

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 13, 1998, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF HEARING

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Mobile Home Park District (MH) on the following described properties, to-wit:

1. Zoning Application No. 302

Legal Description: Being lot 37, Somersetshire Estates, a subdivision in Brazoria Co., according to the map or plat thereof in Vol. 16, pg. 283 of the plat records of Brazoria Co., TX (3307 Excaliburs Ct.)

**Owner: Russell & Nora Dellinger
3307 Excaliburs court
Pearland, TX 77584**

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUESTS

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUESTS

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-485-2411 prior to the meeting so that appropriate arrangements can be made.

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: SD to: MH
 Change in Regulations in Section #: _____
 Specific Use for: * _____

Property address: 3307 Excaliburs CT Pearland Tx 77584

Lot: 37 Block: 1 Subdivision: Somersetshire

Metes & Bounds Description:
(unplatted property only; attach survey) See exhibits "A" i "B"

Tax I.D. number:

Proposed use of land within requested designation: Existing Residence

Record owner's name: Russell + Nora Dellinger

Owner's mailing address: 3307 Excaliburs ct

Owner's telephone number: (281) 484 4607

Agent's name: N/A

Agent's mailing address: N/A

Agent's telephone number: N/A

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. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: [Signature]

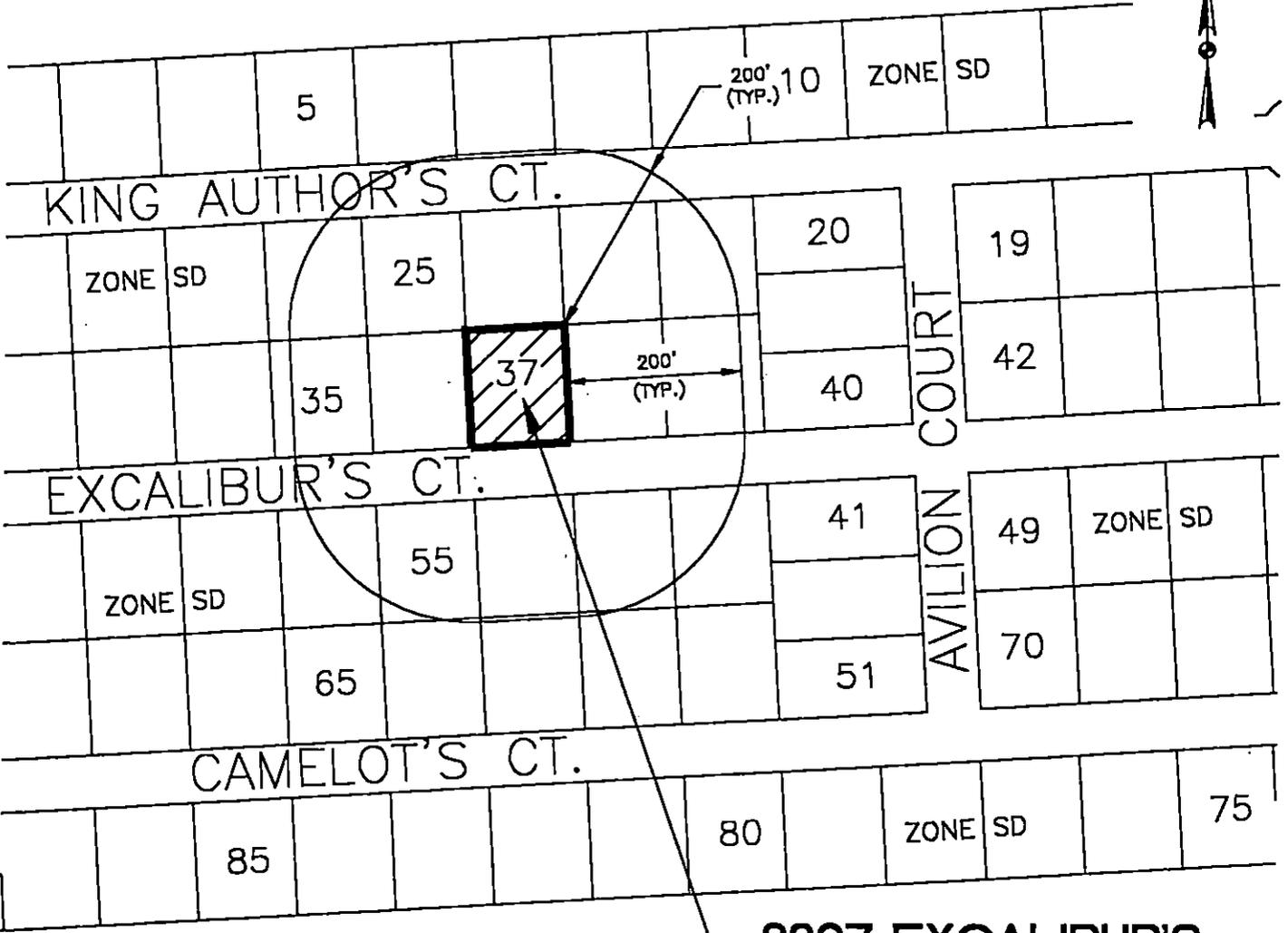
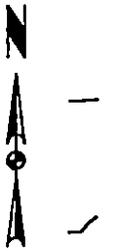
Agent's signature: N/A

Fees paid: \$ N/A

Date paid: N/A

Received by: K Canade 4-13-97

Application number: # 302



3307 EXCALIBUR'S COURT

SD SUBURBAN DISTRICT
 MH MOBILE HOME PARK DISTRICT

		
City of Pearland, Texas		
RUSSELL & NORA DELLINGER		
ZONE CHANGE FROM SD TO MH		
App. No. 302	Scale HORIZ: 1" = 200' VERT: 1" = 10'	SHEET 1
Date: APRIL, 1998	Drawn By: J.E.B.	Checked By: D. SMITH
	CAD FILE: 98-8041	OF 1

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 13, 1998, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF HEARING

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-4) to General Business District (GB) on the following described properties, to-wit:

1. Zoning Application No. 298

Legal Description: Being 5.10 ac. Tract out of 37.948 ac. Tract known as A-240 of the HT & B RR Co. survey according to the deed records of Brazoria Co., TX (Hatfield Rd.)

Owner: John R. Massey
P.O. Box 112
Pearland, TX 77581

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUESTS

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUESTS

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-485-2411 prior to the meeting so that appropriate arrangements can be made.

