

LAND USE CHANGE APPLICATION

ZONING CHANGE REQUESTED

- ( ) Change in Regulations in Section \_\_\_\_\_
- ( ) Change in Zone Class \_\_\_\_\_

From: GB  
 To: C

BOARD OF ADJUSTMENT & APPEAL

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

For: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PROPERTY IDENTIFICATION:

Street or Road Address: 1000 East Broadway  
 Lot 26, Block \_\_\_\_\_, Addition George W. Jenkins Subdivision

SUBMITTAL INFORMATION:

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

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) 7.1913 Acres out of of Lot 26.

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:

Automobile Customizing Facility including paint and body.

RECORD OWNER: L.F. Goza

OWNER'S MAILING ADDRESS & PHONE NO.: 1407 Americana Building  
Houston, Texas 77002

AGENT'S NAME: Alfred E. Lentz NO. 796-1212

AGENT'S MAILING ADDRESS: 1328 South Loop West, Suite 201, Houston, Tx. 77054

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 L.F. Goza Owner SIGNATURE Alfred E. Lentz Owner

FEE: \$ 250.00 DATE PAID: 12-10-92 RECEIVED BY: Des

DATE FILED: 12-21-92 APPLICATION NO. 34

**MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, JANUARY 25, 1993, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

The meeting was called to order at 7:34 P.M. with the following present:

Chairman	Richard Tetens
Vice-Chairman	Emil Beltz
Commissioner	Helen Beckman
Commissioner	Pat Lopez
Commissioner	James K. Garner
Commissioner	Mary Starr
Commissioner	Jack Womack
City Engineer	John Hargrove
Asst. to City Secretary	Sharon Parks

**APPROVAL OF MINUTES**

It was moved by Mary Starr, seconded by Jack Womack, that the minutes of January 12, 1993 be accepted.

Motion passed 6 to 0. (James Garner abstained due to absence from last meeting).

**NEW BUSINESS**

**APPLICATION NO. 34, REQUEST OF AL LENTZ, AGENT FOR L. F. GOZA, OWNER, FOR AN AMENDMENT TO THE LAND USE ORDINANCE FROM CLASSIFICATION GENERAL BUSINESS (GB) TO COMMERCIAL (C), ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:**

**7.1913 ACRES OUT OF LOT 26, GEORGE W. JENKINS SUBDIVISION (1000 EAST BROADWAY)**

Emil Beltz made the motion for a recommendation to be made to Council that Application No. 34 be approved with a second by Pat Lopez.

After a discussion of land use, drainage, spot zoning, pollution, and environmental issues, the Commission passed the motion 7 to 0.

#### **PRELIMINARY PLAT OF ROBIN COVE, SECTION 2**

John Hargrove stated that the drainage plans have not been submitted as well as a title certificate or a letter of title. Also there is a 3" water main and the City requires a 6". He also stated that he would like to see the east right-of-way line of Roy Rd. and the edge of asphalt for Roy Rd. and I would like to know the date of data adjustment on the survey. This a subdivision that is inside our ETJ but outside our service area.

Helen Beckman stated that the Commission really couldn't act on this since it doesn't meet specifications.

Jack Womack made the motion that this request be tabled until the Preliminary Plat meet specifications, seconded by James Garner.

Motion passed 7 to 0.

#### **DISCUSSION OF JOB DESCRIPTION FOR PLANNING & ZONING COMMISSION**

Since there weren't any guidelines for the Job Description at this time, James Garner made the motion to table the discussion until the Commission has the proper guidelines, seconded by Helen Beckman.

#### **DISCUSSION OF SUBDIVISION ORDINANCE**

Mary Starr stated that there needs to be a Subdivision Ordinance for landscaping.

Since the Commission didn't have the corrected copy of the Subdivision Ordinance that was discussed in the last workshop meeting, nothing could be decided.

