

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, APRIL 7, 1997, 6:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of March 31, 1997

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Pine Hollow Estates, Section One. Being 36.549 acres (1,592,053 s.f.) of land located in the W.D.C. Hall League A-70 Brazoria County, Texas.**
- B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Ravenwood Estates. Being 80.069 acres (3,487,806 s.f.) of land located in the H.T.& B. R.R. Co. Survey A-546, Brazoria County, Texas.**
- C. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Sagemont First Home. Being 6.092 acres of land in the W.D.C. Hall Survey, A-23, Harris County, Texas.**
- D. CONSIDERATION AND POSSIBLE ACTION - Discussion item to review the update of Impact Fees.**
- E. CONSIDERATION AND POSSIBLE ACTION - Discussion item to review Subdivision Ordinance proposed changes.**

IV. NEXT MEETING DATE: Monday, April 14, 1997, 6:00 p.m. Joint Public Hearing

V. ADJOURNMENT

Posted: 4th Day of April, A.D., 1997
3:00 A.M./P.M.

Removed: 8th Day of April, A.D., 1997

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, MARCH 31, 1997, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:29 p.m. with the following present:

Vice Chairman	Pat Lopez
Commissioner	Emil Beltz
Commissioner	Jack D. Mathis
Commissioner	Randy Patro
Commissioner	Mary Starr
Assistant City Manager	Richard Burdine
Secretary	Judy Highburger

Commissioner Marshall Eggers, City Engineer John Hargrove, and City Projects Coordinator Alan Mueller were absent.

II. APPROVAL OF MINUTES: Minutes of March 17, 1997

A motion was made by Commissioner Emil Beltz, and seconded by Commissioner Randy Patro to approve the Minutes of March 17, 1997.

Motion passed 4 to 1 (Commissioner Mary Starr abstained).

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 199

Request of Tom DeCicco, agent, for Pearland Plaza Partners, owners, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business District (GB) on the following described property, to-wit:

10.3945 acres, being the northerly portion of proposed Albertson's-Pearland Subdivision out of Lots 31, 32, 63, and 64, Allison Gulf Coast Subdivision of Section 9, H.T. & B. R.R. Survey, Abstract 234.

As discussion was held previously in Council Chambers on this matter, there was no discussion at this time.

A motion was made by Commissioner Patro, and seconded by Commissioner Starr to approve Application No. 199.

Motion passed 5 to 0.

B. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE PERMIT NO. 49

Request of Sharon L. Johnson, agent, for Bob Ellis, owner, for an amendment to the Land Use and Urban Development Ordinance of said City for a Specific Use Permit on the following described property, to-wit:

.7194 acre tract of land out of Tract 43 of the Zychlinski subdivision of the H.T. & B. R.R. Co. Survey, Section 2, Abstract 542, Brazoria County, Texas. (3909 Halik)

Discussion began with Commissioner Beltz asking if surrounding property owners had comments regarding Specific Use Permit No. 49, to which Mr. Richard Burdine explained that Mr. Bob Ellis owns all the surrounding property.

Commissioner Jack D. Mathis pointed out that Ms. Sharon Johnson's middle initial is incorrect, and it should be Sharon D. Johnson.

Commissioner Patro asked if the Specific Use stayed with the land forever even if the property is sold, and Mr. Burdine said yes, however; if the land was rezoned, and the current use was not allowed as a Specific Use in that zone, then the use would become nonconforming. He went on to say that this request is an improvement and is not visible from the street as it is a good distance off Hwy 35 and does not have commercial frontage. He has no concerns about it.

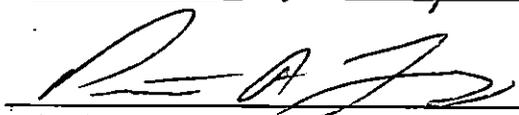
A motion was made by Commissioner Starr, and seconded by Commissioner Mathis to approve Specific Use Permit No. 49.

Motion passed 4 to 1 (Commissioner Patro abstained).

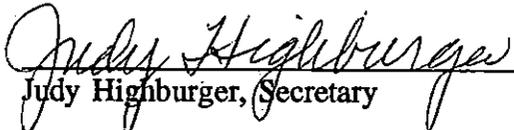
IV. NEXT MEETING DATE: Monday, April 7, 1997, 6:00 p.m. Council Chambers

V. ADJOURNED: 6:38 p.m.

Minutes approved as submitted this 14 day of April A.D., 1997.


Pat Lopez, Vice Chairman

ATTEST:


Judy Highburger, Secretary



City of Pearland

3519 Liberty Drive • Pearland, Texas 77581-5416
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Staff
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NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

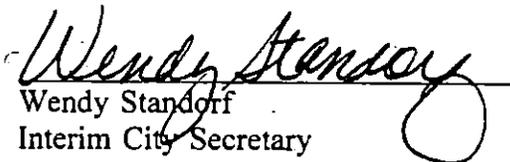
OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 14th day of April, 1997, at 6:00 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Bert Jones, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R2) to General Business (GB) on the following described property, to wit:

South 1/2 of Lot 45, approximately 5 acres, Allison-Richey Subdivision of the HTBRR Survey, Section 6, A-544.

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.


Wendy Standorf
Interim City Secretary

APPLICATION NO. 198



ZONE R-2

HATFIELD RD.

43

SILVER LANE

200'
(TYP.)

44

45

200'
(TYP.)

5.00 ACRES

46

47

ZONE R-2

ZONE GB

48

49

50

ZONE R-2

51

ZONE C.

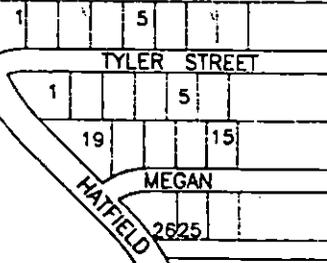
52

ZONE C

53

ZONE C

ZONE C



BROADWAY STREET

CITY LIMIT LINE

O'DAY ROAD

- SD SUBURBAN DISTRICT
- R-2 MEDIUM DENSITY SINGLE FAMILY DWELLING DISTRICT
- GB GENERAL BUSINESS DISTRICT
- C COMMERCIAL DISTRICT

APP 198

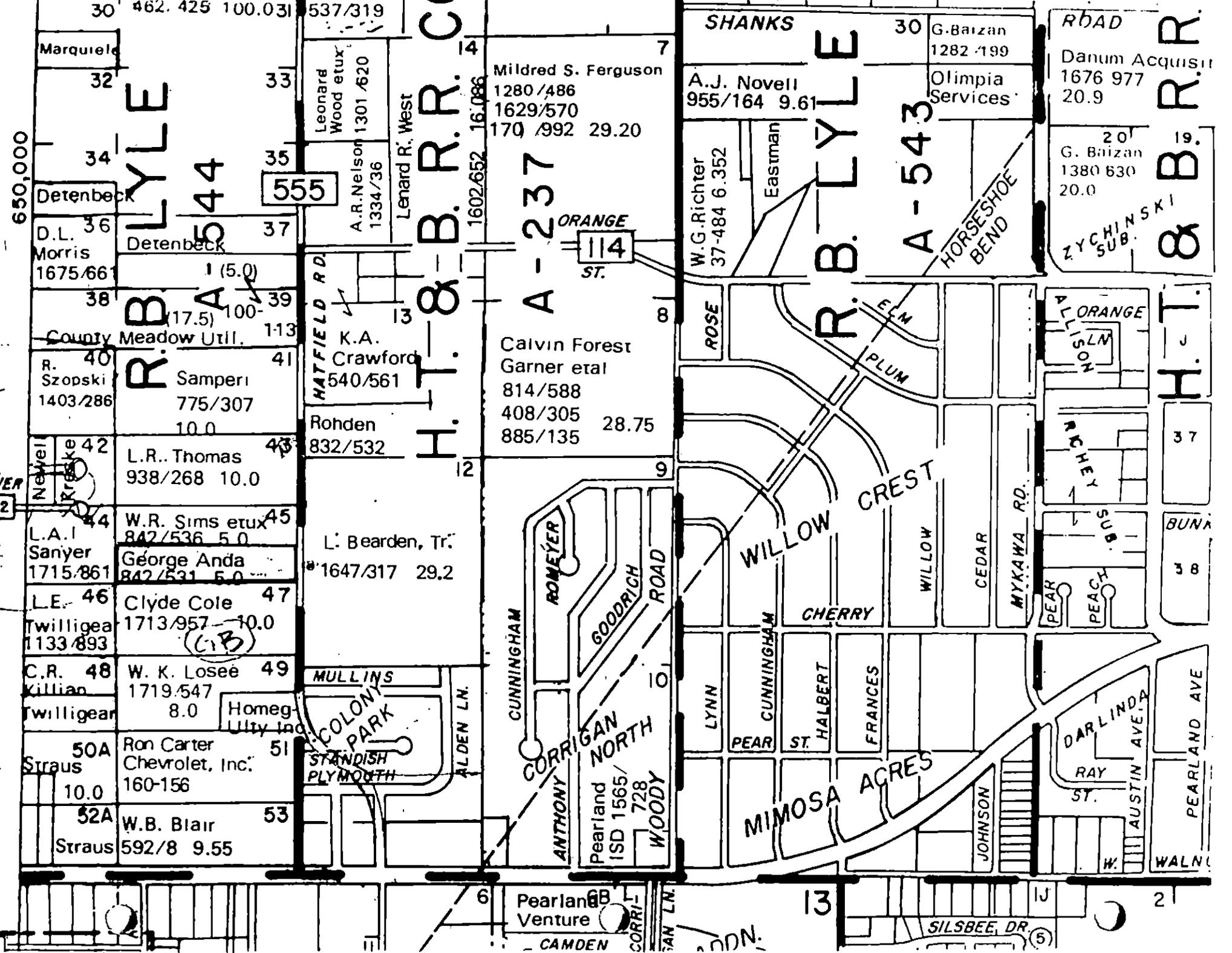
CITY OF PEARLAND TEXAS

City of Pearland, Texas

BERT JONES

ZONE CHANGE FROM R-2 TO GB

Job No.:	Scale:	1 OF 1
Date: FEB., 1997	HORIZ: 1" = 400'	
Drawn By: J.E.B.	CAD FILE:	
Checked By: C.R. LONG	97-1023	



30 462.425 100.031 537/319

Marquiere

32

LYLE

33

Leonard Wood et ux
1301/620
A.R. Nelson
1334/36
Lenard R. West

14

Mildred S. Ferguson
1280/486
1629/570
170/992 29.20

SHANKS

30

G. Baizan
1282/199

Olimpia Services

ROAD

Danum Acquisit
1676 977
20.9

B R R

650,000

34

Detenbeck

35

555

1602.652 16.086

A - 237

ORANGE

114

ST.

W.G. Richter
37-484 6.352

Eastman

R. B. LYLE

A - 543

HORSESHOE BEND

20
G. Baizan
1380 630
20.0

ZYCHINSKI
SUB.

36

D.L. Morris
1675/661

Detenbeck

37

1 (5.0)

38

County Meadow Util.

39

R. B. LYLE

K.A. Crawford
540/561

Calvin Forest
Garner et al
814/588
408/305 28.75
885/135

ROSE

R. B. LYLE

ELM

PLUM

ORANGE
SILVA
SILVA

H. T.

40
R. Szopski
1403/286

Samperi
775/307
10.0

41

Rohden
832/532

42

Newell
1403/286

L.R. Thomas
938/268 10.0

43

44

L.A.I. Sanyer
1715/861

W.R. Sims et ux
842/536 5.0

45

L. Bearden, Tr.
1647/317 29.2

46

Twilligea
1133/893

Clyde Cole
1713/957 10.0

47

48

C.R. Killian
1719/547

W. K. Losee
1719/547
8.0

49

MULLINS

50A

Straus
10.0

Ron Carter
Chevrolet, Inc.
160-156

51

COLONY PARK
STANDISH
PLYMOUTH

52A

Straus
592/8 9.55

W.B. Blair
592/8 9.55

53

CUNNINGHAM
ROMEYER
GOODRICH
ROAD
CORRIGAN NORTH
ANTHONY
Pearland
ISD 1565/
728
WOODY

WILLOW CREST

CHERRY

WILLOW

CEDAR

MYKAWA RD.

PEAR
PEACH
SUB.

37

BUNK

38

6

Pearland
Venture

6

13

SILSBEE, DR.

14

21

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

Change in Zoning Classification from: R2 to: GB

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: None Assigned

Lot: So 1/2 of 45 Block: _____ Subdivision: ALLISON RICHEY

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

Tax I.D. number: N/A

Proposed use of land within requested designation: None Specified

Record owner's name: Bert Jones

Owner's mailing address: 2538 O'Day Rd.

