

MINUTES OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON AUGUST 10, 1998, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

The Joint Public Hearing was called to order with the following present:

Mayor	Tom Reid
Mayor Pro-Tem	Larry Wilkins
Councilmember	Klaus Seeger
Councilmember	William Berger
Councilmember	Helen Beckman
Councilmember	Richard Tetens
Chairman	Mary Starr
Vice-Chairman	Tommy Scott
Commissioner	Jack Mathis
Commissioner	Emil Beltz

Others in attendance: Director of Planning & Community Development Dennis Smith; Planning & Zoning Secretary Mona Ann Phipps, Interim City Attorney Darrin Coker; City Manager Paul Grohman; Projects Coordinator Alan Mueller; City Engineer John Hargrove; Commissioner Pat Lopez was absent.

APPLICATION NO. 312

I. CALL TO ORDER

The meeting was called to order at 6:33 PM.

II. PURPOSE OF HEARING - APPLICATION NO. 312

Request of E. Mauris Hardcastle, agent for V.L. Jefford, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Neighborhood Services District (NS) to General Business District (GB) on the following described property, to wit:

A 4.8705 acre tract out of reserve "B", replat of Corrigan Addition, Section 1, according to the plat in Vol. 11, pgs. 97-98, plat records of Brazoria Co., Texas (5300 West Broadway)

The purpose of the public hearing was read into the record by Chairman Mary Starr.

City Attorney Darrin Coker explained that the property description was incorrect on the agenda. The agenda read "A 4.3705 acre tract...", however, it should be "A 4.8705 acre tract..."

Director of Planning & Community Development Dennis Smith presented the location of the proposed zone change.

2. Application No. 321

1.1157 acres, known as tract 8C6-8K, H.T. & B. R.R. Co. Survey, A-509, Richland Acres Subdivision, as recorded in the plat records of Brazoria Co, TX (16020 Aubrell)

Owners, Joel Guerrero, Sr. and Joel Guerrero, Jr.; 6102 Raza, Pearland, TX 77584

3. Application No. 323

Lot 5, Block 7 of Hickory Creek Place according to the plat thereof recorded in Vol. 11, pgs. 1-2, Plat Records of Brazoria Co., TX, (14207 Melanie Lane)

Owners, Grover C. & Joy L. Atkins, 14207 Melanie Lane, Pearland, TX 77584

4. Application No. 328

Lot 3, Block 5, Hickory Creek Place Subdivision, part of Section 7, H.T. & B. R.R. Co. Survey, A-219, according to the plat recorded in Vol. 11, pgs. 1 & 2, plat records of Brazoria Co., TX (5811 Kelly)

Owner, Jack W. Bonds, 5811 Kelly, Pearland, TX 77581

The purpose of the public hearing was read into the record by Chairman Mary Starr.

Director of Planning & Community Development Dennis Smith presented the locations of the proposed zone changes.

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

None

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

None

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

None

VI. ADJOURNMENT

The meeting adjourned at 6:50 PM.

The Joint Public Hearing adjourned at 6:51 PM.

Minutes respectfully submitted by:

Mona Ann Phipps
Planning and Zoning Secretary

Minutes approved as submitted and/or corrected this _____ day of _____, A.D.,
1998

Tom Reid
Mayor

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

Change in Zoning Classification from: NS to: GB

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 5300 BLK. WEST BROADWAY (518)

Lot: _____ Block: _____ Subdivision: CORRIGAN ADDITION, SEC. 1

Metes & Bounds Description: ATTACHED:
(unplatted property only; attach survey) 4.8705 Ac. ABSTRACT 240

