

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, APRIL 24, 1995 AT 7:00 P.M., IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

The meeting was called to order with the following present:

Chairman	Emil Beltz
Vice Chairman	Pat Lopez
Commissioner	Robert Larsen
Commissioner	Kevin Cole
Commissioner	Marshall Eggers
Commissioner	Peggy Mayfield-Royer
Commissioner	Jeffery O'Brien
Assistant City Manager	Richard Burdine (left at 8:03 p.m. to attend council meeting)
City Engineer	John Hargrove
Secretary to the Commission	Wendy Standorf

APPROVAL OF MINUTES: Minutes of April 17, 1995

A motion to approve the minutes of the April 17, 1995 meeting, was made by Vice Chairman Pat Lopez, seconded by Commissioner Jeffery O'Brien.

Motion Passed 7 to 0.

NEW BUSINESS

Application No. 55. Renee West representing Pearland West Oaks Village, Section One, Ltd., was present representing the request for an amendment to the Land Use and Urban Development Ordinance from Classification Suburban Development District (SD) to Single Family District (R-4) on the following described property , to-wit:

A 31.2534 acre tract of land out of a 25 acre tract of land as recorded in Vol. 708, Page 830, B.C.D.R. & a 160 acre tract as recorded in Vol. 708, Page 109 B.C.D.R. in the H.T. & B. RR Survey, A-241, Pearland, Brazoria County, Texas.

Commissioner Peggy Mayfield-Royer made the motion, seconded by Commissioner Marshall Eggers, to recommend to the City Council the approval of Application No. 55.

Motion Passed 7 to 0.

Application No. 56. Roy Ramsey was present requesting an amendment to the Land Use and Urban Development Ordinance from Classification Single Family Dwelling District (R-2) to Mobile Home Park District (MH) on the following described property to-wit:

South 1/2 of lot 15 of the Allison-Richey Gulf Coast Home Company Subdivision, Section 6, H.T. & B. Railroad Company Survey, Abstract 544, Volume 1649, Page 93 of the Deed Records of Brazoria County, Texas (13260 Hatfield).

There were a number of property owners present at the joint public hearing and at the planning and zoning meeting opposed to the zone change request on this property.

The main concerns being the current condition of the property, health hazards the property imposes in its current condition, the possibility of their property values decreasing and the lack of sewer services available to the property at this time.

Mr. Ramsey informed the commission that he had made some improvements to the inside of the existing trailers.

Commissioner Peggy Mayfield-Royer asked Mr. Ramsey if he would have the funds to extend the sewer line to his property.

Mr. Ramsey informed the commission that he does have access to the funds and wanted to know an estimate.

City Engineer Hargrove stated he has no estimate at this time.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Kevin Cole, to recommend that City Council deny Application No. 56.

Motion Passed 6 to 0. (Chairman Emil Beltz abstained).

Preliminary Plat Robert Thompson Subdivision. Robert Thompson was present requesting the approval of the preliminary plat of Robert Thompson Subdivision.

City Engineer John Hargrove stated this was tabled at the 4-17-95 planning and zoning meeting

because there was not a surveyors signature, which we now have, and recommended approval as submitted. He commented that he had requested that Mr. Thompson dedicate R.O.W. for the Mary's Creek bypass, and since it was not noted on this plat, any platting in the future will require definition and dedication.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Marshall Eggers to approve the preliminary plat of Robert Thompson Subdivision as submitted.

Motion Passed 7 to 0.

Next Meeting Date: Monday, May 15, 1995; 7:00 p.m.

Adjourned: 8:15 p.m.

Minutes approved as submitted and/or corrected this

15th

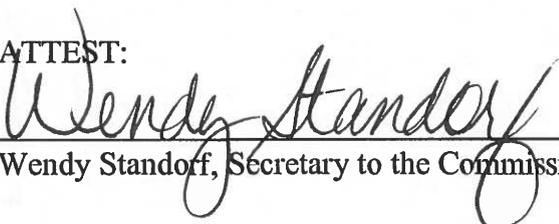
day of

May

A.D., 1995.


