

AGENDA

JOINT PUBLIC HEARING

DATE: APRIL 29, 1991

PURPOSE OF THE HEARING:

APPLICATION NO. 21, REQUEST OF DANIEL D. RUCKER, AGENT FOR RAMONA CRADOCK ET AL, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-1 TO CLASSIFICATION R-3, ON THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

**Block 8, Lots 10-11, Hoidale Subdivision, Abstract 111
Perry & Austin Survey (11.71 acres)**

- 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

file copy

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

April 12, 1991

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 29th day of April, 1991, 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 Daniel D. Rucker, Agent for Ramona Cradock et al, Owner, for an amendment to the Land Use and Urban Development Ordinance of said City, from classification R-1, Single Family Dwelling District to R-3, Single Family Dwelling District on the following described property, to wit:

Block 8, Lots 10-11 Hoidale Subdivision, Abstract III

Perry & Austin Survey (11.71 Acres)

Map and application 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.

Yours very truly,

Pat Jones
City Secretary

PJ/lb
Encl.

Certified Mail, Return Receipt Requested
Application No. 21

CITY OF PEARLAND

LAND USE CHANGE APPLICATION

ZONING CHANGE REQUESTED

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

From: R-1
 To: R-3

BOARD OF ADJUSTMENT & APPEAL

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

For: _____

PROPERTY IDENTIFICATION:

Street or Road Address: Extension of Leroy St. behind Hazeldale
 Lot _____, Block _____, Addition _____ (see metes and bounds)

SUBMITTAL INFORMATION:

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

LEGAL DESCRIPTION:

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

Platted Land: _____

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

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:

Provide single family detached homes with attached and/or detached garage.
Living area will be approximately 1800 sq ft - 3000+ sq ft.

RECORD OWNER:

OWNER'S MAILING ADDRESS & PHONE NO.: RAMONA CRADOCK et al.
5303 Glenmont suite F Houston, Tx. 77081 Ph:666-3548

AGENT'S NAME: DANIEL D. RUCKER NO. 339-2067

AGENT'S MAILING ADDRESS: P.O.Box 1346 Kemah, Tx. 77565

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 *Daniel D. Rucker* SIGNATURE _____
 Owner Owner