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: R-4 to: GB

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 5.1 ACRE TRACT ON HATFIELD RD

Lot: 16B-19B

Block: _____

Subdivision: _____

Metes & Bounds Description: 5.1 ACRE TRACT OUT OF 37.948 ACRE TRACT KNOWN AS A0240 H.T&B.R.R (unplatted property only; attach survey) (PEARLAND), TRACTS 16B-19B, ACRES 37.948.

Tax I.D. number: 0240-0010-001

Proposed use of land within requested designation: MINIMUM CARE FACILITY FOR THE ELDERLY.

Record owner's name: JOHN R. MASSEY

Owner's mailing address: PO BOX 112, PEARLAND, TEXAS 77588-0112

Owner's telephone number: 713-781-6609

Agent's name: E. MAURIS HARDCASTLE

Agent's mailing address: PO BOX 846, PEARLAND, TEXAS 77581

Agent's telephone number: 281-485-6000

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. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: John R Massey

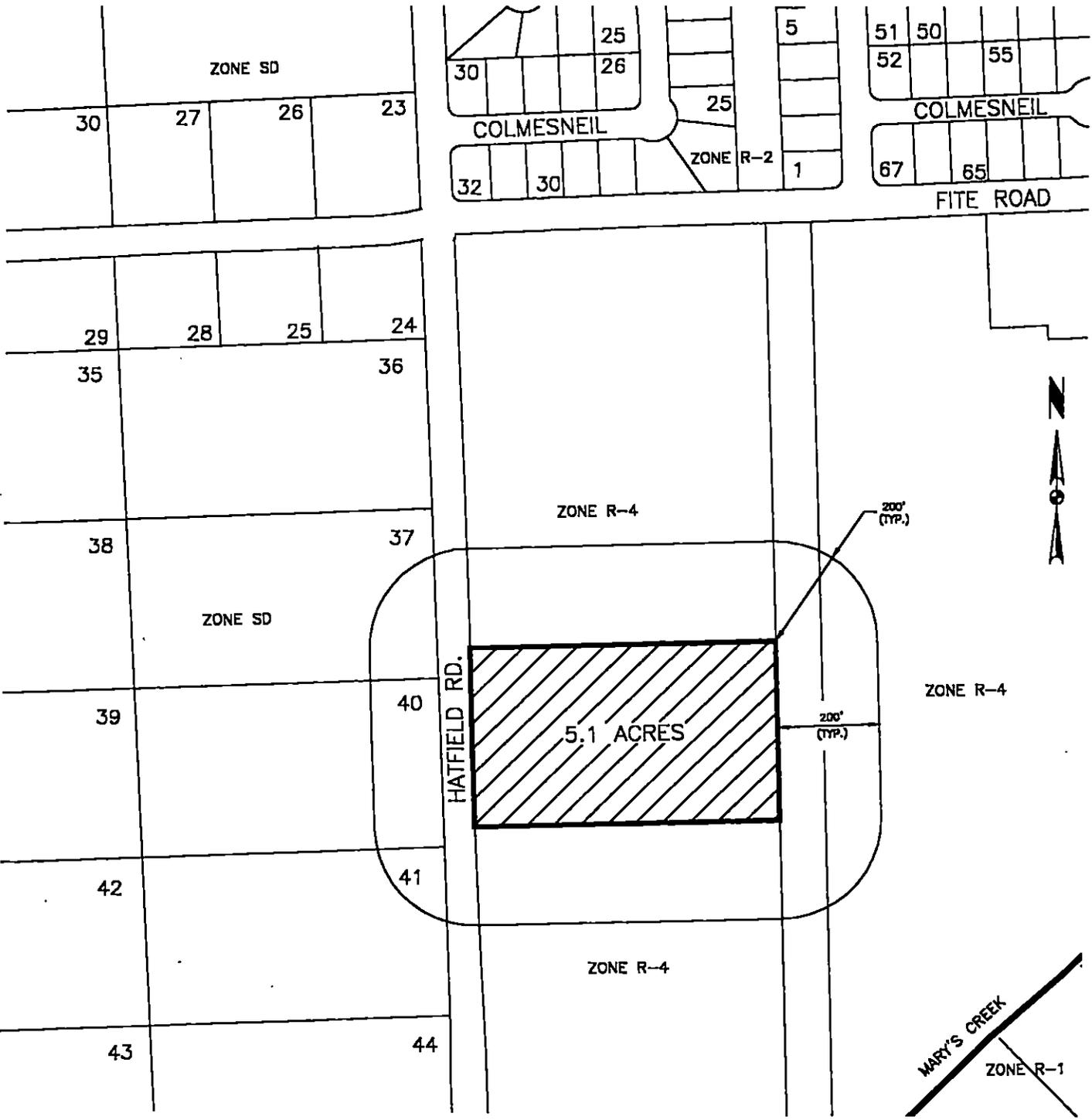
Agent's signature: E. Mauris Hardcastle

Fees paid: \$ 250.00

Date paid: 4/2/98

Received by: J Highburger

Application number: 298



- SD SUBURBAN DISTRICT
- R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT
- R-2 MEDIUM DENSITY SINGLE FAMILY DWELLING DISTRICT
- R-4 MAXIMUM DENSITY SINGLE FAMILY DWELLING DISTRICT
- GB GENERAL BUSINESS DISTRICT



City of Pearland, Texas

JOHN R. MASSEY

**ZONE CHANGE
FROM
R-4 TO GB**

App. No. 298	Scale	SHEET 1 OF 1
Date: JUNE, 1998	HORZ: 1"=300' VERT: 1"=	
Drawn By: J.E.B.	CAD FILE:	
Checked By: D. SMITH	98-8047	

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 13, 1998, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF HEARING

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to General Business (GB) on the following described properties, to-wit:

1. Zoning Application No. 317

Legal Description: Part of Lot 2, Block 10, Allison Richey Gulf Coast Home Co. Subdivision, according to the plat records of Brazoria Co., TX

**Owner: James W. Gustafson
8955 Katy Freeway, Ste. 105
Houston, TX**

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUESTS

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUESTS

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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Change in Zoning Classification from: SD to: GB

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address:

Lot: 2 Block: 10 Subdivision: Allison Pichey Gulf Coast

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

Tax I.D. number:

Proposed use of land within requested designation:

Record owner's name: JAMES W. GUSTAFSON

Owner's mailing address: 8955 Katy Freeway Suite 25

Owner's telephone number: 713-722-7707

Agent's name: Ruby Wright

Agent's mailing address:

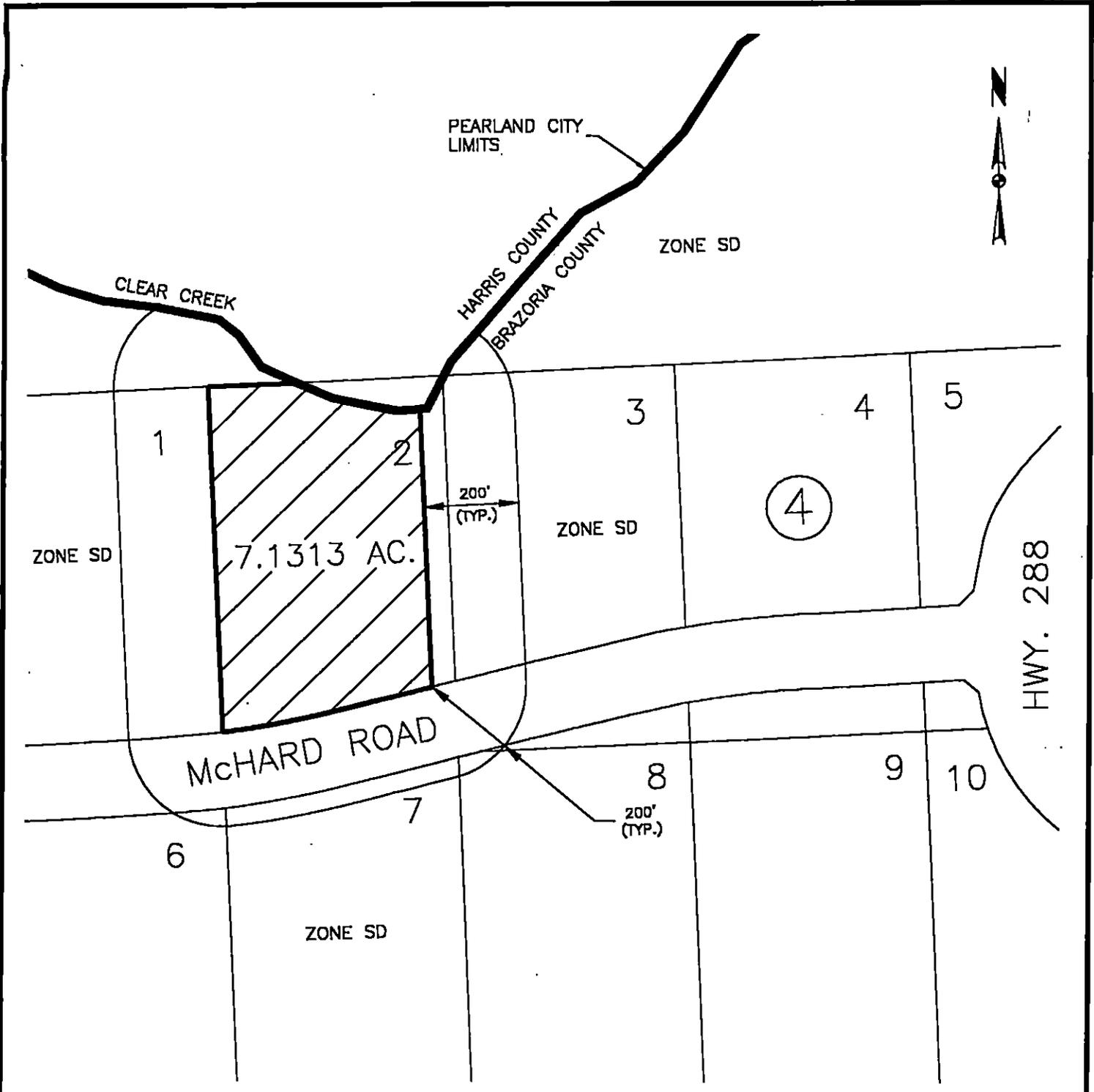
Agent's telephone number: 713-641-1682

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. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: _____ Agent's signature: Ruby Wright

Fees paid: \$ 0 Date paid: 5-13-98

Received by: [Signature] Application number: _____



SD SUBURBAN DISTRICT
 GB GENERAL BUSINESS DISTRICT

		
City of Pearland, Texas		
JAMES W. GUSTAFSON		
ZONE CHANGE FROM SD TO GB		
App. No. 317	Scale HORIZ: 1" = 300' VERT: 1" = 100'	SHEET 1 OF 1
Date: JUNE, 1988	Drawn By: J.E.B.	
Chief: Wm D. SMITH	CAD FILE: 88-8050	

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 13, 1998, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF HEARING

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described properties, to-wit:

1. Zoning Application No. 301

Legal Description: Being 1.451 ac. tract out of the S 1/2 of Lot 8 of the Allison Richey Gulf Coast Home survey, Suburban Gardens subdivision, according to the deed records of Brazoria Co., TX (1207 Sterling Drive)

Owner: Stephen B. & Elaine Welcome
1207 Sterling Drive
Pearland, TX 77581

2. Zoning Application No. 305

Legal Description: Being both halves of Lot 37, & 3.30 ac. out of the Allison Richey Gulf Coast Home survey, Vol. 885, pg. 288, of the Deed Records of Brazoria Co., TX (2726 Morris Rd..)

Owner: George D. & Mary Fishman
9917 Sumerlin
Houston, TX 77075

3. Zoning Application No. 306

Legal Description: Being 1.00 ac. out of the H.C. Johnston 99 ac. tract, sect. 7, HT & B RR Co. survey, A-219, according to the deed records of Brazoria Co., TX, Vol. 864, pg. 8 (6316 Gardenia)

**Owner: Ron Cleaver
6316 Gardenia
Pearland, TX 77584**

4. Zoning Application No. 308

**Legal Description: Lot 6 & the E 6.00 feet of Lot 5, Blk. 3, CAS-CON Acres,
an addition according to the map recorded in Vol. 5, pg. 137,
of the plat records of Brazoria County, TX (6130 Cottonwood)**

**Owner: Virginia A. McKenzie
6316 Cottonwood
Pearland, TX 77584**

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUESTS

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUESTS

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: SD to: R7

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 1207 STERLING DRIVE

Lot: 8 Block: SECTION 20 Subdivision: SUBURBAN GARDENS

Metes & Bounds Description: SOUTH 1/2 OF LOT 8 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, SUBURBAN GARDENS SUBDIVISION, SEC 20, VOL 2, PAGE 23 (BCPR)
(unplatted property only; attach survey)