Emil Beltz, Chairman

ATTEST:


Wendy Standorf, Secretary to the Commission

ZONING CHANGE APPLICATION

CHANGE REQUESTED:

Change in Zoning Classification

Specific Use

From: S/D

For: _____

To: R-4

Change in Regulations in Section _____

RECEIVED

MAR 7 1995

CITY of PEARLAND
CITY SECRETARY'S OFFICE
4:45pm

PROPERTY IDENTIFICATION:

Street or Road Address: _____

Lot _____, Block _____, Addition _____ Tax I.D.# _____

LEGAL DESCRIPTION:

Unplatted Land: (Must have survey & metes and bounds description) 31.2534

AC. TRACT OF LAND OUT OF A 25 AC. TRACT OF LAND AS RECORDED IN V. 1092, P. 830,

B.C.D.R. AND A 160 AC. TRACT AS RECORDED IN V. 708, P. 109, B.C.D.R. IN THE
H.T. + B R.R. SURVEY, A-231, PEARLAND, BRAZORIA COUNTY, TX

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:

RESIDENTIAL SUBDIVISION

RECORD OWNER: PEARLAND WEST OAKS VILLAGE SECTION ONE, LTD.

OWNER'S MAILING ADDRESS & PHONE NO.: 2510 WESTMINSTER

PEARLAND, TX 77581

AGENT'S NAME: JOHN ENGLISH - REKHA ENGINEERING, INC. NO. 932-6363

AGENT'S MAILING ADDRESS: 9610 LONG POINT #226 - HOUSTON, TX 77055

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: Rene L. West, Jr.
OWNER R. West Dev. Co. INC.

SIGNATURE: [Signature]
AGENT

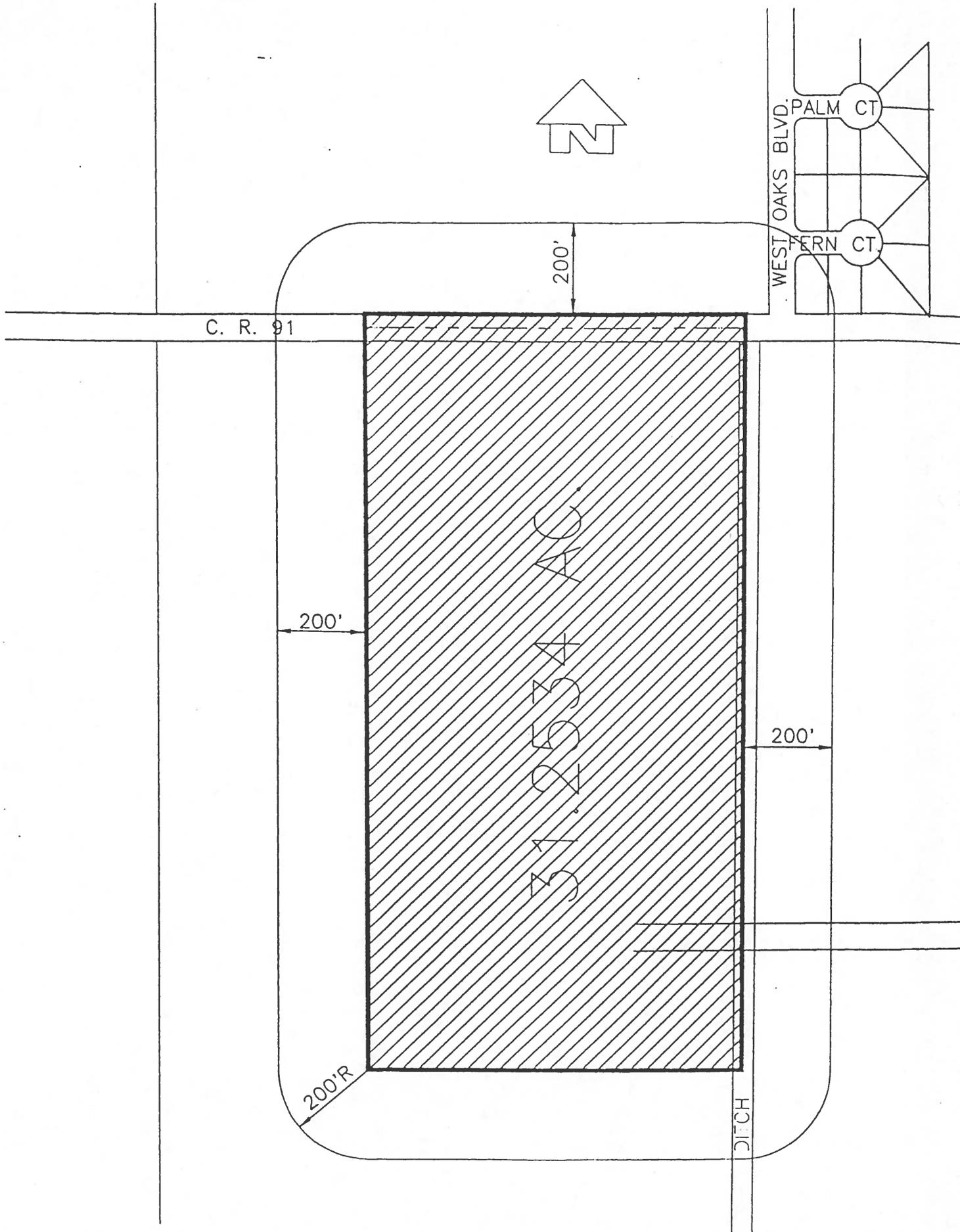
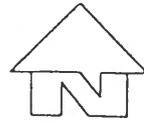
FEE: \$ Waived

