



City of Pearland

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

November 2, 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 19th day of November, 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 George Lee Rush, Jr., Agent for Patricia Rowe, Owner, for a Specific Use Permit for Unscheduled and New Commercial Use (Operation of an Oilfield Service Company), on the following property to-wit:

A 4.8094 acre tract of land out of Tract 73 of the Zychlinski Subdivision of the R. B. Lyle Survey, Abstract 542 of the Deed Records of Brazoria County (1323 N. Main).

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 granting said Specific Use Permit and also will hear all evidence in protest to the granting of said Specific Use Permit.

Very truly yours,

Kay Krouse
City Secretary

KK:pv
Encl.

CERTIFIED MAIL, RETURN RECEIPT REQUESTED
SP-20

AGENDA

DOCKETED PUBLIC HEARING NO. 1

DATE: NOVEMBER 19, 1990

PURPOSE OF THE HEARING:

APPLICATION NO. 20, REQUEST OF CHARLES EMMERICH, AGENT FOR OWNERS NAMED IN THE APPLICATION, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY, FROM CLASSIFICATION GENERAL BUSINESS (GB) TO COMMERCIAL (C) ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

Lots 1 through 48, Block 21, Pearland Townsite.
Property bounded by 2400 Block of S. Main, 3900
Block of E. Broadway, 2400 Block of S. Houston,
and 3900 Block of E. Pear.

- 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



City of Pearland

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

October 31, 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 19th day of November, 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 Charles Emmerich, Agent for Owners Named in the Application, for an amendment to the Land Use and Urban Development Ordinance of said City, from classification General Business (GB) to Commercial (C) on the following described property, to-wit:

Lots 1 through 48, Block 21, Pearland Townsite
(Property bounded by 2400 Block of S. Main, 3900
Block of E. Broadway, 2400 Block of S. Houston, and
3900 Block of E. Pear)

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. 20

CITY OF PEARLAND
LAND USE CHANGE APPLICATION

ZONING CHANGE REQUESTED

() Change in Regulations in
Section _____
(x) Change in Zone Class
From: General Business

BOARD OF ADJUSTMENT & APPEAL

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

To: Commercial
Zoning Extension for Commercial,
Lots 1 through 48, Block 21, Pearland Townsite

For: _____

PROPERTY IDENTIFICATION

Street or Road Address: _____

Lots 1 through 48 Block 21 Addition Old Pearland Townsite

SUBMITTAL INFORMATION

- | | | | |
|----------------------------------|-------|---------------------------------|-------|
| 1. Must be professionally drawn | _____ | 5. Tract Dimension | _____ |
| 2. Minimum scale of 100' to inch | _____ | 6. Location, size, relationship | _____ |
| 3. North Arrow | _____ | of all existing structures to | _____ |
| 4. Site Map attached | _____ | Boundary lines | _____ |

LEGAL DESCRIPTION

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

Platted Lane: _____

Unplatted Land: (Must have metes & bounds description) _____

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:

Existing uses to remain as permitted by zoning ordinance and proposed hi-tech
auto paint company along with other extended uses allowed under commercial zoning.