Tax I.D. number: E/S # 001-42-1361

Proposed use of land within requested designation: RESIDENCE

Record owner's name: STEPHEN B. WELCOME & ELAINE WELCOME

Owner's mailing address: 1207 STERLING DRIVE PEARLAND, TX 77584

Owner's telephone number: (281) 997-8303

Agent's name: N/A

Agent's mailing address: N/A

Agent's telephone number: N/A

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. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Stephen Welcome

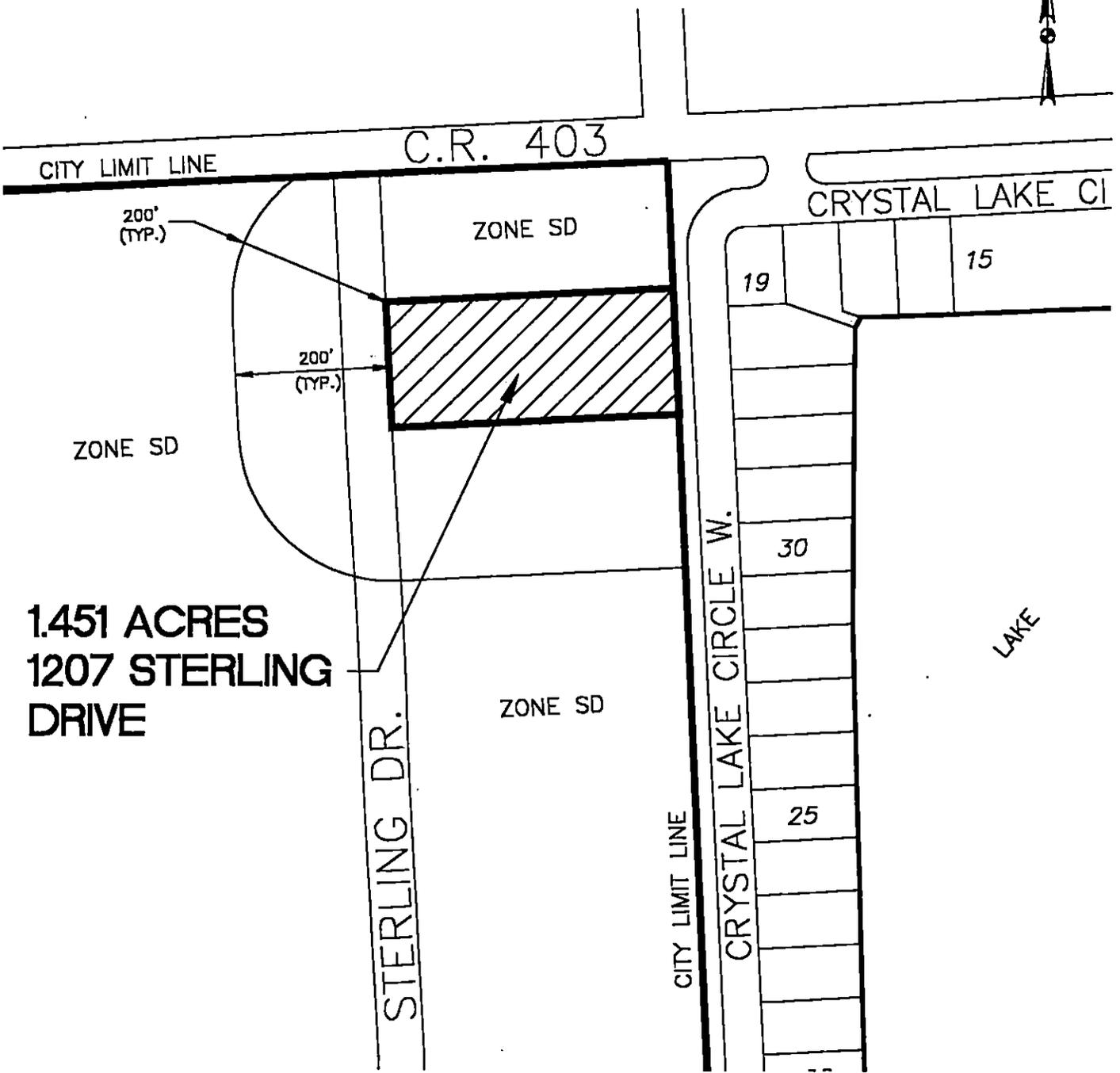
Agent's signature: N/A

Fees paid: \$ N/A

Date paid: N/A

Received by: J. Heigburger 1/1/98

Application number: 301



**1.451 ACRES
1207 STERLING
DRIVE**

SD SUBURBAN DISTRICT
R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT



City of Pearland, Texas

STEPHEN & ELAINE WELCOME

**ZONE CHANGE
FROM
SD TO R-1**

App. No.: 301	Scale: HORIZ: 1"=200' VERT: 1"=	SHEET 4
Date: APRIL, 1995	CAD FILE:	OF 1
Drawn By: J.E.B.	98-8040	
Checked By: D. SMITH		

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: Suburban development to: R1-Single Family Dwelling district
Change in Regulations in Section #: _____
Specific Use for: *

Property address: 2726 Morris Road, Pearland 77584

Lot: 37 Block: Cr. 566

Allison Richey Gulf Coast home company
subdivision
Subdivision:

Metes & Bounds Description: Both halves of lot 37 of the Allison Richey Gulf Coast
(unplatted property only; attach survey) home company subdivision of the H.T. & B.R.R. Company
Survey, Section 81, Abstract 300, Brazoria County, Texas
According to the map or plat thereof recorded in vol 2
page 98 of Plat records, Brazoria County, Texas

Tax I.D. number:

Proposed use of land within requested designation: Home site

Record owner's name: George and Mary Fishman

Owner's mailing address: 9917 Sumerlin, Houston Tx, 77075

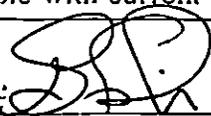
Owner's telephone number: (713) 944-9761 (H) (281) 483-4819 (W)

Agent's name: N/A

Agent's mailing address:

Agent's telephone number:

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. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: 

Agent's signature:

Fees paid \$ N/C

Date paid: N/C

Received by: K Canada 4/28/98

Application number: 305



CITY LIMIT LINE

56

ZONE SD

57

2726 MORRIS ROAD

58

59

60

ZONE SD

35

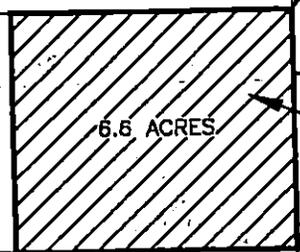
ZONE SD

45

36

200'
(TYP.)