FEE: \$ 250.00 DATE PAID: 4-4-1991 RECEIVED BY: _____

DATE FILED: 4-4-1991 APPLICATION NO. 21

MELODY LANE

PHILLIPS Co. EASEMENT

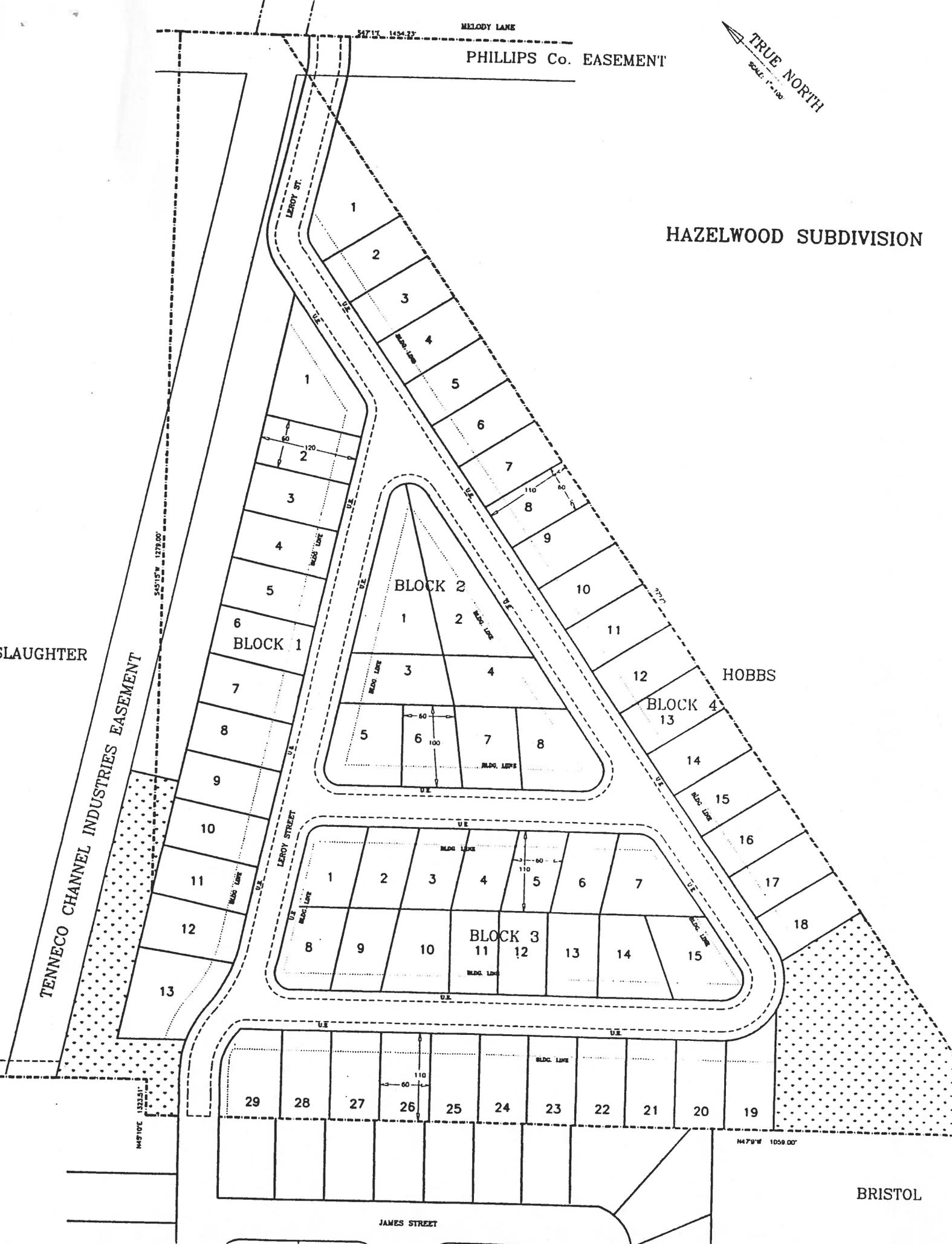


HAZELWOOD SUBDIVISION

SLAUGHTER

HOBBS

TENNECO CHANNEL INDUSTRIES EASEMENT



145°15'W 1275.00'

S47°17' 1454.23'

S45°15'W 1275.00'

N47°9'W 1059.00'

JAMES STREET

BRISTOL

Pearland, Texas
April 19, 1991

RECEIVED
APR 22 1991

Honorable Mayor & City Council
Planning & Zoning Commission
P.O. Box 2068
Pearland, TX 77588

CITY OF PEARLAND
CITY SECRETARY'S OFFICE

Hand Delivered
2:40 P.M.

Re: Joint Public Hearing on Request of Daniel D. Rucker,
Agent for Ramona Cradock et al, Owner for an Amendment
to the Land Use and Urban Development Ordinance

We the undersigned homeowners in Hazel Dale Estates, City of Pearland, Brazoria County, Texas strongly OBJECT to extending Leroy Street into proposed Hazelwood Subdivision PRIOR to completion of ALL streets, utility lines and homesites in that subdivision. Reason for our objection is use of Hazel Dale Entranceway and streets by large dump trucks, cement trucks and 18-wheeler trucks, plus numerous other vehicles, etc. while streets are being layed out and home foundations poured in Hazelwood Subdivision. This plus the concerned safety factor of all the small children in Hazel Dale Estates is our objection to Leroy Street being extended prior to completion of the new proposed Hazelwood Subdivision.

On notification mailed to several homeowners in Hazel Dale Estates the question of drainage was not addressed. What provisions have been made, if any, for the proposed Hazelwood Subdivision? The concern of homeowners in Hazel Dale Estates is that we DO NOT WANT the water runoff from proposed Hazelwood Subdivision into Hazel Dale.

