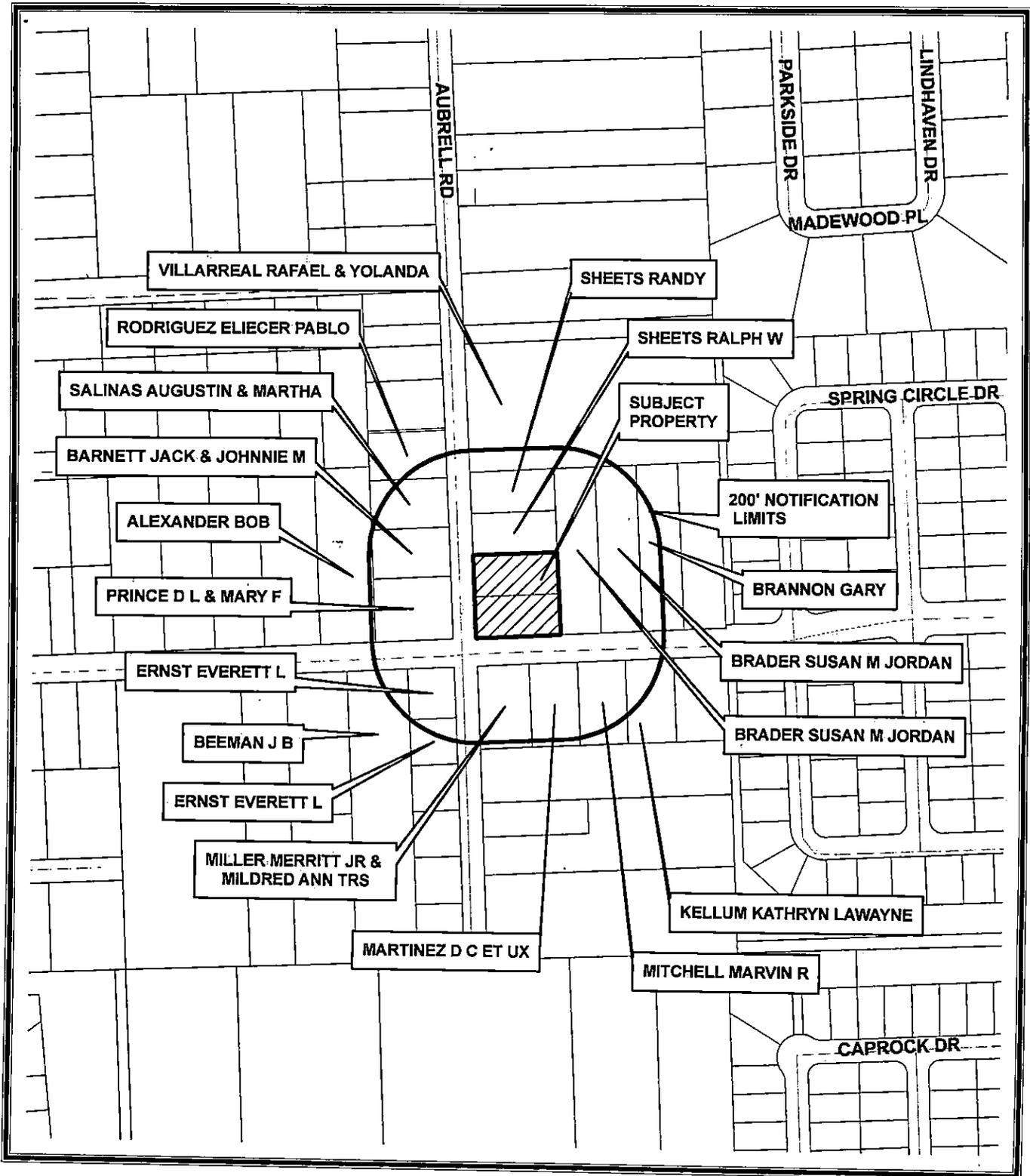


LOCATION MAP

Zone Change Application
No. 1229



Map Prepared on April 26, 2005



OWNERSHIP MAP

Zone Change Application
No. 1229



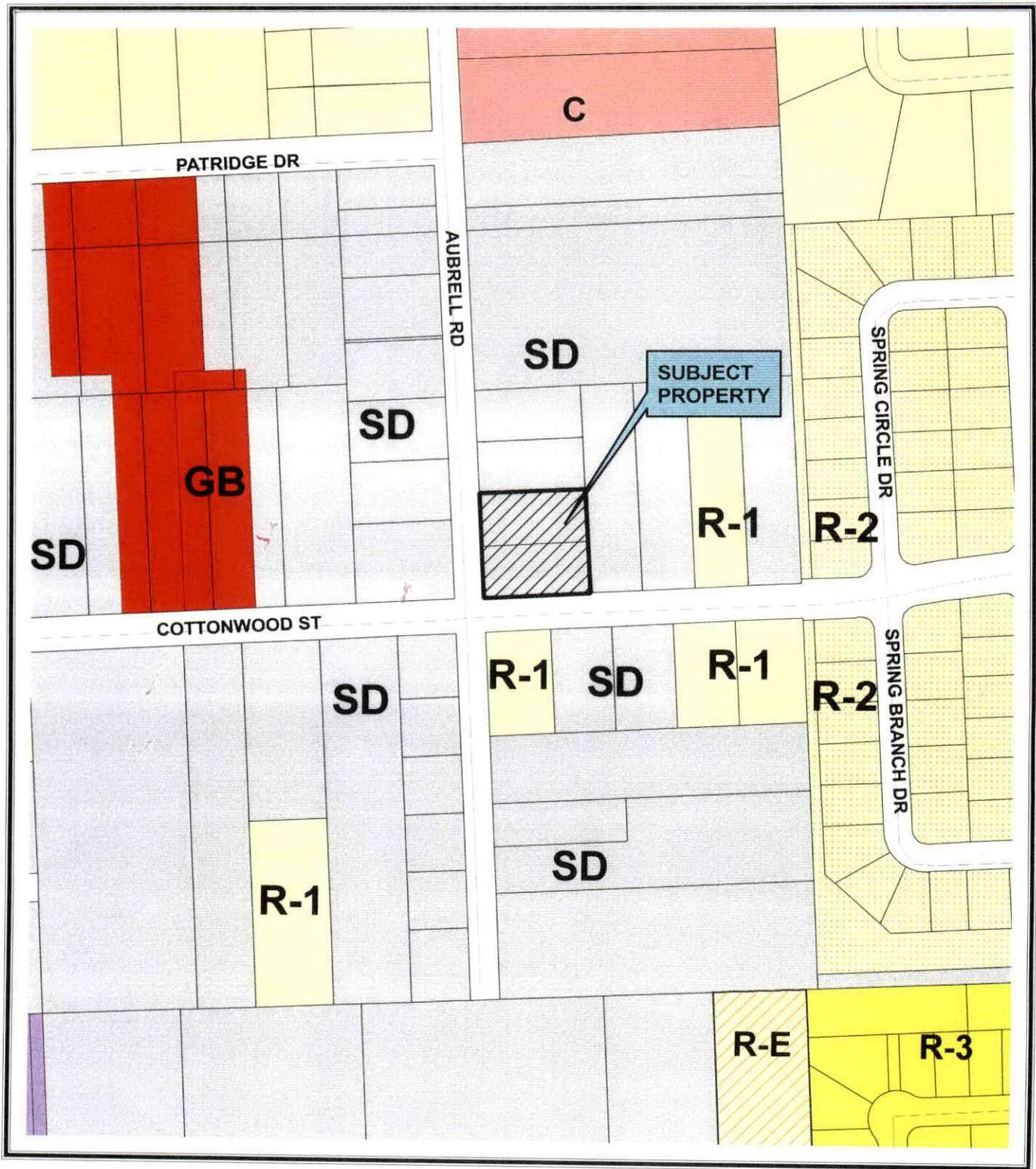
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Map Prepared on April 26, 2005

ZONE CHANGE APPLICATION NO. 1229

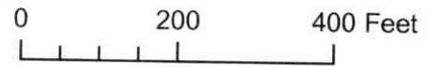
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R176051	RODRIGUEZ ELIECER PABLO	3734 AUBRELL RD	PEARLAND	TX	77584-8312	A0509 H T & B R R, TR 9E3A, RICHLAND ACRES, ACRES 0.468
R176057	BRANNON GARY	5525 COTTONWOOD ST	PEARLAND	TX	77584-8311	RICHLAND ACRES LT 9H 509 H T & B, ACRES 0.803
R176059	BRADER SUSAN M JORDAN	PO BOX 266656	HOUSTON	TX	77207-6656	RICHLAND ACRES 5AC LT 9H5 509 H T & B, ACRES 0.803
R496435	ALEXANDER BOB	314 S BEAUREGARD ST	ALVIN	TX	77511-2141	A0509 H T & B R R, TRACT 9L1, ACRES 1.121
R176062	SHEETS RANDY	3737 AUBRELL RD	PEARLAND	TX	77584-8313	A0509 H T & B R R, TR 9H3, RICHLAND ACRES, ACRES 0.413
R176052	SALINAS AUGUSTIN & MARTHA	195 REDWOOD RD	RIO GRANDE CY	TX	78582-9734	RICHLAND ACRES LT 9E4 509 H T & B, ACRES 0.489
R176061	SHEETS RALPH W	3745 AUBRELL RD	PEARLAND	TX	77584-8313	RICHLAND ACRES LT 9H2 509 H T & B, ACRES 0.413
R176053	BARNETT JACK & JOHNNIE M	17018 BOUGAINVILLE LN	FRIENDSWOOD	TX	77546-3419	RICHLAND ACRES LT 9E5 509 H T & B, ACRES 0.500
R176060	SCOTT SEAN WILLIAM	3801 AUBRELL RD	PEARLAND	TX	77584-8315	RICHLAND ACRES LT 9H7-9H4 509 H T & B, ACRES 0.959
R176060	SCOTT SEAN WILLIAM	3801 AUBRELL RD	PEARLAND	TX	77584-8315	RICHLAND ACRES LT 9H7-9H4 509 H T & B, ACRES 0.959
R176100	ERNST EVERETT L	2280 GEMINI ST	HOUSTON	TX	77058-2031	RICHLAND ACRES LTS 9D1-9D2-9D3 509 H T & B, ACRES 0.709
R176034	BEEMAN J B	5626 COTTONWOOD ST	PEARLAND	TX	77584-8300	RICHLAND ACRES LT 9V 509 H T & B, ACRES 2.000
R176073	KELLUM KATHRYN LAWAYNE	5522 COTTONWOOD ST	PEARLAND	TX	77584-8310	RICHLAND ACRES TR 9K-9K4, A0509 H T & B R R
R176085	VILLARREAL RAFAEL & YOLANDA	3725 AUBRELL RD	PEARLAND	TX	77584-8313	RICHLAND ACRES LTS 8I-9J 509 H T & B, ACRES 4.000
R176058	BRADER SUSAN M JORDAN	PO BOX 266656	HOUSTON	TX	77207-6656	RICHLAND ACRES LT 9H6 509 H T & B, ACRES 0.803
R176050	PRINCE D L & MARY F	412 CHAPPELL HILL DR	FRIENDSWOOD	TX	77546-4816	RICHLAND ACRES LT 9E2 509 H T & B, ACRES 0.500
R176069	MITCHELL MARVIN R & VIRGINIA	5602 COTTONWOOD ST	PEARLAND	TX	77584-8300	RICHLAND ACRES LT 9K2 509 H T & B, ACRES 0.480
R176071	MARTINEZ D C ET UX	5606 COTTONWOOD ST	PEARLAND	TX	77584-8300	RICHLAND ACRES LT 9K1 509 H T & B, ACRES 0.482
R176072	MILLER MERRITT JR & MILDRED ANN TRS	5610 COTTONWOOD ST	PEARLAND	TX	77584-8300	A0509 H T & B R R, TR 9K3, RICHLAND ACRES, ACRES 0.597
R176100	ERNST EVERETT L	2280 GEMINI ST	HOUSTON	TX	77058-2031	RICHLAND ACRES LTS 9D1-9D2-9D3 509 H T & B, ACRES 0.709