Tax I.D. number: 0740/0001/110

Proposed use of land within requested designation: GENERAL BUSINESS USE

Record owner's name: V.L. Jefford

Owner's mailing address: 607 MISTY LANE, FRIENDSWOOD TX 77546

Owner's telephone number: 281-482-7955

Agent's name: E. MAURIS HARDCASTLE

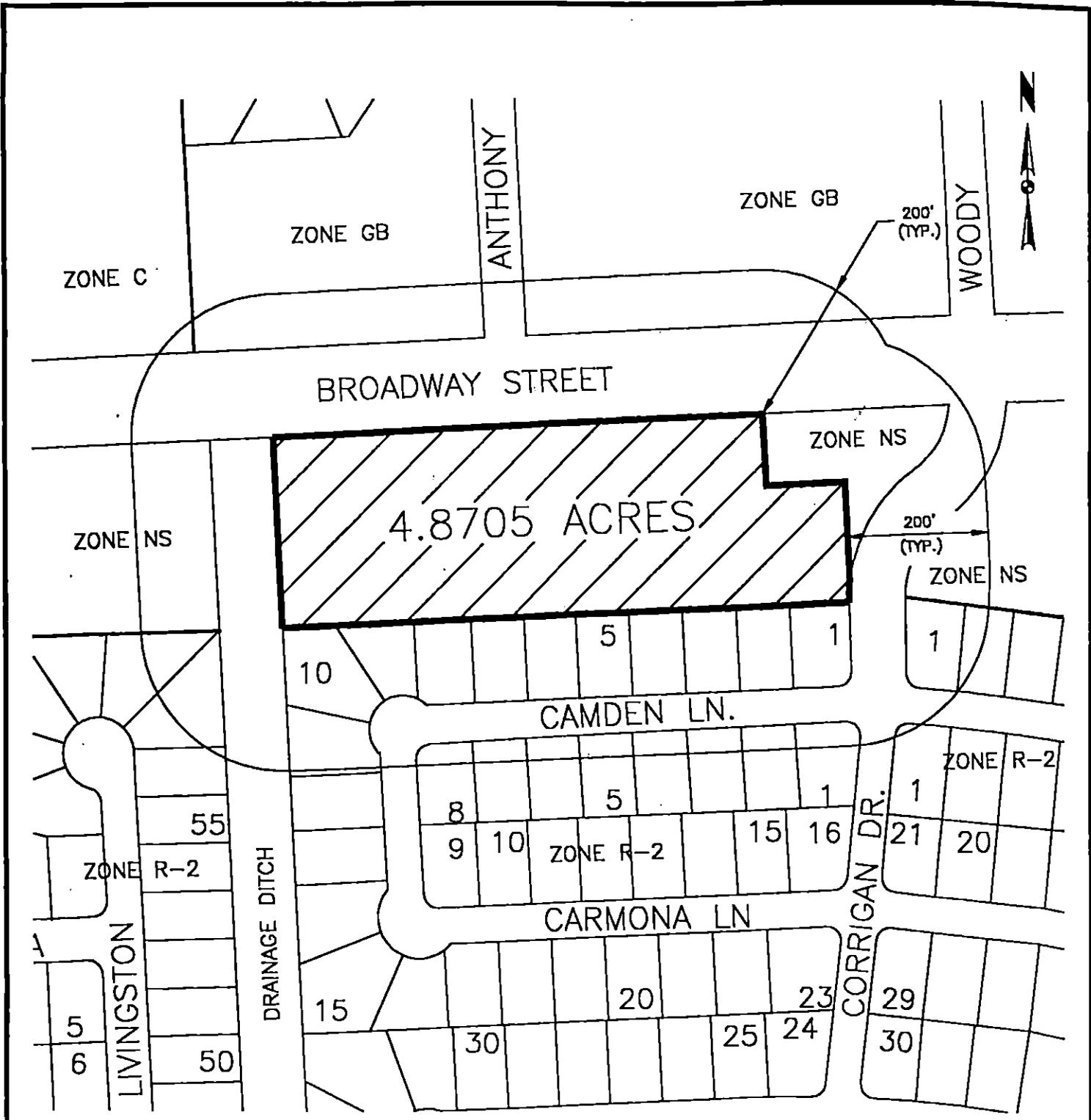
Agent's mailing address: P.O. Box 846, PEARLAND, TX. 77588

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: V.L. Jefford
Fee paid \$ 250.00
Received by: Mona Rippas

Agent's signature: E. Mauris Hardcastle
Date paid: 6-2-98
Application number: 312



- R-2 MEDIUM DENSITY SINGLE FAMILY DWELLING DISTRICT
- NS NEIGHBORHOOD SERVICE DISTRICT
- GB GENERAL BUSINESS DISTRICT
- C COMMERCIAL DISTRICT