Owner's telephone number: 997-1243

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: Bert Jones

Agent's signature: NA

Fees paid \$ 250

Date paid: 2/12/97

Received by: NM

Application number: _____



City of Pearland

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Staff
P/L*

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 14th day of April, 1997, at 6:00 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Pro-Line Water Screen Services, Inc., agent for Gatech Enterprises, Inc, owner, for a Specific Use Permit on the following described property, to wit:

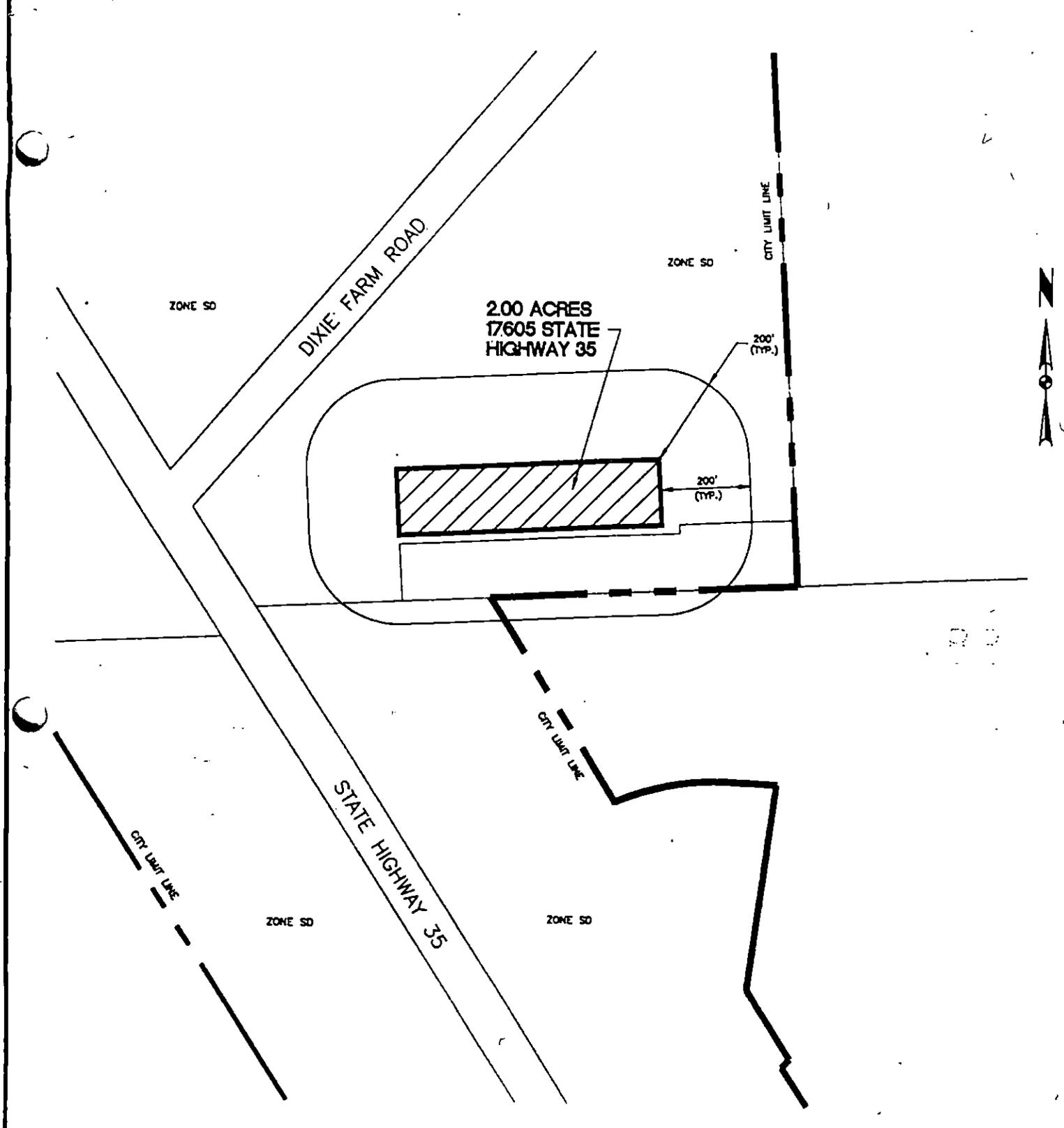
2.00 acres out of Lot 178, Zychlinski Subdivision, Section 28, HTBRR Survey, A-551, (G.C. Smith Survey), recorded in Vol. 593, Page 407 of the Deed Records of Brazoria County, Texas. (17605 SH 35)

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.

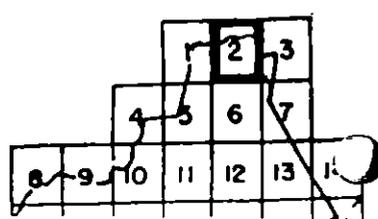
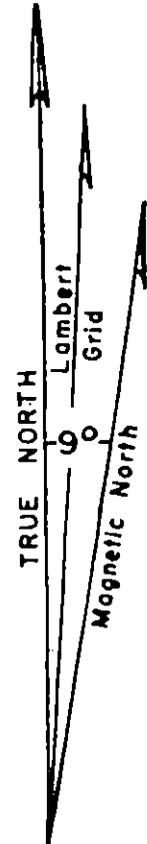
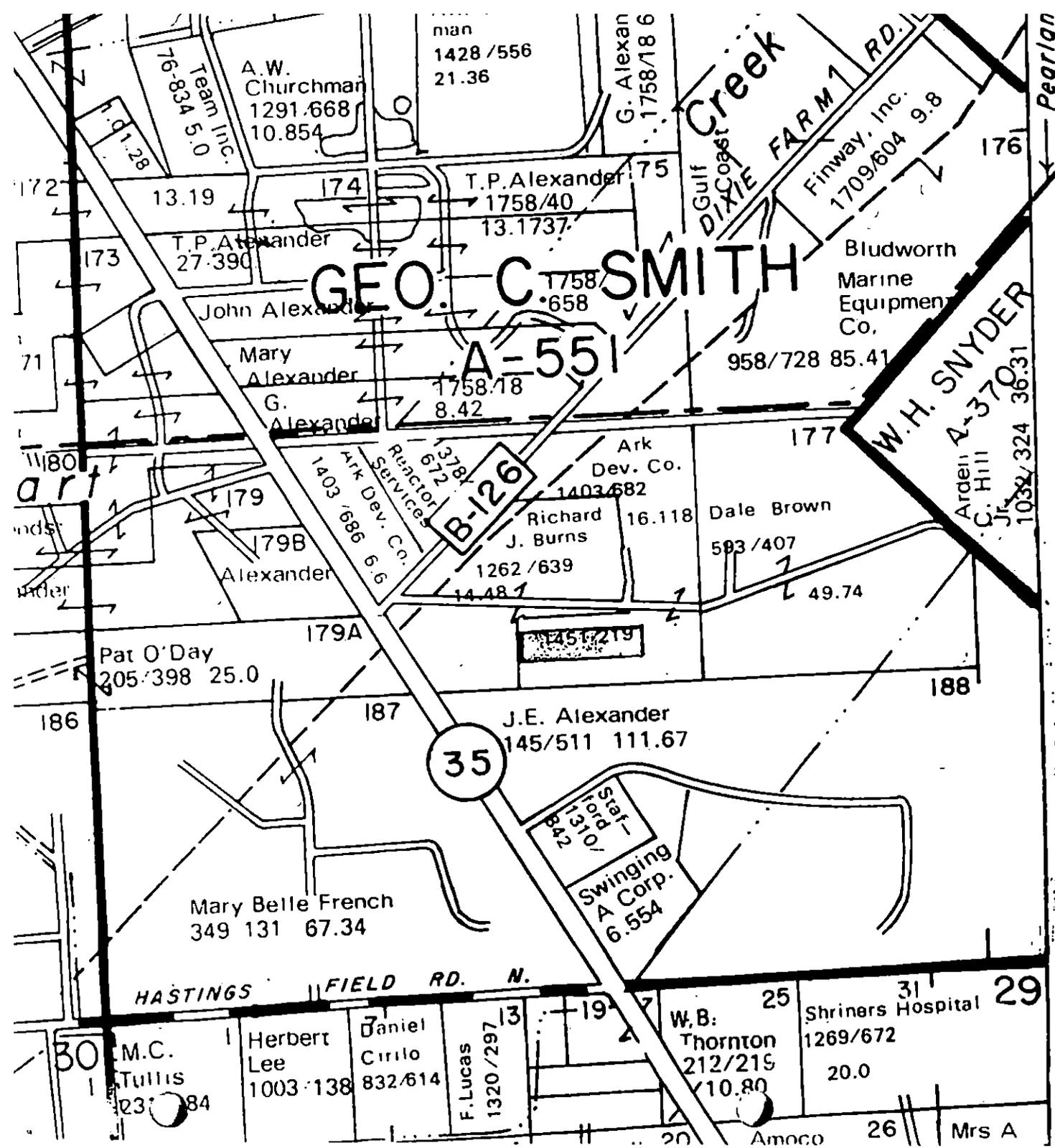
Wendy Standorf
Wendy Standorf
Interim City Secretary

SPECIFIC USE PERMIT APPLICATION NO. 53



M-2 HEAVY INDUSTRIAL DISTRICT
 SD SUBURBAN DISTRICT

		<p style="font-size: 2em; font-weight: bold;">SUP 53</p>	
<p style="text-align: center;">City of Pearland, Texas</p>			
<p style="text-align: center;">GATECH ENTERPRISES INC.</p>			
<p style="text-align: center;">ZONE CHANGE FROM M-2 TO M-2 (S)</p>			
Job No.:	Scale:	<p style="font-size: 1.5em; font-weight: bold;">1</p>	<p style="font-size: 1.5em; font-weight: bold;">SHEET OF 1</p>
Date: DEC., 1996	HORIZ: 1" = 300' VERT: 1" =		
Drawn By: J.E.B.	CAD FILE:		
Checked By: C.P. LONG	96-126-A		



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

Change in Zoning Classification from: M2 DC to: M2(S)

Change in Regulations in Section #: _____

Specific Use for: * Mobil Office Building

Property address: 17605 Highway 35, Pearland Tx. 77588

Lot: 178 Block: N/A Subdivision: Zychlinski

Metes & Bounds Description:
(unplatted property only; attach survey) See Attached Exhibit 'A'

Tax I.D. number: 76-0520929

Proposed use of land within requested designation: Private Sales Office
for Manufacturing Shop (Metal Fabrication + Machining)

Record owner's name: Gatech Enterprises, Inc.

Owner's mailing address: P.O. Box 115, Friendswood Tx. 77549-0115

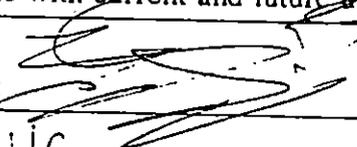
Owner's telephone number: (281) 482-0617

Agent's name: Pro-Line Water Screen Services, Inc.