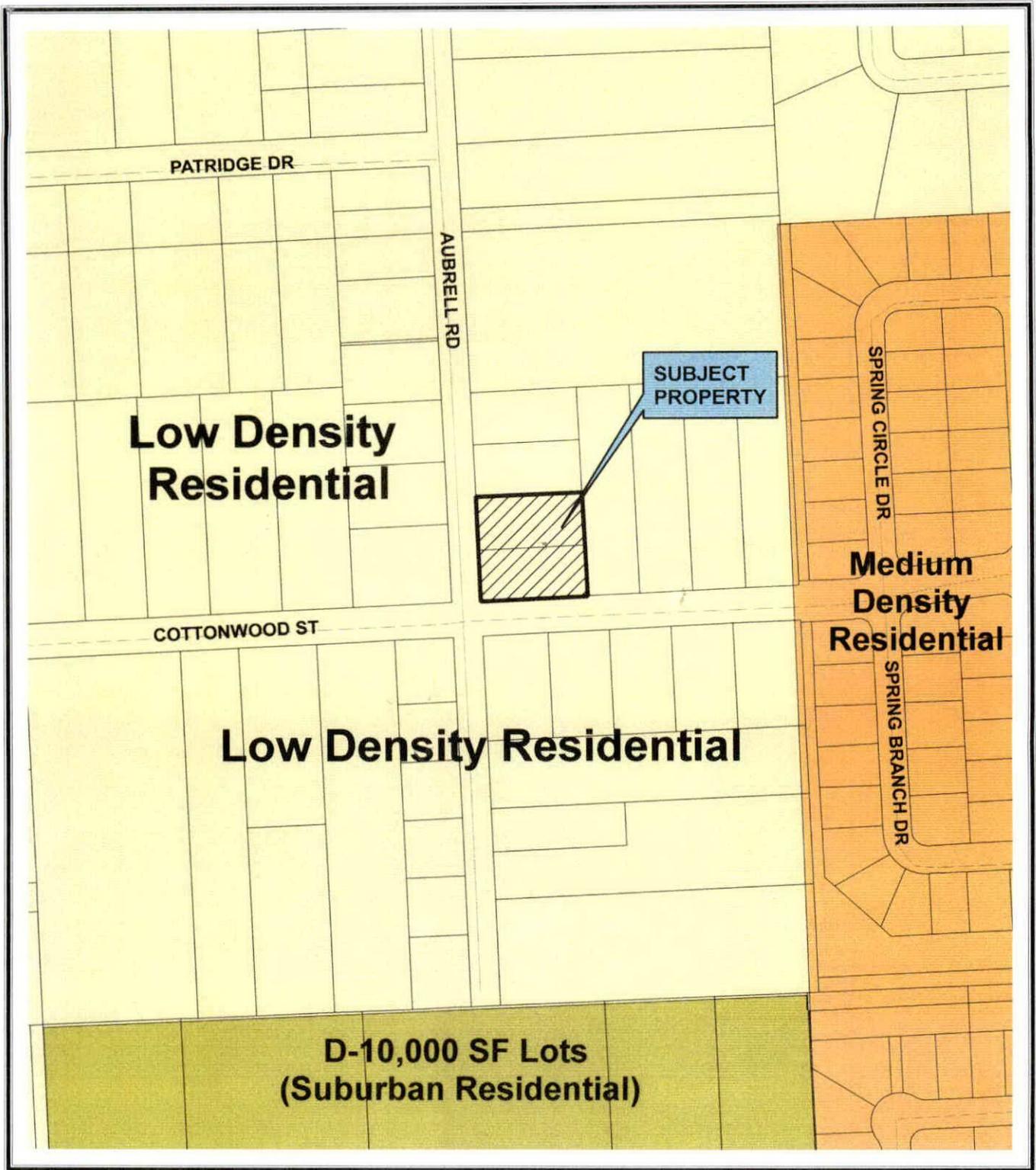


ZONING MAP

Zone Change Application
No. 1229



Map Prepared on April 26, 2005



FUTURE LAND USE PLAN

Zone Change Application
No. 1229



Map Prepared on April 26, 2005

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 16, 2005, 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 Application No. 1230

A request by Edward M. Polker, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: Lots 1, 2, 13, and 14, Block 2, of Cas Con Acres, Abstract 509, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Harkey Road, on the South Side of Willow Street, and on the North Side of Cottonwood Street

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 MAY 16, 2005**

Zone Change Application No. 1230

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Edward M. Polker, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Neighborhood Service District (NS)

LEGAL DESCRIPTION: Lots 1, 2, 13, and 14, Block 2, of Cas Con Acres, Abstract 509, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the East Side of Harkey Road, on the South Side of Willow Street, and on the North Side of Cottonwood Street

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

Planning and Zoning Commission: May 16, 2005
City Council for First Reading: June 13, 2005
City Council for Second Reading: June 27, 2005

SUMMARY: The applicant is requesting a change in zoning on the subject property, approximately 2 acres, for neighborhood service district uses. The subject property was annexed into the City in 1997 and subsequently zoned SD. The subject property consists of 4 lots, the northern two of which are undeveloped, and the southern two lots are developed with warehouse and storage buildings. The applicant has indicated that they plan to construct office and retail uses on the subject property if the zone change is approved.

The applicant submitted a zone change for the subject property for General Business District (GB), which was discussed at the Public Hearing on February 21, 2005, and was subsequently denied by the Planning and Zoning Commission on February 21, 2005, and denied by the City Council on March 28, 2005. Neither the Commission nor the Council indicated that a Neighborhood Service District (NS) would be acceptable for the subject property. However, the applicant has resubmitted a zone change for the subject property for a Neighborhood Service District.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Dwelling District (R-1)	Undeveloped tract
South	Suburban Development District (SD)	Single family residence
East	Single Family Dwelling District (R-1); Suburban Development District (SD)	Single family residences
West	Suburban Development District (SD); Single Family Dwelling District (R-1); Estate Lot Single Family Dwelling District-Specific Use Permit (R-E(S))	Undeveloped tract; Single family residences; Proposed Day Care in the R-E tract in the existing building

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The applicant is requesting a NS zoning district. The minimum lot size for the NS district is 12,500 square feet and the minimum lot width is 100 feet. The four lots that comprise the subject property exceeds these minimum requirements.

It appears that the applicant intends to develop the subject property as one building site. Therefore, the applicant may be responsible for submitting a subdivision plat to combine these lots into one lot for one building site.

PLATTING STATUS: The subject property consists of 4 lots. A plat may need to be submitted and approved, combining all lots into one lot, prior to the issuance of a building permit.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Low Density Residential" for the subject property and for all of the surrounding properties on Harkey Road, Willow Street, and Cottonwood Street. The Comprehensive Plan further indicates that the appropriate zoning districts for "Low Density Residential" are the Estate Lot Single Family Dwelling District (R-E) and the Single Family Dwelling District (R-1). Therefore, since the proposed zone change for NS provides for non-residential uses, the proposed zone change does not conform to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Harkey Road, a secondary thoroughfare with an ultimate right-of-way of 100 feet. The subject property also has frontage on Cottonwood Street and Willow Street, which are both local/residential streets. The Thoroughfare Plan does not specify any improvements to Cottonwood Street nor Willow Street. The applicant may be required to dedicate right-of-way for Harkey Road when and if the subject property is platted, if adequate right-of-way does not exist for this roadway.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: An 8 inch water main currently exists within Cottonwood Street, and a 16 inch water main currently exists within Harkey Road.

An 8 inch sanitary sewer gravity main exists within Willow Street and Cottonwood Street, and a 36 inch gravity main exists within Harkey Road.

Utility service will be reviewed as part of the application for a building permit.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The requested zone change to Neighborhood Service District has the potential to cause negative impacts on the surrounding properties and residential lots within the subject area. The east/west streets intersecting Harkey Road, such as Terrell Drive, Sharondale Street, Cottonwood Street, and Willow Street, are largely developed with single family residences and many are zoned as R-1. Several of the SD lots are developed with either single family residences or mobile home residences. A large tract zoned for R-3 currently exists further to the north on Harkey Road, and is proposed to be developed as a future phase of a residential subdivision.

Along the west side of Harkey Road, there are a couple of non-residential uses. A day care has been approved by a Specific Use Permit for the R-E zoned tract on the south side of Terrell Drive, and south of the day care tract is a septic system company (the septic system company is currently zoned SD and is a non-conforming use).

Introducing a NS tract within this largely residential area could have a negative impact on the surrounding residential lots as well as the neighborhood as a whole. The proposed NS uses will bring in additional traffic, business, and noise that is associated with a retail strip center. The NS district permits uses such as an automobile car wash, gasoline service station, new auto related use, a range of retail, office, and business uses.

Upon the subject property, there currently exists several metal buildings used for warehousing and storage, and all are non-conforming uses. It is anticipated that, due to the largely residential area surrounding the subject property on all sides, that the existing storage buildings will be removed and the subject property will transition to single family residential lots for the construction of individual single family residences.

If the zone change for NS is approved, the applicant may be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways.

The existing uses and buildings on the subject property are currently classified as non-conforming uses, but they can continue to operate and exist as long as the use is not changed, enlarged, discontinued, or removed.

In November of 2003, the property owner of two lots at the northeast corner of Harkey Road and Larrycrest Drive (two streets north of the subject property) submitted a zone change to Neighborhood Service District (NS), and the intent was to redevelop an existing convenience store on that lot for neighborhood service district uses. That request was denied by the Planning and Zoning Commission, tabled by the City Council, and eventually withdrawn by the applicant, due to many of the same concerns mentioned here.

PUBLIC COMMENTS: 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.

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

1. The proposed zone change for NS does not conform to the "Low Density Residential" land use designation as recommended by the Comprehensive Plan.
2. The proposed zone change for NS is inconsistent and incompatible with existing R-1 residential districts and single family residential land uses within the subject area.

3. The proposed zone change for NS has the potential to cause negative impact on the surrounding residential land uses by introducing an increase in traffic, service vehicles, noise, as well as other impacts brought about by non-residential land uses.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

Property Owner Notice

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

ZONE CHANGE APPLICATION NO. 1230

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 Edward M. Polker, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Neighborhood Service District (NS), on the following described property, to wit:

Lots 1, 2, 13, and 14, Block 2, of Cas Con Acres, Abstract 509, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas (Generally Located on the East Side of Harkey Road, on the South Side of Willow Street, and on the North Side of Cottonwood Street)

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 16, 2005, AT 6:30 P.M.**

An application and map are 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) 652-1742 or tgrahmann@ci.pearland.tx.us.



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

Please check one:

Change in Zoning Classification from: S.D. to: M.S.
(list current zoning) (list proposed zoning)

Specific Use Permit Request for : _____
(list proposed use)

Property Information:

Address: 6009 Cottonwood

Subdivision: Cas Con Acres A509 HT+BRR Lot: 1,2,13,14 Block: 2

Tax I.D. Number: 2550-0022-000 (13+14) ; 2550-0012-000 (1+2)

**** For unplatted property, attach a copy of the metes and bounds description****

Current use of property
(type of structures on property): _____

Future/proposed use of property and reason for zone change: _____

PROPERTY OWNER INFORMATION:

NAME Edward M Polker
ADDRESS 6009 Cottonwood
CITY Pearland STATE Tx ZIP 77581
PHONE (713) 514-9292
FAX (713) 514-9290
E-MAIL ADDRESS _____

APPLICANT INFORMATION:

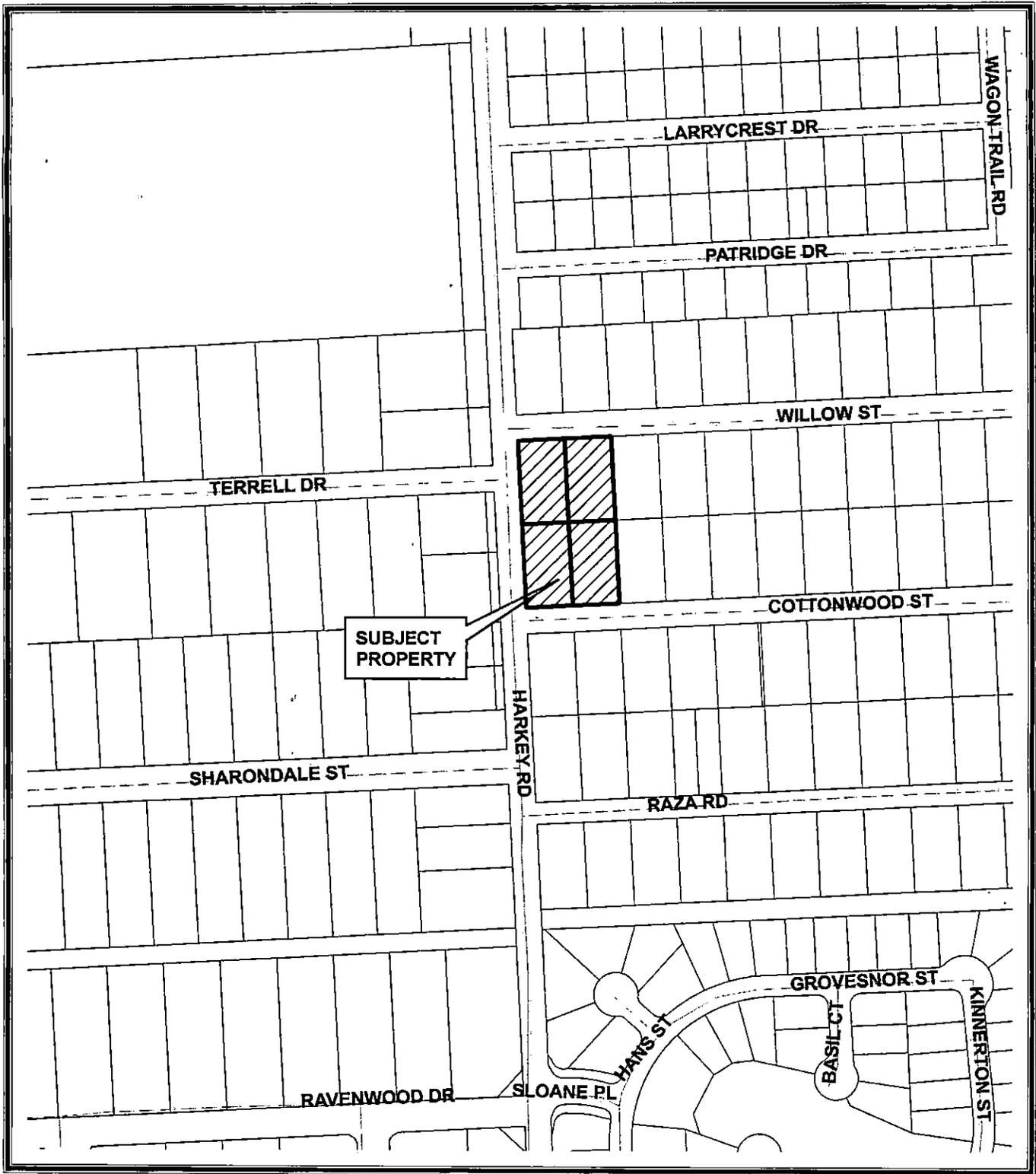
NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE(_____) _____
FAX(_____) _____
E-MAIL ADDRESS _____

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: Edward M Polker Date: 4-11-05