City of Pearland, Texas

VL JEFFORD

**ZONE CHANGE
FROM
NS TO GB**

App. No.: 312	Scale: HORZ: 1"=200' VERT: 1"=	1 of 1
Date: JULY, 1998	CAD FILE: 98-8053	
Drawn By: J.E.B.		
Checked By: D. SMITH		

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: 6102 RAZA

Lot: LT-23 Block: _____ Subdivision: CAS CON ACRES
Lot: LT-24 Block: _____

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

Tax I.D. number: _____

Proposed use of land within requested designation: SINGLE FAMILY RESIDENTIAL

Record owner's name: JOEL - GUERRERO AND wife LINDA - GUERRERO

Owner's mailing address: 6102 RAZA

Owner's telephone number: 281-4857624

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]

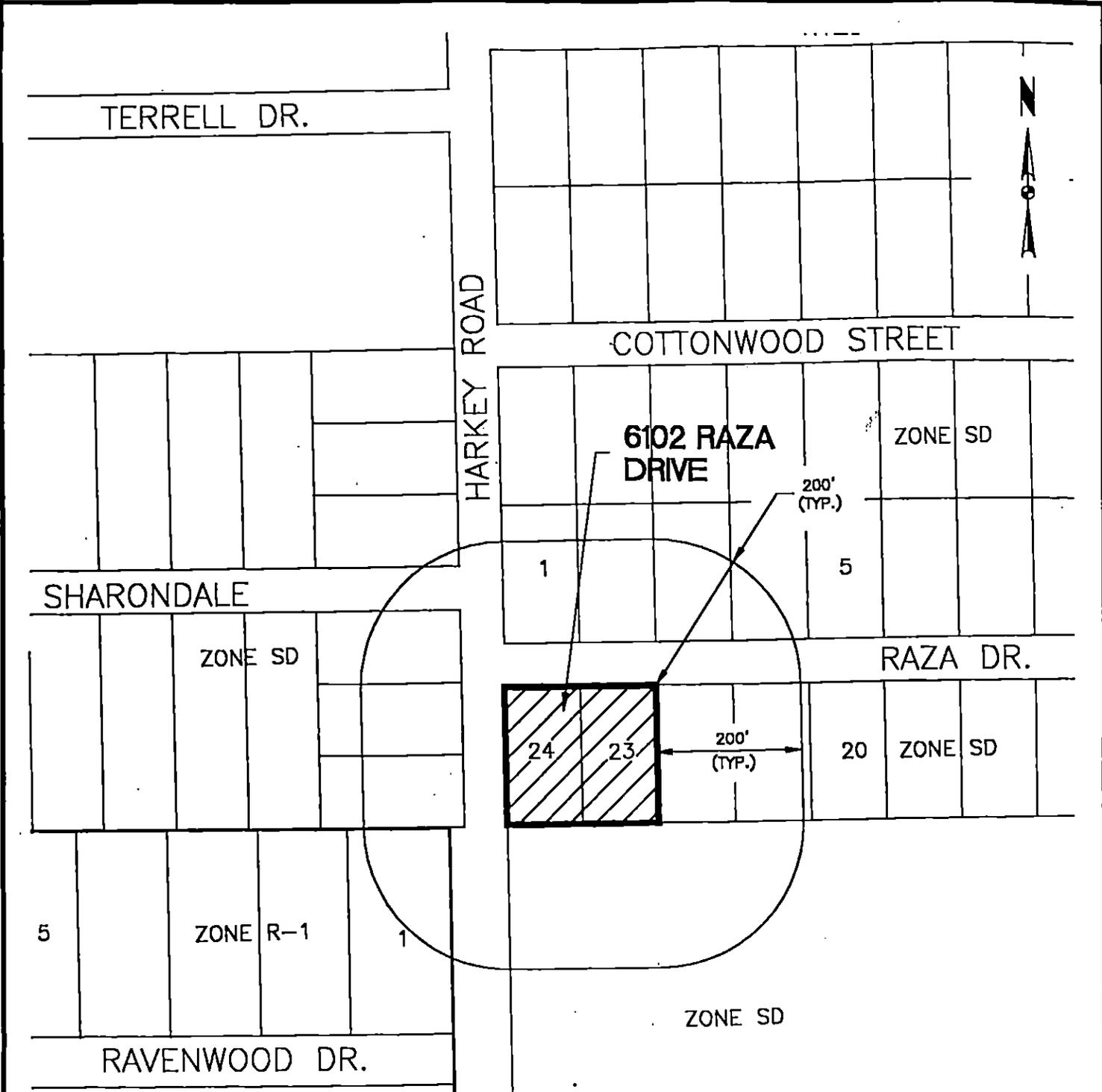
Agent's signature: _____

Fees paid: \$ N/C

Date paid: 6-25-98

Received by: Mona Phipps

Application number: 320



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

		
City of Pearland, Texas		
JOEL & LINDA GUERRERO		
ZONE CHANGE FROM SD TO R-1		
App. No.: 320	Scale: HORIZ: 1"=200' VERT: 1"=	SHEET 1 OF 1
Date: JULY, 1998	CAD FILE:	
Drawn By: J.E.B.	98-8082	
Checked By: D. SMITH		

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

Change in Zoning Classification from: S.D. to: R-1

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 16020 Aubrell

RICHLAND ACRES
Lot: A0509 Block: _____

RICHLAND ACRES
Subdivision: _____

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

Tax I.D. number: _____

Proposed use of land within requested designation: single Family Residential

Record owner's name: JOEL GUERRERO & JOEL Guerra JR.

Owner's mailing address: 6102 RAZA

Owner's telephone number: 281-4857624

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]

