



City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068 • 485-2411

TO: JAMES O. DESHAZER, CITY MANAGER

FROM: ERNESTO BUENROSTRO, BUILDING OFFICIAL *EB*

DATE: OCTOBER 4, 1990

SUBJECT: PLANNING AND ZONING MEETING OF OCTOBER 1, 1990

At their meeting of October 1, 1990, the Planning and Zoning Commission considered Application No. 19, request of Albert M. Hasten, agent for Anthony and Virginia Vento, Owners, for an amendment to the Land Use and Urban Development Ordinance from classification Neighborhood Service to General Business on property located at 2020 and 2022 FM 518.

It was moved by Helen Beckman, seconded by James Garner, that it be recommended to City Council that Application No. 19, request to rezone property located at 2020 and 2022 FM 518 from Neighborhood Service to General Business, be denied.

Motion passed 4 to 1, with Benny Frank voting against and Clyde Starns abstaining.

This is submitted for your information.

xc: Dick Qualtrough
Engineering Div.



City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068 • 485-2411

October 4, 1990

Honorable Mayor and City Council
City Hall
Pearland, Texas 77581

Gentlemen:

At a meeting held on October 1, 1990, the Planning and Zoning Commission considered Application No. 19, request of Albert M. Hasten, Agent for Anthony and Virginia Vento, Owners, for an amendment to the Land Use and Urban Development Ordinance from Classification Neighborhood Service to General Business on property located at 2020 and 2022 FM 518.

The Commission considered current zoning and businesses in the area, proposed and permitted businesses should the property be rezoned, the fact that the proposed brake and muffler shop would be adjacent to an R-1 zoning district with no buffer zone, and this zone change would constitute spot zoning.

After much discussion, it was moved by Helen Beckman, seconded by James Garner, that it be recommended to Council that Application No. 19 be denied. Motion passed 4 to 1, with Benny Frank voting against and Clyde Starns abstaining.

This is submitted for your consideration.

Sincerely yours,

A handwritten signature in cursive script that reads 'Al Lentz' followed by a flourish.

Al Lentz, Chairman
Planning and Zoning

AL/EB:pv

MINUTES OF A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON OCTOBER 1, 1990, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 8:12 P. M. with the following present:

Chairman	Al Lentz
Vice Chairman	Leroy Savoie
Commissioner	Clyde Starns
Commissioner	Benny Frank
Commissioner	James Garner
Commissioner	Helen Beckman
Building Official	Ernesto Buenrostro
Assistant City Secretary	Pat Vaught

Absent from the Meeting: Commissioner Mary Starr had an excused absence.

APPROVAL OF MINUTES

It was moved by Benny Frank, seconded by Helen Beckman, that the Minutes of the Meeting of September 25, 1990, be approved as presented.

Motion passed 6 to 0.

NEW BUSINESS

APPLICATION NO. 19, ALBERT M. HASTEN, AGENT FOR ANTHONY AND VIRGINIA VENTO, OWNERS, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION NEIGHBORHOOD SERVICE CENTER (NS) TO GENERAL BUSINESS (GB) ON PROPERTY LOCATED AT 2020 AND 2022 FM 518

Chairman Al Lentz asked Building Official Ernesto Buenrostro to identify the property in question on the official Zoning Map.

The Commission discussed zoning in and around the area which has some General Business but is primarily Neighborhood Service district. The Commission also took into consideration that the site backs up to an R-1 district, the most restrictive of the districts. Of concern to the Commissioners was future use of the property should it be rezoned now and then resold at a later time.

It was moved by Helen Beckman, seconded by James Garner, that it be recommended to City Council that Application No. 19, request to rezone property located at 2020 and 2022 FM 518 from Neighborhood Service to General Business, be denied.

Motion passed 4 to 1, with Benny Frank voting against and Clyde Starns abstaining.

Chairman Lentz explained to interested parties in the audience the steps involved in a zone change request process.