Agent's mailing address: P.O. Box 2565 Pearland Tx. 77588-2565

Agent's telephone number: (281) 485-5366

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: Dalton Logan

Fees paid: \$ N/C

Date paid: N/A

Received by: K Canada 12/10/96

Application number: _____



City of Pearland

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**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL
AND
THE PLANNING AND ZONING COMMISSION
OF THE CITY OF PEARLAND, TEXAS**

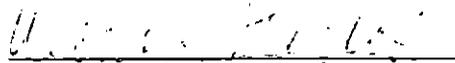
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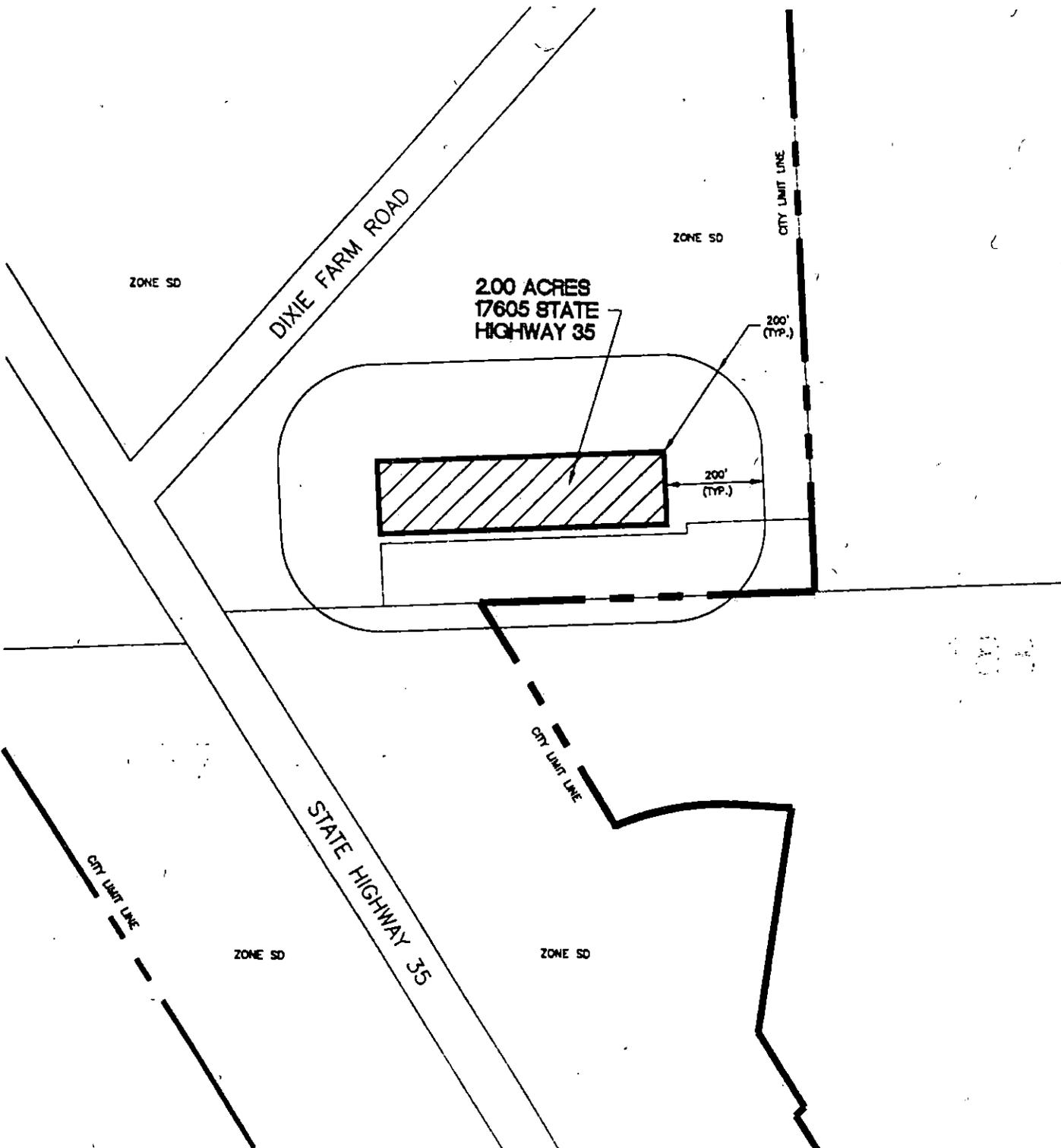
1. Application No. 207
 Owner: Gatech Enterprises, Inc
 Agent: Pro-Line Water Screen Services, Inc.
 Legal Description: 2.00 acres out of Lot 178, Zychlinski Subdivision, Section 28, HTBRR Survey, A-551, (G.C. Smith Survey), recorded in Vol. 593, Page 407 of the Deed Records of Brazoria County, Texas.
 Address: 17605 SH 35

2. Application No. 208
 Owner: Gatech Enterprises, Inc
 Agent: None
 Legal Description: 2.7106 acres out of Lot 178, Zychlinski Subdivision, Section 28, HTBRR Survey, A-551, (G.C. Smith Survey), recorded in Vol. 29, Page 9 of the Deed Records of Brazoria County, Texas.
 Address: 17635 SH 35

An application and maps are enclosed for your information.

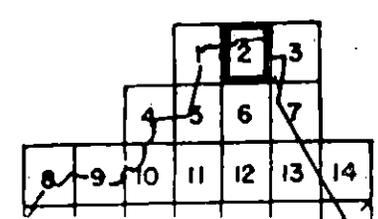
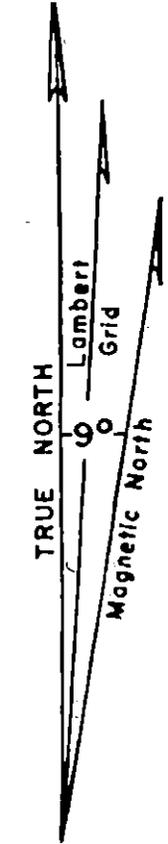
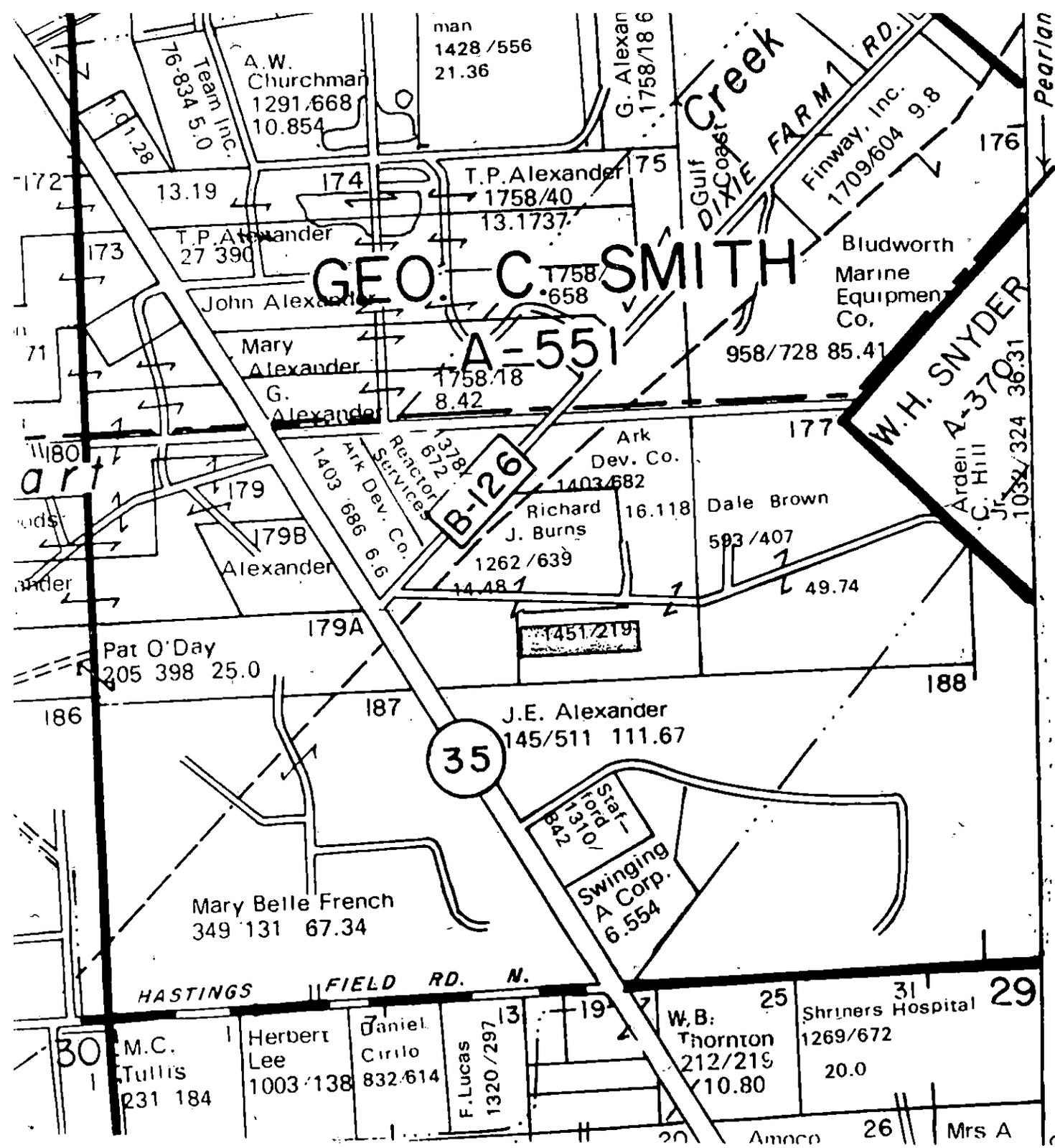
At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.


Wendy Standorf
Interim City Secretary



M-2 HEAVY INDUSTRIAL DISTRICT
 SD SUBURBAN DISTRICT

		<p><i>App 207</i></p>
<p>City of Pearland, Texas</p>		
<p>GATECH ENTERPRISES INC.</p>		
<p>ZONE CHANGE FROM SD TO M-2</p>		
<p>Job No.:</p>	<p>Scale:</p>	<p>SHEET</p>
<p>Date: DEC., 1996</p>	<p>HORIZ: 1" = 300'</p>	<p>1</p>
<p>Drawn By: J.E.B.</p>	<p>VERT: 1" =</p>	
<p>Checked By: C.R. LONG</p>	<p>CAD FILE:</p>	<p>OF 1</p>
	<p>96-126</p>	



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

Change in Zoning Classification from: SD to: M2^{MA}
Change in Regulations in Section #: _____
Specific Use for: * _____

Property address: 17605 Highway 35, Pearland, Tx. 77588

Lot: 178 Block: N/A Subdivision: Zychlinski

Metes & Bounds Description:
(unplatted property only; attach survey) See Attached Exhibit 'A'

Tax I.D. number: 76-0520929

Proposed use of land within requested designation: Metal Fabrication &
Machine work

Record owner's name: Gatech Enterprises, Inc.

Owner's mailing address: P.O. Box 115, Friendswood, Tx. 77549-0115

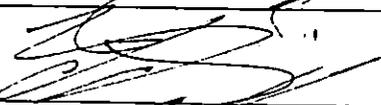
Owner's telephone number: (281) 482-0617

Agent's name: Pro-Line Water Screen Services, Inc.

Agent's mailing address: P.O. Box 2565, Pearland, Tx. 77588-2565

Agent's telephone number: (281) 485-5366

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: Dalton Logan

Fees paid: \$ NIC

Date paid: N/A

Received by: K Canada 12/10/96

Application number: _____



City of Pearland

HAVANNA NUNU
Council
Staff
P#2

3519 Liberty Drive • Pearland, Texas 77581-5416
(281) 485-2411 • Fax (281) 485-8764

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

OF THE CITY OF PEARLAND, TEXAS

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1. Application No. 207
 Owner: Gatech Enterprises, Inc
 Agent: Pro-Line Water Screen Services, Inc.
 Legal Description: 2.00 acres out of Lot 178, Zychlinski Subdivision, Section 28, HTBRR Survey, A-551, (G.C. Smith Survey), recorded in Vol. 593, Page 407 of the Deed Records of Brazoria County, Texas.
 Address: 17605 SH 35

2. Application No. 208
 Owner: Gatech Enterprises, Inc
 Agent: None
 Legal Description: 2.7106 acres out of Lot 178, Zychlinski Subdivision, Section 28, HTBRR Survey, A-551, (G.C. Smith Survey), recorded in Vol. 29, Page 9 of the Deed Records of Brazoria County, Texas.
 Address: 17635 SH 35

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.

Wendy Standorf
Interim City Secretary

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

Change in Zoning Classification from: SD to: M2

Change in Regulations in Section #: _____

Specific Use for: *

Property address: 17635 Highway 35 Pearland Texas

Lot: 178 Block: N/A

Subdivision: Zychlinski

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

Tax I.D. number: 74-1932583

Proposed use of land within requested designation: Manufacturing

Metal Fabrication & Maching

Record owner's name: Gatech Enterprises Inc.

Owner's mailing address: P.O. Box 115, Friendswood, Tx. 77549-6115

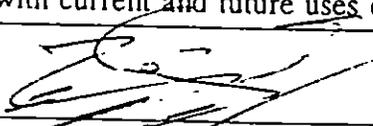
Owner's telephone number: (281) 482-0617.