RECORD OWNER: See Attached Letter

OWNER'S MAILING ADDRESS & PHONE NO.: _____

NAME & ADDRESS OF MORTGAGEE, if any: N/A

AGENT'S NAME: Charles Emmerich PHONE NO.: _____

AGENT'S MAILING ADDRESS: 14212A Highway 3, Webster, Texas 77598

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 See Attached Letter
Owner

SIGNATURE [Signature]
AGENT

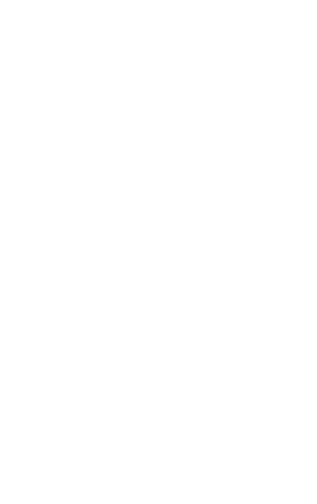
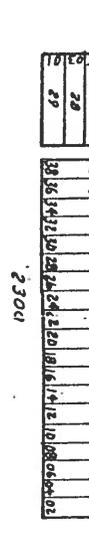
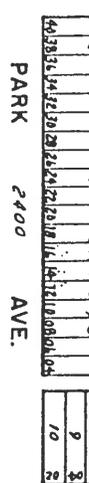
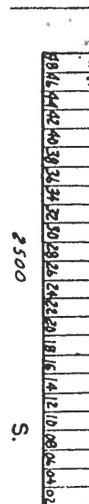
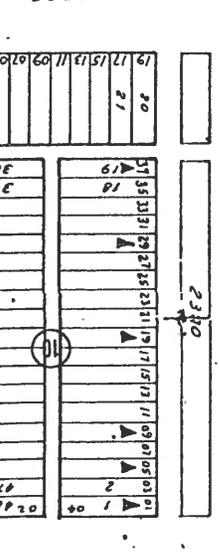
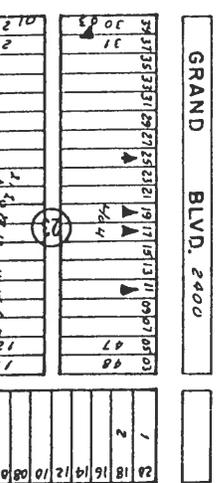
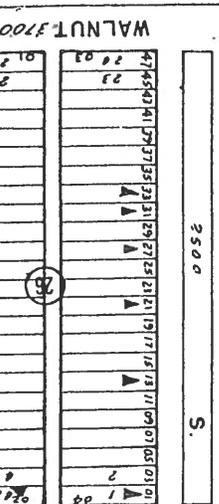
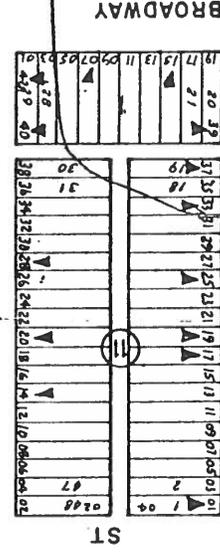
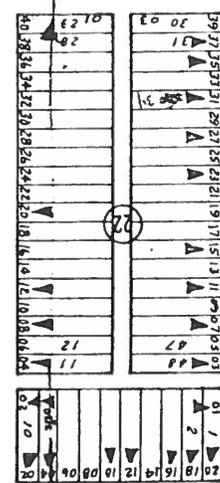
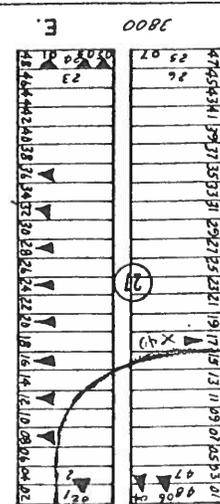
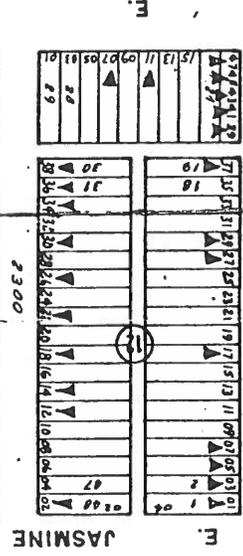
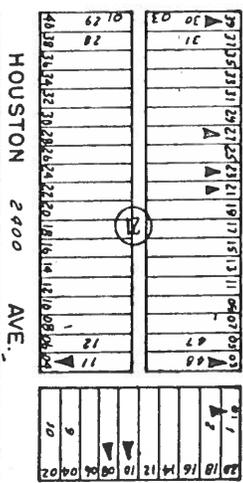
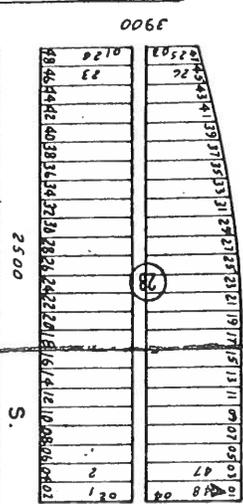
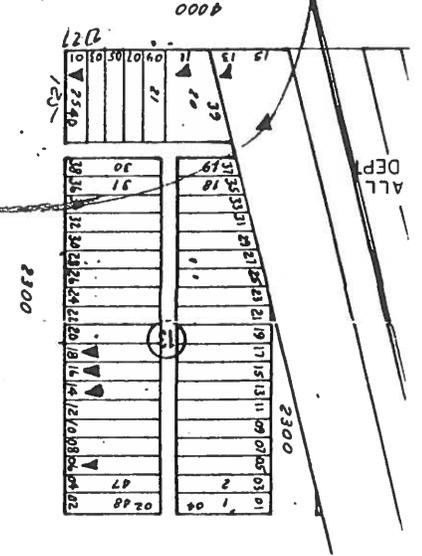
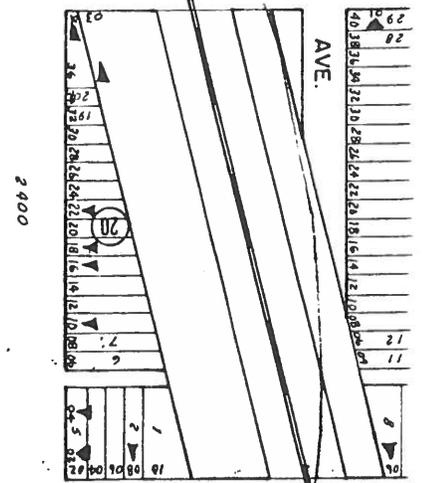
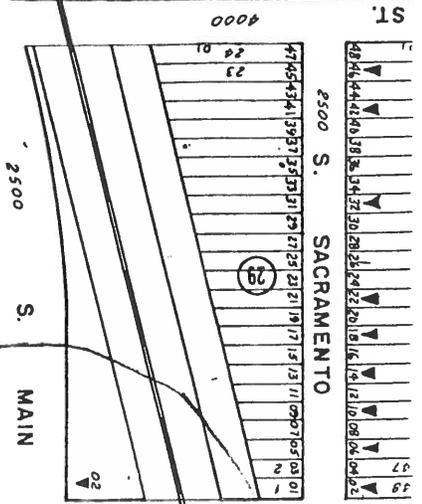
FEES: \$ 250.00 PAID DATE PAID: 250.00 ACPT.# 62222