Chairman Lentz inquired of City Manager DeShazer if a date had been decided upon to begin workshops on the Sign ordinance. A tentative date of October 15 was proffered.

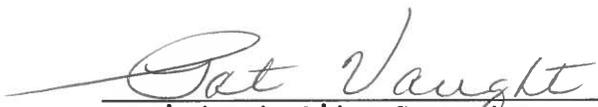
ADJOURN

The meeting adjourned at 8:34 P. M.

Minutes approved as submitted and/or corrected this 23 day of October, A. D., 1990.


Chairman

ATTEST:


Assistant City Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON OCTOBER 1, 1990, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Meeting of September 25, 1990

III. NEW BUSINESS:

- A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 19, ALBERT M. HASTEN, AGENT FOR ANTHONY AND VIRGINIA VENTO, OWNERS, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION NEIGHBORHOOD SERVICE CENTER (NS) TO GENERAL BUSINESS (GB), ON PROPERTY LOCATED AT 2020 AND 2022 FM 518.

IV. ADJOURN

POSTED: 27 DAY OF September A. D., 1990. 5:00 P.M.

REMOVED: _____ DAY OF _____, A. D., 1990.

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON OCTOBER 1, 1990, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Meeting of September 25, 1990

III. NEW BUSINESS:

- A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 19, ALBERT M. HASTEN, AGENT FOR ANTHONY AND VIRGINIA VENTO, OWNERS, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION NEIGHBORHOOD SERVICE CENTER (NS) TO GENERAL BUSINESS (GB), ON PROPERTY LOCATED AT 2020 AND 2022 FM 518.

IV. ADJOURN

POSTED: 27 DAY OF September, A. D., 1990. 5:00 P.M.
REMOVED: 5 DAY OF October, A. D., 1990.

WALSH ENGINEERING, INC.
OF PEARLAND

WILLIAM C. WALSH, P.E.
President
2010 E. Broadway, P.O. Box 760
PEARLAND, TEXAS 77588-0760
713/485-2404

September 13, 1990

City of Pearland
RECEIVED

1990
SEP 20, REC'D

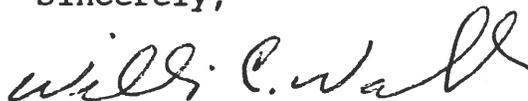
City of Pearland
P. O. Box 2068
Pearland, Texas 77588

Attention: City Council

Gentlemen:

Having received notice of a joint public hearing of the City Council and the Planning and Zoning Commission on the request that Lots B and C, Block B of Shadycrest Subdivision [2020 and 2022 E. Broadway (FM 518)] be zoned General Business, this letter serves as my written opposition to this change. I am owner of 6 lots and 2 buildings, each building approximately 5,000 square feet, in Shadycrest Subdivision (Lots G - L, Block B). My business, as well as several others, is located on these lots and I feel that the zoning change would be detrimental to my interests. I will be attending the hearing on October 1, 1990, to protest the classification amendment.

Sincerely,



William C. Walsh, P.E., R.P.S.
President

WCW/so



City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068 • 485-2411

September 10, 1990

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL
AND**

THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 1st day of October, 1990, at 7:30 P. M., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Room, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Albert M. Hasten, Agent for Anthony and Virginia Vento, Owners, for an amendment to the Land Use and Urban Development Ordinance of said City, from classification Neighborhood Service Center (NS) to General Business (GB) on the following described property, to-wit:

Lots B and C, Block B of Shadycrest Subdivision
(2020 and 2022 E. Broadway (FM 518))

Application and map are attached herewith for your information.

At such time and place as above stated the City Council and the Planning and Zoning Commission will hear all evidence concerning advisability of amending said Ordinance and also will hear all evidence in protest to the amendment of said Ordinance.

Very truly yours,

Kay Krouse
City Secretary

KK:pv
Encl.