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: 

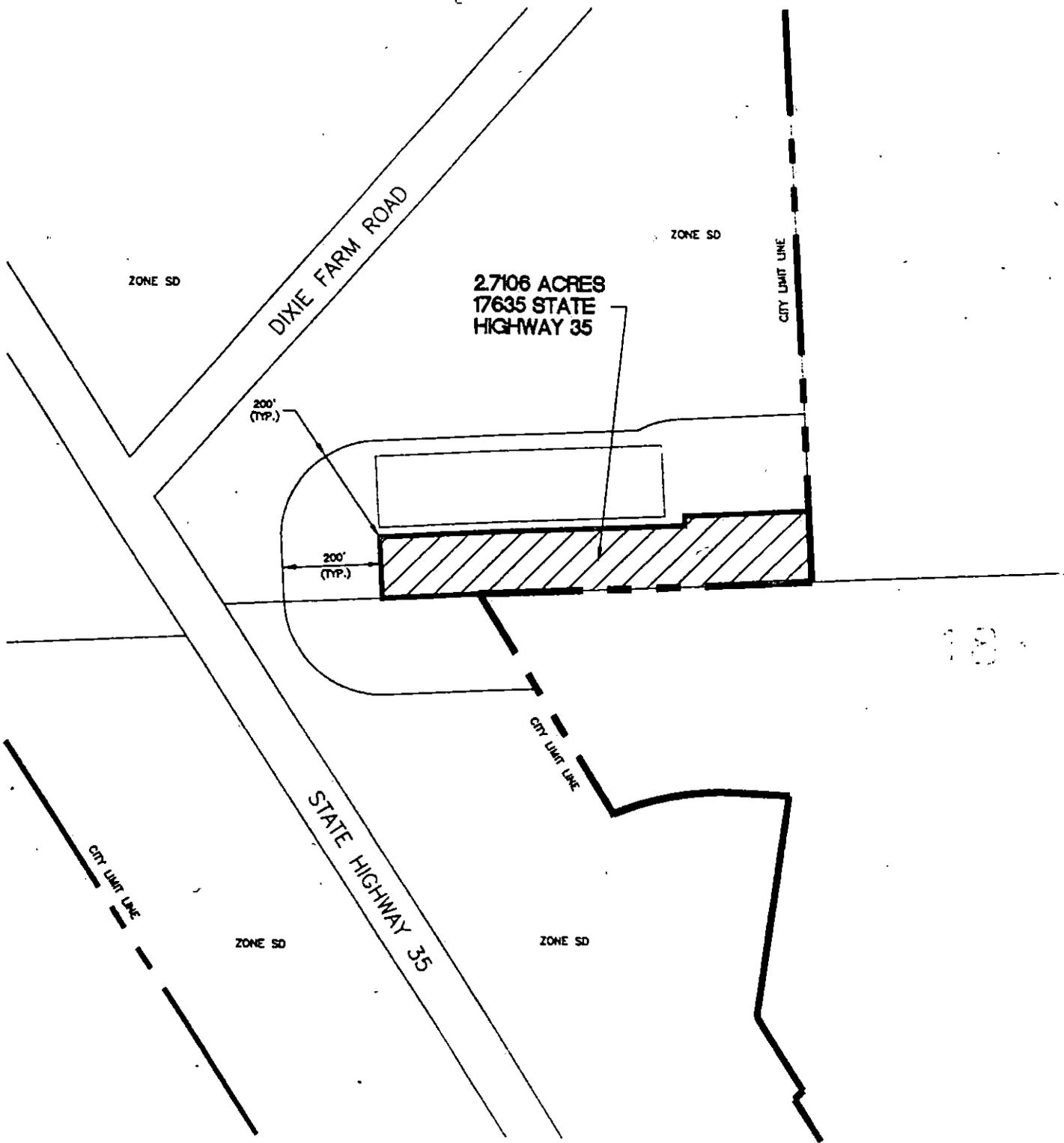
Agent's signature: N/A

Fees paid: \$ 0

Date paid: 12/12/96

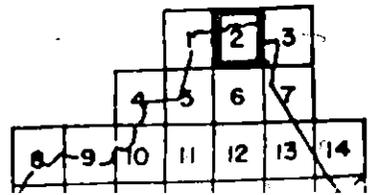
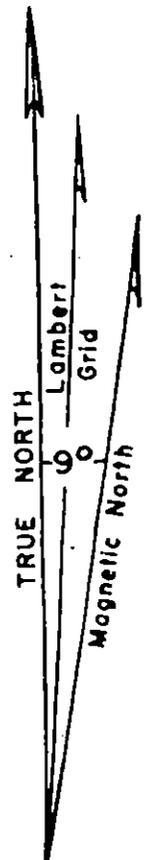
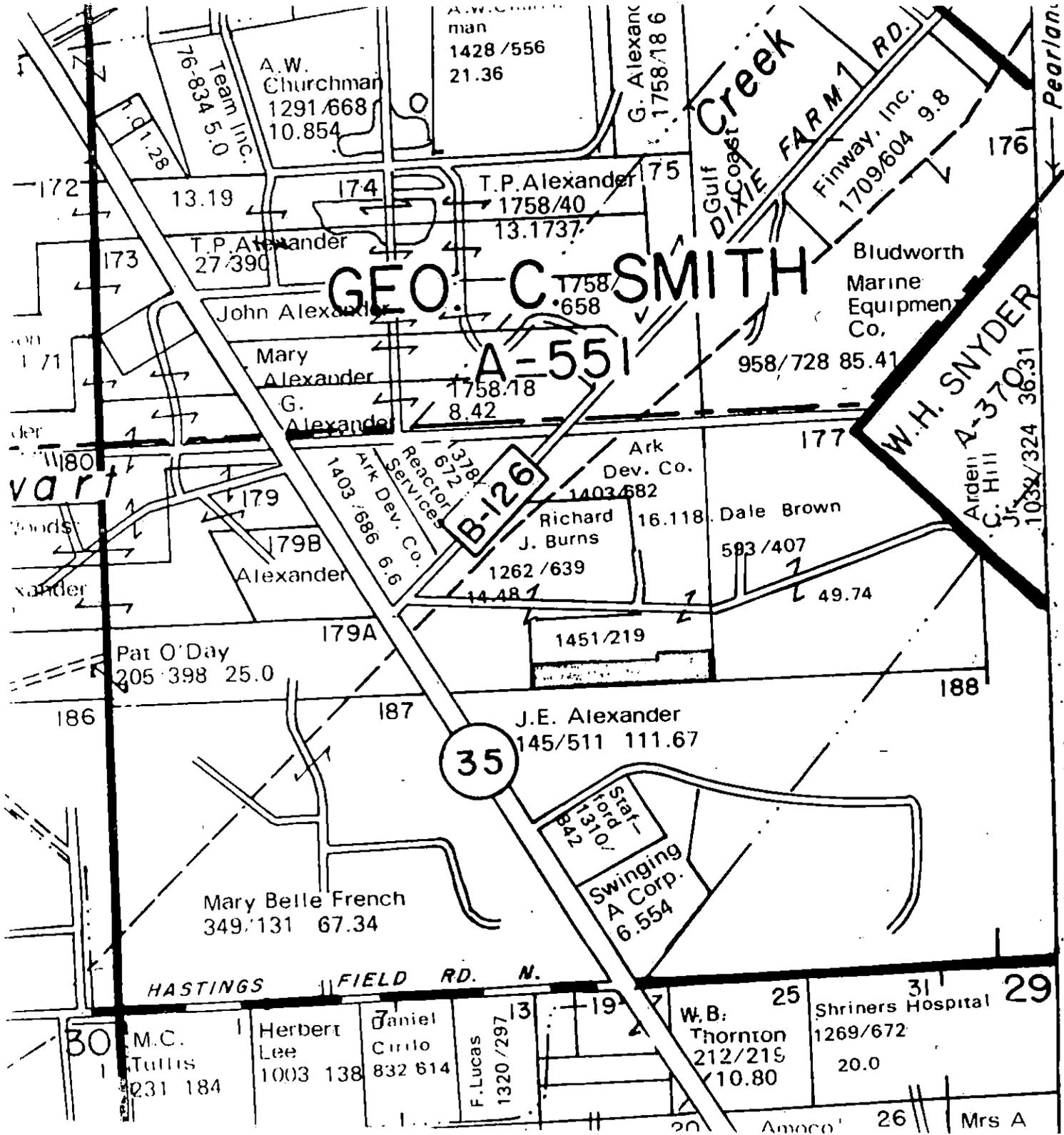
Received by: J Higibarger

Application number: _____



M-2 HEAVY INDUSTRIAL DISTRICT
SD SUBURBAN DISTRICT

		<i>App 208</i>	
City of Pearland, Texas			
GATECH ENTERPRISES INC.			
ZONE CHANGE FROM SD TO M-2			
Job No.:	Scale:	HORZ: 1" = 300'	SHEET 1
Date: DEC., 1996		VERT: 1" =	
Drawn By: J.E.B.	CAD FILE:	96-1258	OF 1
Check By: C.R. LONG			





City of Pearland

from 1 value
Council
Staff
Pg 2

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**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL
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1. Application No. 113
 Owner: Josephine M. Leggio
 Agent: None
 Legal Description: Lots A and B, Section 3, Garden Acres, 2.617 acres out of Tract 36, HTBRR Survey, Section 7, A-219, recorded in volume 10, page 77 of the plat records of Brazoria County, Texas.
 Address: 5800 Broadway

2. Application No. 115
 Owner: Bill E. Holley
 Agent: Jo Maples
 Legal Description: Lot 23, Allison-Richey Gulf Coast Home Co. Suburban Gardens Subdivision of Section 8, HTBRR Survey A-504, recorded in Volume 2, Page 23 of the plat records of Brazoria County, Texas.
 Address: 5523 Broadway

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.