#### **DIRECTOR'S REPORT**

This part of the agenda was moved ahead due to the fact that Mr. Burdine came into the meeting at this time (8:04 P.M.) from the City Council meeting. He stated that the Subdivision Ordinance draft is ready for City Council. The Subdivision Ordinance needs to be reviewed by the City Attorney before approval.

He discussed the job description information stating that most of P&Z's job description is prescribed by ordinances and laws and since rules and procedures have already been adopted, the job description can be discussed in the next meeting.

He reported that the City received a \$233,000 matching grant from the state for McLean Rd. Park.

**REQUEST BY PLANNING & ZONING COMMISSION OF THE REQUEST OF DANIEL D. RUCKER TO CHANGE THE NAME OF LEROY STREET WITHIN THE BRIARWOOD ESTATES SUBDIVISION TO BRIARWOOD BLVD. FROM THE INTERSECTION OF DANIELLE LANE TO MELODY LANE IN FRIENDSWOOD.**

Richard Tetens stated that, initially, this change came before the Commission as a request; however, it should have been submitted as a variance.

It was determined that if it were submitted as a variance, it would be in violation of the Subdivision Ordinance, Section 27-4 (r); however, the Commission could grant a variance, but it would not be in the best interest of the citizens of Pearland.

After a lengthy discussion regarding this request, the motion was made by Jack Womack, seconded by James Garner, that this request be denied.

Motion passed 6 to 1 with Mary Starr abstaining.

#### **ADJOURNMENT**

The meeting adjourned at 8:30 P.M.

Minutes of the meeting approved as submitted and/or corrected this 9<sup>th</sup> day of February, A.D, 1993.

  
Richard Tetens, Chairman

ATTEST:

  
Pat Jones, City Secretary

DANIEL D. RUCKER  
1100 NASA ROAD ONE, SUITE 500-C  
HOUSTON, TEXAS 77058  
(713) 333-5875/339-2067

NB  
7

January 4, 1993

Honorable Chairman and  
Members of the Planning and Zoning Commission  
City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77588

Re: Street Name Change in Briarwood Estates

Honorable Chairman and Members:

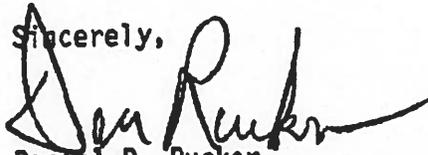
Please allow this letter to serve as our formal request to change the name of Leroy Street within the Briarwood Estates Subdivision to Briarwood Blvd. from the intersection of Danielle Lane to Melody Lane in Friendswood. Following are some of the reasons we request such change:

1. Entry to the Pearland side of the subdivision required a final plat in Friendswood from Melody Lane (Paul St. in Pearland).
2. The monument and fence entry lies all in Friendswood.
3. The entry road does not align with Leroy Street into Hazeldale until the intersection of Danielle Lane.
4. As Briarwood is an R-1 subdivision entering from Melody Lane in Friendswood, it does not resemble Hazeldale, an R-3 subdivision entering from F.M. 518.

We have taken careful measures to preserve the integrity of the subdivision, both in the development and construction of Briarwood. The identity of Briarwood would best be served by the proposed Briarwood Blvd. entry at Melody Lane continuing to Danielle Lane at Leroy Street.

We respectfully request this change and look forward to addressing any questions that the commission may have. Thank you for your consideration.

Sincerely,

  
Daniel D. Rucker



JANUARY 5, 1993

HONORABLE CHAIRMAN AND  
MEMBERS OF THE PLANNING AND ZONING COMMISSION  
CITY OF PEARLAND  
3519 LIBERTY DRIVE  
PEARLAND, TEXAS 77588

RE: STREET NAME CHANGE IN BRIARWOOD ESTATES

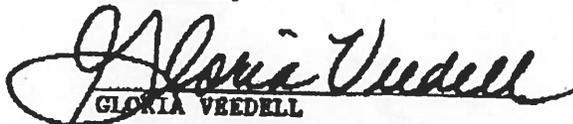
HONORABLE CHAIRMAN AND MEMBERS:

PLEASE ACCEPT THIS LETTER AS WE JOIN MR. DAN RUCKER IN REQUESTING  
THAT LEROY STREET WITHIN BRIARWOOD ESTATES BE CHANGED TO BRIARWOOD  
BLVD.