37



47

200'
(TYP.)

38

48

ZONE SD

MORRIS ROAD

HWY. 288

39

ZONE SD

49

40

50

CITY LIMIT LINE

COUNTY ROAD 59

31

ZONE SD

41



City of Pearland, Texas

GEORGE & MARY FISHMAN

**ZONE CHANGE
FROM
SD TO R-1**

APP No. 303
Date: JUNE, 1998
Drawn By: J.E.B.
Check By: D. SMITH

Sheet:
HORZ: 11" x 400"
VERT: 11" x 400"
CAD FILE:
98-8049

SHEET
1
OF 1

SD SUBURBAN DISTRICT
R-1 LOT DENSITY SINGLE FAMILY DWELLING DISTRICT

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: SD to: R-1

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 6316 GARDENIA

Lot: X Block: 4

Subdivision: GARDEN ACRE SUB.

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

Tax I.D. number:

Proposed use of land within requested designation: Existing spl. family residence

Record owner's name: RON CLEAVER

Owner's mailing address: 6316 GARDENIA

Owner's telephone number: 281-485-7426

Agent's name: N/A

Agent's mailing address: ↓

Agent's telephone number: ↓

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. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Jane Cleaver

Agent's signature: N/A

Fees paid: \$ 0

Date paid: 5-8-98

Received by: [Signature]

Application number: 306

Laurie Drive



1

ZONE SD

R-1

R-1

R-1

R-1

6316 GARDENIA

200'
(TYP.)

ZONE SD

R-1

R-1

R-1

GARDENIA

ZONE SD

2.00 ACRES

200'
(TYP.)

R-1

R-1

R-1

1

R-1

LAZY BEND

R-1

R-1

THELMA

R-1

R-1

R-1

ZONE SD

R-1

R-1

R-1

SD SUBURBAN DISTRICT
R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT



City of Pearland, Texas

RON CLEAVER

ZONE CHANGE
FROM
SD TO R-1

App. No. 308	Scale: HORZ: 1"=200' VERT: 1"=	SHEET
Date: JUNE, 1996	CAD FILE: 98-8048	1
Drawn By: J.E.B.	Checked By: D. SMITH	OF 1

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: SD to: R1

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 6130 Cottonwood Pearland, Tx 77584

Lot: 6 & E 6' lots Block: 3

Subdivision: 25 Con Acres

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

Tax I.D. number: 466-54-2758

Proposed use of land within requested designation: Residential

Record owner's name: Virginia A. McKenzie

Owner's mailing address: 6130 Cottonwood Pearland, Tx 77584

Owner's telephone number: (281) 489-9621

Agent's name: same

Agent's mailing address:

Agent's telephone number:

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. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Virginia A. McKenzie

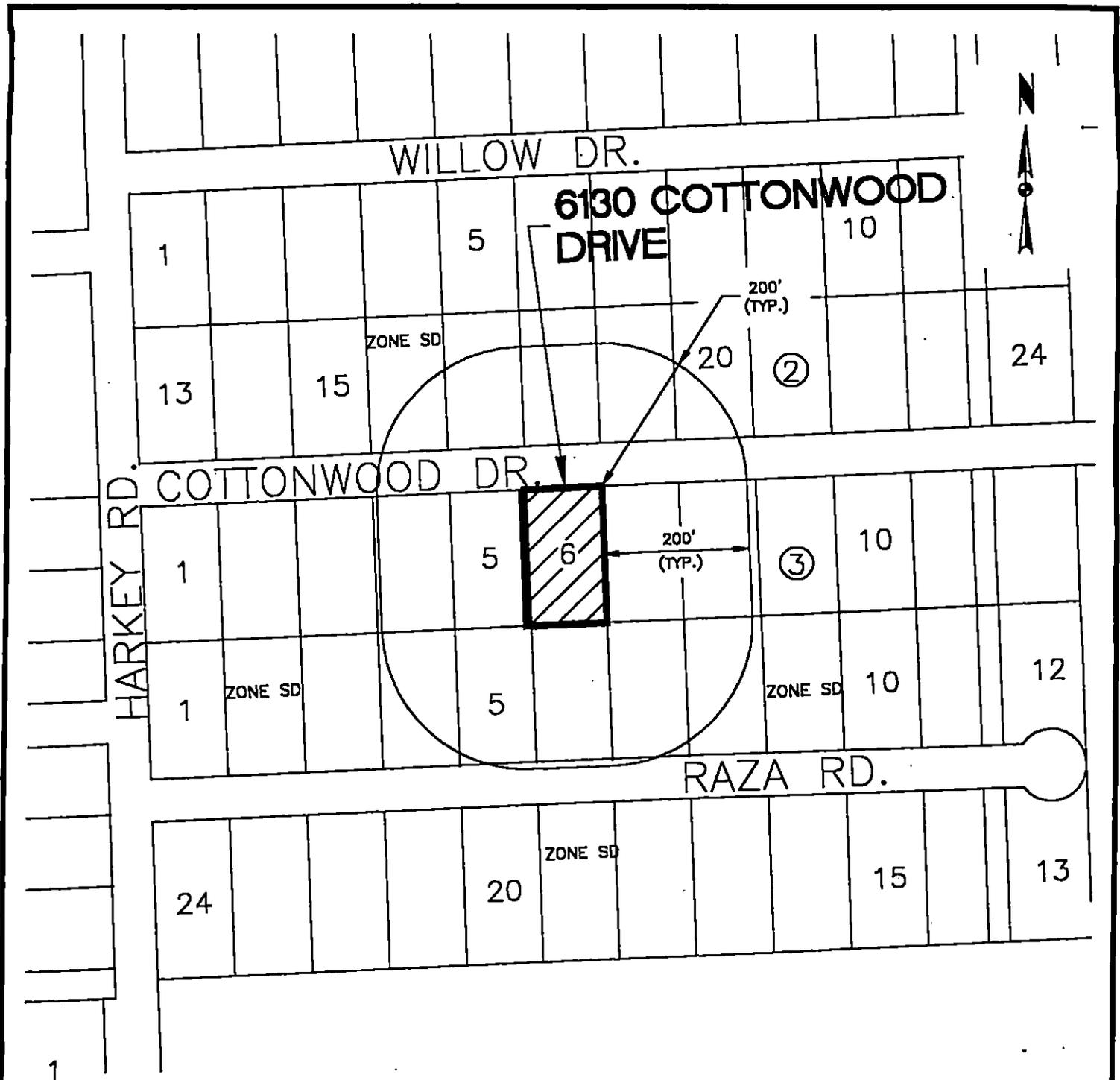
Agent's signature: Virginia A. McKenzie

Fees paid: \$ N/C

Date paid: 5-18-98

Received by: Klanada

Application number: 308



SD SUBURBAN DISTRICT
 R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT



City of Pearland, Texas

VIRGINIA A. MCKENZIE

**ZONE CHANGE
 FROM
 SD TO R-1**

App. No.: 308	Scale: HORIZ: 1"=200' VERT: 1"=	SHEET
Date: MAY, 1998		1
Drawn By: J.E.B.	CAD FILE: 98-8045	OF 1
Checked By: D. SMITH		