Wendy Standorf

Wendy Standorf
Interim City Secretary

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

Change in Zoning Classification from: SD to: COMMERCIAL

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 5800 Broadway

Lot: A & B Block: _____ Subdivision: GARDEN ACRES

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

Tax I.D. number: N/A

Proposed use of land within requested designation: RETAIL - COMMERCIAL

USES

Record owner's name: JOSEPHINE M. LEGGIO

Owner's mailing address: 4517 MERRIE LN

Owner's telephone number: (713) 664-5957

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: Josephine M. Leggio

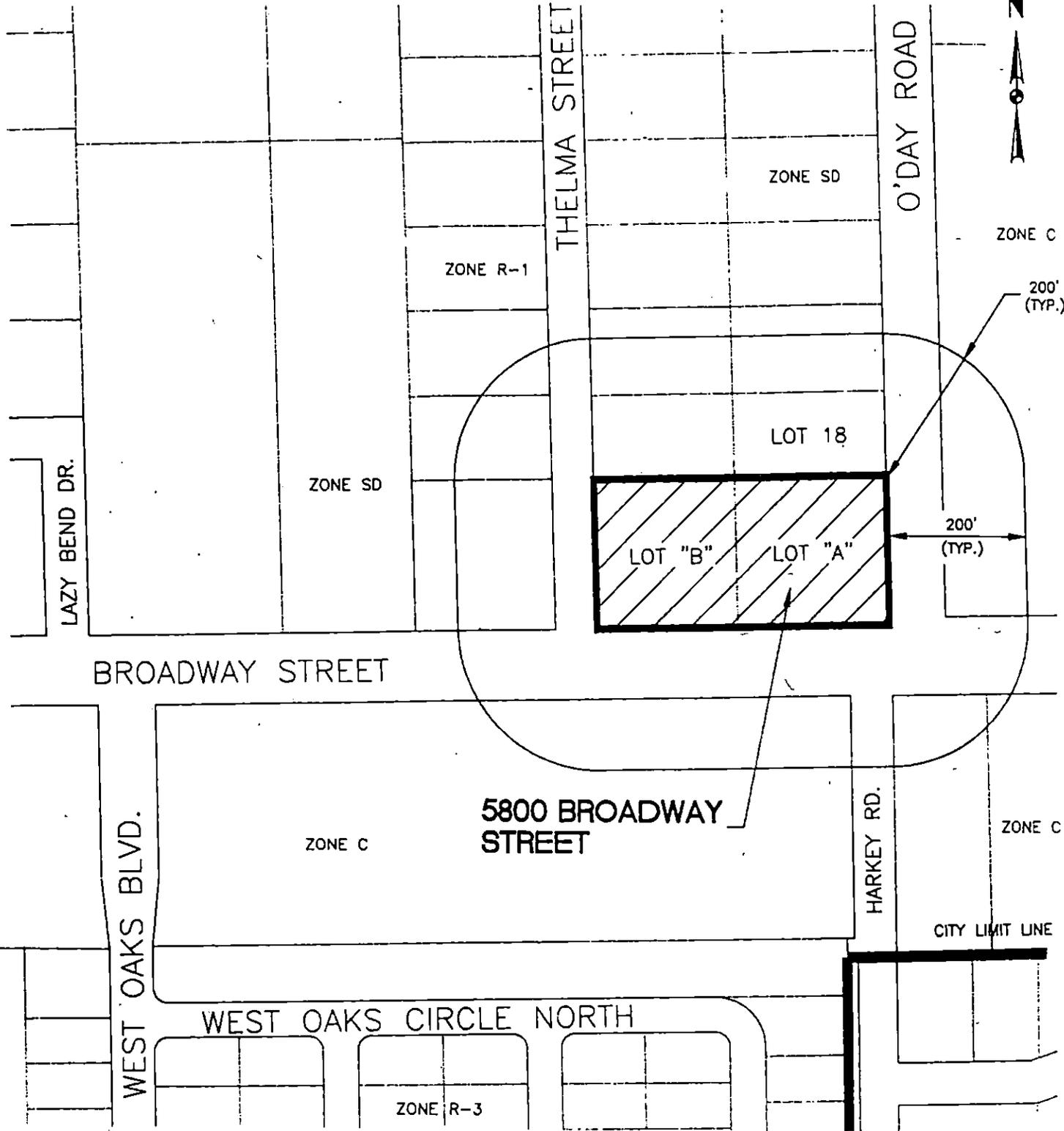
Agent's signature: N/A

Fees paid: \$ N/A

Date paid: 12-17-96

Received by: DL

Application number: _____

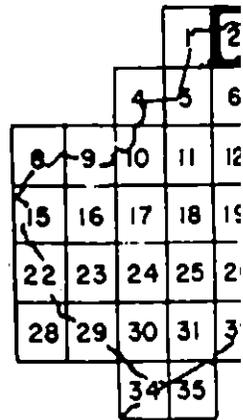
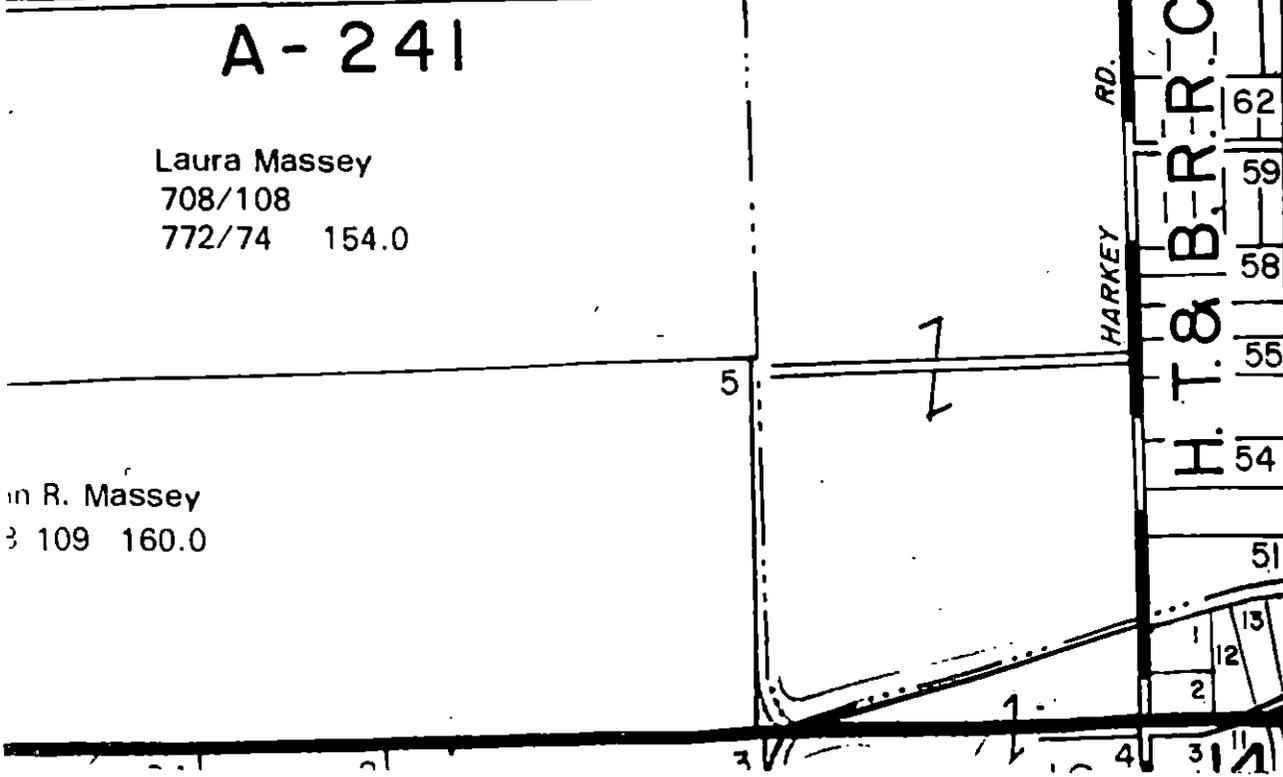
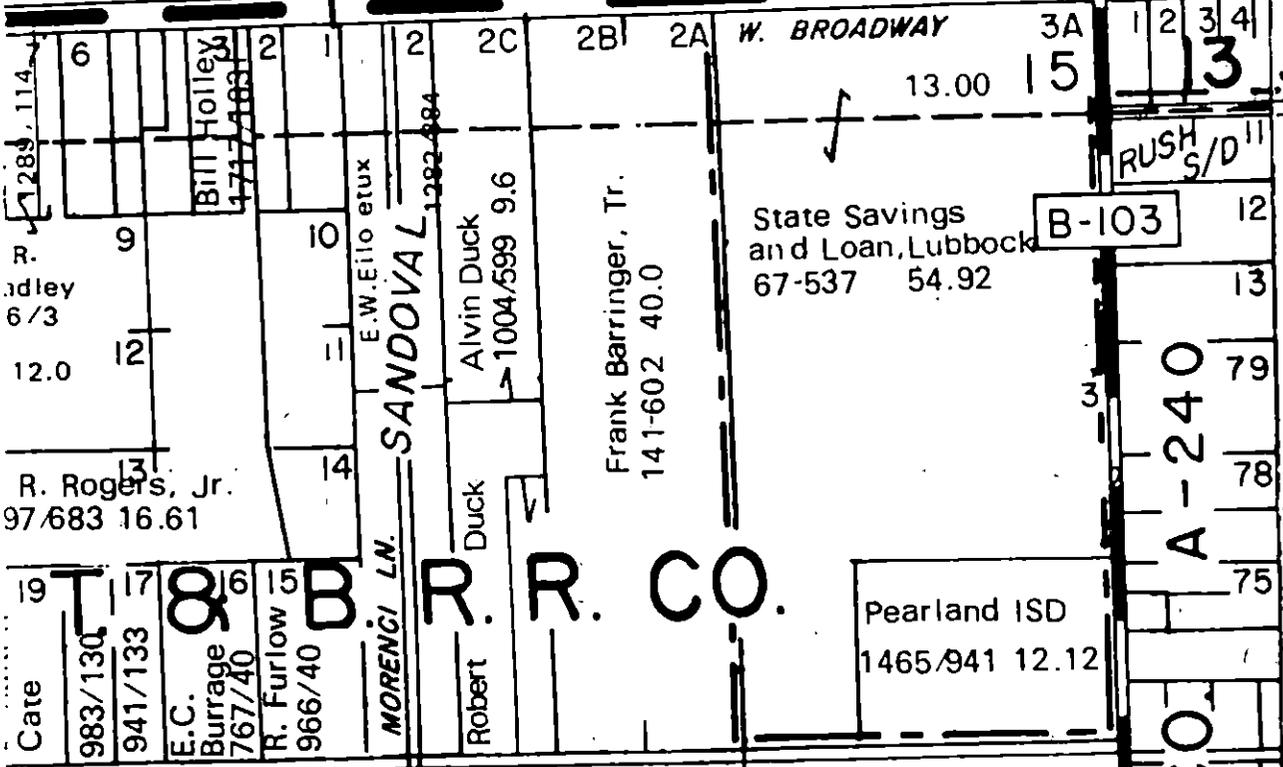
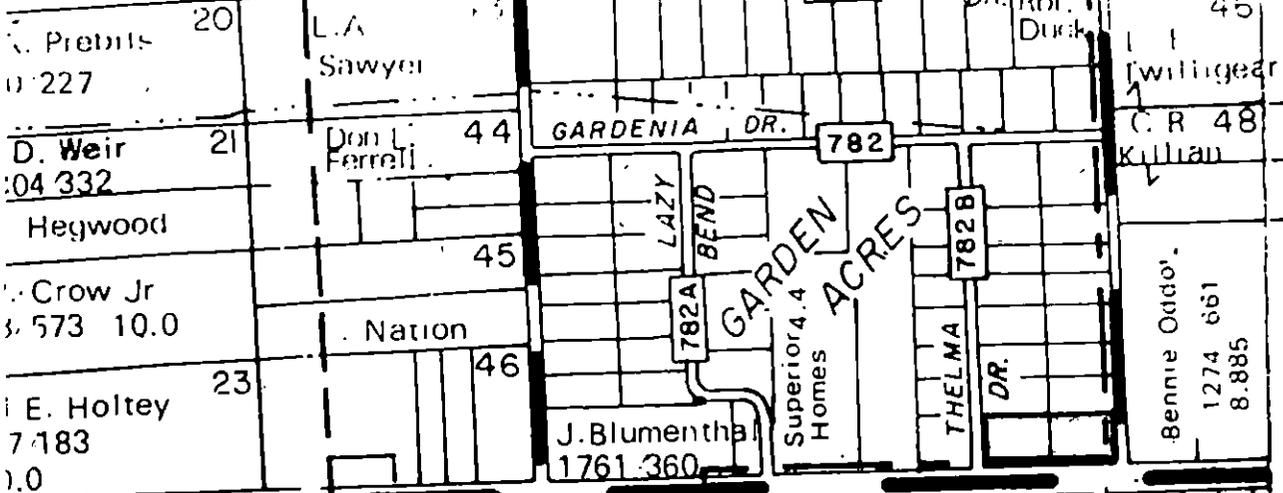


SD SUBURBAN DISTRICT
 R-3 MEDIUM DENSITY SINGLE FAMILY DETACHED DWELLING DISTRICT
 C COMMERCIAL DISTRICT

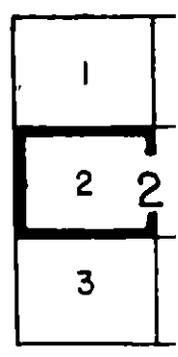
REVISED: 3/19/97



City of Pearland, Texas		
JOSEPHINE LEGGIO		
ZONE CHANGE FROM SD TO C		
Job No.:	Scale:	SHEET 1 OF 1
Date: DEC., 1996	HORIZ: 1" = 200' VERT: 1" = 100'	
Drawn By: J.E.B.	CAD FILE:	
Check By: C.P. LONG	96-1256	



LOCATION
 7 1/2' QUADRA
 BRAZORIA CO.
 NELSON RD.



LOCATION
 THIS QUAD

Pearland 1984
 City Limits



City of Pearland

Advance Notice
Council
Staff
P&Z

3519 Liberty Drive • Pearland, Texas 77581-5416
(281) 485-2411 • Fax (281) 485-8764

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 14th day of April, 1997, at 6:00 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Commercial (C) on the following described property, to wit:

1. Application No. 113
 Owner: Josephine M. Leggio
 Agent: None
 Legal Description: Lots A and B, Section 3, Garden Acres, 2.617 acres out of Tract 36, HTBRR Survey, Section 7, A-219, recorded in volume 10, page 77 of the plat records of Brazoria County, Texas.
 Address: 5800 Broadway

2. Application No. 115
 Owner: Bill E. Holley
 Agent: Jo Maples
 Legal Description: Lot 23, Allison-Richey Gulf Coast Home Co. Suburban Gardens Subdivision of Section 8, HTBRR Survey A-504, recorded in Volume 2, Page 23 of the plat records of Brazoria County, Texas.
 Address: 5523 Broadway

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.

Wendy Standort
Wendy Standort
Interim City Secretary

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

Change in Zoning Classification from: CD to: C

Change in Regulations in Section #: _____

Specific Use for: * ^{MP} DN

Property address: 5523 Broadway Pearland, TX 77584

Lot: 23 Block: Imp Only 504 HT&B Subdivision: Suburban Gardens H.T. & B. R.R. Co Survey 6 Acres

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

Tax I.D. number: 0504 0062 099

Proposed use of land within requested designation: Apartments, Strip Center with Bar-Cleaners Radiator Shop Mobile Home And Storage for Apartments.

Record owner's name: Bill E. Holley

Owner's mailing address: P.O. Box 920 Pearland, TX 77588-0920

Owner's telephone number: 281-495-3337

Agent's name: Jo Maples

Agent's mailing address: P.O. Box 920 Pearland, TX 77588-0920

Agent's telephone number: 281-485-3337

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: Bill Holley

Agent's signature: Jo Maples

Fees paid: \$ NIC

Date paid: 12-18-96

Received by: Maria Phipps

Application number: _____



ROY ROAD

22 45

CITY LIMIT LINE

64

23

46'

ZONE SD

ZONE SD

ZONE C

ZONE SD

200'
(TYP.)

BROADWAY STREET

ZONE GB

200'
(TYP.)