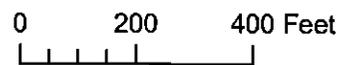
Agent's Signature: _____ Date: _____

OFFICE USE ONLY: FEES PAID: \$275.00 DATE PAID: 4-11-05
RECEIVED BY: [Signature] APPLICATION NO. 1230

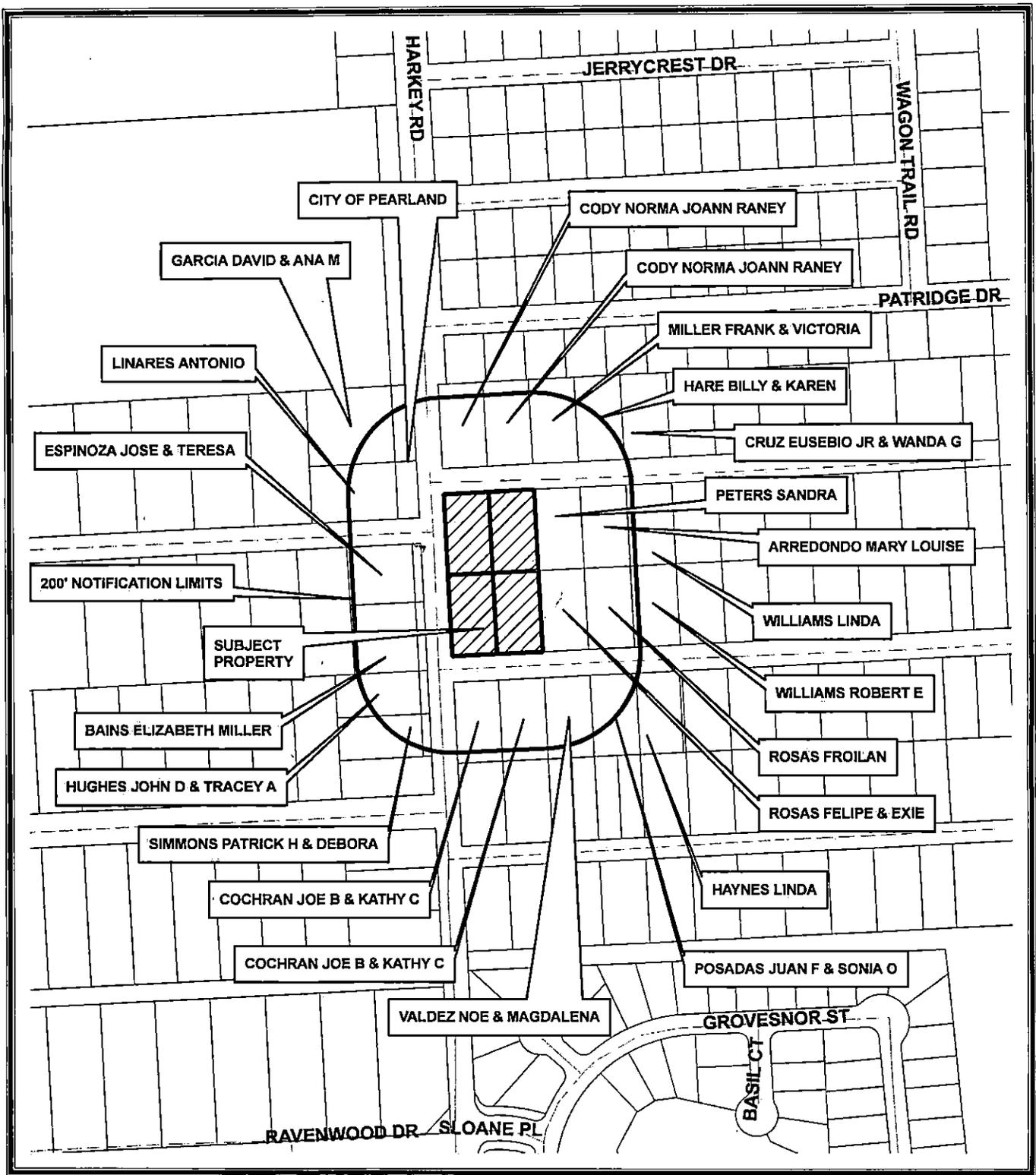


LOCATION MAP

Zone Change Application
No. 1230

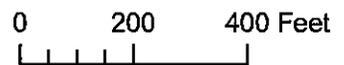


Map Prepared on April 26, 2005



OWNERSHIP MAP

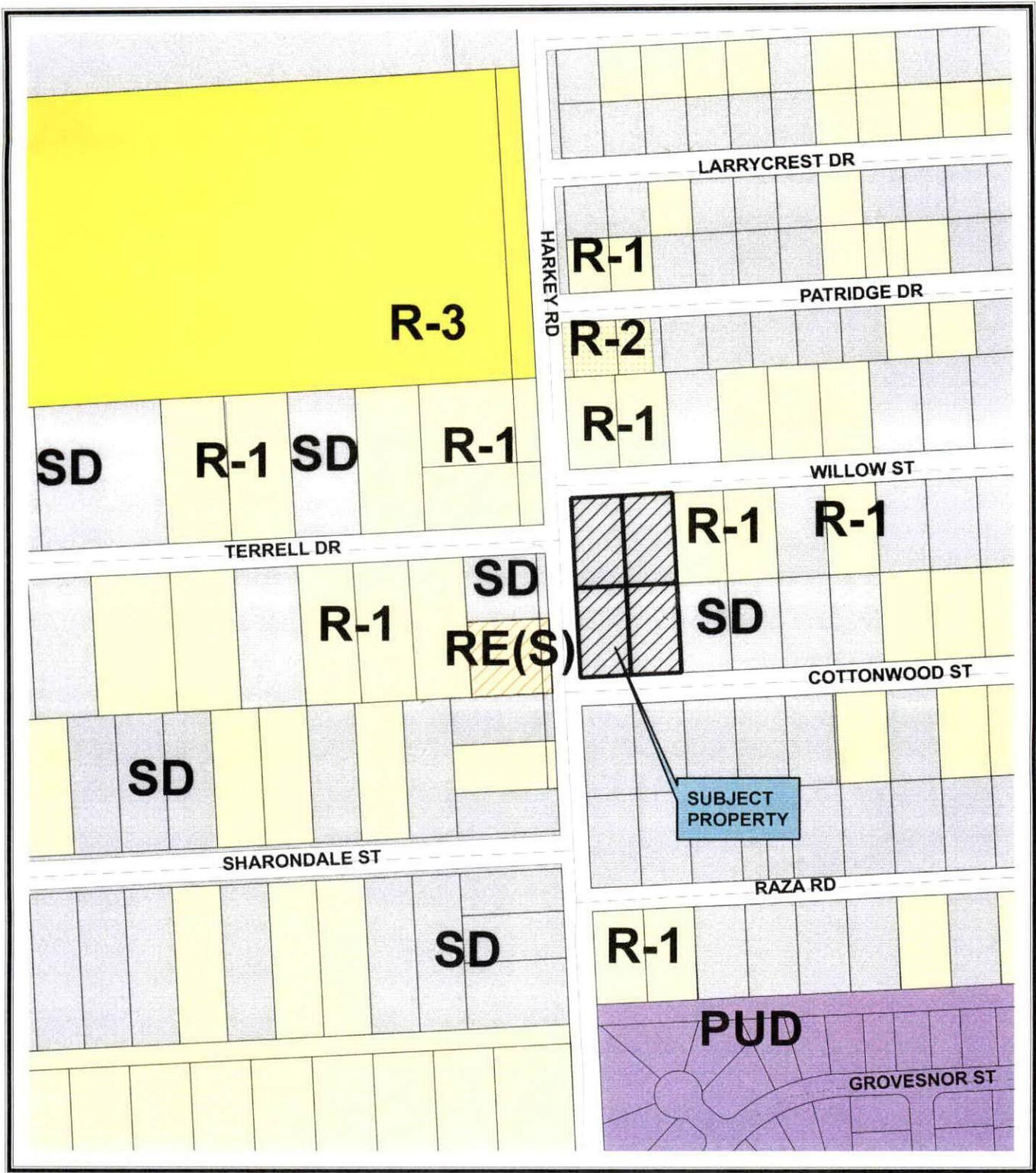
Zone Change Application
No. 1230



Map Prepared on April 26, 2005

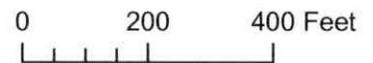
ZONE CHANGE APPLICATION NO. 1230
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R196163	CRUZ EUSEBIO JR & WANDA G	5921 WILLOW ST	PEARLAND	TX	77584-8337	CAS CON ACRES (A0509 H T & B R R), BLOCK 1, LOT 5
R196160	CODY NORMA JOANN RANEY	6009 WILLOW ST	PEARLAND	TX	77584-8339	CAS CON ACRES (A0509 H T & B R R), BLOCK 1, LOT 1-2
R177405	GARCIA DAVID & ANA M	605 NEVADA ST	SOUTH HOUSTON	TX	77587-4952	A0546 H T & B R R, TRACT 9A3A
R541425	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0546 H T & B R R, TRACT 9A3A1A
R196173	WILLIAMS LINDA	5925 COTTONWOOD ST	PEARLAND	TX	77584-8307	CAS CON ACRES (A0509 H T & B R R), BLOCK 2, LOT 5
R196171	PETERS SANDRA	6006 WILLOW ST	PEARLAND	TX	77584-8338	CAS CON ACRES (A0509 H T & B R R), BLOCK 2, LOT 3
R196170	BRUMLEY RICK & EDDIE POLKER	6009 COTTONWOOD ST	PEARLAND	TX	77581	CAS CON ACRES (A0509 H T & B R R), BLOCK 2, LOT 1-2
R546102	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0546 H T & B R R, TRACT 9H12A, ACRES .083
R177397	ESPINOZA JOSE & TERESA	PO BOX 2551	PEARLAND	TX	77588-2551	A0546 H T & B R R, TRACT 9A12 TR F2, ACRES 0.587
R196183	WILLIAMS ROBERT E	4003 LONGHERRIDGE DR	PEARLAND	TX	77581-6013	CAS CON ACRES (A0509 H T & B R R), BLOCK 2, LOT 17
R196181	ROSAS FELIPE & EXIE	PO BOX 976	PEARLAND	TX	77588-0976	CAS CON ACRES (A0509 H T & B R R), BLOCK 2, LOT 15
R196180	BRUMLEY RICK & EDDIE POLKER	6009 COTTONWOOD ST	PEARLAND	TX	77581	CAS CON ACRES (A0509 H T & B R R), BLOCK 2, LOT 13-14
R552867	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	SHARONDALE (A0546 H T & B R R), LOT 2C1
R247617	HUGHES JOHN D & TRACEY A	2823 EVERETT DR	FRIENDSWOOD	TX	77546-4786	SHARONDALE (A0546 H T & B R R), LOT 2C
R196186	POSADAS JUAN F & SONIA O	3003 GLENWOOD DR	PEARLAND	TX	77584-7690	CAS CON ACRES (A0509 H T & B R R), BLOCK 3, LOT 4
R196162	HARE BILLY & KAREN	PO BOX 464	PEARLAND	TX	77588-0464	CAS CON ACRES (A0509 H T & B R R), BLOCK 1, LOT 4
R196161	MILLER FRANK & VICTORIA	PO BOX 2234	PEARLAND	TX	77588-2234	CAS CON ACRES (A0509 H T & B R R), BLOCK 1, LOT 3
R196160	CODY NORMA JOANN RANEY	6009 WILLOW ST	PEARLAND	TX	77584-8339	CAS CON ACRES (A0509 H T & B R R), BLOCK 1, LOT 1-2
R541424	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0546 H T & B R R, TRACT 9A3A2
R553236	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	SHARONDALE (A0546 H T & B R R), LOT 2B1
R247616	SIMMONS PATRICK H & DEBORA	3980 LARKSPUR ST	ALVIN	TX	77511-5033	SHARONDALE (A0546 H T & B R R), LOT 2B
R536841	LINARES ANTONIO	1005 AVENUE J	SOUTH HOUSTON	TX	77587-4715	A0546 H T & B R R, TRACT 9A3A1
R196172	ARREDONDO MARY LOUISE	5934 WILLOW ST	PEARLAND	TX	77584-8336	CAS CON ACRES (A0509 H T & B R R), BLOCK 2, LOT 4
R196182	ROSAS FROILAN	5929 COTTONWOOD ST	PEARLAND	TX	77584-8307	CAS CON ACRES (A0509 H T & B R R), BLOCK 2, LOT 16
R544929	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	G C SMITH A0546 H T & B R R, TRACT 9A13A, ACRES 0.075
R177396	BAINS ELIZABETH MILLER	3402 WINDSOR ST	PEARLAND	TX	77581-4850	G C SMITH A0546 H T & B R R, TRACT 9A13, ACRES 0.595
R196189	HAYNES LINDA	5926 COTTONWOOD ST	PEARLAND	TX	77584-8306	CAS CON ACRES (A0509 H T & B R R), BLOCK 3, LOT 5 (W/100')
R492127	VALDEZ NOE & MAGDALENA	6002 COTTONWOOD ST	PEARLAND	TX	77584-8308	CAS CON ACRES (A0509 H T & B R R), BLOCK 3, LOT 3
R196187	COCHRAN JOE B & KATHY C	6006 COTTONWOOD ST	PEARLAND	TX	77584-8308	CAS CON ACRES (A0509 H T & B R R), BLOCK 3, LOT 1-2
R196187	COCHRAN JOE B & KATHY C	6006 COTTONWOOD ST	PEARLAND	TX	77584-8308	CAS CON ACRES (A0509 H T & B R R), BLOCK 3, LOT 1-2



ZONING MAP

Zone Change Application
No. 1230

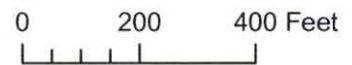


Map Prepared on April 26, 2005



FUTURE LAND USE PLAN

Zone Change Application
No. 1230



Map Prepared on April 26, 2005

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 16, 2005, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Specific Use Permit Application No. 144

A request by Office West Realty Company, applicant for Pearland Storage Facility, L.C., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C(S)), on the following described property, to wit:

Legal Description: 2.370 acre tract in the H.T. & B.R.R. Company Survey, Abstract 542, being part of the south one-half of Lot 58 of the W. Zychlinski Subdivision, Section Two as recorded in Volume 29, Page 43 of the Brazoria County Deed Records, and is part of the remainder of a 9.6659 acre tract described in a deed to Pearland Storage Facility, L.C., as recorded in Clerk's File Number 93-020900 of the Brazoria County Official Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of State Highway 35 (Main Street), and on the North Side of Future McHard Road

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 MAY 16, 2005**

Specific Use Permit Application No. 144

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Office West Realty Company, applicant for Pearl and Storage Facility, L.C., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C(S))

LEGAL DESCRIPTION: 2.370 acre tract in the H.T. & B.R.R. Company Survey, Abstract 542, being part of the south one-half of Lot 58 of the W. Zychlinski Subdivision, Section Two as recorded in Volume 29, Page 43 of the Brazoria County Deed Records, and is part of the remainder of a 9.6659 acre tract described in a deed to Pearl and Storage Facility, L.C., as recorded in Clerk's File Number 93-020900 of the Brazoria County Official Records, City of Pearl and, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the East Side of State Highway 35 (Main Street), and on the North Side of Future McHard Road

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

Planning and Zoning Commission: May 16, 2005
City Council for First Reading: June 13, 2005
City Council for Second Reading: June 27, 2005

SUMMARY: The applicant is requesting approval of a Specific Use Permit to allow storage and mini-warehouse on a lot that is zoned Commercial District (C). The Land Use and Urban Development Ordinance requires approval of a Specific Use Permit for any storage

and mini-warehouse facilities in the Commercial District (C), as well as other districts. The subject property is currently undeveloped.