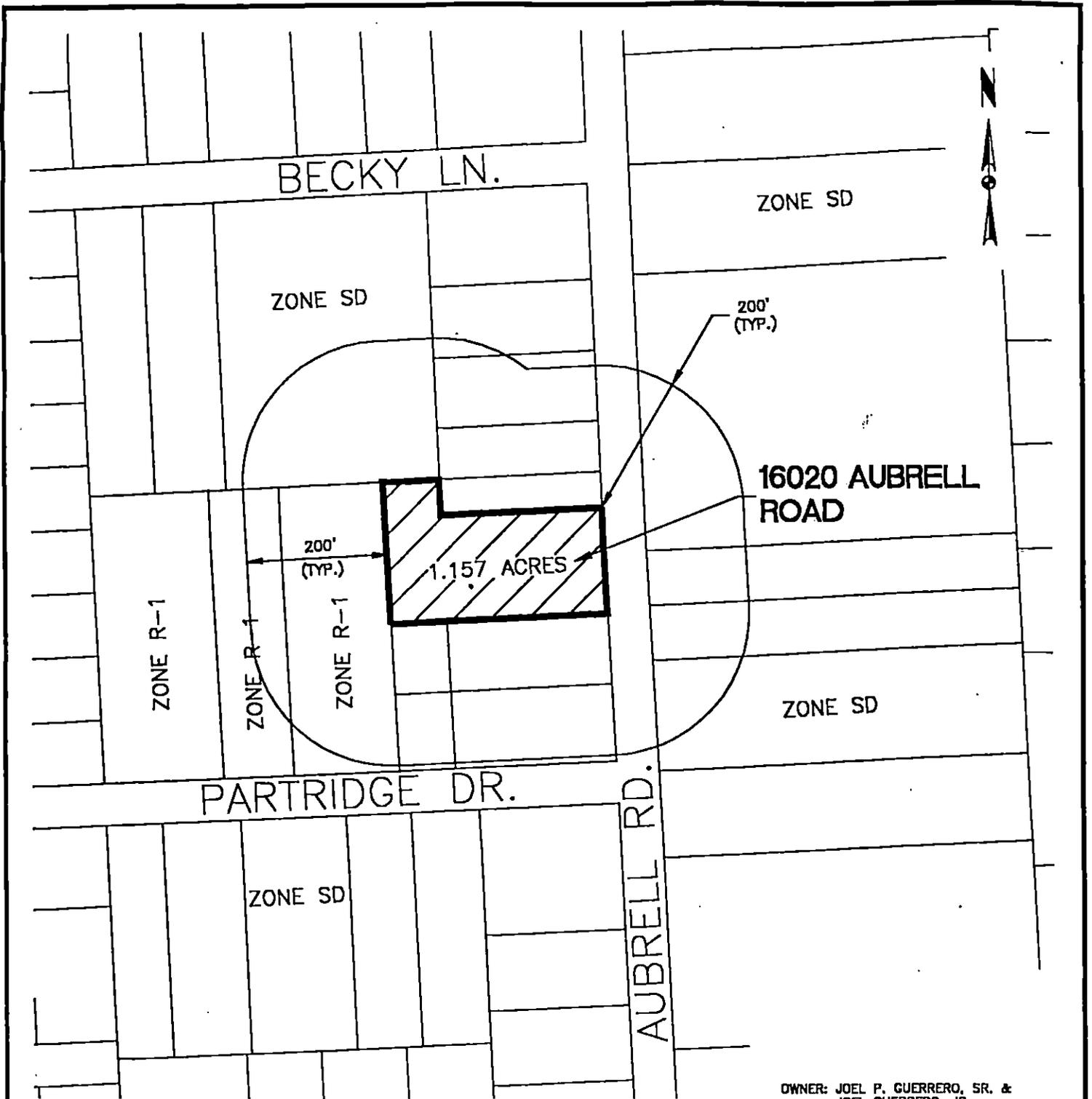
Agent's signature: _____

Fees paid: \$ n/c

Date paid: 6-25-98

Received by: [Signature]

Application number: 321



OWNER: JOEL P. GUERRERO, SR. &
JOEL GUERRERO, JR.

 PEARLAND TEXAS		
City of Pearland, Texas		
ZONE CHANGE FROM SD TO R-1		
App. No. 1321	Scale: HORIZ: 1"=200' VERT: 1"=	SHEET 1 OF 1
Date: JULY, 1998	CAD FILE:	
Drawn By: J.E.B.	98-8064	
Checked By: D. SMITH		