DATE FILED: 10-24-90 APPLICATION NO. 20

ST
SACRAMENTO

AVE.

ALL
DEP



City of Pearland
Members of City Council
Planning and Zoning Committee
Pearland, Texas

TO WHOM IT MAY CONCERN:

The following is a complete list of property owners of Block 21 of Pearland Townsite. These owners request that the City of Pearland rezone said Block 21 from general business to commercial. The principal purpose of this request is to enable Maaco Auto Painting Company to operate their business at 2403 South Main Street in Pearland, being Lots 11 through 18 and Lots 40 through 48. The owners also recognize that rezoning this block to commercial will allow more business uses for their property.

Listed below are the owners and legal descriptions of subject properties in said Block 21, Pearland Townsite, along with their signature requesting the above mentioned zone change:

Lots 8, 9, 10, Block 21
Tax #7025-0271-000
Jimmy M. Brown
Donnie Brown
3906 East Broadway
Pearland, Texas 77581

Jimmy M. Brown 10-11-90
Donnie Brown 10-11-90

Lots 19, 20, and 21, Block 21
Tax #7025-0274-000
Gentlemen's Barber Shop
Kathy Glines
2424 South Houston Avenue
Pearland, Texas 77581

Kathy Glines 10-11-90

City of Pearland

Page 2

Lots 11 through 18, 40 through 48, Block 21
Tax #7025-0273-000
National Asset Bank
Christopher D. Winters, Senior Vice President
2401 Fountainview, Suite 628
Houston, Texas 77057