DATE PAID: _____

RECEIVED BY: Wendy

DATE FILED: 3-6-95 APPLICATION NO. 55

EXHIBIT "A"





City of Pearland

FyI

3519 Liberty Drive • Pearland, Texas 77581-5416
(713) 485-2411 • Fax (713) 485-8764

April 25, 1995

Honorable Mayor and Council Members
City Hall
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON APPLICATION NO. 55, REQUEST OF JOHN ENGLISH, AGENT FOR RENEE WEST, PEARLAND WEST OAKS VILLAGE SECTION ONE, LTD., OWNER FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION SUBURBAN DEVELOPMENT DISTRICT (SD) TO SINGLE FAMILY DWELLING DISTRICT (R-4).

Honorable Mayor and Council Members:

The Planning and Zoning Commission, at a regular meeting held on April 24, 1995, after the joint public hearing, considered the above mentioned recommendation to the City Council.

Commissioner Peggy Mayfield-Royer made the motion, seconded by Commissioner Marshall Eggers, to recommend to the City Council the approval of Application No. 55.

Motion passed 7 to 0.

This is submitted for your consideration.

Sincerely yours,

A handwritten signature in cursive that reads 'Emil Beltz'. There are some initials 'WS' written below the signature.

Emil Beltz, Chairman
Planning & Zoning Commission

EB/wks

ZONING CHANGE APPLICATION

RECEIVED

MAR 16 1995

CHANGE REQUESTED:

Change in Zoning Classification

Specific Use CITY OF PEARLAND
CITY SECRETARY'S OFFICE

From: ~~MOBILE HOME PARK~~ ^{R-2} HOME PARK

For: MOBILE HOME PARK

To : MH

Change in Regulations in Section _____

PROPERTY IDENTIFICATION:

Street or Road Address: 13260 Hatfield

Lot _____, Block _____, Addition _____ Tax I.D.# _____

LEGAL DESCRIPTION:

Unplatted Land: (Must have survey & metes and bounds description) 1/2

of lot 15 - Allison - Reboy Gulf Coast Home Company Sub.

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:

MOBILE HOME PARK

RECORD OWNER: Ethel M. Ramsey

OWNER'S MAILING ADDRESS & PHONE NO.: 11946 Ginger Lei
Houston, Tex 77044

AGENT'S NAME: Roy Ramsey NO. _____

AGENT'S MAILING ADDRESS: SAME

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.