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

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

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

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 14207 MELANIE LANE

Lot: 5 Block: 7

Subdivision: HICKORY CREEK PLACE

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

Tax I.D. number: 450-76-3060

Proposed use of land within requested designation: Residence

Record owner's name: GROVER C & JOY L. ATKINS

Owner's mailing address: 14207 MELANIE LANE

Owner's telephone number: 281 485-4634

Agent's name: NA

Agent's mailing address: NA

Agent's telephone number: NA

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: Joy L. Atkins

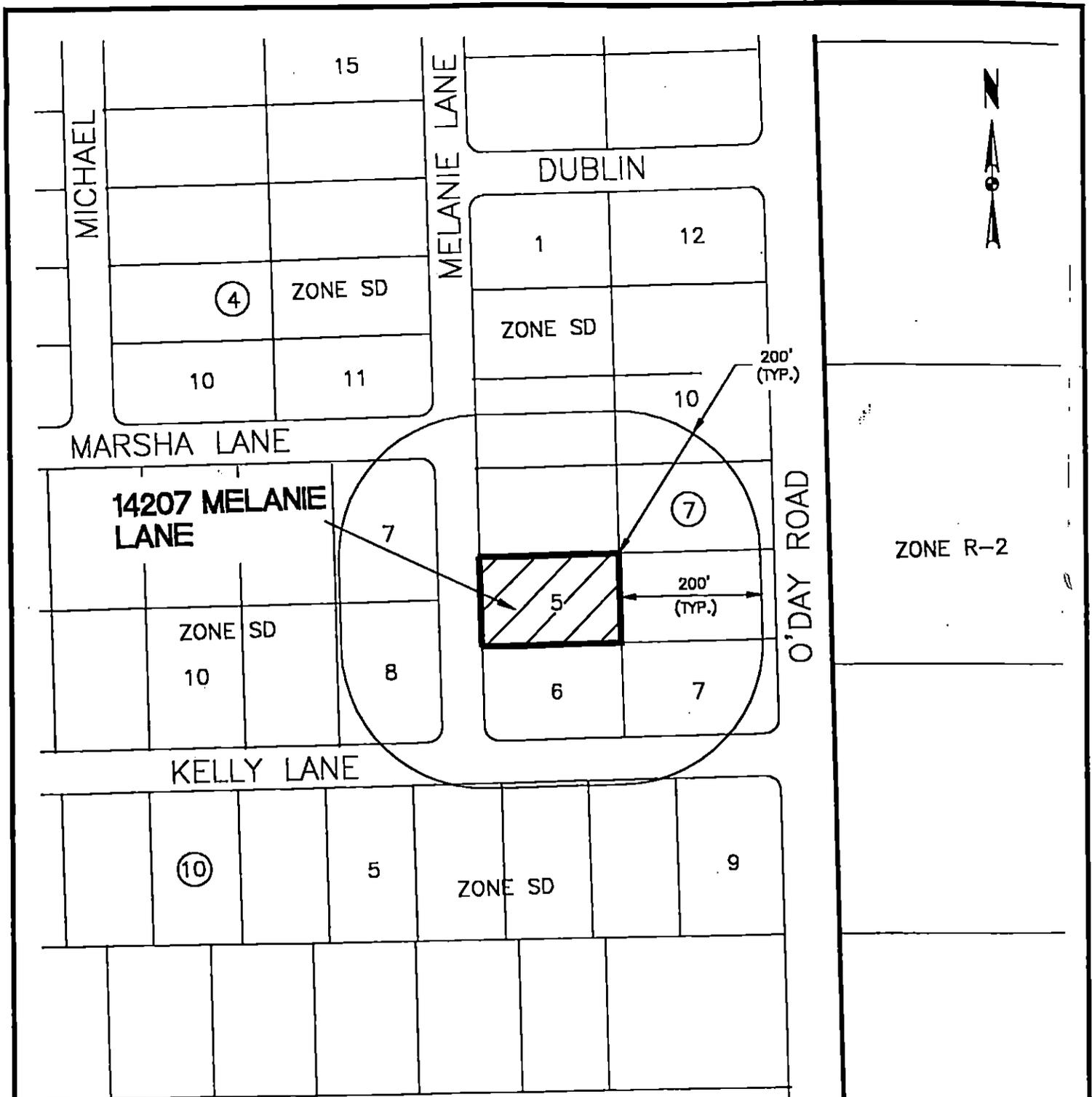
Agent's signature: [Signature]

Fees paid: \$ [Signature]

Date paid: 6-26-98

Received by: J. Carmon

Application number: 323



SD SUBURBAN DISTRICT