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

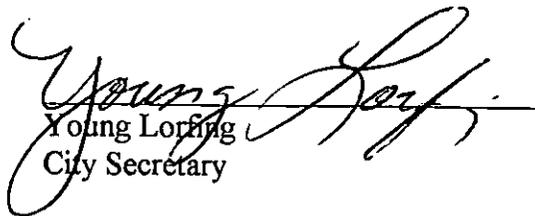
OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 13 th day of July, 1998, at 6:30 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Russell and Nora Dellinger, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Mobile Home Dwelling District (MH) on the following described property, to wit:

Being lot 37, Somersetshire Estates, a subdivision in Brazoria Co., according to the map or plat thereof in Volume 16, pg. 283 of the plat records of Brazoria Co., TX (3307 Excaliburs Court)

An application and maps are enclosed for your information.

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


Young Loring
City Secretary

APPLICATION NO. 302

SD MH

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

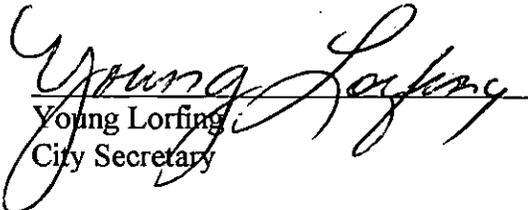
OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 13 th day of July, 1998, at 6:30 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Mauris Hardcastle, agent for John R. Massey, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-4) to General Business District (GB) on the following described property, to wit:

Being 5.1 ac. tract out of 37.948 ac. tract known as A-240 of the HT & B RR Co., survey, according to the deed records of Brazoria Co., TX

An application and maps are enclosed for your information.

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


Young Lorfing
City Secretary

APPLICATION NO. 298

RA - GB

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

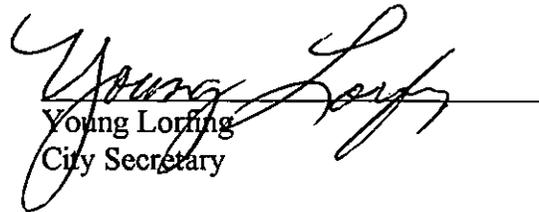
OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 13th day of July, 1998, at 6:30 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Ruby Wright, agent for James W. Gustafson, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to General Business (GB) on the following described property, to wit:

Part of Lot 2, Block 10, Allison Richey Gulf Coast Home Co., subdivision, according to the plat records of Brazoria Co., TX

An application and maps are enclosed for your information.

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


Young Loring
City Secretary

APPLICATION NO. 317

GB

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

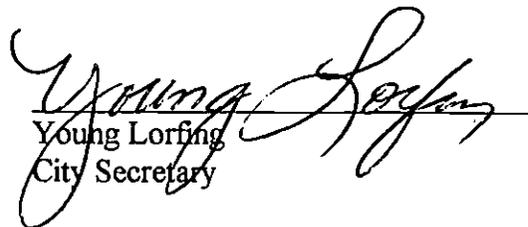
OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 13th day of July, 1998, at 6:30 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Stephen B. & Elaine Welcome, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

Being a 1.451 acre parcel out of the S. 1/2 of Lot 8 of the Allison Richey Gulf Coast Home Co. survey, Suburban Gardens subdivision, according to the deed records of Brazoria Co., TX (1207 Sterling Drive)

An application and maps are enclosed for your information.

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


Young Lorfing
City Secretary

APPLICATION NO. 301

21

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

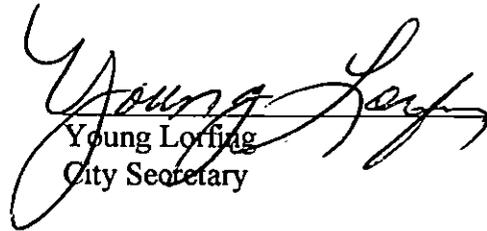
THE PLANNING AND ZONING COMMISSION

OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 13 th day of July, 1998, at 6:30 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of George D. & Mary Fishman, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

Being both halves of Lot 37, 3.3 acres out of the Allison-Richey Gulf Coast Home Co. survey, Vol. 885, pg. 288, of the Deed Records of Brazoria County, TX (2726 Morris Rd.)

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


Young Loring
City Secretary

Date Posted _____

Date Removed _____

APPLICATION NO. 305

R-1

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

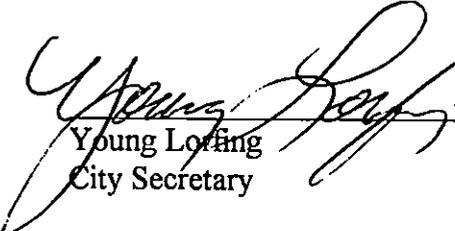
OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 13 th day of July, 1998, at 6:30 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Ron Cleaver, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

Being 1.00 ac. out of the H.C. Johnston 99 ac. tract, section 7, HT & B RR Co. survey, A-219, according to the deed records of Brazoria Co., TX Vol. 864, pg. 8 (6316 Gardenia)

An application and maps are enclosed for your information.

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



Young Loring
City Secretary

APPLICATION NO. 306

R-1

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

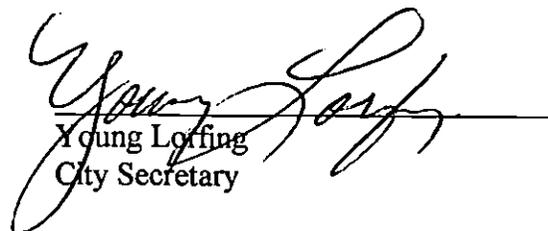
OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 13 th day of July, 1998, at 6:30 p.m. 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Virginia A. McKenzie, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

Lot 6 and the E. 6.00 feet of Lot 5, Block 3, CAS-CON Acres, an addition in Brazoria County, according to the map or plat thereof, recorded in Vol. 5, pg. 137, of the plat records of Brazoria County, TX (6130 Cottonwood)

An application and maps are enclosed for your information.

