

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, JANUARY 8, 1996 AT 7:00 P.M., IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The meeting was called to order at 7:26 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Marshall Eggers
Commissioner	Jeffery O'Brien
Commissioner	Randy Patro
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Judy Highburger

Commissioners Robert Larsen and Peggy Mayfield-Royer were absent.

**II. APPROVAL OF MINUTES: Minutes of December 4, 1995**

A motion to approve the minutes of the December 4, 1995 meeting, was made by Commissioner Jeffery O'Brien, seconded by Vice Chairman Emil Beltz.

**Motion Passed 4 to 1 (Commissioner Marshall Eggers abstained).**

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 57,** Harold Lott was present requesting an amendment to the Land Use and Urban Development Ordinance of said City from Classification Light Industrial District (M-1) to Heavy Industrial District (M-2).

Assistant City Manager Richard Burdine recommended approving the application as submitted. Chairman Pat Lopez questioned if that would be spot zoning, to which Mr. Burdine replied that M-2 in a very different zone, like R-1, would be spot zoning. However, there is little difference between M-1 and M-2. Also, the application could have been for a Specific Use Permit in M-1, however; M-2 will give the business more flexibility in the future.

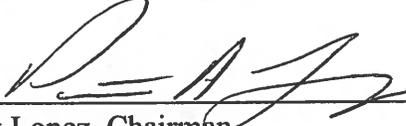
Commissioner Jeffery O'Brien made a motion, seconded by Marshall Eggers, to recommend to the City Council the approval of Application No. 57.

**Motion Passed 5 to 0.**

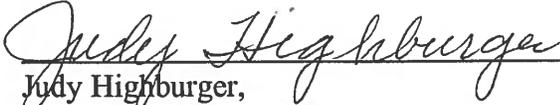
**IV. Next Meeting Date:** Monday, January 15, 1996; 7:00 p.m.

**V. Adjourned:** 7:38 p.m.

Minutes approved as submitted this 15 day of JANUARY  
A.D., 1996.

  
\_\_\_\_\_  
Pat Lopez, Chairman

ATTEST:

  
\_\_\_\_\_  
Judy Highburger,  
Secretary to the Commission

CITY OF PEARLAND  
ZONE CHANGE APPLICATION

Change in Zoning Classification from: M-1 to: M-2

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \_\_\_\_\_

Property address:

Lot: 40

Block: \_\_\_\_\_

Subdivision: Zychlinski

Metes & Bounds Description:  
(unplatted property only; attach survey)

Tax I.D. number: 76-0448196-4

NOV 21 1995

Proposed use of land within requested designation:

Record owner's name: Pearland Realty Holdings, Inc.

Owner's mailing address: P.O. Box 61286, Houston, Texas 77208-1286

Owner's telephone number: (713) 787-9035

Agent's name: Harold Lott

Agent's mailing address: P.O. Box 79591, Houston, TX 77279-9591

Agent's telephone number: 778-0848

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.

Owner's signature: Pearland Realty Holdings, Inc.  
By: Mark F. Kirschke  
Its: President

Agent's signature: \_\_\_\_\_

Fees paid: \$ 250.00

Date paid: 11-21-95

Received by: Mark Kirschke

ZONE CHANGE  
Variance number: 57

EXHIBIT "A"