The area to the west of the subject property is an existing mini-storage facility. The existing mini-storage facility and the subject property are under the same ownership. The applicant is proposing an expansion to the existing mini-storage facility, but the Specific Use Permit would apply only to the subject property, and not the existing mini-storage property. The existing mini-storage property is currently a non-conforming use as it does not have an approved Specific Use Permit. The existing facility was constructed when a mini-storage facility was a permitted use within the Commercial District. Since then, the ordinance has been amended to require all mini-storage facilities to have an approved Specific Use Permit in certain districts.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Commercial District (C)	Undeveloped tract
South	Commercial District (C)	Undeveloped tract
East	Commercial District (C)	Undeveloped tract
West	Commercial District (C)	Mini-Storage Facility

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The subject property is currently zoned Commercial District (C), and the existing lot meets the minimum lot size and lot width of the Commercial District. The applicant will be responsible for compliance with all other regulations within the Commercial District and the Land Use and Urban Development Ordinance, should the specific use permit be approved.

PLATTING STATUS: It appears that the subject property is not platted. A plat may need to be submitted and approved, prior to the issuance of a building permit.

Since the subject property is under the same ownership as the existing mini-storage facility that fronts onto State Highway 35, the applicant will be responsible for submitting a plat that includes the entire ownership and SH 35 frontage, in order for the subject property to comply with the Subdivision Ordinance that requires all lots to have access to a public right-of-way.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Light Industrial" uses for the subject property and for the properties to the north, south, and west. The Comprehensive Plan

further indicates that the appropriate zoning districts for "Light Industrial" is the Light Industrial District M-1. The existing Commercial zoning district for the property currently conflicts with the recommendations of the Comprehensive Plan, as the Commercial zoning has been in place for several years.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property currently has no frontage on a public right-of-way, but is under the same ownership as the existing mini-storage property directly to the west. When the subject property is platted, it would need to be combined with the adjacent property that has frontage on State Highway 35. The existing mini-storage under the same ownership has frontage on State Highway 35 (Main Street), a major thoroughfare with an ultimate right-of-way of 120 feet. If adequate right-of-way for Main Street does not exist, the applicant will be responsible for the dedication of any necessary right-of-way during the review of a plat.

The subject property is within close proximity to McHard Road, a major thoroughfare with an ultimate right-of-way of 120 feet. The subject property does not have frontage on McHard Road.

AVAILABILITY OF UTILITIES: An 8 inch water main currently exists within Main Street. A 16 inch water line will be located within McHard Road. A 4 inch force main sanitary sewer currently runs north/south through the existing mini-storage property. A 6 inch gravity main sanitary sewer currently runs north/south through the existing mini-storage property, and along the south side of McHard Road.

Utility service will be reviewed as part of the application for a building permit.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The requested specific use permit should not cause any negative impacts on the surrounding properties within the subject area. The surrounding properties are all zoned as Commercial District. The proposed Specific Use Permit would allow for the construction of a mini-storage facility, an expansion of the existing facility located to the west.

If the proposed Specific Use Permit is approved, the applicant may be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways.

The attached preliminary site plan and elevation drawings are submitted for informational purposes only and are conceptual in nature, and have not yet been reviewed for compliance with all applicable ordinances. A complete review will be conducted when the applicant applies for a building permit.

PUBLIC COMMENTS: 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.

STAFF RECOMMENDATION: Staff recommends approval of the Specific Use Permit, as proposed by the applicant, for the following reasons:

1. The proposed specific use permit should not negatively impact any surrounding commercially zoned properties.
2. The subject property is surrounded on all sides by existing Commercial Districts (C).
3. The existing mini-storage facility to the west is under the same ownership as the subject property, and the proposed Specific Use Permit would allow for the existing facility to expand.
4. The Light Industrial District (M-1) recommended by the Comprehensive Plan would allow self storage by approval of a Specific Use Permit also, and therefore conforms to the Comprehensive Plan.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Proposed Site Plan and Elevations
- Zoning Map
- Future Land Use Plan

SPECIFIC USE PERMIT APPLICATION NO. 144

**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 Office West Realty Company, applicant for Pearland Storage Facility, L.C., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C(S)), on the following described property, to wit:

2.370 acre tract in the H.T. & B.R.R. Company Survey, Abstract 542, being part of the south one-half of Lot 58 of the W. Zychlinski Subdivision, Section Two as recorded in Volume 29, Page 43 of the Brazoria County Deed Records, and is part of the remainder of a 9.6659 acre tract described in a deed to Pearland Storage Facility, L.C., as recorded in Clerk's File Number 93-020900 of the Brazoria County Official Records, City of Pearland, Brazoria County, Texas (Generally Located on the East Side of State Highway 35 (Main Street), and on the North Side of Future McHard Road)

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 16, 2005, AT 6:30 P.M.**

An application and map are 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) 652-1742 or tgrahmann@ci.pearland.tx.us.

Property Owner Notice



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

Please check one:

- Change in Zoning Classification from: C to: same
(list current zoning) (list proposed zoning)
- Specific Use Permit Request for: Storage and Mini-Warehouse
(list proposed use)

Property Information:

Address: N. Hwy 35, Pearland, TX Tax Account No. 0542-0036-000
 Subdivision: Pt Lt 58A 542 HT&B Lot: _____ Block: _____

**** Attach a copy of the metes and bounds description, survey, or legal description****

Current use of property (type of structures on property): unimproved land

Future/proposed use of property and reason for zone change: storage and mini-warehouse

PROPERTY OWNER INFORMATION:

NAME Pearland Storage Facility, L.C.
 ADDRESS 699 S. Friendswood Dr
 CITY Friendswood STATE TX ZIP 77546
 PHONE (281) 482-3636
 FAX (281) 482-7547
 E-MAIL ADDRESS _____

APPLICANT INFORMATION:

NAME Ann: Cho's Bynum
 NAME Office West Realty Company
 ADDRESS 10575 Astor Dr.
 CITY Houston STATE TX ZIP 77042
 PHONE (713) 464-6944
 FAX (713) 827-0710
 E-MAIL ADDRESS cbynum@private-mini.com

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: [Signature] Partner Date: 3/30/05

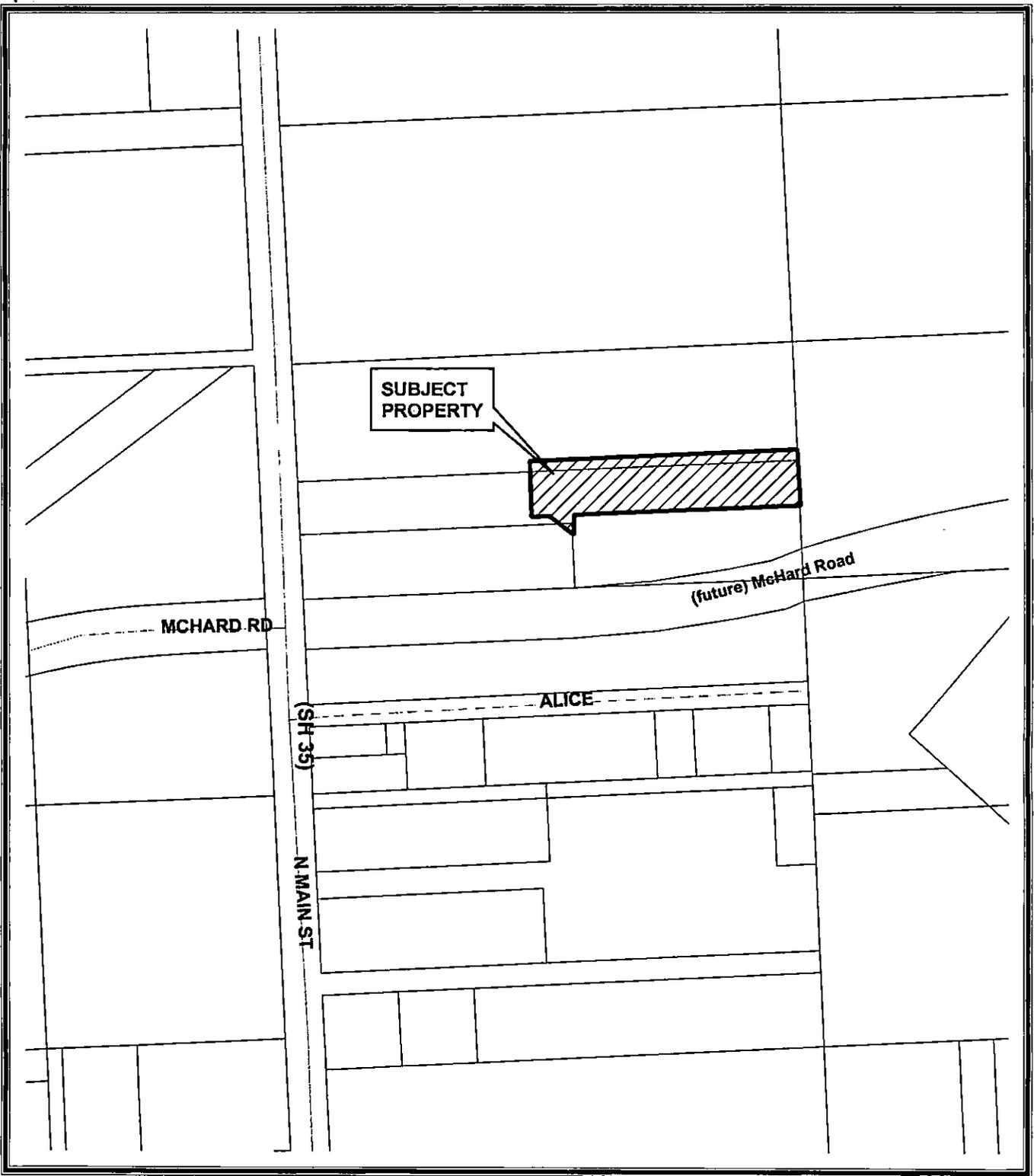
Agent's Signature: [Signature] Vice President Date: 3/31/05

OFFICE USE ONLY:

FEES PAID: <u>\$250⁰⁰</u>	DATE PAID: <u>4/18/05</u>	RECEIVED BY: <u>[Signature]</u>	APPLICATION NUMBER: <u>sup 144</u>
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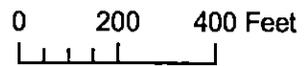
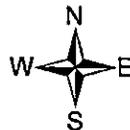
APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE

PAID APR 18 2005

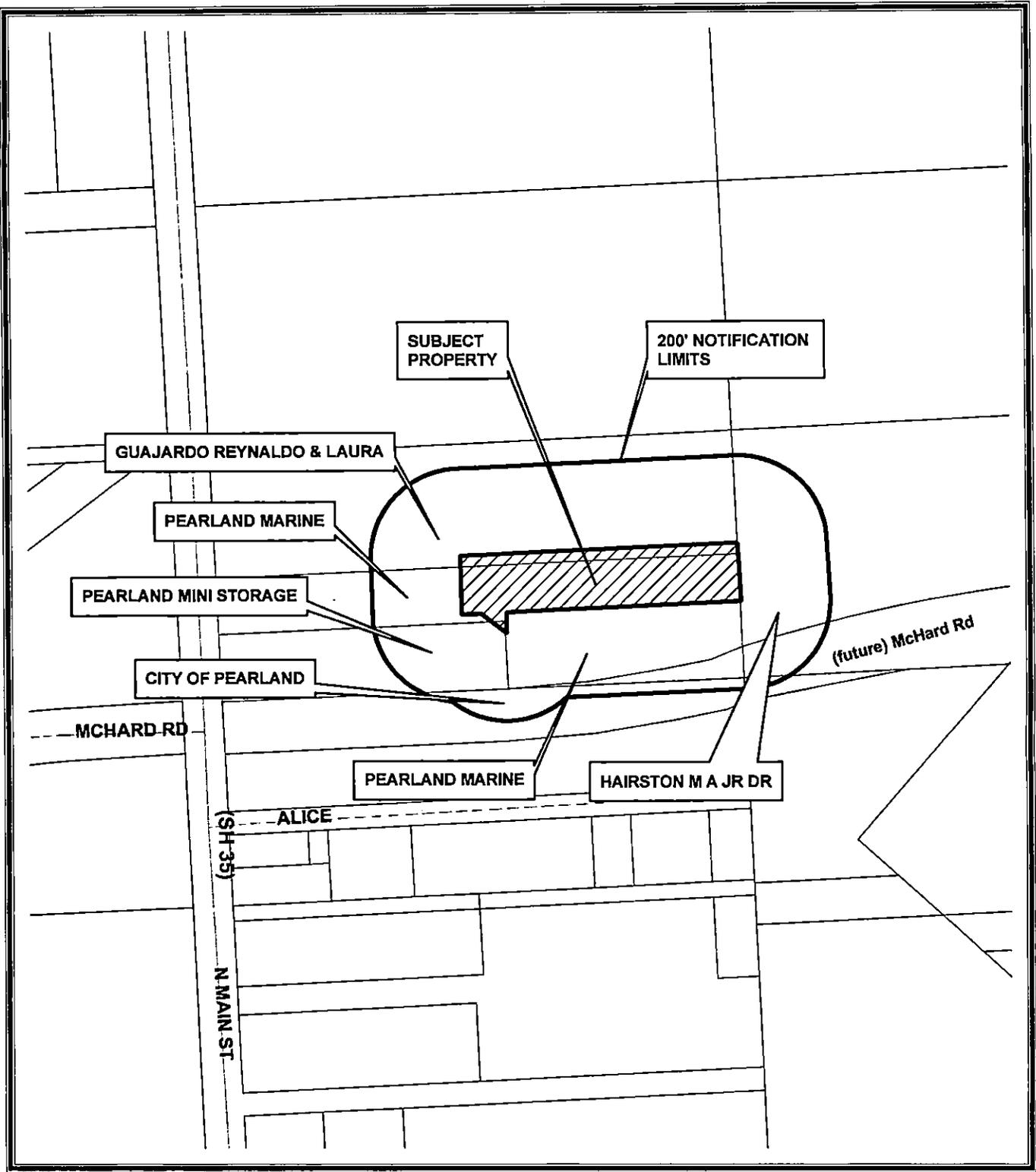


LOCATION MAP

Specific Use Permit
Application No. 144

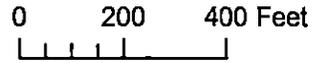


Map Prepared on April 26, 2005



OWNERSHIP MAP

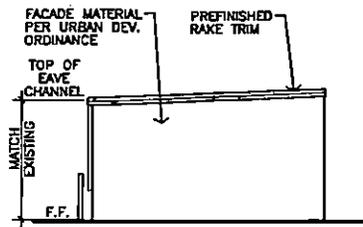
Specific Use Permit
Application No. 144



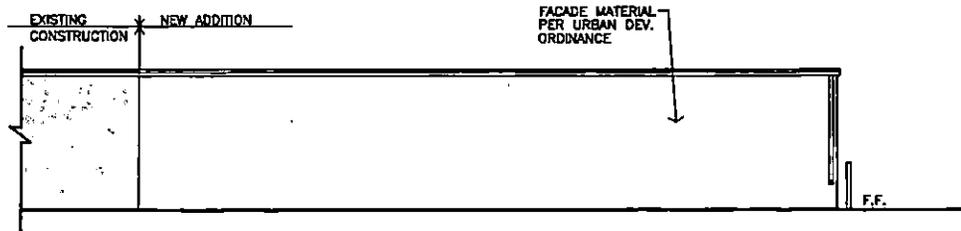
Map Prepared on April 26, 2005

SPECIFIC USE PERMIT APPLICATION NO. 144
Property Owner Notification List

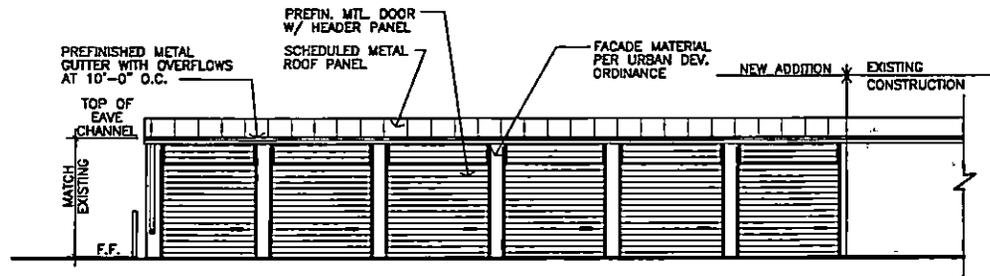
<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R165765	HAIRSTON M A JR DR	203 DAWNS EDGE DR	MONTGOMERY	TX	77356-5945	A0233 H T & B R R, TRACT 57, ACRES 11.752
R177099	GUAJARDO REYNALDO & LAURA	7006 LILA ST	PEARLAND	TX	77581-2110	A0542 H T & B R R, TRACT 58, ACRES 10.000
R511812	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0233 H T & B R R (PEARLAND), TRACT 57B, ACRES 2.193
R177092	PEARLAND MINI STORAGE	699 S FRIENDSWOOD DR STE 100	FRIENDSWOOD	TX	77546-4580	PEARLAND MINI STOR LT 58A1 542 HT&B, ACRES 2.895
	OFFICE WEST REALTY CO %CHRIS BYNUM	10575 WESTOFFICE DR	HOUSTON	TX	77042	APPLICANT
R512634	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0542 H T & B R R, TRACT 58A2, ACRES 0.329
R515984	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0542 H T & B R R, TRACT 52A1, ACRES 3.805
R177093	PEARLAND MARINE	1515 N MAIN ST	PEARLAND	TX	77581-2801	PEARLAND MINI STOR PT LT 58A 542 HT&B, ACRES 0.757
R513714	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0233 H T & B R R, TRACT 57A1, ACRES 0.329



NORTH ELEVATION



EAST ELEVATION



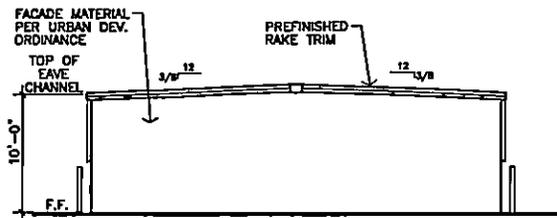
WEST ELEVATION

BUILDING "H1" ELEVATIONS

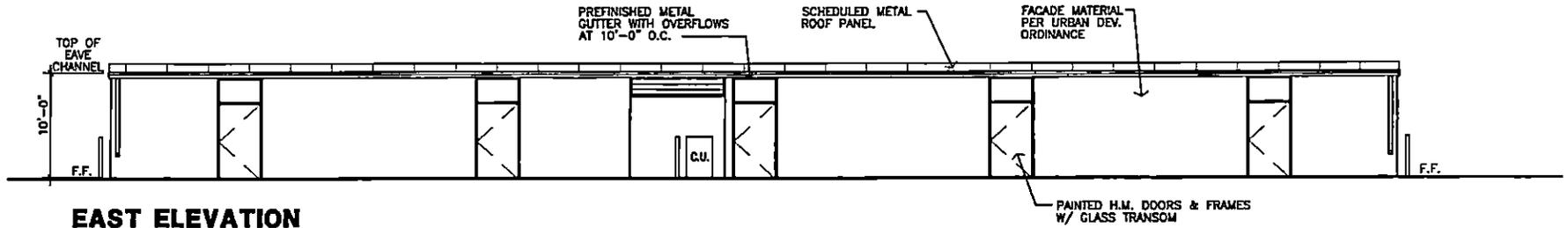
PRIVATE MINI STORAGE

1525 NORTH MAIN
PEARLAND, TEXAS

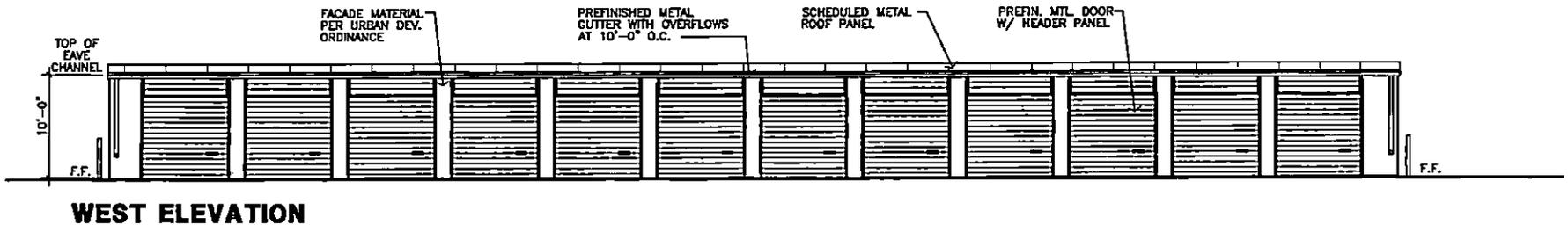
OSBORN & VANE ARCHITECTS
05021 / 18 APRIL 2005



NORTH/SOUTH ELEVATION



EAST ELEVATION



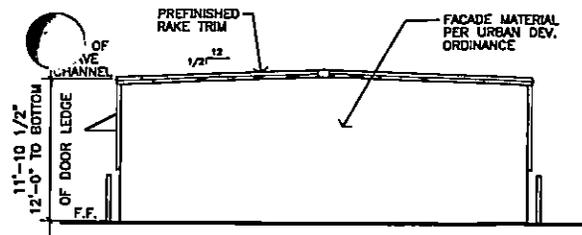
WEST ELEVATION

BUILDING 'J' ELEVATIONS

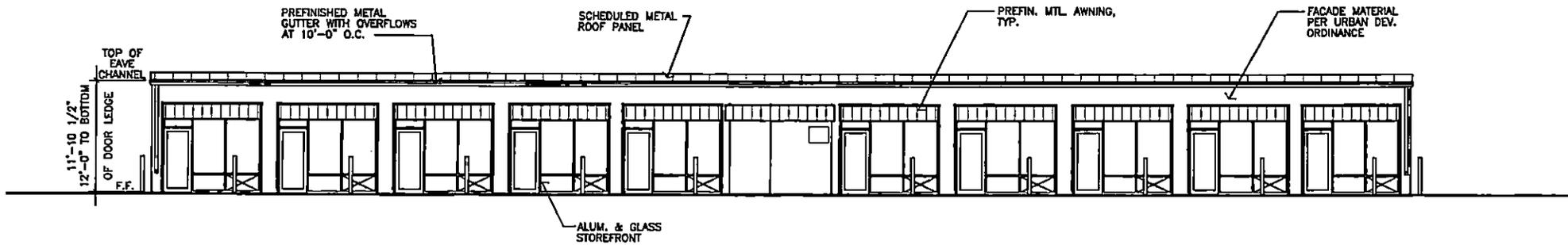
PRIVATE MINI STORAGE

1525 NORTH MAIN
PEARLAND, TEXAS

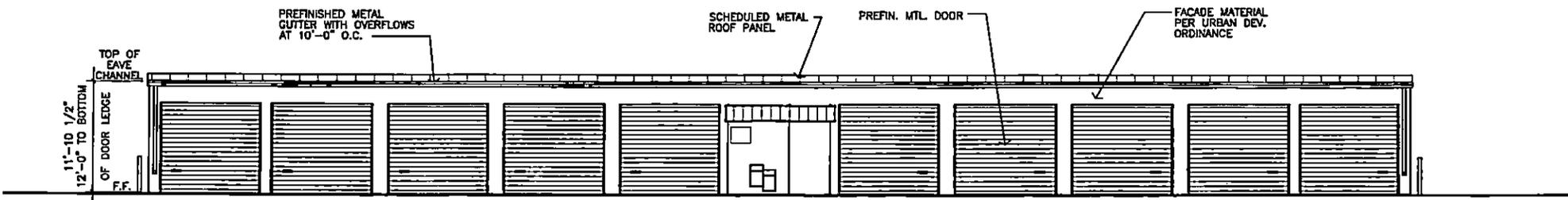
OSBORN & VANE ARCHITECTS
05021 / 18 APRIL 2005



WEST/EAST ELEVATION



SOUTH ELEVATION



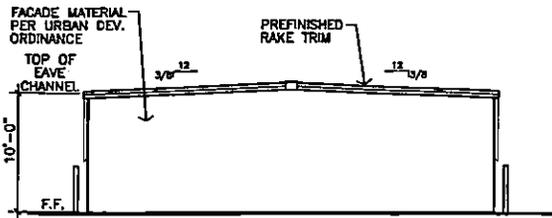
NORTH ELEVATION

BUILDING 'K' ELEVATIONS

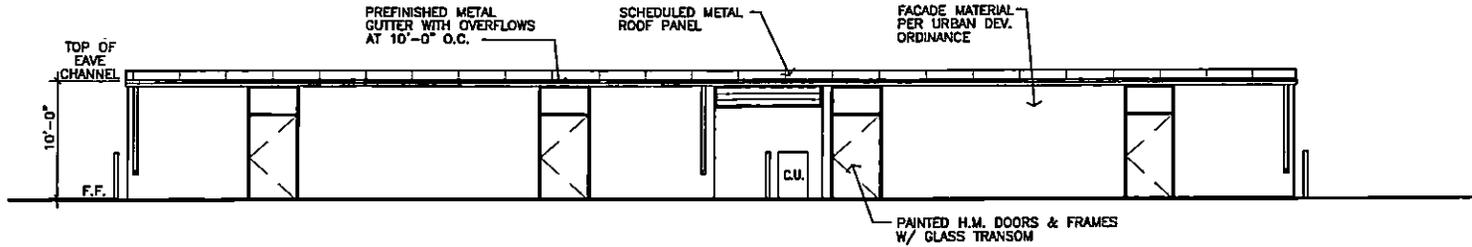
PRIVATE MINI STORAGE

1525 NORTH MAIN
PEARLAND, TEXAS

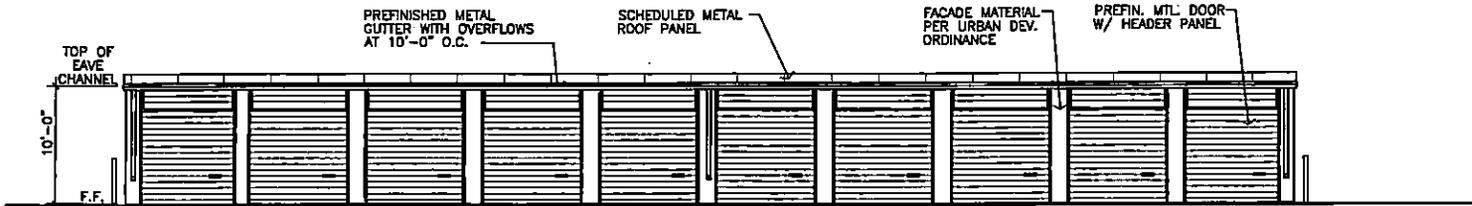
OSBORN & VANE ARCHITECTS
05021 / 18 APRIL 2005