Chris D. Winters 10/11/90

Lots 22, 23, 24, Block 21
Tax #7025-0275-000
Mona Raye Kliesing
2428 Houston Avenue
Pearland, Texas 77581

Raye Mona Kliesing 10/12/90

Lots 25 through 29, Block 21
Tax #7025-0276-000
Freddy R. Cessac, ~~Inc.~~
P. O. Box 936
Pearland, Texas 77581

Freddy R. Cessac 10-12-90

Lots 35 through 39, Block 21
Tax #7025-0280-000
Tony Vale
8115 Concord
Houston, Texas 77017

Tony Vale 10-11-90

Lots 30 through 34, Block 21
Tax #7025-0279-000
Luella Smith
2001 North Galveston
Pearland, Texas 77581

Lots 1, 2, 3, 4 with 17' of Lot 5, Block 21
Tax #7025-0269-000
Estate of Berry Miller, Sr.
Mrs. Berry Miller
2506 South Washington
Pearland, Texas 77581

10-11-90 Mrs Berry Miller

Lots 6, 7 and East 10' of Lot 5, Block 21
Tax #7025-0270-000
Estate of Barry Miller, Sr.
Mrs. Berry Miller
2506 South Washington
Pearland, Texas 77581

10-11-90 Mrs Berry Miller

Very truly yours,


Charles Emmerich

MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON NOVEMBER 19, 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 8:45 P. M. with the following present:

Chairman	Al Lentz
Vice Chairman	Leroy Savoie
Commissioner	Helen Beckman
Commissioner	James Garner
Commissioner	Clyde Starns
Commissioner	Benny Frank
City Engineer	Dick Qualtrough
Assistant City Secretary	Pat Jones

Commissioner Mary Starr had an excused absence.

NEW BUSINESS

APPLICATION NO. 20, REQUEST OF CHARLES EMMERICH, AGENT FOR OWNERS NAMED IN THE APPLICATION, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY, FROM CLASSIFICATION GENERAL BUSINESS TO COMMERCIAL ON PROPERTY BOUNDED BY 2400 BLOCK OF S. MAIN, 3900 BLOCK OF E. BROADWAY, 2400 BLOCK OF S. HOUSTON AND THE 3900 BLOCK OF E. PEAR

In light of the evidence presented at the Joint Public Hearing held just prior to this meeting, it was moved by Benny Frank, seconded by Clyde Starns, that it be recommended to Council that Application No. 20, request to change the entire aforementioned block from General Business to Commercial, be approved.

Motion passed 6 to 0.

SPECIFIC USE PERMIT NO. 20, GEORGE LEE RUSH, JR., AGENT FOR PATRICIA M. ROWE, OWNER, REQUEST FOR A SPECIFIC USE PERMIT FOR UNSCHEDULED AND NEW COMMERCIAL USE (OPERATION OF AN OILFIELD SERVICE COMPANY) ON PROPERTY LOCATED AT 1323 N. MAIN

The Commission briefly discussed unscheduled uses under the Zoning Ordinance and the fact that this company met all zoning criteria except for bulk storage which necessitated a specific use permit.

It was moved by Clyde Starns, seconded by Benny Frank, that it be

recommended to Council that Specific Use Permit No. 20 be approved with the hope that the oilfield company would provide some type of landscape screening at the property line as proposed by the management of the adjacent cemetery.

Motion passed 6 to 0.

ADJOURN

The meeting adjourned at 8:54 P. M.

Minutes approved as submitted and/or corrected this 4 day of December, A. D., 1990.


Chairman

ATTEST:


Assistant City Secretary



City of Pearland

File

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

TO: JAMES O. DESHAZER, CITY MANAGER

FROM: ERNESTO BUENROSTRO, BUILDING OFFICIAL *EB*

DATE: NOVEMBER 20, 1990

SUBJECT: PLANNING & ZONING MEETING OF NOVEMBER 19, 1990

At the special meeting held immediately following the Joint Public Hearing, the Commission considered Application No. 20, request of Charles Emmerich, agent for various owners named in the application wherein an entire block bounded by 2400 Block of S. Main, 3900 Block of E. Broadway, 2400 Block of S. Houston and the 3900 Block of E. Pear was requested to be changed from General Business to Commercial.