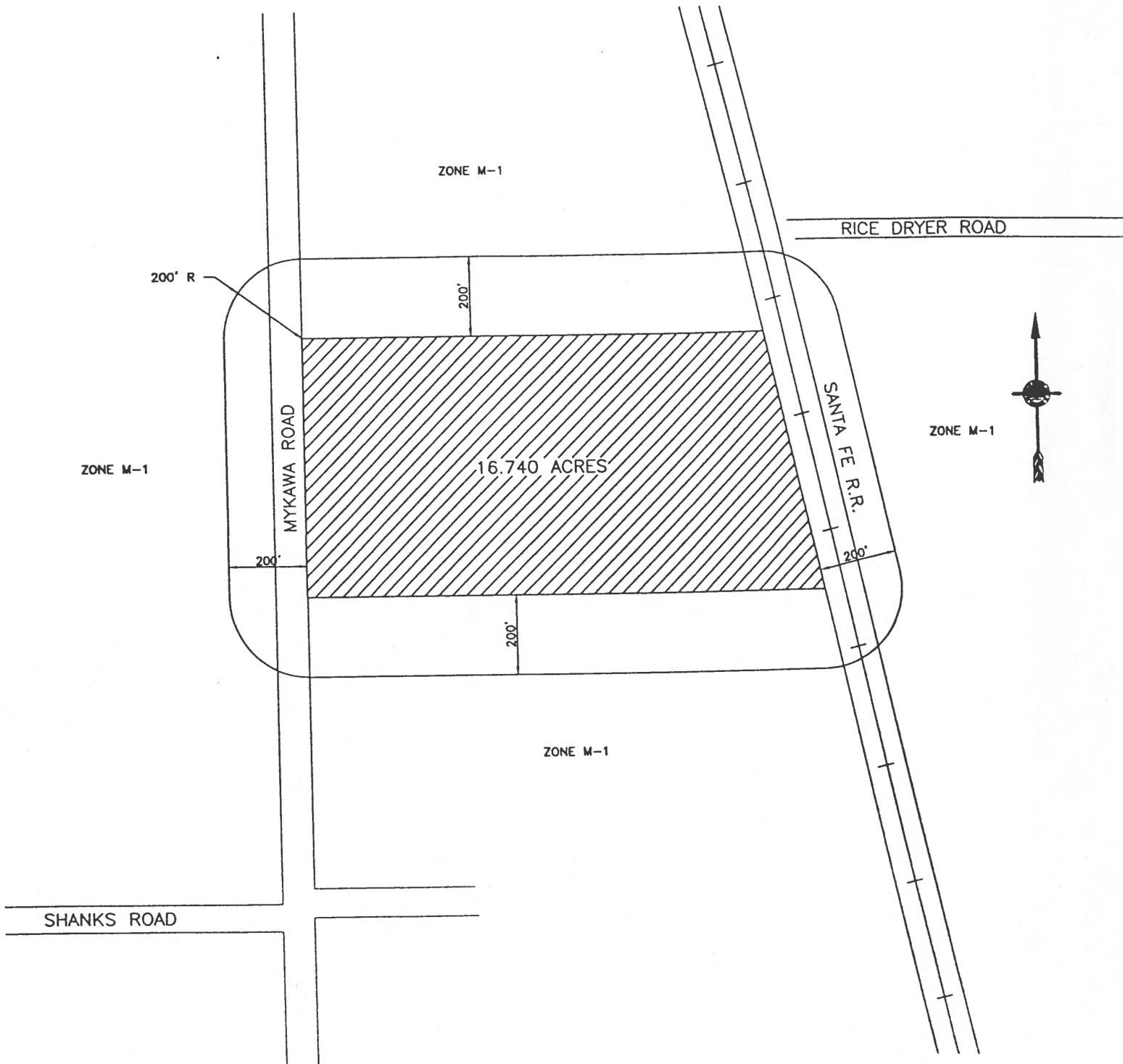
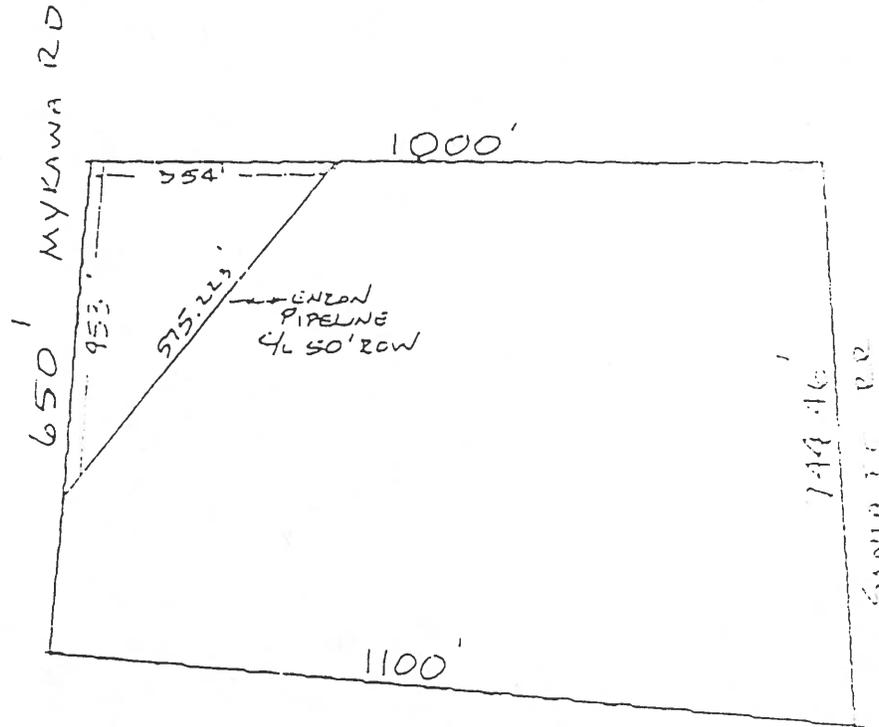