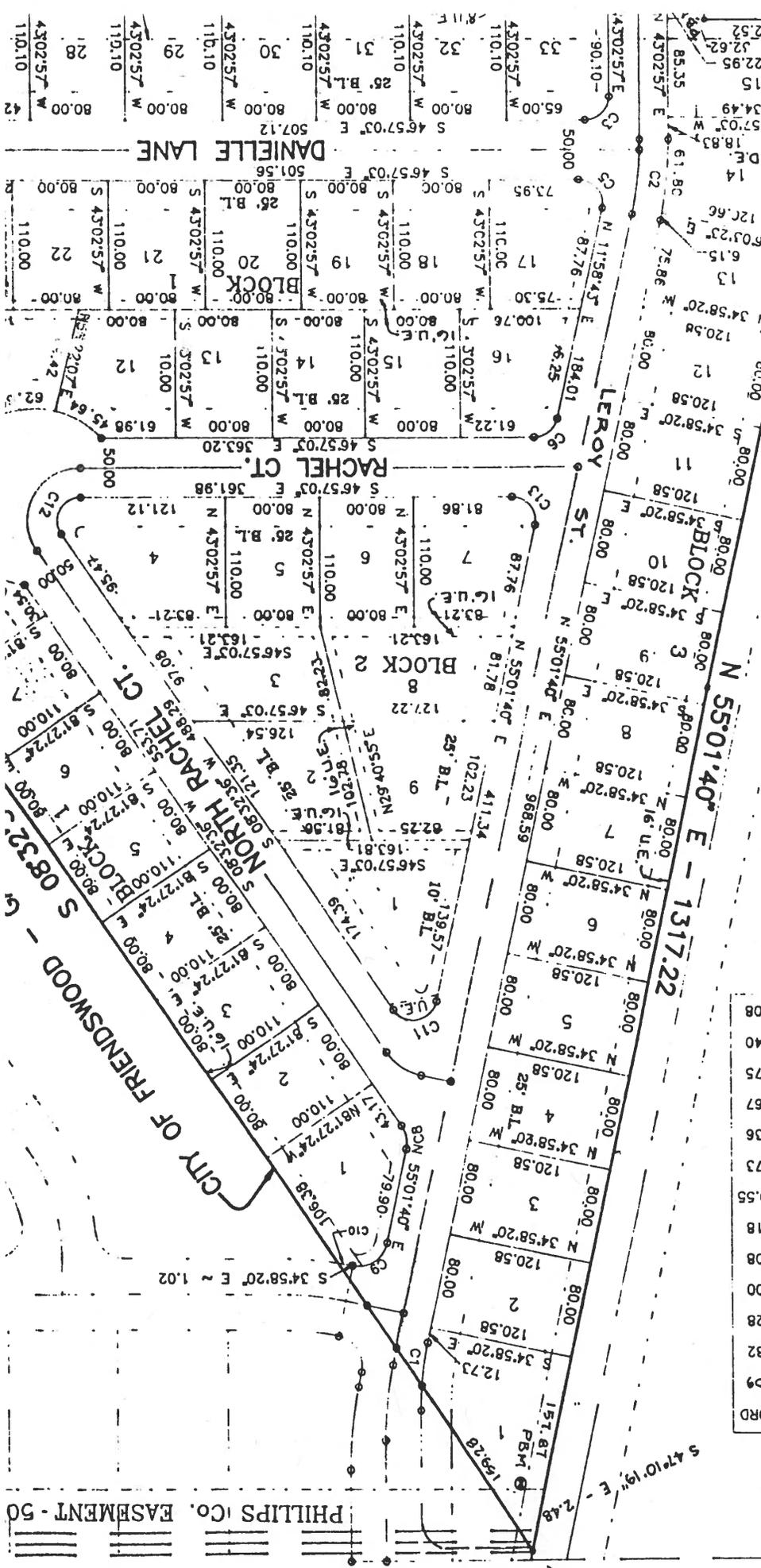
AS HOME BUILDERS WE ARE SENSITIVE TO THE VARIOUS ASPECTS WHICH  
COMPRISE THE CHARACTER AND SERVE TO ESTABLISH THE IDENTITY OF A  
SUBDIVISION.