ZONE C

ZONE C

ZONE SD

ZONE SD

5523 BROADWAY STREET

REVISED: 3/19/97



City of Pearland, Texas

BILL E. HOLLEY

ZONE CHANGE FROM SD TO C

- GB GENERAL BUSINESS DISTRICT
- SD SUBURBAN DISTRICT
- C COMMERCIAL DISTRICT

Job No.:	Scale:	SHEET 1 OF 1
Date: DEC., 1996	HORZ: 1" = 200' VERT: 1" = 200'	
Drawn By: J.E.B.	CAD FILE:	
Checked By: G.R. LONG	96-1259	

John Williams
Crow Morris
1737 9
1737 11

25	067 138	C. L. Anderson
45	J. D. 64 261 28 Huddleston	Wm. R. Morgan 60 1125-195
47	B-108 9.92 W.R. Pietsch 874 417	Billy C. Long 61 Louis E. Lentz 1143-214
48	Hurst Barbee 30 636 38	20.0 32 12 280 10.0
49	E.R. Spradley D.Keller, Tr. 1748 488 9.98	Ruby Lee Cox K.E. Spradley 1726 570 Francis Powell 145/343
50		10.0

19	John C. Crowley 1762 889 10.0	H.L.	SURB
19	Brazoria Fabricating Inc. 1289 927		Guy F. Allen 634 566
20	J.A. Prentiss 730 227		L.A. Sawyer 13
21	W.D. Weir 1304 332		Don L. Ferrell 44
	J.F. Hegwood		
	E.P. Crow Jr 438/573 10.0		Nation 45
23	Bill E. Holtey 1717/183 10.0		46

GARDEN
LAZY
789A
J. Blumen
1761/360

1266 742
13.31
Jose Rodriguez
RODRIGUEZ
326
Runge
Marv B. Miller
Kirby

WESTCHESTER
ESTATES
7
Jon G. Hawk
Tr. 1294/887
9.389
4
Alfred C.
Hrbacek

801
SKYWAY MANOR
PIPER ST.
①
②
③

8	1289/114	6	Bill Holley 1717/183	2	1
9	Ed. R. Spradley 1286/3	12.0	12	10	14
13	M. R. Rogers, Jr. 1697 683 16.61				
19	Donald R. Cate 983/130	17	941/133	16	15
	E.C. Burrage 767/40		R. Furlow 966/40		

E.W. Eilo et ux
SANDOVAL
1282 884
Alvin Duck
1004/599 9.6
Frank Barringer, Tr.
141-602 40.0

John P. Smith, Jr.
766/931 35.00
John P. Smith, Jr.
557/819 35.00
L.M. Smith
96-778
Petro-Chem
Transport
1318 842 00
5.0
MANVEL RD.

A-241
Laura Massey
708/108
772/74 154.0
John R. Massey
708/109 160.0



City of Pearland

*Council
Staff
P&Z*

3519 Liberty Drive • Pearland, Texas 77581-5416
(281) 485-2411 • Fax (281) 485-8764

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 14th day of April, 1997, at 6:00 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, 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:

1. Application No. 112
 Owner: Josephine M. Leggio
 Agent: None
 Legal Description: Lot 18, Section 3, Garden Acres, approximately 6 acres out of Tract 36, HTBRR Survey, Section 7, A-219, recorded in volume 10, page 77 of the plat records of Brazoria County, Texas.
 Address: None

2. Application No. 114
 Owner: Leo J. Gabriel, III
 Agent: None
 Legal Description: Lot 2, Block 1, Gabriel Enterprises Subdivision, approximately 5.165 acres, recorded in Volume 19, pages 291-292 of the deed records of Brazoria County, Texas.
 Address: None

3. Application No. 116
 Owner: George H. McCaa
 Agent: None
 Legal Description: 2.00 acres out of Lot 23, Allison-Richey Gulf Coast Home Co. Suburban Gardens Subdivision, Section 8 HTBRR A-504, recorded in Vol. 2, Page 23 of the Plat Records of Brazoria County, Texas.
 Address: None

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.

Wendy Standort
 Wendy Standort
 Interim City Secretary

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

Change in Zoning Classification from: SD to: LTB

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address:

Lot: 18 Block: _____

Subdivision: GARDEN ACRES

Metes & Bounds Description:
(unplatted property only; attach survey) SEE P.T.T.