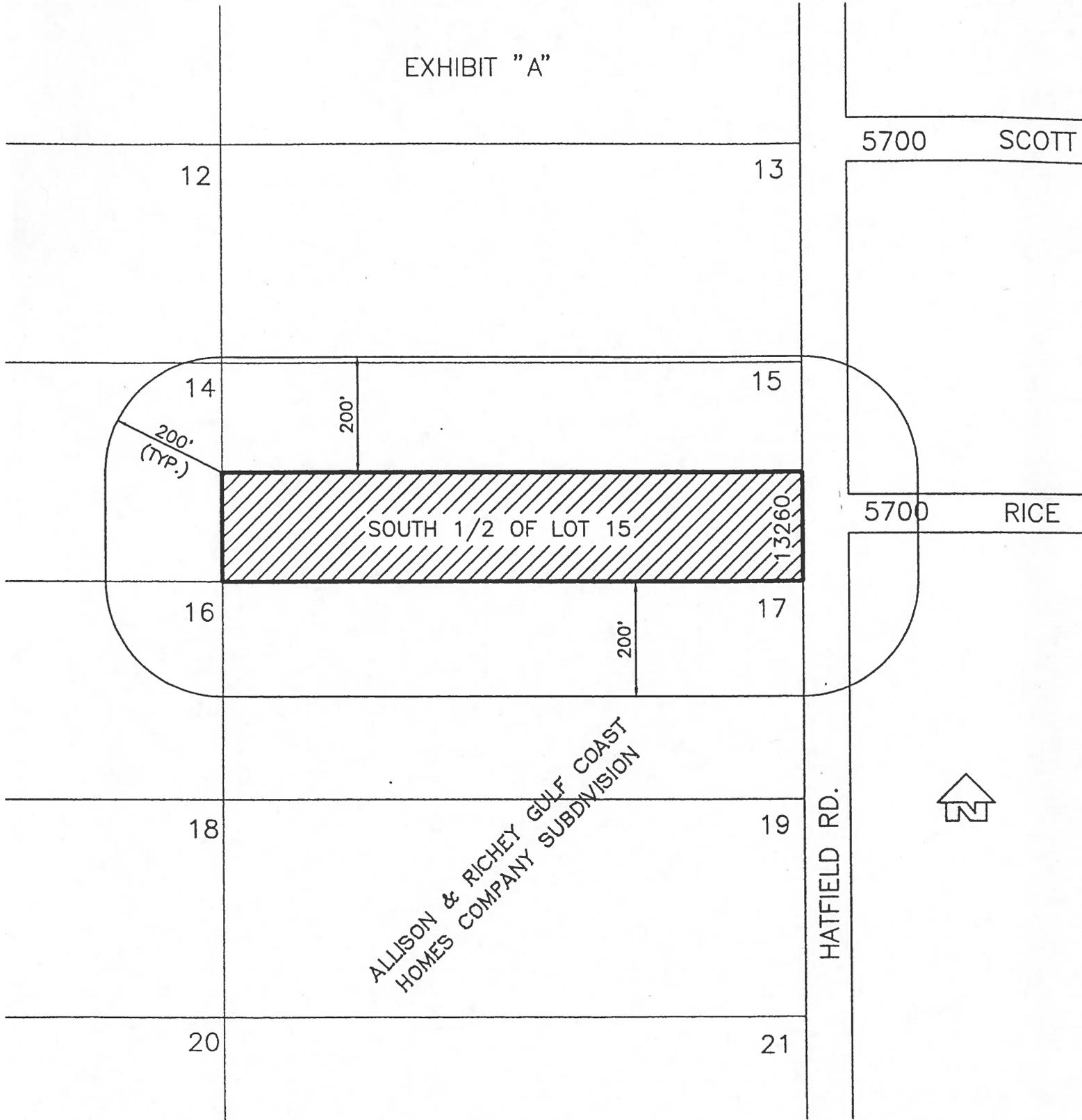
SIGNATURE: _____
OWNER

SIGNATURE: Roy Ramsey
AGENT

FEE: \$ 250.00 DATE PAID: 3-16-95 RECEIVED BY: DEY

DATE FILED: 3-16-95 APPLICATION NO. 56

EXHIBIT "A"



5700 SCOTT

12

13

14

15

200'
(TYP.)

200'

17

5700 RICE

16

17

200'

SOUTH 1/2 OF LOT 15

19

18

ALLISON & RICHEY GULF COAST
HOMES COMPANY SUBDIVISION

HATFIELD RD.



20

21

RECEIVED
APR 17 1995

P.O. Box 131

Pearland, Texas 77580

April 17, 1995

CITY OF PEARLAND
CITY SECRETARY'S OFFICE

City of Pearland

3519 Liberty Lane

Pearland, Texas 77581-5416

Attention:

The City Council

and

The Planning and Zoning Commission
of the City of Pearland, Texas

Dear Sirs:

Subject: Your Application No. 56

to Change in Zoning Classification

From R-2 to Mobile Home Park

Duff Coast Home Company Sub

Owner: Mrs. Ethel M. Ramsey

Mr. Ray Ramsey, Agent

Reference is made to the above named Subject

Please be advised that I object to the change
in Zoning Classification of R-2 to Mobile Home Park

It is my opinion that the Property in this case
is too valuable to have a Mobile Home Park.