WEST/EAST ELEVATION



NORTH ELEVATION



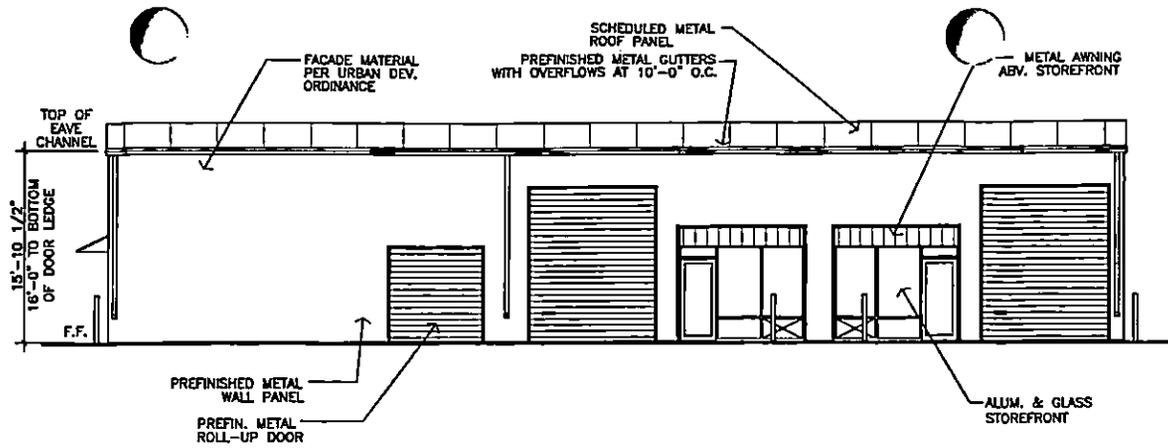
SOUTH ELEVATION

BUILDINGS 'L & M' ELEVATIONS

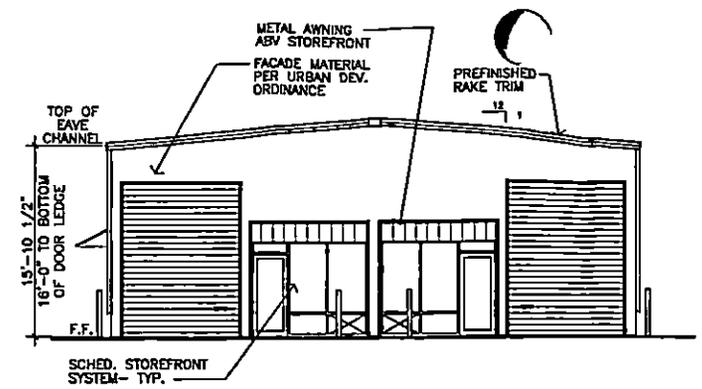
PRIVATE MINI STORAGE

1525 NORTH MAIN
PEARLAND, TEXAS

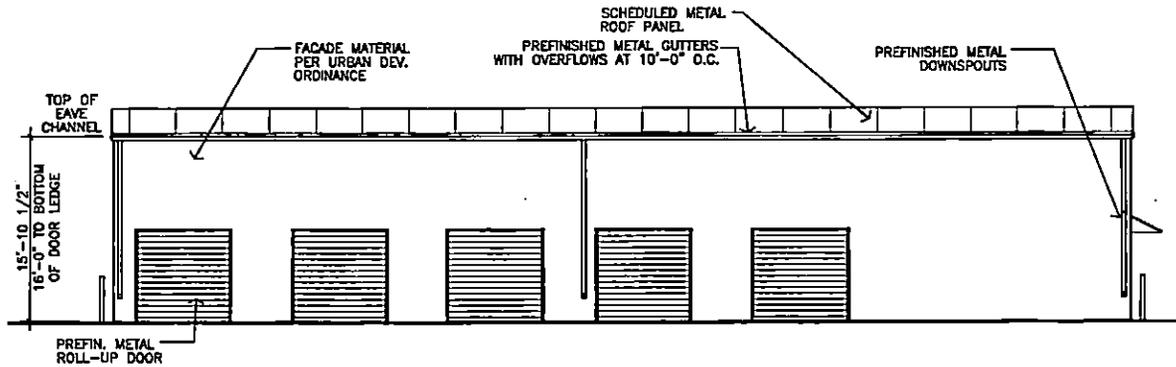
OSBORN & VANE ARCHITECTS
05021 / 18 APRIL 2005



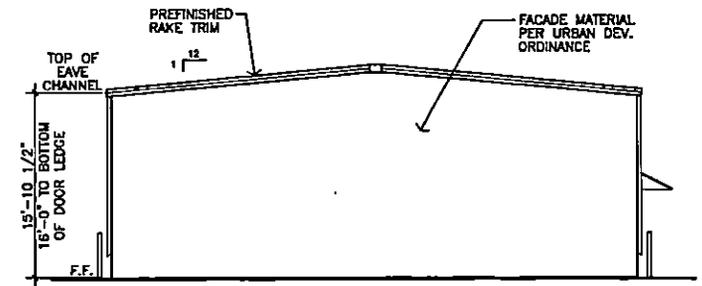
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



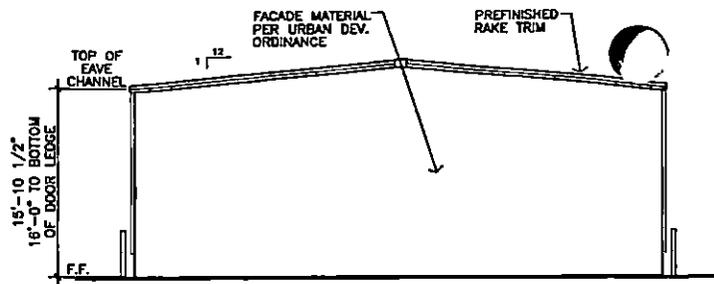
EAST ELEVATION

BUILDING "N" ELEVATIONS

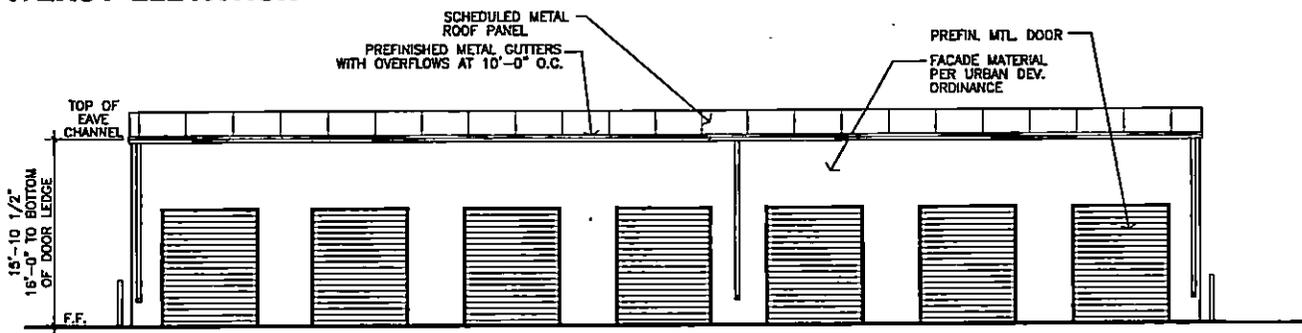
PRIVATE MINI STORAGE

1525 NORTH MAIN
PEARLAND, TEXAS

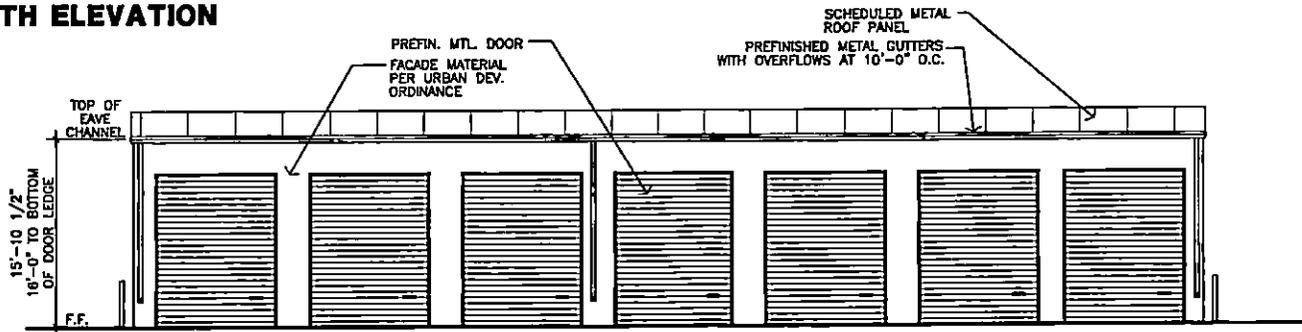
OSBORN & VANE ARCHITECTS
05021 / 18 APRIL 2005