Tax I.D. number: N/A

Proposed use of land within requested designation: RETAIL

Record owner's name: JOSEPHINE M. LEGGIO

Owner's mailing address: 4517 MERRIE LN

Owner's telephone number: 17137 664-5957

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: Josephine M. Leggio

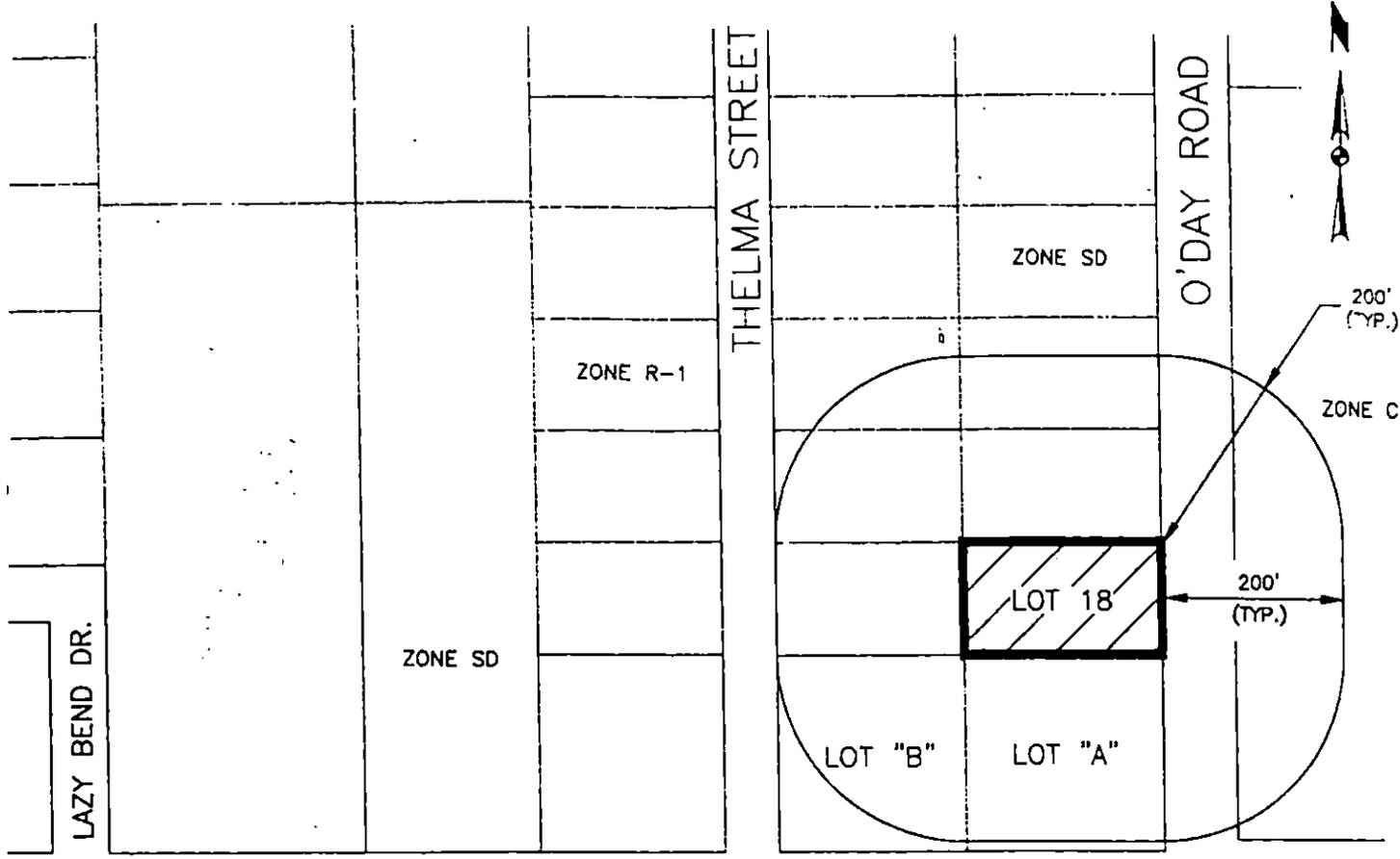
Agent's signature: N/A

Fees paid: \$ N/A

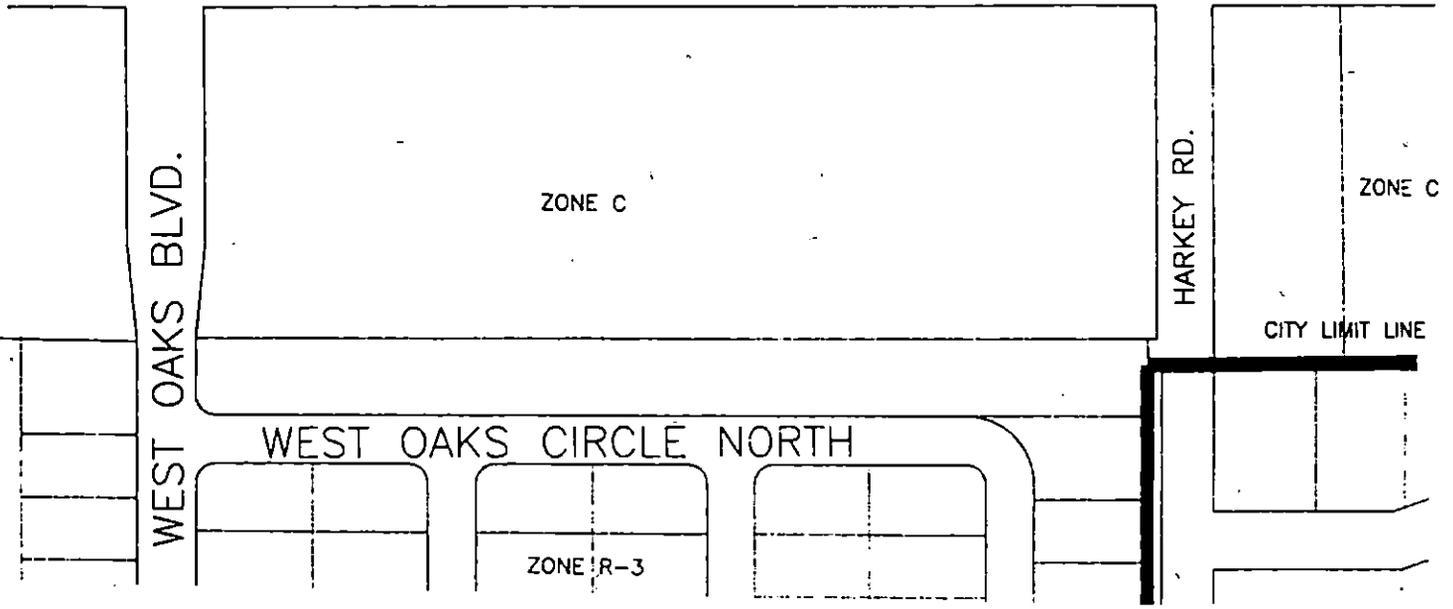
Date paid: 12-17-96

Received by: Dec

Application number: _____



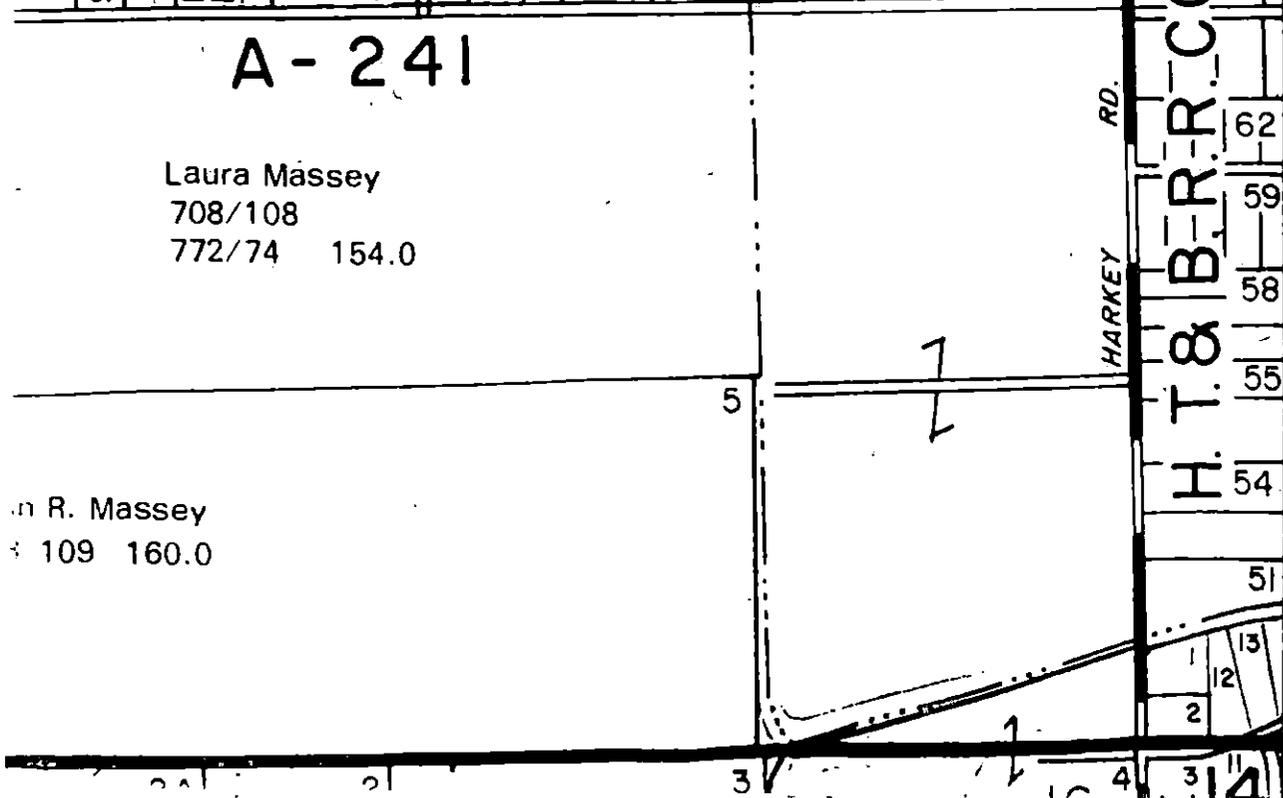
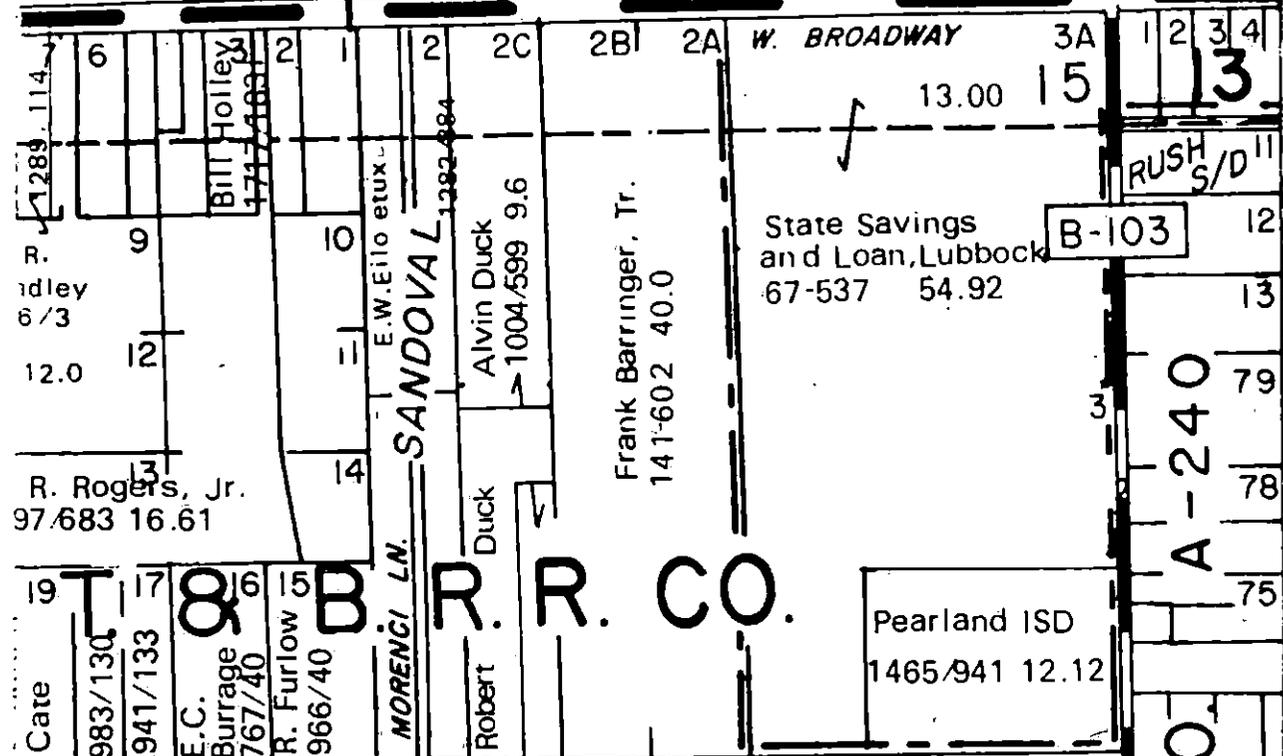
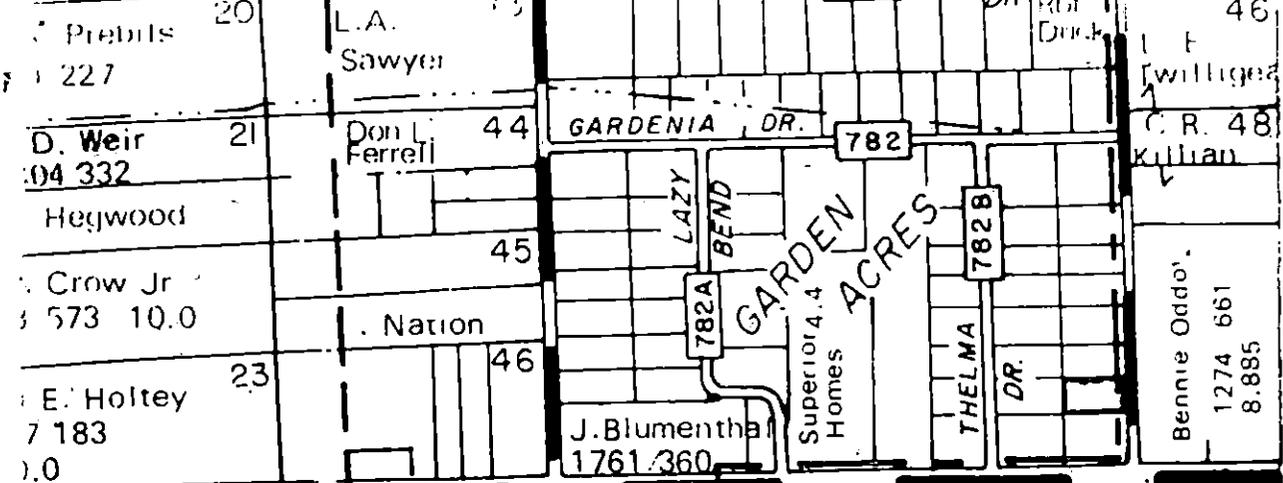
BROADWAY STREET



- GB GENERAL BUSINESS DISTRICT
- SD SUBURBAN DISTRICT
- R-3 MEDIUM DENSITY SINGLE FAMILY DETACHED DWELLING DISTRICT
- C COMMERCIAL DISTRICT

REVISED: 3/9/97

 City of Pearland, Texas		
JOSEPHINE LEGGIO		
ZONE CHANGE FROM SD TO GB		
Job No.:	Scale:	SHEET 1 CF 1
Date: DEC., 1996	HORIZ 1" = 200'	
Drawn By: J.E.B.	CAD FILE:	
Checked By: C.R. CHG	95-1255	



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LOCATION
 7 1/2' QUADRANT
 BRAZORIA CO. TEXAS
 408 NELSON RD.

1	
2	2
3	

LOCATION
 THIS QUADRANT

Pearland 1984 City Limits

WEST SHADOWS PEARLAND



City of Pearland

Handwritten:
Council
Staff
PdZ

3519 Liberty Drive • Pearland, Texas 77581-5416
(281) 485-2411 • Fax (281) 485-8764

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 14th day of April, 1997, at 6:00 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, 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:

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 Owner: Josephine M. Leggio
 Agent: None
 Legal Description: Lot 18, Section 3, Garden Acres, approximately 6 acres out of Tract 36. HTBRR Survey, Section 7, A-219, recorded in volume 10, page 77 of the plat records of Brazoria County, Texas.
 Address: None

2. Application No. 114
 Owner: Leo J. Gabriel, III
 Agent: None
 Legal Description: Lot 2, Block 1, Gabriel Enterprises Subdivision, approximately 5.165 acres, recorded in Volume 19, pages 291-292 of the deed records of Brazoria County, Texas.
 Address: None

3. Application No. 116
 Owner: George H. McCaa
 Agent: None
 Legal Description: 2.00 acres out of Lot 23, Allison-Richey Gulf Coast Home Co. Suburban Gardens Subdivision, Section 8 HTBRR A-504, recorded in Vol. 2, Page 23 of the Plat Records of Brazoria County, Texas.
 Address: None

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.

Handwritten signature:
Wendy Standorf
Interim City Secretary

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

Change in Zoning Classification from: SD to: General Business

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address:

Lot: 23

Block: Trinity

Sec. 8 H.T.&B. R. R. Co.

Subdivision: Abstract 504, Brazoria County

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

Tax I.D. number: So. Sec. 427-01-0843

Proposed use of land within requested designation: Land for Lease or Sale

Record owner's name: GEORGE H. McCAA

Owner's mailing address: 2613 LAZY BEND ST) PEARLAND, TEXAS 77581

Owner's telephone number: 281 485-8198 or 281 485-3942

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: George H. McCaa

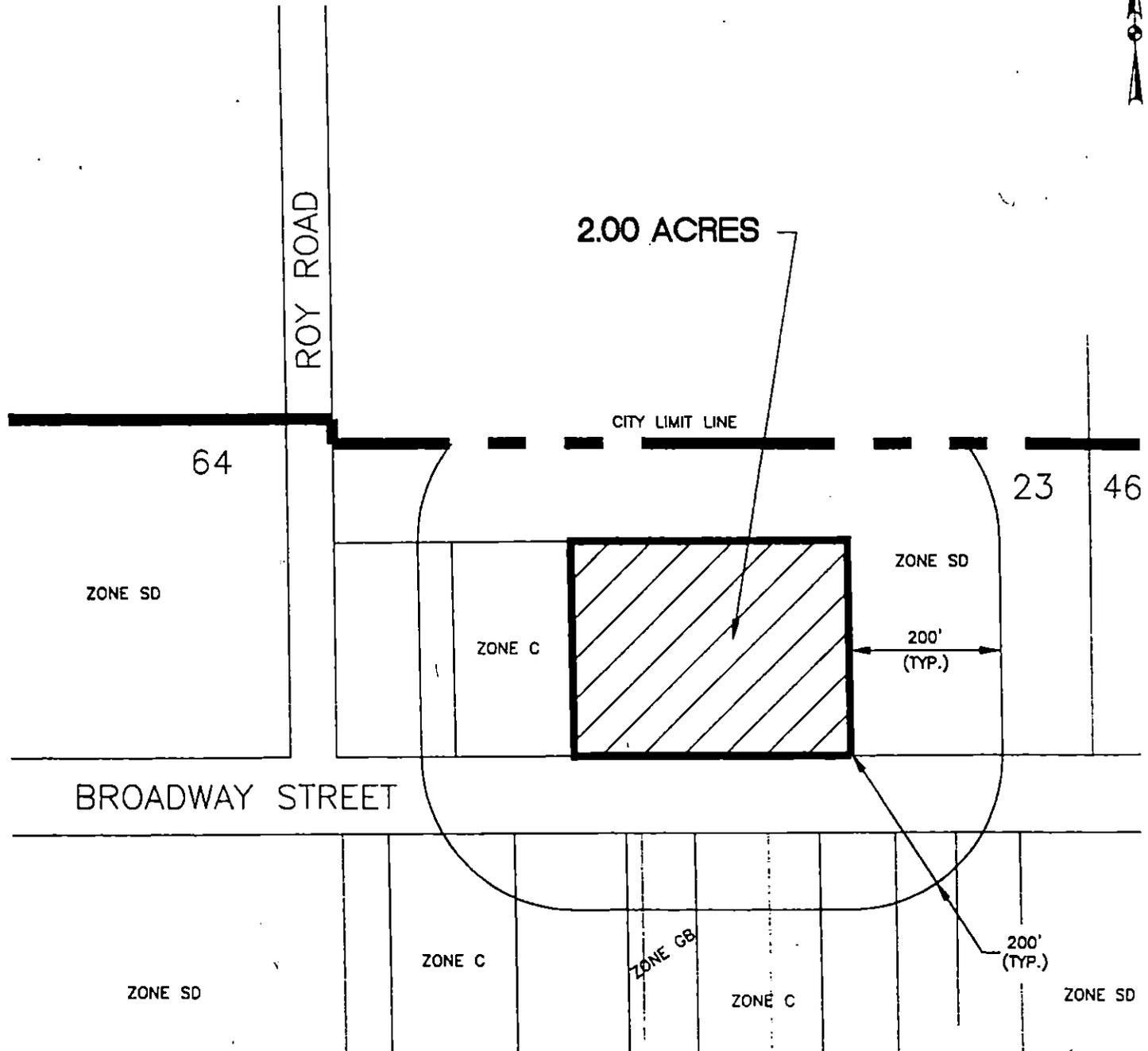
Agent's signature: N/A

Fees paid: \$ N/A

Date ^{paid}: 12/16/96

Received by: J. Highberger

Application number: _____



REVISED: 3/19/97

 City of Pearland, Texas		
GEORGE H. MCCAIA		
ZONE CHANGE FROM SD TO GB		
Job No.: Date: DEC., 1996 Drawn By: J.E.B. Checkd By: C.R. LOHG	Scale: HORIZ: 1" = 200' VERT: 1" = 100' CAD FILE: 95-125	SHEET 1 OF 1