Also checking with the City of Pearland on
Thursday, April 13, 1995 there is no service for
sewer at the present.

I own Lots 10, 12, 14 and 16 approximately.

40 acres, Abstract 544 N 20 B. Pearlant, Tex
Lat 14 is adjacent to the Lat 15 Alluvial
Duff Coat Home Company.

Therefore, I respectfully request that
the said application for the Marine Home Padd
be denied.

Thanking you very much.

I remain

Very truly yours,

Blanche O'Bay Massery

P.O. Box 131

Pearlant, Texas 74580

April 22, 1995

4344 E. Clinton Avenue
Fresno, CA 93702RECEIVED
APR 24 1995CITY OF PEARLAND
CITY SECRETARY'S OFFICE

Ms. Tommie Jean Vial
Interim City Secretary
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581-5416
Fax (713) 485-8764

RE: Amendment to the Land Use and Urban Development Ordinance for property owned by Ethel M. Ramsey and located at 13260 Hatfield. Application Number 56.

Dear Ms. Vial,

Please forward this document to the Joint Public Hearing of the City Council, and The Planning and Zoning Commission of the City of Pearland, Texas, meeting on April 24th at 7 P.M..

I would like to express my concern regarding the request by Ethel and Roy Ramsey to change the city ordinance from R-2 to MH. As a property owner, who has property several hundred feet due east of above property on Rice road, I feel by changing the ordinance, it would have many negative effects.

As an individual who owns a trailer home, I have first hand knowledge as to the down falls of investing and living in one. A mobile home has many undesirable elements to them. Over the years, the maintenance becomes extensive when repairs are required. Also, since mobile homes do not hold their investment value, it makes it difficult to justify the expenditures required to maintain one. When renting or leasing the unit, most tenants result in being individuals who have no interest in cleaning up after themselves with regards to their trash, autos or property they own.

It needs to also be noted that this mobile home park could have a negative impact on the quality of life in Pearland. Over the years, I have noticed how Pearland has changed, in most regards for the best, and in other unfortunate situations, for the worse. One very positive change has been the passing of an ordinance to prevent property owners from placing mobile homes on their property. This has reduced the number of mobile homes being purchased by property owners who are only interested in renting out to tenants for profitability purposes. One negative change, has been the lack of interest by property owners (i.e. Ms. Ethel Ramsey) to maintain their property. For example, the graffiti or the unsanitary conditions which has developed over the years with her current property at 13260 Hatfield.

Although I was unable to sign the petition, which was being submitted to contest this amendment change, I do want to express my opinion that I do not want the ordinance changed in this neighborhood. My family is proud of this neighborhood. My sons and daughters have many fond memories of a clean and friendly surroundings where they grew up.

Thank you for communicating my concerns to the City Council and Commission.

Regards,
Norina D. Hallmark

cc: D.Smith, Mayor - Pro Temp

TO: Ms. Tommie Jean Vial

FAX#: 713-485-8764

FROM: Norma D. Hallmark

DATE: 4/22/95

OF PAGES: 1 (excluding cover)

COMMENTS: Please forward a copy of this letter to D. Smith, Mayor Pro Temp.
Thank You

98 Total
110 names

PETITION

CITY OF PEARLAND
MEMBERS OF THE CITY COUNCIL
MEMBERS OF THE PLANNING AND ZONING
COMMISSION

APRIL 24, 1995

WE THE UNDERSIGNED RESIDENTS AND PROPERTY OWNERS RESPECTFULLY REQUEST THAT YOU DENY THE REQUEST OF ROY RAMSEY, AGENT FOR ETHEL M. RAMSEY, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT (R-2) TO MOBIL HOME PARK DISTRICT (MH) ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

South 1/2 of lot 15 of the Allison-Richey Gulf Coast Home Company Subdivision, Section 6, H.T. & B. Railroad Company Survey, Abstract 544, Volume 1649, Page 93 of the Deed Records of Brazoria County, Texas (13260 Hatfield).