WEST/EAST ELEVATION



NORTH ELEVATION



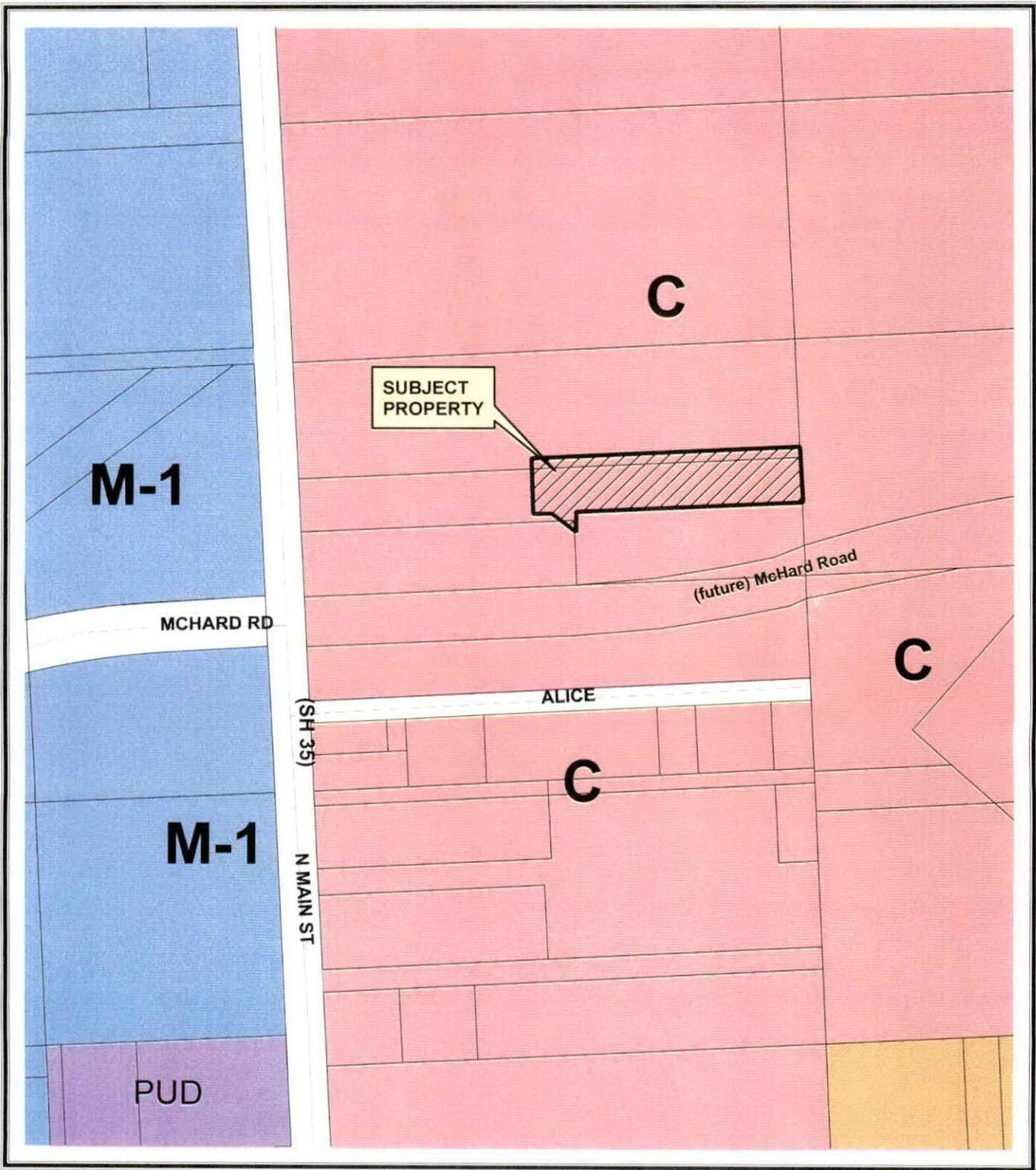
SOUTH ELEVATION

BUILDINGS 'P & Q' ELEVATIONS

PRIVATE MINI STORAGE

1525 NORTH MAIN
PEARLAND, TEXAS

OSBORN & VANE ARCHITECTS
05021 / 18 APRIL 2005



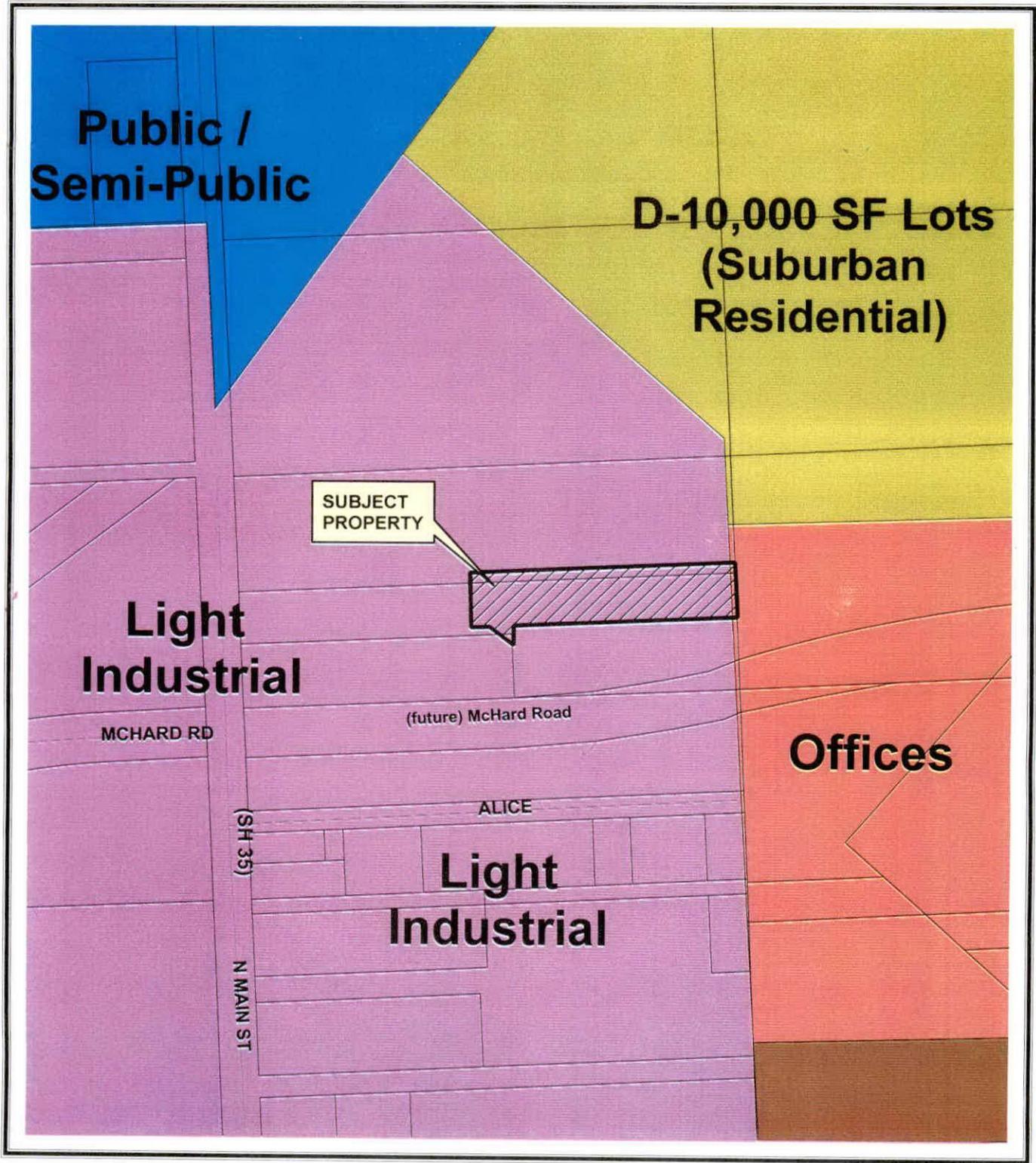
ZONING MAP

Specific Use Permit
Application No. 144



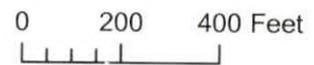
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Map Prepared on April 26, 2005



FUTURE LAND USE PLAN

Specific Use Permit
Application No. 144



Map Prepared on April 26, 2005

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 16, 2005, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Master Thoroughfare Plan Amendment

A request by the City of Pearland, for an amendment to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan.

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 MAY 16, 2005**

Master Thoroughfare Plan Amendment

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by the City of Pearland, for an amendment to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan.

APPROVAL PROCESS: After this Joint Public Hearing, the proposed amendment to the Master Thoroughfare Plan will be considered as follows:

- Planning and Zoning Commission: May 16, 2005
- City Council for First Reading: June 13, 2005
- City Council for Second Reading: June 27, 2005

SUMMARY: The Planning Department is proposing amendments to the Master Thoroughfare Plan. The Thoroughfare Plan was last updated on December 13, 2004, and that amendment mainly affected the roadways throughout the Spectrum area, located at the southwest corner of SH 288 and Beltway 8. Since December, a few roadway location and alignment questions arose, and Staff felt that it was time to update the Thoroughfare Plan once again. Also, for general upkeep of the map, amendments need to occur on a regular basis.

The scale (size) of roadways shown on the Thoroughfare Plan are based on traffic studies and buildouts of the City, in order to carry the amount of traffic generated in that area. The alignments of the roadways on the Thoroughfare Plan are general locations, and can shift based on engineered plats and designs. Final locations of all roadways are determined during the subdivision platting of property and actual design and engineering plans.

MAPS ATTACHED TO THIS REPORT:

There are three maps attached to this report, as follows:

The first map shows the existing thoroughfare plan.

The second map shows the proposed thoroughfare plan with all modifications discussed within this report.

The third map shows the proposed thoroughfare plan with all modifications discussed within this report, overlaid on the aerial photo.

NOTES FOR REVIEW OF THE THOROUGHFARE PLAN:

As a refresher, here are some tips on how to read the thoroughfare plan.

Widths:

Sufficient Width – means that sufficient width of right-of-way is dedicated. This may not necessarily mean that the road is constructed, or that all lanes of travel are constructed.

To Be Widened – means that the right-of-way may or may not be dedicated in its entirety, pavement may exist, and additional lanes may be added as traffic warrants.

To Be Acquired – means that the right-of-way does not exist, or does not exist in its entirety.

Classifications:

Major Thoroughfare: divided roadway with a maximum of 3 lanes in either direction.

Secondary Thoroughfare: divided roadway with a maximum of 2 lanes in either direction.

Major Collector Street: undivided, 4 lanes.

Minor Collector Street: two lanes of travel (may have parking on either side).

The majority of the proposed amendments to the Thoroughfare Plan are general maintenance revisions and clarifications. A few revisions could be labeled as significant. All revisions are detailed below:

Shadow Creek Ranch Roadways:

Affected Streets: Kirby Drive, portions of Business Center Drive, Medical Center Drive, Reflection Bay Drive, Clear Lake Loop, Kingsley Drive, Trinity Bay Drive, and Biscayne Bay Drive, (and other minor streets not named).

These roadways within Shadow Creek Ranch were shown as "to be acquired" roadways. However, Shadow Creek Ranch has platted several roadways within their development, and therefore, these roadways should now be shown as "sufficient width." Staff has made slight modifications to the alignment of these roadways to match up with the aerial photo, which shows the actual alignment on the ground.

Business Center Drive (northern section):

Business Center Drive is a north/south street just west of SH 288 (the first street over from SH 288). Business Center Drive is currently designated as a minor collector street with a right-of-way of 60 feet. However, Business Center Drive has been platted with a right-of-way of 100 feet and therefore, should be shown as a Secondary Thoroughfare. This may have been an oversight from a previous modification to the Thoroughfare Plan.

Business Center Drive (southern portions):

Business Center Drive is currently shown intersecting State Highway 288. Business Center Drive will actually have more of a north/south alignment and will continue down to County Road 59. The north/south alignment is shown as "to be acquired."

South Gate Collector Street:

The South Gate subdivision is currently under construction on the north side of County Road 59, and east of Kirby Drive. The current Thoroughfare Plan indicates a 60 foot wide collector street running east/west through the development. However, when South Gate was platted and construction plans submitted, it was determined that the development would not need this east/west collector street. Therefore, the proposed 60 foot wide collector street has been moved north of the South Gate subdivision. The collector street has not been removed; it has been shifted northward as this connection may still be necessary for access for other properties as the subject area continues to develop.

Savannah Area:

Similar to Shadow Creek Ranch discussed above, the streets that are of sufficient width and those already built has been modified from "to be acquired" to "sufficient width." Their alignments have been modified to reflect the aerial photo and the roadway as it is built on the ground.

Country Place/Southdown Collector Streets:

There are several roadways within Southdown Subdivision that are shown as collector streets. These collector roadways have been built. Other collector streets within the subdivision were not shown. Since these collector streets have been constructed, Staff does not believe that it is necessary to show these streets on the plan.

Southfork Drive:

Southfork Drive is currently shown as a secondary thoroughfare, and is designated as "sufficient width," "to be acquired," and "to be widened," in certain sections. Staff is proposing to show Southfork Drive as "sufficient width" in areas where it is truly of sufficient width, such as the area between SH 288 and Old Chocolate Bayou Road.

Other portions of Southfork Drive further to the east are not acquired or built and remain as currently shown on the existing plan.

Cullen Boulevard:

The Cullen Boulevard extension that is currently under construction and connects existing Cullen Boulevard to Old Chocolate Bayou Road is currently shown as "to be acquired." The City has acquired this section of right-of-way. Therefore, Staff is proposing to show this extension as "sufficient width."

Massey Ranch Elementary School Collector Street:

Massey Ranch Elementary School located at the northwest corner of Bailey Road and Manvel Road is currently under construction. During the review of the plat, it was discovered that the current Thoroughfare Plan shows an east/west collector street running through the northern portion of their lot, dividing the school lot in half. The school tract did not have the need for this collector street. Therefore, Staff is proposing to move the collector street north of the school tract, and aligning it with Meadow Lane within the West Lea subdivision. This collector street may be needed for other tracts as the subject area continues to develop.

McHard Road:

McHard Road is currently shown as "to be acquired" for sections east of State Highway 35. This section of roadway has been acquired and therefore, Staff is proposing to change the section of McHard Road east of State Highway 35 to "sufficient width."

Pearland Parkway:

Pearland Parkway is also shown as "to be acquired" for portions extending from FM 518 to Beltway 8. This section of Pearland Parkway has been built, and is proposed to be change to "sufficient width."

Cruise Lane:

Cruise Lane is the street running east/west behind the CVS Pharmacy that is currently under construction at FM 518 and Pearland Parkway. Cruise Lane is currently shown as a "to be acquired" roadway and has a slightly south alignment. The proposed amendment shows the actual alignment that is being built on the ground, and shows the road as "sufficient width."

Province Village Collector Street:

The current Thoroughfare Plan shows a "to be acquired" east/west collector street connecting Pearland Parkway to Country Club Drive. The collector is shown as running through an existing subdivision. The proposed amendment moves this collector street further to the south. The Province Village Development (under review for a zone change to Planned Unit Development (PUD)) takes into account this collector street. Therefore, the proposed amendment generally aligns this collector street as shown in the plans for the Province Village development.

Orange Street Collector Connection:

The current Thoroughfare Plan shows a 60 foot wide "to be acquired" collector street connecting Orange Street to the development to the north (east of Old Alvin Road). This collector street was not platted with the subdivision plat for Pearland 123 (PUD located at the northeast corner of Old Alvin Road and Orange Street), as the Council and Commission had concerns with providing a collector street connection to Orange Street. Therefore, the collector street connection is proposed to be removed by this amendment.

Beazer Homes:

The Highland Glen subdivision that is constructed and portions under construction is shown on the current Thoroughfare Plan as being affected by three 60 foot wide collector streets. These collector streets do not match the aerial photo and the actual roadways constructed on the ground. The Beazer Homes development platted their streets in accordance with an approved traffic study, and did provide collector streets to handle the traffic generated by their development. However, the roads platted and constructed do not match the current Thoroughfare Plan. Therefore, Staff is proposing to remove the 3 collector streets from the Highland Glen area. Since these collector streets have been constructed, Staff does not believe that it is necessary to show these streets on the plan.

PUBLIC COMMENTS: A legal notice of public hearing was published in the local newspaper.

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendments to the Master Thoroughfare Plan.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Existing Thoroughfare Plan
- Proposed Thoroughfare Plan
- Proposed Thoroughfare Plan/Aerial Photo

To Be Published in the
PEARLAND REPORTER-NEWS
Wednesday, April 27, 2005,
and
Wednesday, May 4, 2005