EXHIBIT "A"

Lot 40 Zychlinski Subdivision in Section No. 3, H.T. & B. Railroad Company Survey, Abstract 232, Brazoria County, Texas, as per the map or plat thereof recorded in Volume 29, Page 43 of the Deed Records of Brazoria County, Texas, being described in Quitclaim Deed, dated October 7, 1994, but to be effective October 11, 1994, from The Estate of Leslie Einstein Forbes, Joann Rosenberger Lang, and Gerrie Rosenberger Soman, to Pearland Realty Holdings, Inc., and filed for record on October 12, 1994, in the Official Record of Brazoria County as Instrument #94-037254, and being the same property described in Warranty Deed from Frances S. Einstein, Trustee, and Leo J. Rosenberger, Trustee, to Leslie Einstein Forbes, Joann Rosenberger Lang, and Gerrie Rosenberger Soman, and recorded on May 19, 1980, at Volume 1512, Page 423, of the Deed Records of Brazoria County, Texas.



Computed land area = 16.740 acres. ✓

N-S extent of land = 0.140 mi.

E-W extent of land = 0.208 mi.

Land Description: N87D31MW, 1100F; N2D31ME, 650F; N87D29ME, 1000F  
S5.5099DE, 744.46F.

Scale: 20 in. = 1 mile (1 : 3168)



# City of Pearland

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

January 10, 1996

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON APPLICATION NO. 57, REQUEST OF HAROLD LOTT, AGENT FOR PEARLAND REALTY HOLDINGS, INC., OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF SAID CITY FROM CLASSIFICATION LIGHT INDUSTRIAL DISTRICT (M-1) TO HEAVY INDUSTRIAL DISTRICT (M-2).

Honorable Mayor and Council Members:

The Planning and Zoning Commission, at a regular meeting held on January 8, 1996, after the joint public hearing, considered the above mentioned recommendation to the City Council.

Vice Chairman Emil Beltz made the motion, seconded by Commissioner Jeffery O'Brien, to recommend to the City Council **approval** of Application No. 57.

Motion Passed 5 to 0.

This is submitted for your consideration.

Sincerely yours,

*Pat Lopez JH*  
Pat Lopez, Chairman  
Planning & Zoning Commission

PL/jh

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JANUARY 8, 1996, 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 December 4, 1995

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 57,** request of Harold Lott, agent for Pearland Realty Holdings, Inc., owner for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Light Industrial District (M-1) to Heavy Industrial District (M-2) on the following described property, to-wit:

Lot 40 Zychlinski Subdivision in Section No. 3, H.T.&B. Railroad Company Survey, Abstract 232, Brazoria County, Texas, as per the map or plat thereof recorded in Volume 29, Page 43 of the Deed of Records of Brazoria County, Texas, being described in Quitclaim Deed, dated October 7, 1994, but to be effective October 11, 1994, from the Estate of Leslie Einstein Forbes, Joann Rosenberger Lang, and Gerrie Rosenberger Soman, to Pearland Realty Holdings, Inc., and filed for record on October 12, 1994, in the Official Record of Brazoria County as Instrument #94-037254, and being the same property described in Warranty Deed from Frances S. Einstein, Trustee, and Leo J. Rosenberger, Trustee, to Leslie Einstein Forbes, Joann Rosenberger Lang, and Gerrie Rosenberger Soman, and recorded on May 19, 1980, at Volume 1512, Page 423, of the Deed of Records of Brazoria County, Texas.

**IV. NEXT MEETING DATE:** January 15, 1996

**V. ADJOURNMENT**

Posted: 5th Day of January, A.D., 1996 12:01 P.M.

Removed: 10th Day of January, A.D., 1996