 R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT
 R-2 MEDIUM DENSITY SINGLE FAMILY DWELLING DISTRICT



City of Pearland, Texas

GROVER & JOY ATKINS

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

App. No.: 323	Scale: HORIZ: 1"=200' VERT: 1"=	SHEET 1
Date: JULY, 1998		
Drawn By: J.E.B.	CAD FILE: 98-8063	OF 1
Checked By: D. SMITH		

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: 5811 Kelly

Lot: 3 Block: 5

Subdivision: Hickory Creek Place

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

Tax I.D. number: N/A.

Proposed use of land within requested designation: Home Stead

Record owner's name: Jack W. Bonds

Owner's mailing address: 5811 Kelly Pearland, TX, 77581

Owner's telephone number: 281-485-1542

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: Jack W. Bonds

Agent's signature: N/A

Fees paid: \$ N/A

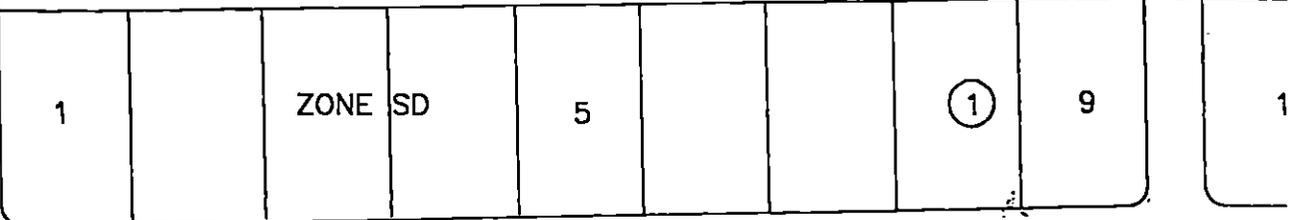
Date ~~paid~~ 6-30-98

Received by: Tanjah C.