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

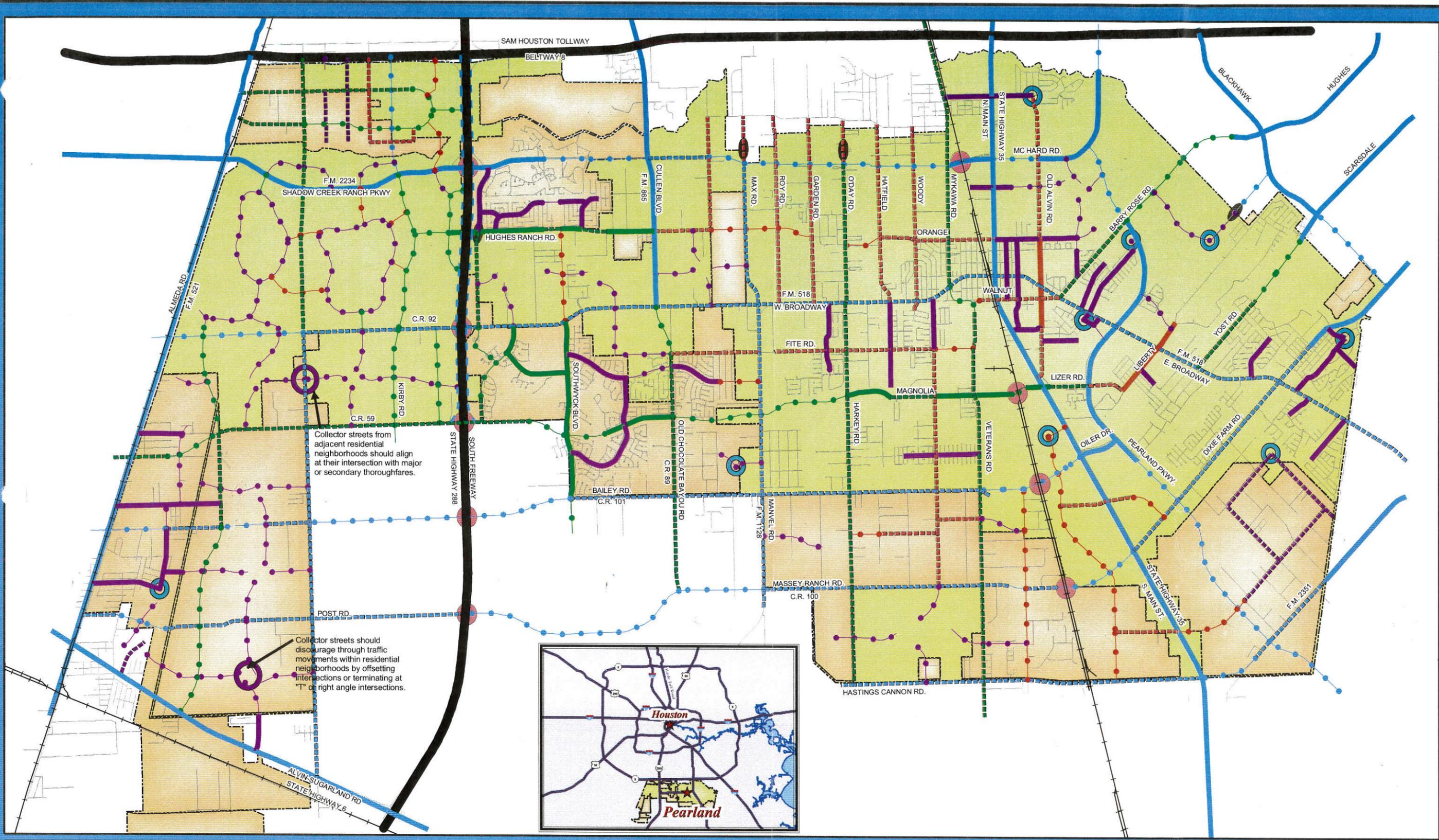
OF THE CITY OF PEARLAND, TEXAS

MASTER THOROUGHFARE PLAN AMENDMENT

Notice is hereby given that on May 16, 2005, at 6:30 p.m., the City Council and Planning and Zoning Commission of the City of Pearland, in Brazoria, Harris and Fort Bend Counties, Texas, will conduct a joint public hearing in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of the City of Pearland, for an amendment to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan.

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Theresa Grahmann
Senior Planner



Collector streets from adjacent residential neighborhoods should align at their intersection with major or secondary thoroughfares.

Collector streets should discourage through traffic movements within residential neighborhoods by offsetting intersections or terminating at "T" or right angle intersections.



City of Pearland Thoroughfare Plan

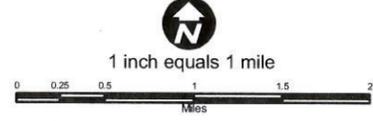
- 120' Minimum ROW**
- Major Thoroughfares - Sufficient Width
 - Major Thoroughfares - To Be Widened
 - Major Thoroughfares - To Be Acquired
 - Major Thoroughfares - Proposed Frontage Road

- 100' Minimum ROW**
- Secondary Thoroughfares - Sufficient Width
 - Secondary Thoroughfares - To Be Widened
 - Secondary Thoroughfares - To Be Acquired

- 80' Minimum ROW**
- Major Collector Streets - Sufficient Width
 - Major Collector Streets - To Be Widened
 - Major Collector Streets - To Be Acquired

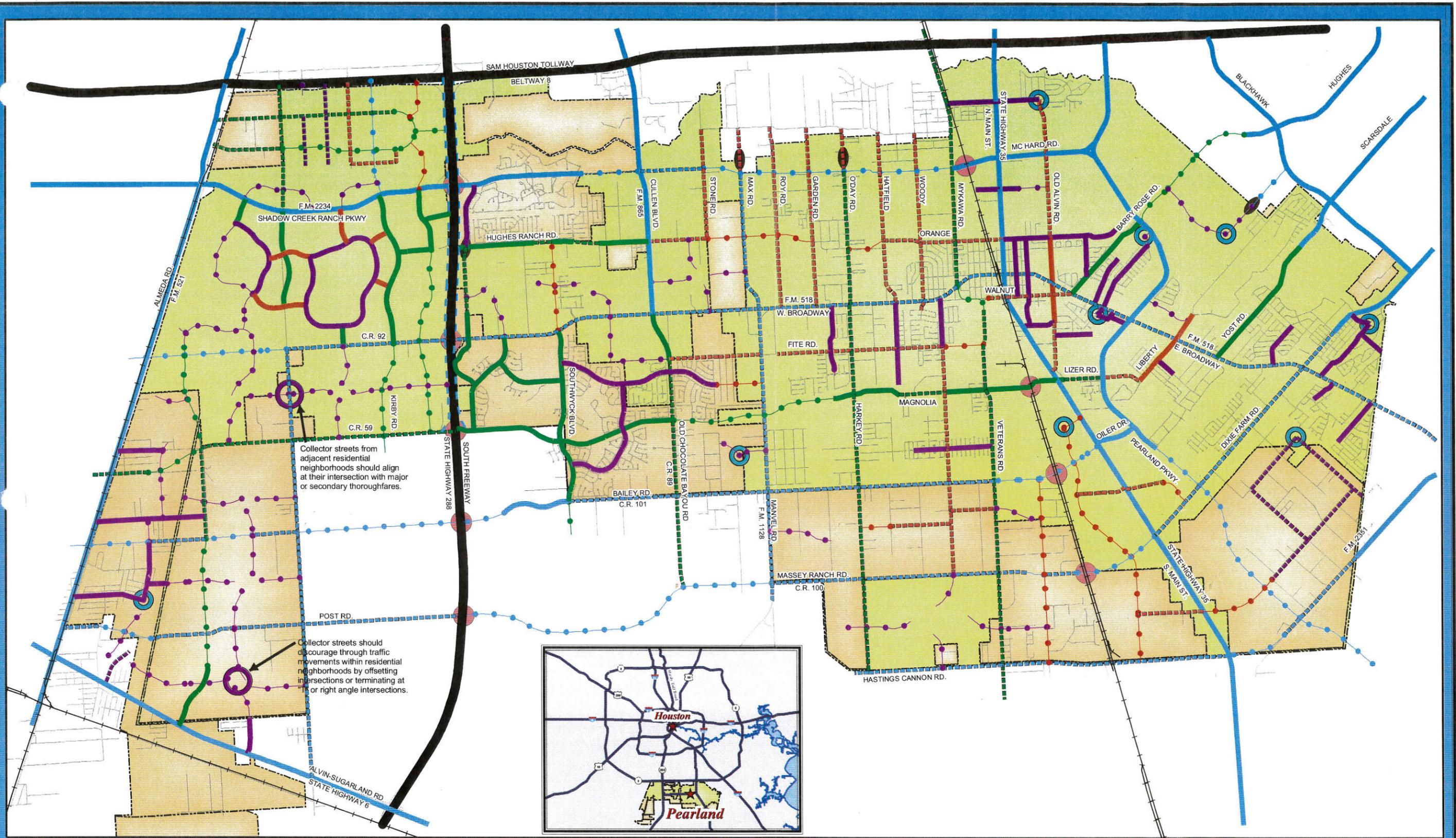
- 60' Minimum ROW**
- Minor Collector Streets - Sufficient Width
 - Minor Collector Streets - To Be Widened
 - Minor Collector Streets - To Be Acquired
 - Freeway

- Proposed Grade Separation
- 15:1 R.O.W. Transition
- Collector Streets
- Street intersect at a right angle as part of a T or 4-way intersection
- City Limits
- ETJ
- Railroad



THIS MAP HAS BEEN PRODUCED FROM VARIOUS SOURCES. EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS MAP. HOWEVER, THE CITY OF PEARLAND ASSUMES NO LIABILITY OR DAMAGES DUE TO ERRORS OR OMISSIONS. MAP PREPARED ON: SEPTEMBER 2004 (05)

View online maps at www.cityofpearland.com



Collector streets from adjacent residential neighborhoods should align at their intersection with major or secondary thoroughfares.

Collector streets should discourage through traffic movements within residential neighborhoods by offsetting intersections or terminating at 45 or right angle intersections.



City of Pearland Proposed 2005 Thoroughfare Plan

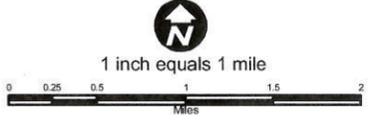
- 120' Minimum ROW**
- Major Thoroughfares - Sufficient Width
 - Major Thoroughfares - To Be Widened
 - Major Thoroughfares - To Be Acquired
 - Major Thoroughfares - Proposed Frontage Road

- 100' Minimum ROW**
- Secondary Thoroughfares - Sufficient Width
 - Secondary Thoroughfares - To Be Widened
 - Secondary Thoroughfares - To Be Acquired

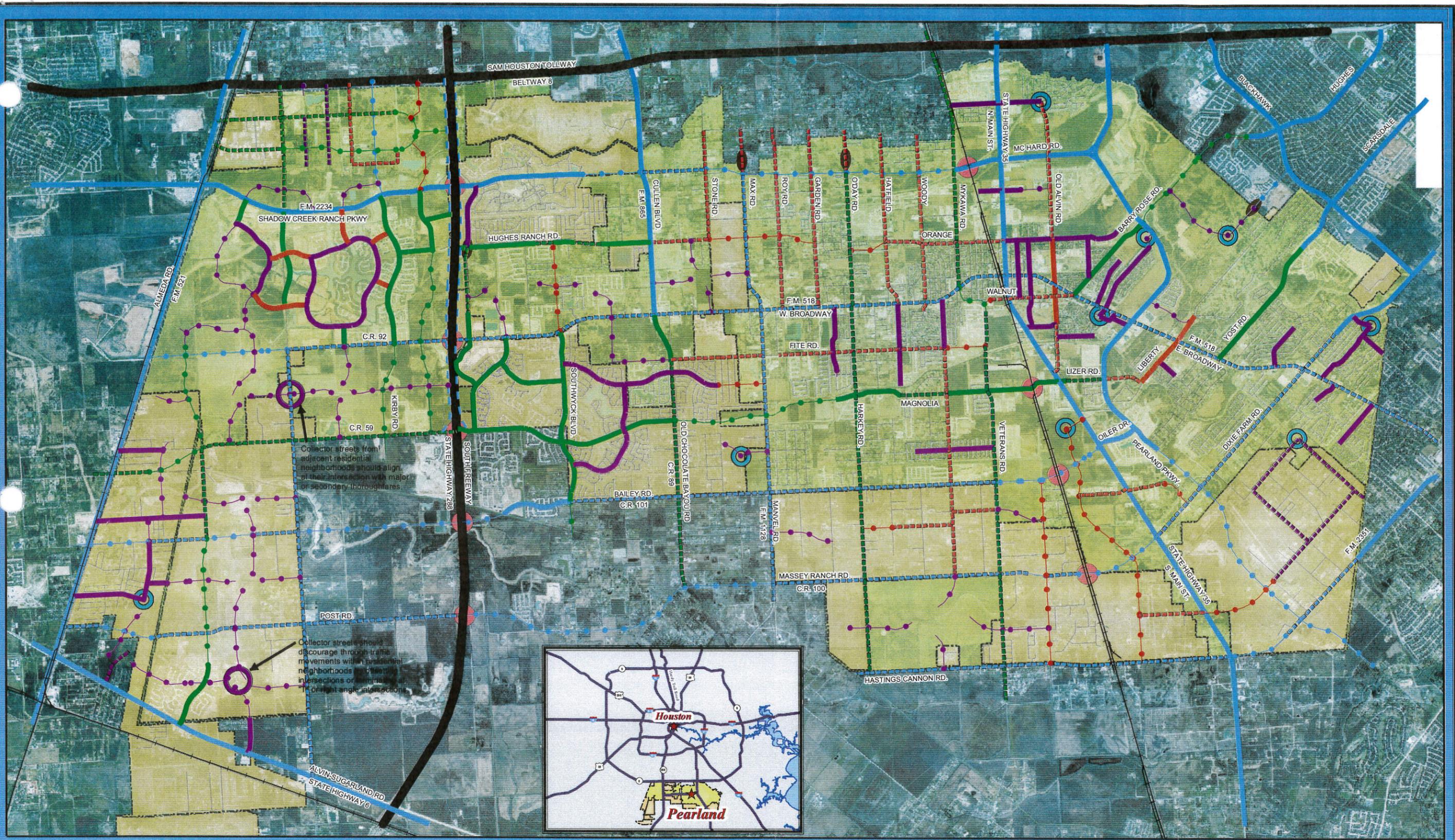
- 80' Minimum ROW**
- Major Collector Streets - Sufficient Width
 - Major Collector Streets - To Be Widened
 - Major Collector Streets - To Be Acquired

- 60' Minimum ROW**
- Minor Collector Streets - Sufficient Width
 - Minor Collector Streets - To Be Widened
 - Minor Collector Streets - To Be Acquired
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MAP PREPARED ON: MAY 2005
(05)
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City of Pearland Proposed 2005 Thoroughfare Plan

120' Minimum ROW

- Major Thoroughfares - Sufficient Width
- - - Major Thoroughfares - To Be Widened
- · - Major Thoroughfares - To Be Acquired
- · - · - Major Thoroughfares - Proposed Frontage Road

100' Minimum ROW

- Secondary Thoroughfares - Sufficient Width
- - - Secondary Thoroughfares - To Be Widened
- · - Secondary Thoroughfares - To Be Acquired

80' Minimum ROW

- Major Collector Streets - Sufficient Width
- - - Major Collector Streets - To Be Widened
- · - Major Collector Streets - To Be Acquired

60' Minimum ROW

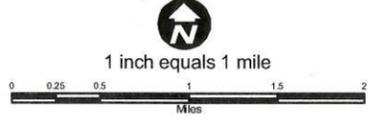
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Collector streets from adjacent residential neighborhoods should align at their intersection with major or secondary thoroughfares.

Collector streets should discourage through traffic movements within residential neighborhoods. Street intersections should be at right angle intersections.



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