It was moved by Benny Frank, seconded by Clyde Starns, that recommendation be made to Council to approve Application No. 20 changing the zoning of the block from General Business to Commercial. Motion passed 6 to 0.

The Commission also considered Specific Use Permit Request No. 20, George Lee Rush, Jr., Agent for Patricia Rowe, Owner, for Unscheduled and New Commercial Use (Operation of an Oilfield Service Company) on property located at 1323 N. Main.

It was moved by Clyde Starns, seconded by Benny Frank, that this specific use permit request be recommended to Council for approval. As part of his motion, Commissioner Starns expressed the hope that the oilfield service company would provide some additional landscape screening as proposed by the adjacent cemetery management. Motion passed 6 to 0.

This is submitted for your information.

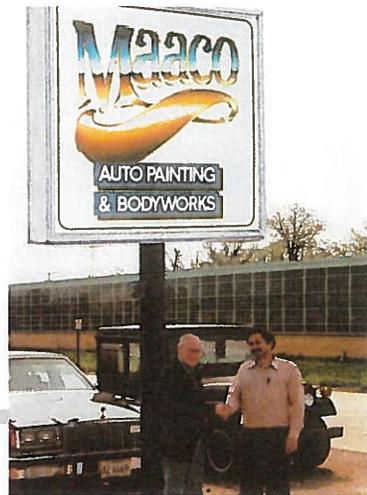
xc: Dick Qualtrough
Engineering Div.

The future

In the next decade MAACO will comprise 800 to 1,000 centers averaging \$1 million in gross sales.

Looking toward the 1990s, MAACO—the world's largest auto painting and body works organization—stands poised on the edge of a new era of providing to more people than ever the quality and service associated with the MAACO trademark.

Central to MAACO's marketing strategy is a multi-million dollar advertising campaign. Our television commercials—often including the popular catchline, "Uh, Oh, Better Get MAACO"—create a high level of consumer awareness and response. Newspaper and radio advertising, along with local promotions and dedicated community involvement such as mall exhibitions of half-and-half "before-and-after" cars, charitable activities, sponsorship of sports teams and events, are not only effective traffic builders, but also make MAACO a productive member of the community.



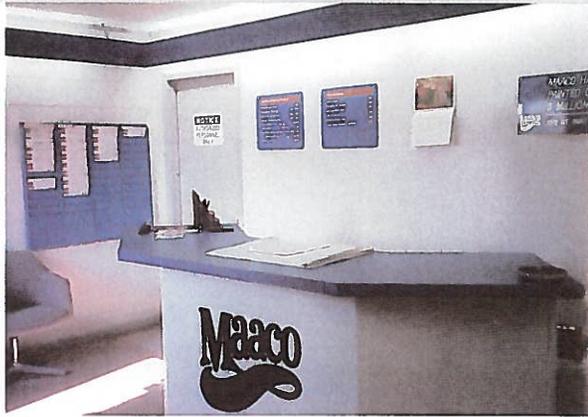
Maaco Enterprises Inc.
381 Brooks Road
King of Prussia, Pa. 19406
Telephone 215 • 265-6606

©1987 MAACO Enterprises, Inc.