CERTIFIED MAIL, RETURN RECEIPT REQUESTED
APPLICATION NO. 19

CITY OF PEARLAND

LAND USE CHANGE APPLICATION

ZONING CHANGE REQUESTED

- () Change in Regulations in Section _____
- (✓) Change in Zone Class _____

From: N-S
 To: GB

BOARD OF ADJUSTMENT & APPEAL

- () Variance Appeal
- () Appeal from Interpretation
- () Special Exception Use

For: _____

PROPERTY IDENTIFICATION:

Street or Road Address: 2022 & 2020 F.M. 518
 Lot B & C, Block B, Addition SHADYCREST

SUBMITTAL INFORMATION:

- | | | | |
|----------------------------------|----------|--|------------------|
| 1. Must be professionally drawn | <u>✓</u> | 5. Tract Dimension | <u>150'x150'</u> |
| 2. Minimum scale of 100' to inch | <u>✓</u> | 6. Location, size, relationship of all existing structures to boundary lines | _____ |
| 3. North Arrow | <u>✓</u> | | |
| 4. Site map attached | <u>✓</u> | | |

LEGAL DESCRIPTION:

Describe from Deed Records, attach copy of Deed, and use metes and bounds description:

Platted Land: SEE SURVEY

Unplatted Land: (Must have metes & bounds description) N/A

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION: BRAKE & MUFFLER SHOP

RECORD OWNER: ANTHONY & VIRGINIA VENTO

OWNER'S MAILING ADDRESS & PHONE NO.: 3223 PATRICIA - PEARLAND
485-5815

AGENT'S NAME: ALBERT M. HASTEN NO. 482-5448 Home

AGENT'S MAILING ADDRESS: 3518 MEADOWLARK, FRIENDSWOOD
Pearland

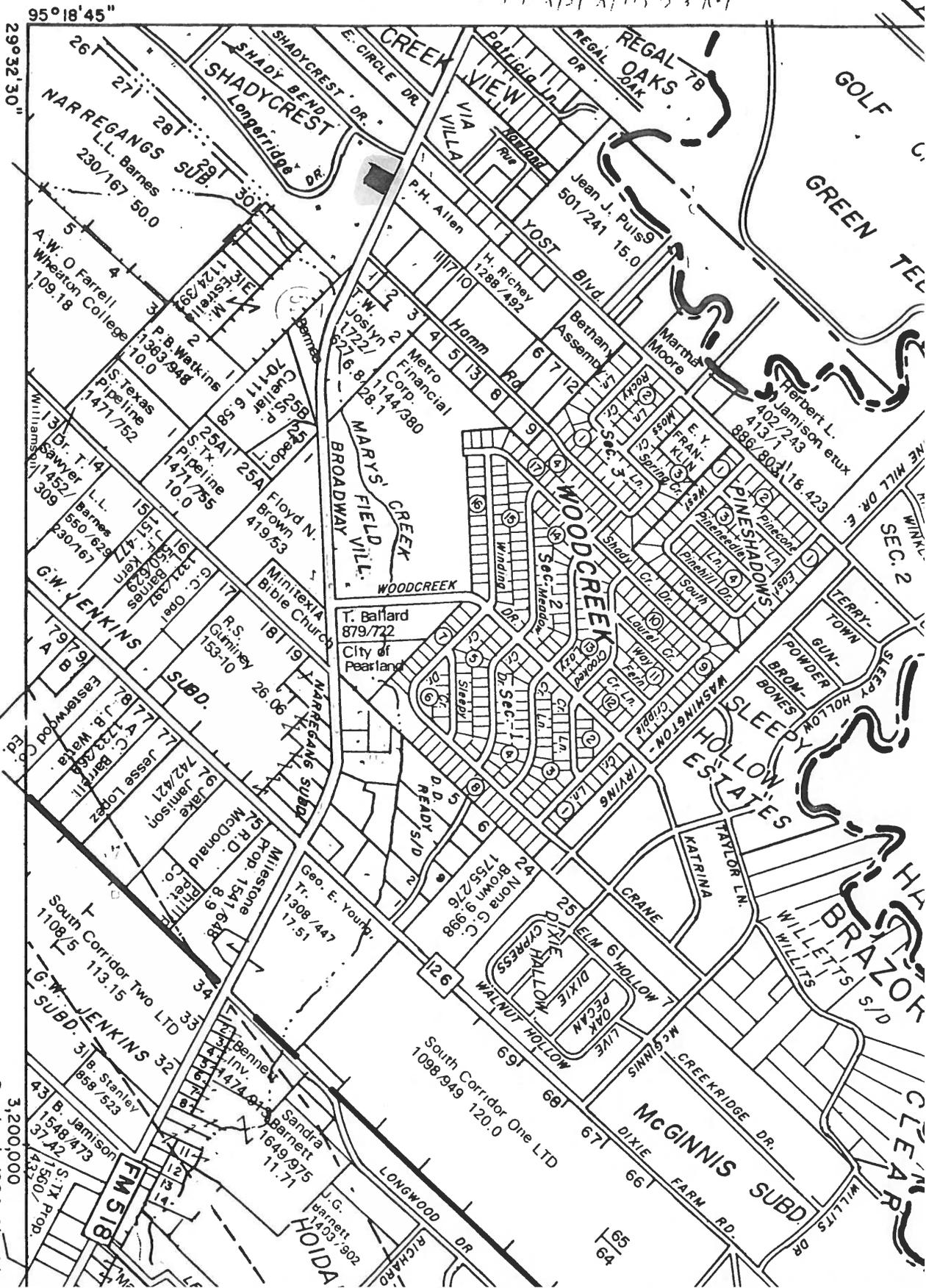
PETITION: As OWNER/AGENT, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland.