IT IS THE OPINION OF THE UNDERSIGNED THAT THE GRANTING OF THIS REQUEST WILL NOT BE BENEFICIAL TO THE RESIDENTS AND PROPERTY OWNERS IN THE IMMEDIATE AREA OR TO THE GROWTH AND DEVELOPMENT OF THE CITY OF PEARLAND.

NAME	ADDRESS	PHONE NO.
Felipe Verastegui	6443 Rice	485-6801
Olga Verastegui	6443 Rice Rd	485-6801
John Verastegui	13016 Wilke	997-1290
Sharon Verastegui	13236 WILKERD	485-5207
Norma Vazquez	5673 Scott Ln	997-7473
Manuel Vazquez	5673 Scott Ln	997-7473
Nathan Vazquez	13016 Wilke	997-1290

PETITION

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MEMBERS OF THE CITY COUNCIL
MEMBERS OF THE PLANNING AND ZONING
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NAME	ADDRESS	PHONE NO.
Reagon Pickett	1420 Hatfield	485-2343
W.A. Humphreys	1420 Hatfield Rd.	485-7001
ELIZA FULLILOVE	1420 Hatfield "	485-7440
MARY Hemphill	1420 Hatfield	485-7440
Debbie Burleson	1420 Hatfield	485-5111
John M. Burleson	1420 Hatfield	485-5111

6

PETITION

CITY OF PEARLAND
MEMBERS OF THE CITY COUNCIL
MEMBERS OF THE PLANNING AND ZONING
COMMISSION

APRIL 24, 1995

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NAME	ADDRESS	PHONE NO.
Groalds Ortiz	6417 Scott Pearland	997-7172
Robert Ortiz	1433 N. Hatfield	485-8206
Nupta Ortiz	1433 N. Hatfield	485-8206
Rosa M. Ortiz	6417 Scott Pearland	997-7172
Danni Hartney	6452 Scott Lane Pearland	485-6994
Karen Ann Hartney	6452 Scott Pearland	485-0663
Valerie Brown	6520 Scott Pearland	997-8474
Rafael Velazquez	6623 SCOTT	
Sharon S. Velazquez	6633 Scott PEARLAND TX	
An M. Aguila	6636 Scott pearland	
Rosa Delgado	1504 Woody St.	
Maria Elisabeth Delgado	1504 Woody	
Guadalupe Hernandez	1506 Woody Pearland TX	
Cheryl Smith	6631 SCOTT 2n Pearland Texas	77581
Michelle Kay	6631 Scott Ln Pearland TX	77581
Daniel Villanar	4709 COMAL PEARLAND, TX.	77581 485-7507
Chela Villanar	4709 comal pearland	77581

At 02

17

PETITION

APRIL 24, 1995

CITY OF PEARLAND
MEMBERS OF THE CITY COUNCIL
MEMBERS OF THE PLANNING AND ZONING
COMMISSION

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NAME	ADDRESS	PHONE NO.
Shirna Vann	2506 WOODWIND	Richmond TX 77469-342-8552
Lloyd Parish	13231 Hatfield - PEARLAND	485-6597
Allan Parish	13235 HATFIELD - PEARLAND	619-324-932
Mike Vann	2506 WOODWIND	Richmond TX 77469-342-8552
Lynn Parish	13235 Hatfield - Pearland	619-324-932

JP

58 / 40 Hooters



PETITION

CITY OF PEARLAND
MEMBERS OF THE CITY COUNCIL
MEMBERS OF THE PLANNING AND ZONING
COMMISSION

APRIL 24, 1995

WE THE UNDERSIGNED RESIDENTS AND PROPERTY OWNERS RESPECTFULLY REQUEST THAT YOU DENY THE REQUEST OF ROY RAMSEY, AGENT FOR ETHEL M. RAMSEY, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT (R-2) TO MOBIL HOME PARK DISTRICT (MH) ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