**The body shop of tomorrow—
today.**

App 20

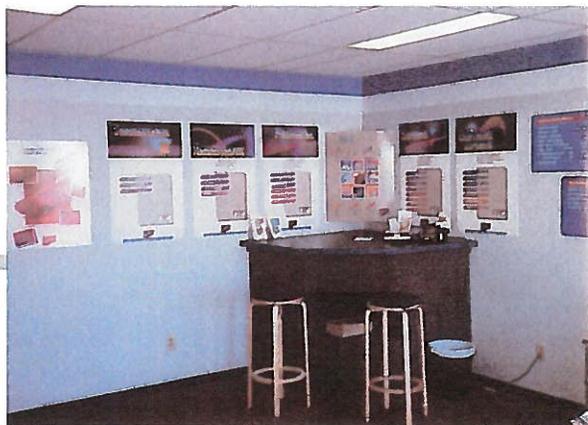


Interiors

Inside, too, MAACO centers convey a business office atmosphere, featuring blue and grey color-coordinated walls, office furniture and carpeting. MAACO's high-tech, bursting-with-color, computer-generated merchandising service boards play a major role in helping acquaint customers with the value and quality of our services.

Consumers find the same patterns of operation in every MAACO center, including free estimates, firm scheduling, and a tradition of quality, medium-priced paint services.

All spray booths utilized in MAACO centers are designed and manufactured to address the requirements of OSHA and NFPA in the United States and to meet the requirements of provincial and municipal codes in Canada.



6

7



App 20

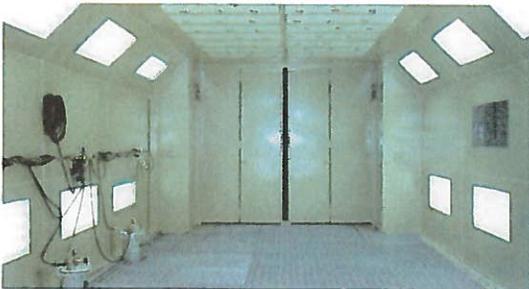
Work area

The work area at the back of the shop is organized for efficiency and safety. MAACO's Installation Department designs the shop layout and installs a complete equipment package.

MAACO's quality production auto painting consists of careful preparation of the vehicle by machine and hand-sanding, chemical washing of the car and masking, followed by painting in a modern self-contained spray booth and drying in a temperature-controlled oven. Coupled with the use of top-quality enamel, acrylic or polyurethane paints, this method provides the car with a "like new" factory finish.

Roughly three out of four MAACO retail customers request body work to further enhance the appearance of their car.

Each MAACO center also develops a trade or wholesale market that provides a year-round source of business.



Exteriors

When a potential customer visits a MAACO franchise, he or she is impressed by a physical environment which reinforces our image as the quality leader in auto painting and body work. The chain has remodeled its centers to participate in a new image and new look that is national in identity.

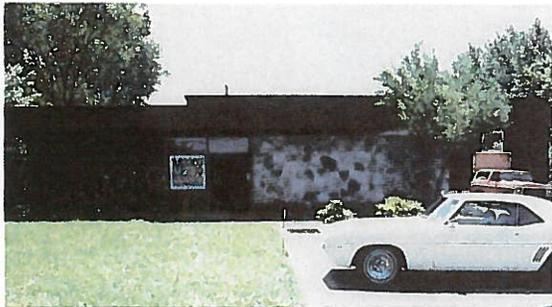
Our efforts to communicate the feeling of quality work to customers begin with the exterior facade. MAACO sites have the same exterior look as, for example, the neighborhood insurance or real estate offices. Parking areas, landscaping and signs are similarly designed and maintained to contribute to this perception.

From coast-to-coast—Maine to California . . . Florida to British Columbia—MAACO centers are designed or adapted to blend into the community in which the center is located, taking advantage of the particular environment and architecture of each area.

Some of the centers pictured here have been awarded local civic and beautification certificates. Others have received "Clean Business" citations and other honors as attractive, clean-looking, efficient businesses.



App 20

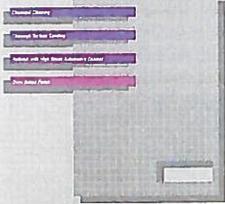


App 20

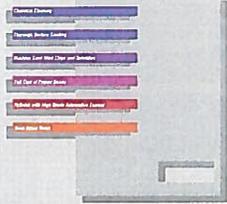
Merchandising



MAACO's economy service provides the basic preparation necessary prior to painting.



One of MAACO's most popular services because it provides much more than basic preparation to achieve that high quality look.