SIGNATURE Anthony Vento OWNER SIGNATURE Virginia Vento OWNER

FEE: \$ 250⁰⁰ DATE PAID: 9-6-90 RECEIVED BY: L.B.

DATE FILED: 9-6-90 APPLICATION NO. 19

HOUSTON (P.O.) 18 MI.
 DE APR 11 1984 2 4 AM



5000 FOOT COORDINATE GRID IS TEXAS LAMBERT
 PROJECTION, SOUTH CENTRAL ZONE.
 CONTOUR INTERVAL IS 5 FEET.
 COMPILED BY *Louise F. Wallace*
 DRAWN BY *Louise F. Wallace*
 THIS MAP CONTAINS CONFIDENTIAL INFORMATION.
 PURCHASER AGREES THAT IT IS FOR HIS USE ONLY
 AND IS NOT TO BE USED BY OR DISCLOSED TO ANYONE ELSE.

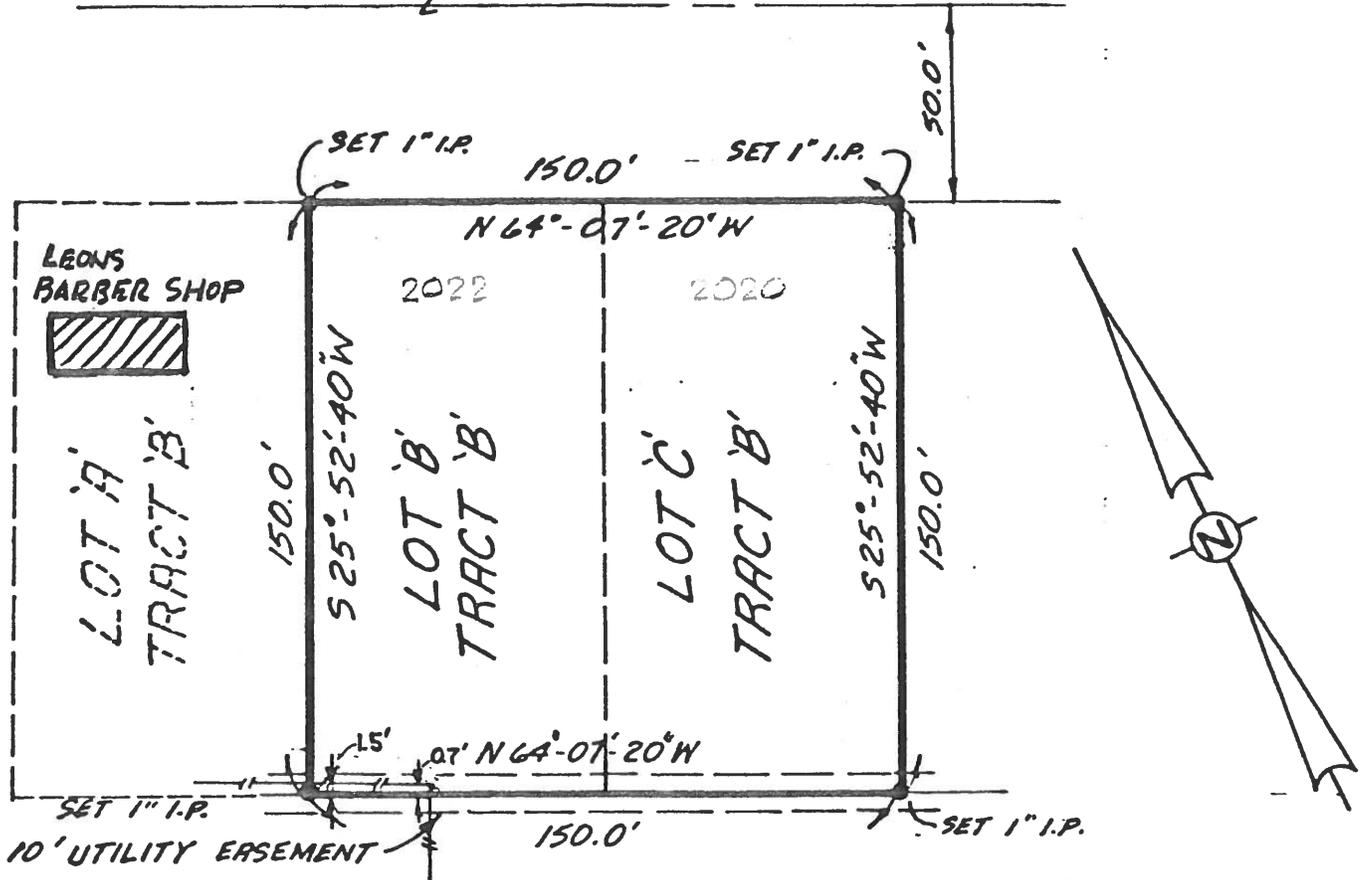


HODGE MASON ENGINEERS, INC.

SC

SKETCH OF SURVEY

FM. 518



DATE: 5-9-78

SCALE: 1"=50'