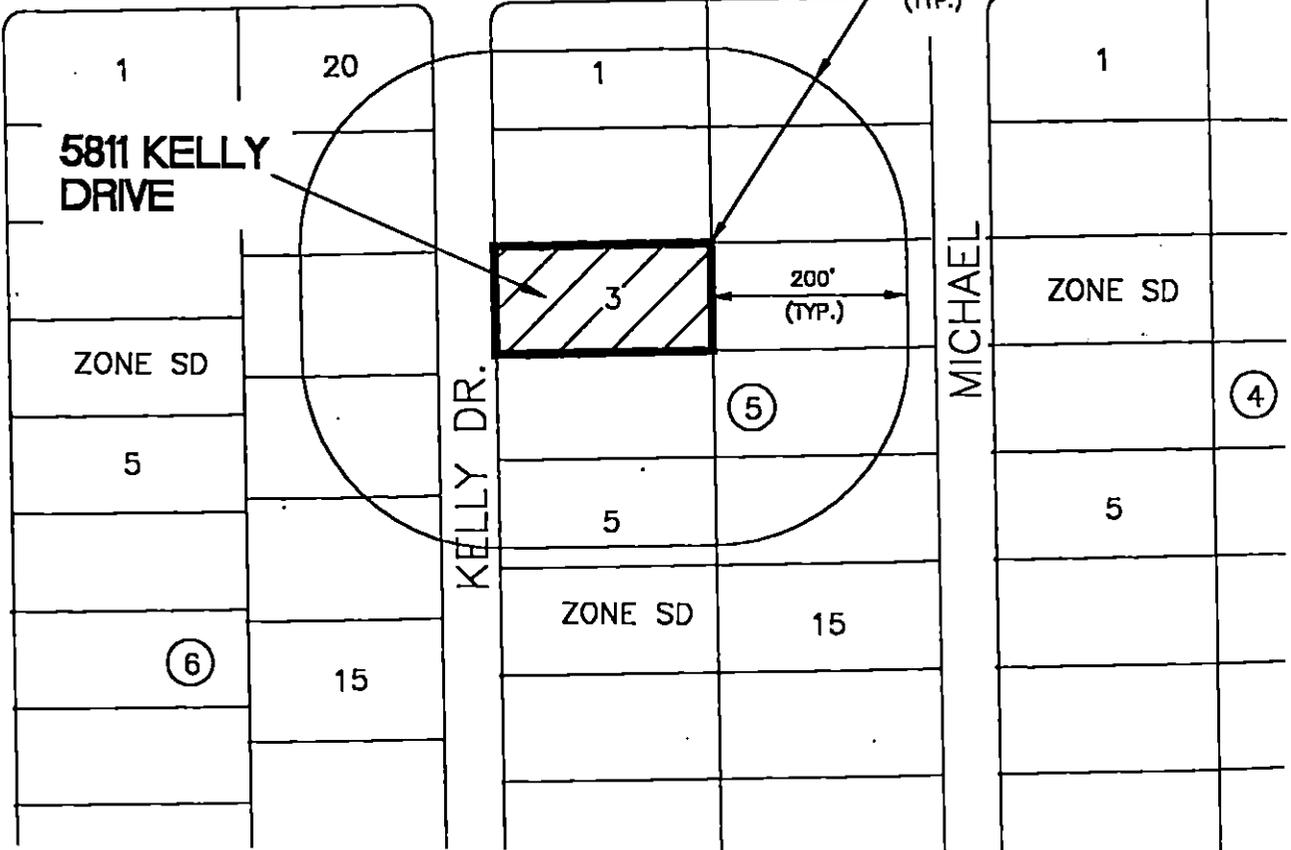
Application number: 328.



GARDEN ROAD



BUTLER



5811 KELLY DRIVE

KELLY DR.

MICHAEL

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



City of Pearland, Texas

JACK W. BONDS

ZONE CHANGE FROM 8D TO R-1

App. No.: 328	Scale: HORIZ: 1"=200' VERT: 1"=	SHEET 1 OF 1
Date: JULY, 1998	CAD FILE: 88-8087	
Drawn By: J.E.B.		
Checked By: D. SMITH		