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NAME	ADDRESS	PHONE NO.
Wendy S. Fuller	1410 N. Hatfield	485-3139
Bob S. [unclear]	6410 Rice Rd @ N. Hatfield	485-71456
Ann M. Evans	6428 Rice Rd	485-4741
Richard C. Fuller	6518 Rice Rd	485-9075
Wendy S. Fuller	6518 Rice Rd.	485-9075
Stanley R. Clark	13242 WILKE	997-9917
Betty [unclear]	13236 Wilke	485-5207
Marilyn Foster	6451 Rice	485-1546
John G. Foster	6451 Rice Rd	" "
Milton G. [unclear]	6458 Scott	485-3732
Janece [unclear]	6450 Scott	485-3732
Christopher H. Allen	1626 N. Hatfield	485-5844
Henry [unclear]	13402 Eiker	485-5848
Raymond O. and Birch Ann Allen	1625 N. HATFIELD	997-1761
Birch Ann Allen	1625 N. Hatfield	997-1761
Bob S. [unclear]	6428 Rice	485-6741
[unclear]	5102 Shank Rd	485-9473
Mary A. Chormichael	6534 Scott	485-1921
Tina M. Russell	5102 Shank Rd	485-9473

wjm
sh

19

PETITION

CITY OF PEARLAND
MEMBERS OF THE CITY COUNCIL
MEMBERS OF THE PLANNING AND ZONING
COMMISSION

APRIL 24, 1995

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NAME	ADDRESS	PHONE NO.
Jayne Koenig (Joune Koenig)	1507 Woody Pearland	713-4856968
William Koenig (William Koenig Jr)	1507 Woody "	"
John Bogar ^{John Bogar}	1519 Woody Pearland Tx	713-4853817
Emma Bogar ^{Emma Bogar}	1519 Woody Pearland Tx	713-485-3817
Willie M. Mayfield	Willie M. Mayfield 6608 Rice Rd	997-8869

5

PETITION

CITY OF PEARLAND
MEMBERS OF THE CITY COUNCIL
MEMBERS OF THE PLANNING AND ZONING
COMMISSION

APRIL 24, 1995

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NAME	ADDRESS	PHONE NO.
Remigio Peraltz	1410 Hatfield	488-8205
Thomas T. Minyan	1404 Hatfield	713-484-0422
Nellie Peraltz	1410 Hatfield	488 8205

np

3

FyI



City of Pearland

3519 Liberty Drive • Pearland, Texas 77581-5416
(713) 485-2411 • Fax (713) 485-8764

April 25, 1995

Honorable Mayor and Council Members
City Hall
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON APPLICATION NO. 56,
REQUEST OF ROY RAMSEY, AGENT FOR ETHEL M. RAMSY, OWNER FOR AN
AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE
FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT (R-2) TO
MOBILE HOME PARK DISTRICT (MH).

Honorable Mayor and Council Members:

The Planning and Zoning Commission, at a regular meeting held on April 24, 1995, after the joint public hearing, considered the above mentioned recommendation to the City Council.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Kevin Cole, to recommend that City Council **deny** Application No. 56.

Motion passed 6 to 0. Chairman Emil Beltz abstained.

This is submitted for your consideration.

Sincerely yours,

A handwritten signature in cursive script that reads "Emil Beltz". Below the signature, the initials "wks" are written in a smaller, simpler script.

Emil Beltz, Chairman
Planning & Zoning Commission

EB/wks

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, APRIL 24, 1995, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of April 17, 1995

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 55, request of John English, agent for Renee West, Pearland West Oaks Village Section One, Ltd., owner, for an amendment to the Land Use and Urban Development Ordinance from Classification Suburban Development District (SD) to Single Family District (R-4) on the following described property, to-wit:

A 31.2534 acre tract of land out of a 25 acre tract of land as recorded in Vol. 1092, Page 830, B.C.D.R. & a 160 acre tract as recorded in Vol. 708, Page 109, B.C.D.R. in the H.T. & B. RR Survey, A-241, Pearland, Brazoria County, Texas.

B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 56, request of Roy Ramsey, agent for Ethel M. Ramsey, owner for an amendment to the Land Use and Urban Development Ordinance from Classification Single Family Dwelling District (R-2) to Mobile Home Park District (MH) on the following described property, to-wit:

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C. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT, Robert Thompson Subdivision, being 2.5000 acres out of lot 82 of the George W. Jenkins Subdivision, W.D.C. Hall Survey, Abstract No. 70, Brazoria County, Texas.

IV. NEXT MEETING DATE: May 15, 1995

V. ADJOURNMENT

Posted: 21st Day of April, A.D., 1995 2:10 P.M.

Removed: 25th Day of April, A.D., 1995