Provides excellent surface preparation and a refinishing material that extends the life of that high quality look.



MAACO was founded on the concept of quality work at a reasonable price. The tremendous growth of the chain was built upon this system of success—providing the public with a cosmetic paint and body repair service that most cars needed, and that the public would perceive as excellent value for dollar spent.

MAACO's original merchandising system was an extension of this marketing thrust, but times changed, and by 1982, it was evident to MAACO President Anthony A. Martino that MAACO had to change its look, its image, and its merchandising to keep up to and ahead of the times and the dramatic changes in the automotive market.

New technologies . . . new ideas in color . . . a more competitive environment . . . new paint materials and additives . . . made it necessary to hone our merchandising system . . . to make it increasingly clear to owners of luxury cars as well as the standard models that MAACO could

provide the service and value to maintain their vehicles at peak appearance.

After months of research, study, and discussion with center owners, focus groups, industry and paint leaders, a new MAACO merchandising system was unveiled.

It had a distinct look . . . a hi-tech look . . . it was bursting with color—color in service boards that were designed from state-of-the-art computer generated designs that provided a new, futuristic, integrated look that was consistent with the entire sales and marketing effort of the MAACO chain.

The new MAACO merchandising service boards and auxiliary service boards create a better environment and more knowledgeable and convenient way to demonstrate the value of the different services that MAACO offers to its customers.

App 20

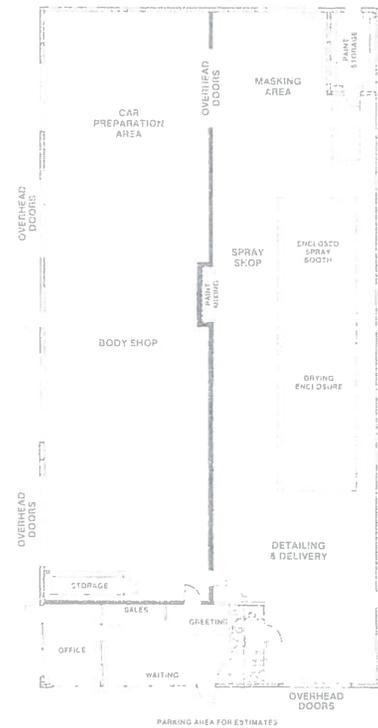


The Maaco Center

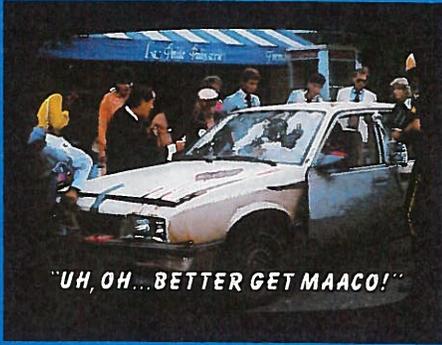
The typical MAACO Auto Painting and Bodyworks center is either an existing structure, suitable for adapting to the operation of a high quality, smooth functioning production shop, or build-to-suit. Whether an existing building or build-to-suit, MAACO requires:

- 7,000 to 10,000 sq. ft. (minimum) of space—approximately 60 by 120 sq. ft or more.
- 600 sq. ft. (minimum) of front office and customer area designed for customer convenience and comfort and quiet work area for manager or staff.
- All MAACO locations are selected with assistance of the MAACO Real Estate Department, with special emphasis on accessibility to the market, zoning and the building's adaptability to install and operate an efficient shop.
- MAACO's Installation Department designs a shop layout, and its service technicians organize and supervise the complete installation of equipment and utilities as a total package inside the building, all of this included in the original franchise package along with the equipment and initial inventory.
- 400 amp/3 phase electrical service.
- 100 ft. by 25 ft. straight run with no obstruction in the Spray Shop area.
- Minimum 12 ft. ceiling height (under beams).

Outside facade, while of the garage or warehouse style, ranges from an appearance of similar real estate and insurance offices to larger buildings, all however with overhead doors, and outside, off-street parking for 20-25 vehicles.