BECAUSE OF THIS, AND FOR THE REASONS ALREADY MENTIONED BY MR.  
RUCKER, WE RESPECTFULLY REQUEST THIS CHANGE AND ARE GREATFUL  
FOR YOUR CONSIDERATION.

SINCERELY,

  
GLORIA VREDELL  
SALES & MARKETING DIRECTOR  
D. R. HORTON CUSTOM HOMES, INC.  
HOUSTON DIVISION

GV/ars.



TENNECO CHANNEL INDUSTRIES EASEMENT

ENT	BEARING	CHORD
9	S 50°49'59\" W	36.09
0	S 49°02'19\" W	67.82
7	N 88°02'57\" E	28.28
87	N 43°02'57\" E	50.00
3	N 04°02'19\" E	31.08
0	S 85°57'41\" E	25.18
1,21	N 70°47'46\" E	140.55
4	N 31°47'08\" E	19.73
0	S 79°58'20\" E	35.36
7	S 36°15'29\" E	11.67
7	S 58°12'52\" E	36.75
2	S 70°47'46\" W	35.40
9		31.08

MELODY LANE (60' R.O.)



13580

AFFIDAVIT OF PUBLICATION

Before me, the undersigned authority, on this day personally appeared GLORIA BOIKE, Business Manager for THE JOURNAL, a newspaper having general circulation in Brazoria County, Texas, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit:

January 8, 1993  
\_\_\_\_\_, 19\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_

Gloria Boike  
BUSINESS MANAGER

Subscribed and sworn to this 8th day of January  
1993.

(SEAL)

Kathy A. Crawley  
NOTARY PUBLIC  
STATE OF TEXAS



...ned from  
 ...etary, 713-  
 ...ns regarding  
 ...be directed to  
 ...anager, 713-486-

... price, terms, delivery  
 ...ctory warranty, F.O.B.,  
 ...exas.

...ty of Pearland reserves the  
 ...to reject any and all bids and to  
 ...ive any informalities in bids  
 ...ceived.

Pat Jones, City Secretary

**NOTICE TO BIDDERS  
 CITY OF PEARLAND, TEXAS  
 BID NO. B93-2**

Sealed bids, marked "Full Size 1/2  
 Ton Pick-Ups," will be received, in  
 duplicate, in the office of the City  
 Secretary, 3519 Liberty Drive, P.O.  
 Box 2068, Pearland, Texas, 77588,  
 until 11:00 A.M., January 22, 1993, at  
 which time they will be publicly  
 opened and read aloud for the  
 purchase of:

**FULL SIZE 1/2 TON PICK-UPS**

Specifications may be obtained from  
 the office of the City Secretary, 713-  
 485-2411. Any questions regarding  
 specifications should be directed to  
 Mike Joyce, Fleet Manager, 713-485-  
 5580.

Bids must state price, terms, delivery  
 date, and factory warranty, F.O.B.,  
 Pearland, Texas.

The City of Pearland reserves the  
 right to reject any and all bids and to  
 waive any informalities in bids  
 received.