Respectfully submitted by,

Frances M. Denton
Frances M. Denton

2715 Hazel, Pearland 77581

William G. Denton
William G. Denton

2715 Hazel, Pearland 77581

O.C. Beier Jr.
O.C. Beier, Jr.

2712 Hazel, Pearland 77581

Betty Beier
Betty Beier

2712 Hazel, Pearland 77581

MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON APRIL 29, 1991, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 9:35 P. M. with the following present:

Chairman	Al Lentz
Vice Chairman	Leroy Savoie
Commissioner	Pat Courtin
Commissioner	Benny Frank
Commissioner	Helen Beckman
Commissioner	James Garner
City Manager	James DeShazer
City Secretary	Pat Jones
Assistant to City Secretary	Leslie Schroeder

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

Chairman Lentz announced that a workshop meeting between the two planning commissions is being planned with the City of Friendswood and a date will soon be announced.

APPROVAL OF MINUTES

It was moved by Benny Frank, seconded by Helen Beckman, that the Minutes of the Meeting of April 4, 1991, be approved as submitted.

Motion passed 4 to 0, with Al Lentz and James Garner abstaining.

It was moved by Helen Beckman, seconded by Benny Frank, that the Minutes of the Meeting of April 9, 1991, be approved as submitted.

Motion passed 6 to 0.

Approval of the Minutes of the Meeting of April 16, 1991, was passed until a quorum of members present at that meeting could be in attendance.

NEW BUSINESS

APPLICATION NO. 21, REQUEST OF DANIEL D. RUCKER, AGENT FOR RAMONA CRADOCK, ET AL, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-1 TO R-3 ON BLOCK 8, LOTS 10-11, HOIDALE SUBDIVISION, ABSTRACT 111, PERRY & AUSTIN SURVEY (11.71 ACRES)

Chairman Lentz recalled the joint public hearing with City Council concerning this proposed zone change held just prior to this meeting.

The Commission considered the testimony heard in the public hearing and read from Ordinance No. 509, Section 7.1 which states an R-3 dwelling district will be located to provide a buffer between lower density residential and less restrictive zones.

It was moved by Benny Frank, seconded by Pat Courtin, that recommendation be made to Council that Application No. 21 be denied.

Motion passed 6 to 0.

ADJOURN

The meeting adjourned at 9:43 P. M.

Minutes approved as submitted and/or corrected this 20th day of MAY, A. D., 1991.


Chairman

ATTEST:


City Secretary

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 APRIL 29, 1991, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of Meeting of April 4, 1991
Minutes of Meeting of April 9, 1991
Minutes of Meeting of April 16, 1991

III. NEW BUSINESS

1. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 21, REQUEST OF DANIEL D. RUCKER, AGENT FOR RAMONA CRADOCK ET AL, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-1 TO CLASSIFICATION R-3 ON BLOCK 8, LOTS 10-11, HOIDALE SUBDIVISION, ABSTRACT 111, PERRY & AUSTIN SURVEY (11.71) ACRES.

IV. ADJOURN

POSTED: 26 DAY OF April, A. D., 1991. 5:00 P.M.
REMOVED: 3rd DAY OF May, 1991.



City of Pearland

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

May 1, 1991

Honorable Mayor and Councilmembers
City Hall
Pearland, Texas 77581

Re: Application No. 21, Request of Daniel D. Rucker, Agent
for Ramona Cradock et al, Owner from Classification R-1
to R-3

Gentlemen:

The Planning and Zoning Commission, in a special meeting held on April 29, 1991, immediately following the joint public hearing considered the above mentioned zone change request.

The Commission considered the testimony heard in the public hearing prior to the meeting and read from Ordinance No. 509, Section 7.1 which states an R-3 dwelling district will be located to provide a buffer between lower density residential and less restrictive zones.

It was moved by Benny Frank, seconded by Pat Courtin, that recommendation be made to Council that Application No. 21 be denied. Motion passed 6 to 0.

This is submitted for your consideration.

Sincerely yours,

Al Lentz, Chairman
Planning & Zoning Commission

AL:pj