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


Young Loffing
City Secretary

APPLICATION NO. 308

R-1

CITY OF PEARLAND
ZONING VARIANCE APPLICATION

Variance appeal - *PLAT AMENDMENT NOTE 14* check one
 Variance appeal from Section # _____

Property address:

Lot: *3* Block: *2* Subdivision: *CRYSTAL LAKE - SECTION 1*

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

Tax I.D. number:

SUBMITTAL INFORMATION: Attach a plot plan or survey showing the location, size, relationship of all existing structures to boundary lines.

Explain why proposed variance is needed: *REDUCE REAR SET BACK TO ELIMINATE VIOLATION OF NOTE 14, FINAL PLAT - CRYSTAL LAKE SUB. * (ADD LOT 3, BLK 2) TO THIS NOTE **

Record owner's name: *JNT, Inc. JOHN N. TAYLOR - PRES.*

Owner's mailing address: *HOUSTON TX 77081*

Owner's telephone number: *713 662-3675*

Agent's name: *Troy McKinney*

Agent's mailing address:

Agent's telephone number: *713-851-3483*

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:

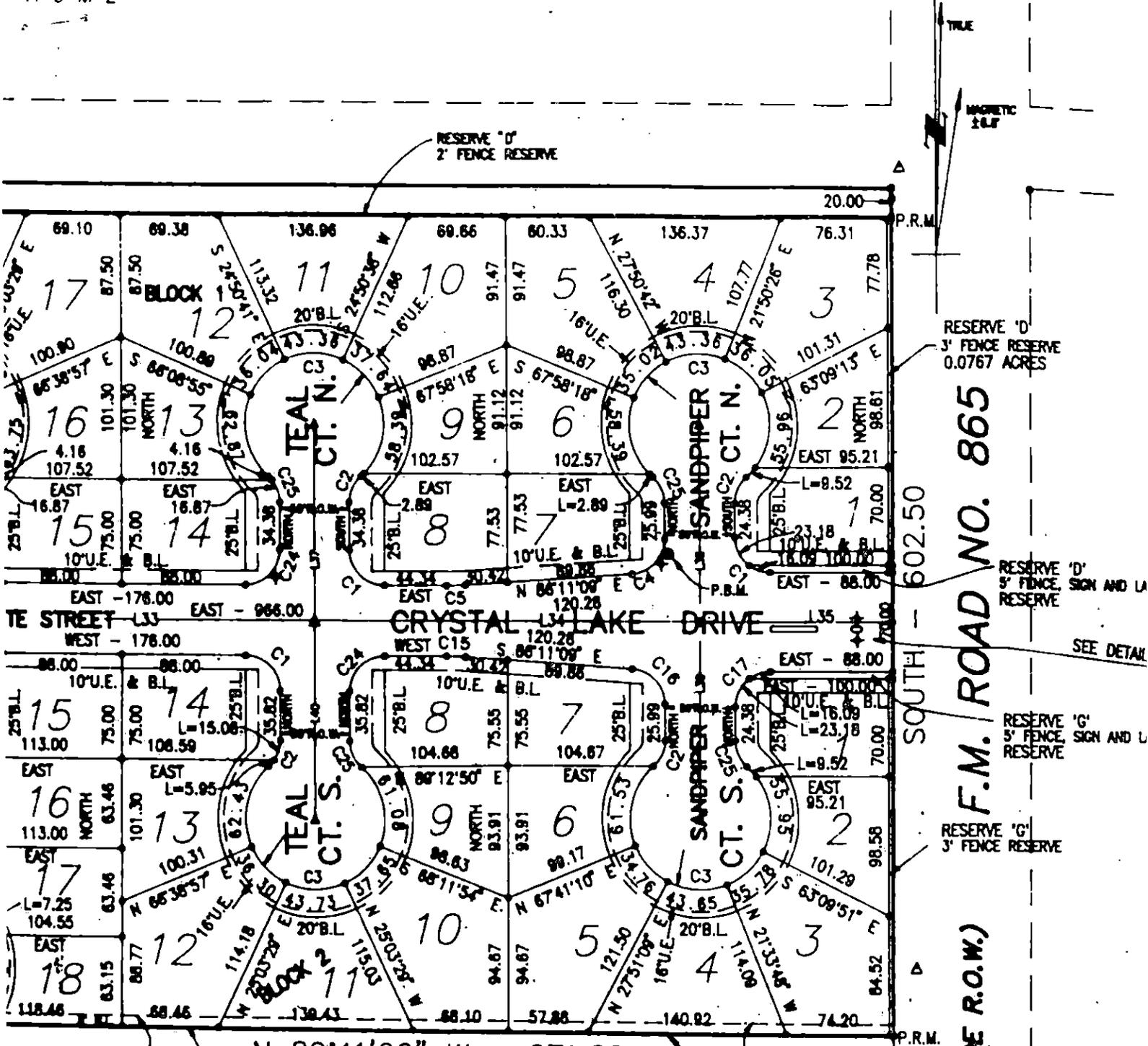
Agent's signature:

Fees paid: \$ *0*

Date paid:

Received by: *[Signature]*

Variance number:



RESERVE 'D'
3' FENCE RESERVE
0.0767 ACRES

F.M. ROAD NO. 865

RESERVE 'D'
5' FENCE, SIGN AND LA
RESERVE

RESERVE 'G'
5' FENCE, SIGN AND L
RESERVE

RESERVE 'C'
3' FENCE RESERVE

(100' WIDE R.O.W.)

SOUTH - 602.50

RESERVE 'D'
1' FENCE RESERVE
0.0441 ACRES

N 89°41'00" W - 671.80

54

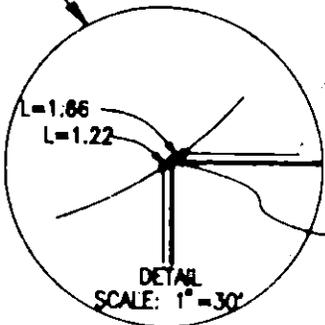
NOTE
#16

CALL 6.402 ACRES
IS ON THE ARC VOL. 1049, PG. 303
D.R.B.C. TX.