Typical MAACO build-to-suit installation.



In auto painting and body works, MAACO sets the standard for quality and value.

Founded in 1972 by auto aftermarket legend Anthony A. Martino, MAACO Auto Painting & Bodyworks had grown by the mid-1980s to over 400 centers combining for an annual sales volume in excess of \$200 million. This growth is expected to double by the 1990s.

More than 4 million consumers were serviced in the first 15 years. Thousands more visit our centers every week.

Many want to spruce up an aging car with a fresh paint job and possibly some cosmetic work. Others are involved in collisions requiring more extensive body work, and many have turned to MAACO at the suggestion of their insurance companies. Legions of consumers respond to our aggressive and dynamic advertising, marketing and promotional programs.

MAACO meets this demand in centers designed to be an integral part of the community.

App 20



App 20
City of Pearland

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

November 20, 1990

Honorable Mayor and City Council
City Hall
Pearland, Texas 77588

Gentlemen:

At their meeting held after the Joint Public Hearing on November 19, 1990, the Commission considered Application No. 20, request of Charles Emmerich, agent for various owners named in the application, for an amendment to the Land Use and Urban Development Ordinance of the City, from classification General Business to Commercial on property bounded by the 2400 Block of S. Main, the 3900 Block of E. Broadway, the 2400 Block of S. Houston, and the 3900 Block of E. Pear.

It was moved by Benny Frank, seconded by Clyde Starns, that recommendation be made to Council to approve Application No. 20, request to change the entire aforementioned block from General Business to Commercial. Motion passed 6 to 0.

This is submitted for your consideration.

Sincerely yours,

A handwritten signature in cursive script that reads 'Al Lentz (pj)'. The signature is written in dark ink and is positioned above the typed name.

Al Lentz, Chairman
Planning & Zoning

AL:pj

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING ON NOVEMBER 19, 1990, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 20, REQUEST OF CHARLES EMMERICH, AGENT FOR OWNERS NAMED IN THE APPLICATION, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY, FROM CLASSIFICATION GENERAL BUSINESS TO COMMERCIAL ON PROPERTY BOUNDED BY 2400 BLOCK OF S. MAIN, 3900 BLOCK OF E. BROADWAY, 2400 BLOCK OF S. HOUSTON AND THE 3900 BLOCK OF E. PEAR.

- B. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE PERMIT NO. 20, GEORGE LEE RUSH, JR., AGENT FOR PATRICIA H. ROWE, OWNER, REQUEST FOR A SPECIFIC USE PERMIT FOR UNSCHEDULED AND NEW COMMERCIAL USE (OPERATION OF AN OILFIELD SERVICE COMPANY) ON PROPERTY LOCATED AT 1323 N.MAIN.

III. ADJOURN

POSTED: 16 DAY OF November, A. D., 1990 5:00 P.M.
REMOVED: _____ DAY OF _____, A. D., 1990.

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING ON NOVEMBER 19, 1990, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 20, REQUEST OF CHARLES EMMERICH, AGENT FOR OWNERS NAMED IN THE APPLICATION, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY, FROM CLASSIFICATION GENERAL BUSINESS TO COMMERCIAL ON PROPERTY BOUNDED BY 2400 BLOCK OF S. MAIN, 3900 BLOCK OF E. BROADWAY, 2400 BLOCK OF S. HOUSTON AND THE 3900 BLOCK OF E. PEAR.

- B. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE PERMIT NO. 20, GEORGE LEE RUSH, JR., AGENT FOR PATRICIA H. ROWE, OWNER, REQUEST FOR A SPECIFIC USE PERMIT FOR UNSCHEDULED AND NEW COMMERCIAL USE (OPERATION OF AN OILFIELD SERVICE COMPANY) ON PROPERTY LOCATED AT 1323 N.MAIN.

III. ADJOURN

POSTED: 16 DAY OF November, A. D., 1990 5:00 P.M.
REMOVED: 21 DAY OF November, A. D., 1990.