LEGAL DESCRIPTION

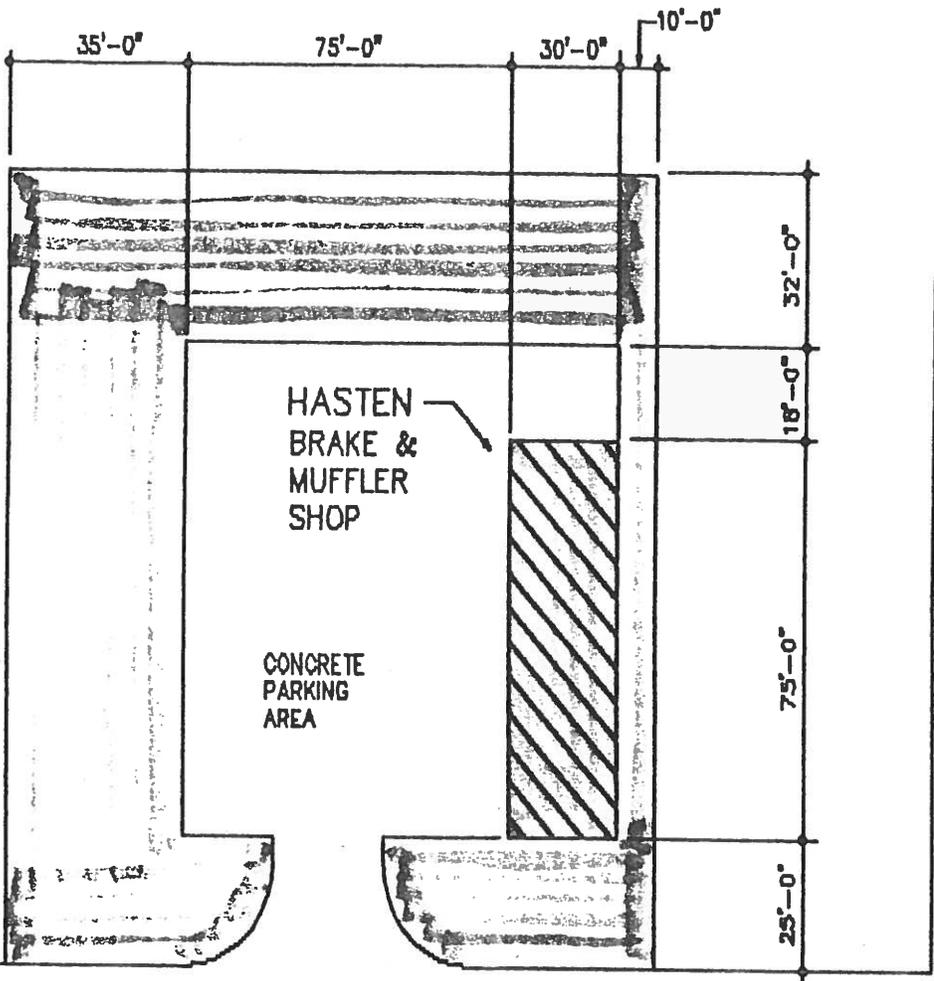
COMMERCIAL LOTS B AND C, TRACT C, TRACT B OF SHADYCREST SUBDIVISION, A SUBDIVISION OF 160.82 ACRES OF LAND IN THE W.D.C. HALL LEAGUE, ABSTRACT NO 70, BRAZORIA COUNTY, TEXAS; SAID 160.82 ACRES CONSISTING OF TWO TRACTS OF LAND, THE FIRST TRACT BEING DESCRIBED IN THE DEED RECORDED IN VOLUME 748, PAGE 1, OF THE DEED RECORDS OF BRAZORIA COUNTY, AND THE SECOND TRACT BEING DESCRIBED IN THE DEED RECORDED IN VOLUME 749, PAGE 321 OF SAID DEED RECORDS.



I THOMAS SMARRITO, HEREBY CERTIFY THAT THE SKETCH OF SURVEY SHOWN ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS SUPERVISED UNDER MY DIRECTION.

Thomas Smarrito

THOMAS SMARRITO, REG. PUBLIC SURVEYOR #1980



LEGAL DESCRIPTION
LOT: B & C
TRACT: B
SUB.DIV.: SHADYCREST

STATE HIGHWAY 518

SHADYCREST DR.

VENTO & ASSOCIATES
BUILDING FOR: MR. ALBERT M. HASTEN
DESIGNER: ANTHONY F. VENTO
PLAN NO.: #1878

AGENDA

DOCKETED PUBLIC HEARING NO. 1 DATE: OCTOBER 1, 1990

PURPOSE OF THE HEARING:

APPLICATION NO. 19, ALBERT M. HASTEN, AGENT FOR ANTHONY AND VIRGINIA VENTO, OWNERS, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION NEIGHBORHOOD SERVICE CENTER (NS) TO GENERAL BUSINESS (GB), ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

Lots B and C, Block B of Shadycrest Subdivision
(2020 and 2022 E. Broadway (FM 518))

- I. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST.

- II. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST.

- III. QUESTION AND ANSWER PERIOD.

- IV. ADJOURN