HENRY DELAHOUSAYE

LEGEND

SEE DETAIL



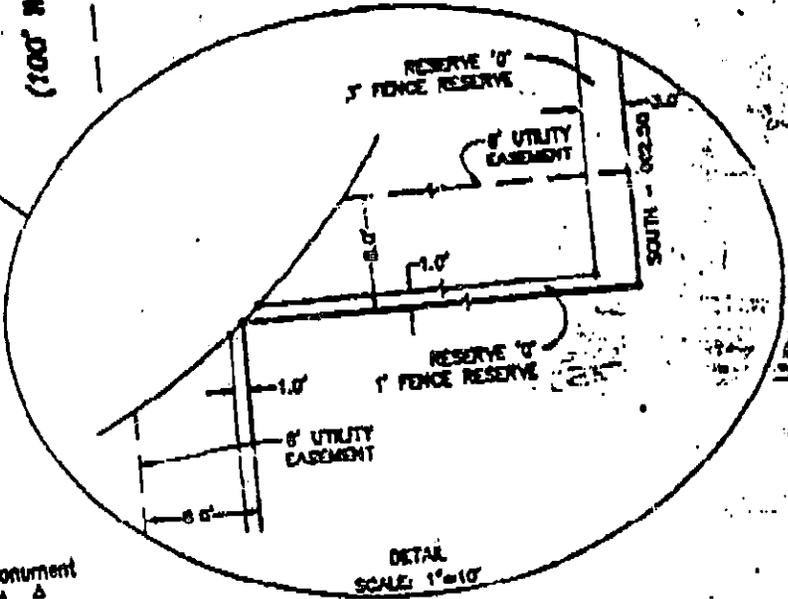
NOTE THAT
THIS POINT
IS ON THE ARC

SEE DETAIL

GENERAL NOTES

1. All streets in Crystal Lake Subdivision are Private with Gated access.
2. Total minimum separation between houses is 15' with a minimum 5' side lot bldg. line, except where side lot drainage easements exist.
3. There are no pipelines or pipelines easements inside the boundary or within 100 feet of the boundary of this plat.
4. Storm Sewer easements may be used by any government body for purposes of drainage work.
5. All Storm Sewer easements shall be kept clear of fences, buildings, foundations plantings and other obstructions to the operation and maintenance of the drainage facility.
6. P.R.M.'s, P.C.P.'s, and P.B.M.'s are to be placed after the completion of paving and utility construction in accordance with a variance granted by the Brazoria County Commissioner's Court.
7. Detention is provided for Crystal Lake Subdivision by 27.5 Acre Lake controlled by outfall structure to be maintained by Brazoria County M.U.D. No. 5. Brazoria Drainage District or City of Pearland shall not be responsible for any detention pond maintenance.
8. Based on the Flood Insurance Rate Map, Community Panel No. 48039C0030H, dated June 5, 1989, this subdivision lies wholly within Zone "X" or areas determined to be outside 100-year floodplain.
9. All Utilities to be located in Street R.O.W. and adjacent front 10' and 16' U.E.
10. A 15 foot lake maintenance easement is established by the bearings and distances indicated on the plat. The Homeowners' Association shall have the right to access and to maintain the lake shoreline within this easement. Maintenance of the lake shoreline is not the responsibility of the City of Pearland or Brazoria County Drainage District No. 4.
11. All dry utilities (H.L.&P., ENTEX, Telephone, and Cable TV) to be located in street right of way or adjoining 10' and 16' utility easement. There are no backlot utility easements.
12. The ground floor (top of slab) of the dwelling unit and the attached or detached garage shall have a minimum elevation of eighteen inches (18") above the crown of the street at the front of the Lot or 12" above the 100 year flood plain, whichever is greater. Flood Plain elevation is established by Brazoria County Flood Plain Administrator. A Building Permit from the Brazoria County Flood Plain Administrator is required on all structures.
13. No structure shall be erected nearer than twenty-five (25) feet from a Front Lot Line of any Lot except structures located on a cul-de-sac Lot may be erected no nearer than twenty (20) feet from a Front Lot Line.
14. Variance request was made to use 8' Building Line on Lot 25, Block 1 along C.R. 403.
15. Lot 45, Block 2 will not be sold until Phase 2 is platted so that a 12' by 30' temporary turnaround can be installed.
16. No structure shall be erected nearer than twenty (20) feet from a Rear Lot Line or Water Line, whichever is less, on Lots abutting Crystal Lake. No house shall be erected nearer than twenty (20) feet from a Rear Lot Line on all Lots not abutting Crystal Lake. A detached garage may be erected no nearer than five (5) feet from a rear lot line on lots not abutting Crystal Lake.
17. Benchmark - 5/8" I.R. capped approximately 0.25 miles south of centerline of County Road 106 and 59 feet east of centerline of F.M. 865 (Cullen) Elev. 52.44 based on Harris Galveston Subsidence District 1987 adjustment.
18. There shall be no driveway access off F.M. 865 or C.R. 403.
19. Contact the Brazoria County Flood Plain Administrator for the Base Flood Elevation information.

110
7420 - P.R.M.
100' WIDE R.O.W.



arance Monument
 first Point Δ
 separate instrument
 y Deed Records
 y Plat Records
 y Official Records
 schmark
 y and Power Easement
 easement
 easement
 easement Exclusive H.L.&P.
 easement (Lake)
 location (per City of Pearland)

ZONE "X"
 PL. 020-485458 0030H
 EFFECTIVE 6-5-09
 VOLUME 19, PGS 43-544
 BRAZORIA COUNTY, TX

FINAL PLAT - SHEET 1 OF 2
CRYSTAL LAKE SUBDIVISION
 SECTION ONE
 BEING 49.426 ACRES OF LAND
 OUT OF THE H.T.&B. R.R. COMPANY
 SURVEY, ABSTRACT 508
 BRAZORIA COUNTY, TEXAS
 CONTAINING 103 LOTS
 AND 13 RESERVES (18.6627 ACRES)
 IN 4 BLOCKS
 PRIVATE STREETS

John M. Taylor
 201-331-6101
 P.R.

Owner
 2621 Joanel Ltd.
 JNT, Inc., Managing General Partner
 John M. Taylor - President
 5530 Hulsache Houston, Texas 77081
 (713) 662-3676

Engineer
 Ferro - Baylors, Inc.
 1660 Dairy Ashford Road, Suite 606, Houston, Texas 77077
 (713) 496-0066

Surveyor
 Foster Rainwater & Associates Surveying
 3425 Federal Street, Pasadena, Texas 77504
 (713) 941-0070 281-489-0189

Scale: 1" = 100' April, 1996