Pat Jones, City Secretary

**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 on the 25th  
 day of January, 1993, at 7:00 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  
 Alfred E. Lentz, Agent, Karl F. Goza,  
 Owner, 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:

7.1913 Acres Out of Lot 26, George  
 W. Jenkins Subdivision  
 (1000 East Broadway)

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

Pat Jones, City Secretary

APPLICATION 34



...n conv., dual w/wh., tilt steering, AM/FM  
 Stereo w/cass., extended range speakers,  
 body-side molding, bucket seats. Stock No.  
 40207

MSRP \$11,084  
 MAINTENANCE DISCOUNT \$735

SALE PRICE  
**\$10,349**

'93 GEO METRO  
 3 Available At This Price



MSRP \$7284  
 MAINTENANCE DISCOUNT \$900  
 GM REBATE \$500

SALE PRICE  
**\$5984**

**'93 CHEVY SILVERADO SUBURBAN**

Armetec Trans. w/overdrive, 5.7 Liter (350) V8  
 Engine, Captain's Chair, cruise, air cond., AM/FM stereo  
 w/cass. & graphic equalizer, tilt steering, speed control,  
 power windows & door locks, Alum. wheels, Electric mirrors,  
 Electric rear window defogger. Stock No. 40208.



MSRP \$27,000  
 MAINTENANCE DISCOUNT \$3,500

SALE PRICE  
**\$23,560**

**'93 CHEVY S-10 MAXI CAB TAHOE PICKUP**

V-6 engine, speed control, tilt steering wheel,  
 interior/dark windshield visors, air cond., high  
 back bucket seats, cruise, AM/FM stereo  
 w/cass., rear jump seats, chromed rear step  
 bumper, sliding rear window. Stock No. 40218



MSRP \$13,850  
 MAINTENANCE DISCOUNT \$1,450  
 GM REBATE \$750

SALE PRICE  
**\$11,650**

**'93 CHEVY ASTRO (PASSENGER) EXT. VAN**



4.3 Liter, EFI V-6 Engine, Auto Trans.,  
 w/overdrive, Air Cond., Front & Rear, High Back  
 bucket seats, AM/FM stereo w/cass., rally  
 wheels, tilt wheel & speed control, 6 person  
 seating. Stock No. 40022

MSRP \$19,307  
 MAINTENANCE DISCOUNT \$2,050  
 GM REBATE \$500

SALE PRICE  
**\$16,757**



**'93 CHEVY SWB 1500**

Texas Oklahoma Pkg., automatic  
 transmission w/OD, AM/FM stereo, Deluxe  
 front appearance pkg., pow. steering, power  
 brakes. Stock No. 40158

MSRP \$14,270  
 MAINTENANCE DISCOUNT \$1,977  
 GM REBATE \$300

SALE PRICE  
**\$11,993**

ONE ONLY

**FINAL CLOSEOUT**



'92 METRO CONVERTIBLE  
 Stock# P235  
 WAS \$11,770  
 Now \$7995



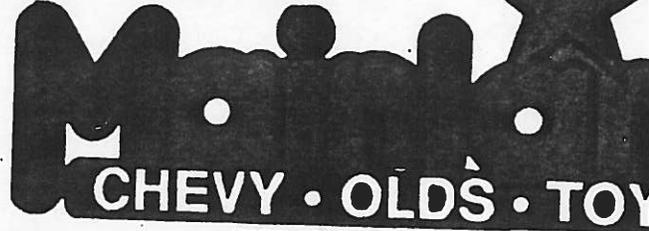
'92 OLDS CIERA S  
 Fully loaded, V-6 P291  
 WAS \$13,350  
 Now \$9950



'92 (Sto)  
 WAS \$  
 Now \$

Open Mon.-Sat. 9-8

**RON CARTER'S**



**CHEVY • OLDS • TOY**

EXIT 15 • GULF GREEWAY



BB  
 Consumer  
 Care  
 Program

13380

EXHIBIT "B"

AFFIDAVIT OF PUBLICATION

Before me, the undersigned authority, on this day personally appeared GLORIA BOIKE, Business Manager for THE JOURNAL, a newspaper having general circulation in Brazoria County, Texas, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit:

January 8, 1993  
\_\_\_\_\_, 19\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_

Gloria Boike  
BUSINESS MANAGER

Subscribed and sworn to this 8 day of January 1993.

(SEAL)



**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 on the 25th day of January, 1993, at 7:00 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 Alfred E. Lentz, Agent, for L. F. Goza, Owner, 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:  
7.1913 Acres Out of Lot 26, George W. Jenkins Subdivision (1000 East Broadway)  
At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.  
Pat Jones, City Secretary

Kathy A. Crawley  
NOTARY PUBLIC  
STATE OF TEXAS



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

FAX (713) 485-8764

FAX CORRESPONDENCE

DATE:

6-22-93

FROM:

Sharon Parker, City Sec. Office

TO:

Mr. Blackshear

NO. OF PAGES:

3 INCLUDING THIS COVER PAGE

SUBJECT:

Letter of approval for L.P.

Goga application for zone

change



# City of Pearland

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

February 1, 1993

Honorable Mayor and Councilmembers  
City Hall  
Pearland, Texas 77581

Re: APPLICATION NO. 34, REQUEST OF AL LENTZ, AGENT FOR L.F. GOZA, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FROM CLASSIFICATION GENERAL BUSINESS (GB) TO COMMERCIAL (C) ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

7.1913 ACRES OUT OF LOT 26, GEORGE W. JENKINS SUBDIVISION  
(1000 EAST BROADWAY)

Gentlemen:

The Planning and Zoning Commission, in a special meeting held on January 25, 1993, 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.

It was moved by Emil Beltz, seconded by Pat Lopez, that the Commission recommend Application 34. Motion passed 7 to 0.

This is submitted for your consideration.

Sincerely yours,

*Richard Tetens (sp)*

Richard Tetens, Chairman  
Planning & Zoning Commission

RT:sp

TRANSMIT CONFIRMATION REPORT

NO. : 007  
RECEIVER : 713 485 6482  
TRANSMITTER : CITY OF PEARLAND  
DATE : JUN 22'93 15:00  
DURATION : 01'29  
MODE : STD  
PAGES : 03  
RESULT : OK

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 MONDAY, JANUARY 25, 1993, IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Meeting of JANUARY 12, 1993
- III. NEW BUSINESS:
  1. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 34, REQUEST OF AL LENTZ, AGENT FOR L. F. GOZA, OWNER, FOR AN AMENDMENT TO THE LAND USE ORDINANCE FROM CLASSIFICATION GENERAL BUSINESS (GB) TO COMMERCIAL (C), ON THE FOLLOWING DESCRIBED PROPERTY, TO -WIT:  
  
7.1913 ACRES OUT OF LOT 26, GEORGE W. JENKINS SUBDIVISION (1000 EAST BROADWAY)
  2. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF ROBIN COVE, SECTION 2
  3. DISCUSSION OF JOB DESCRIPTION FOR PLANNING & ZONING COMMISSION
  4. DISCUSSION OF SUBDIVISION ORDINANCE
  5. RECONSIDERATION & POSSIBLE ACTION - REQUESTED BY PLANNING & ZONING COMMISSION OF THE REQUEST OF DANIEL D. RUCKER TO CHANGE THE NAME OF LEROY STREET WITHIN THE BRIARWOOD ESTATES SUBDIVISION TO BRIARWOOD ESTATES SUBDIVISION TO BRIARWOOD BLVD. FROM THE INTERSECTION OF DANIELLE LANE TO MELODY LANE IN FRIENDSWOOD
- IV. DIRECTOR'S REPORT
- V. ADJOURNMENT

POSTED 22 DAY OF January, A.D., 1993, 5:00 P.M.  
REMOVED: 28<sup>th</sup> DAY OF January, A.D., 1993 9:50am