Emmett P
1279 469

Fan Williams
Crow Morris
1737 9
1737 11

B-108	W.R. Priesch 874 417	29	Billy C. Long	61	J.A. Prebitts 730 227	20	L.A. Saw
47	Hurst Barbara 636 38	30	Louis E. Lentz 1143 214	32	W.D. Weir 1304 332	21	Bill E. Holley 1717 183
48	E.R. Spradley	31	Ruby Lee Cox	32	K.E. Spradley 1726 570	32	J.F. Hegwood
49	D.Keller, Jr. 1748 488 4 98	31	Francis Powell 145 343	10.0	E.P. Crow Jr 438 573 10.0	23	Bill E. Holley 1717 183
50		32		10.0			

WEST CHESTER ESTATES

3A1 Elaine St. Germain, Jr.
1760 27 13.30

3A2 Jon G. Hawk
1266 /742
13.31

3A3 Jose Rodriquez
RQDRIQUEZ
826

3A4 Kirby Runge
Marv B. Miller

3C Elaine St. Germain, Jr.
1760 27 13.30

3D Jon G. Hawk
Tr. 1294/887
9.389

4 Alfred C. Hrdacek

5 Jon G. Hawk
Tr. 1294/887
9.389

6 L.M. Smith
96-778

7 Petro-Chem Transport
1318 843

8

9 Ed. R. Spradley
1286/3

10 M. R. Rogers, Jr.
1697 683 16.61

11 E.W. Eilo etux

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13 Donald R. Cate
983/130

14 R. Furlow
966/40

15 E.C. Burrage
767/40

16 Bill Holley
1717 183

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20 J.A. Prebitts
730 227

21 W.D. Weir
1304 332

22 J.F. Hegwood

23 E.P. Crow Jr
438 573 10.0

24 Bill E. Holley
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John P. Smith, Jr.
1766/931 35.00

John P. Smith, Jr.
1557/819 35.00

L.M. Smith
96-778

Petro-Chem Transport
1318 843

John R. Massey
708/109 160.0

Laura Massey
708/108
772/74 154.0

A-22

FM 1128

MANVEL RD.

R. R. CO

WEST CHESTER ESTATES

SKYWAY MANOR

HIT 8B

MORENCI LN.

SANDOZ



City of Pearland

*Council
Staff
P#2*

3519 Liberty Drive • Pearland, Texas 77581-5416
(281) 485-2411 • Fax (281) 485-8764

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 14th day of April, 1997, at 6:00 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, 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:

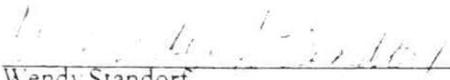
1. Application No. 112
 Owner: Josephine M. Leggio
 Agent: None
 Legal Description: Lot 18, Section 3, Garden Acres, approximately 6 acres out of Tract 36, HTBRR Survey, Section 7, A-219, recorded in volume 10, page 77 of the plat records of Brazoria County, Texas.
 Address: None

2. Application No. 114
 Owner: Leo J. Gabriel, III
 Agent: None
 Legal Description: Lot 2, Block 1, Gabriel Enterprises Subdivision approximately 5.165 acres, recorded in Volume 19, pages 291-292 of the deed records of Brazoria County, Texas.
 Address: None

3. Application No. 116
 Owner: George H. McCaa
 Agent: None
 Legal Description: 2.00 acres out of Lot 23, Allison-Richey Gulf Coast Home Co. Suburban Gardens Subdivision, Section 8 HTBRR A-504, recorded in Vol. 2, Page 23 of the Plat Records of Brazoria County, Texas.
 Address: None

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.


Wendy Standorf
Interim City Secretary

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

Change in Zoning Classification from: SD to: Commercial G.B.
J.M. 2-14-97
Change in Regulations in Section #: _____
Specific Use for: * _____

Property address: Luzy Bend drive

Lot: 2 Block: 1 Subdivision: Gabriel Enterprises Subdivision

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

Tax I.D. number: NA

Proposed use of land within requested designation: NA

Record owner's name: Leo J Gabriel III

Owner's mailing address: 12505 Roy Rd Pearland, Tx 77581

Owner's telephone number: 485 2263 work 9914192

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: Leo Gabriel

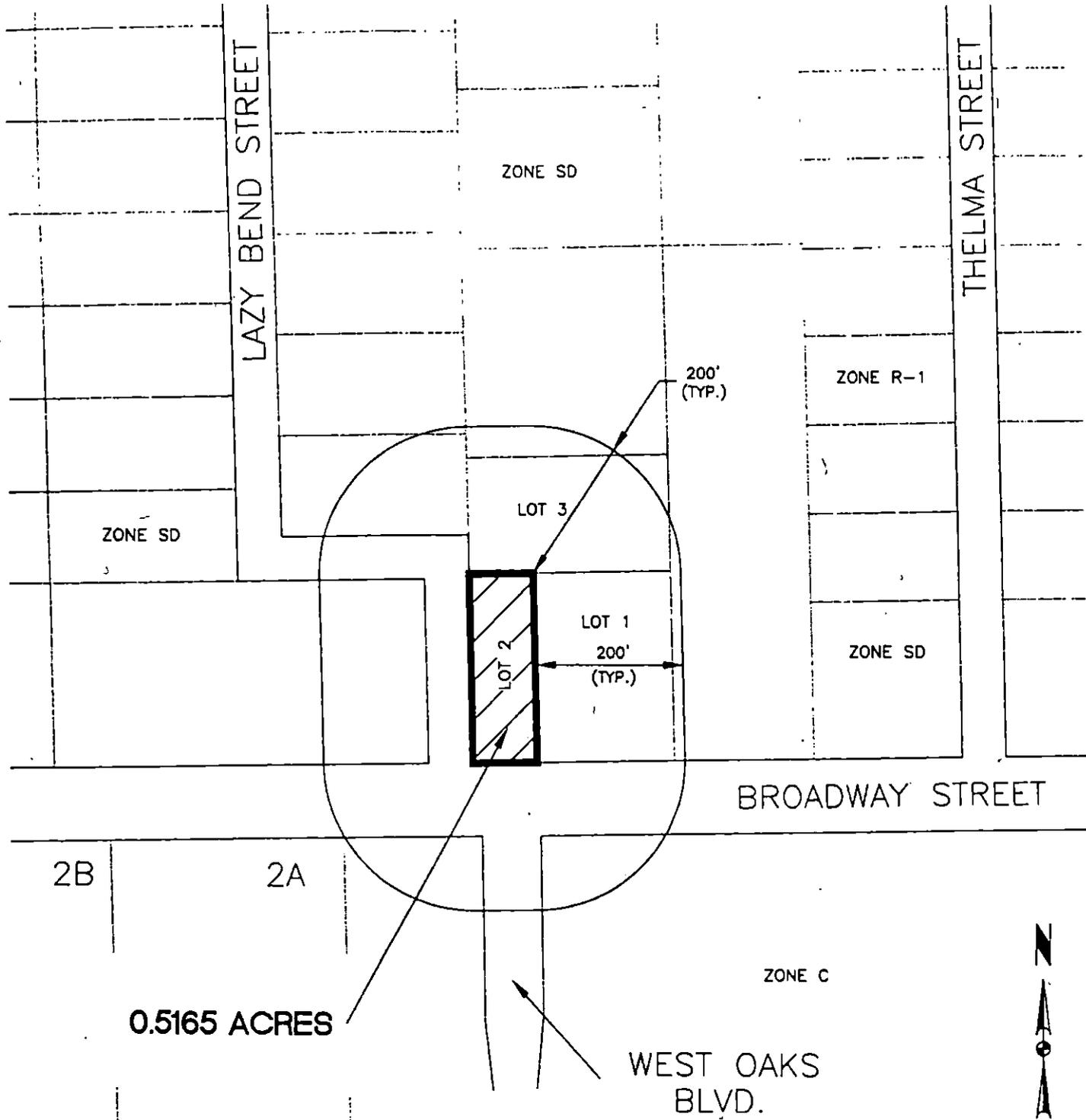
Agent's signature: NA

Fees paid: \$ NIC

Date paid: 12-10-96

Received by: Maria Phipps

Application number: _____

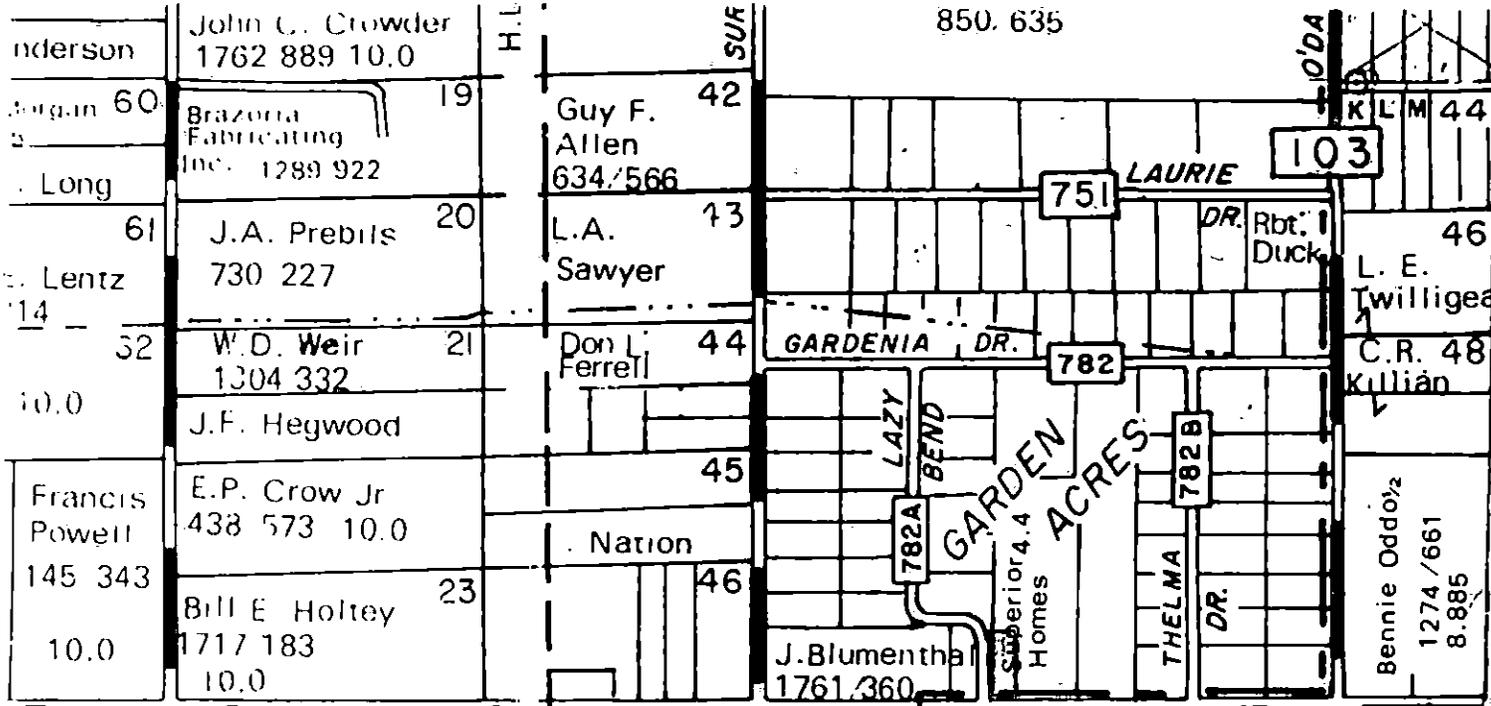


0.5165 ACRES

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

REVISED: 2\17\97

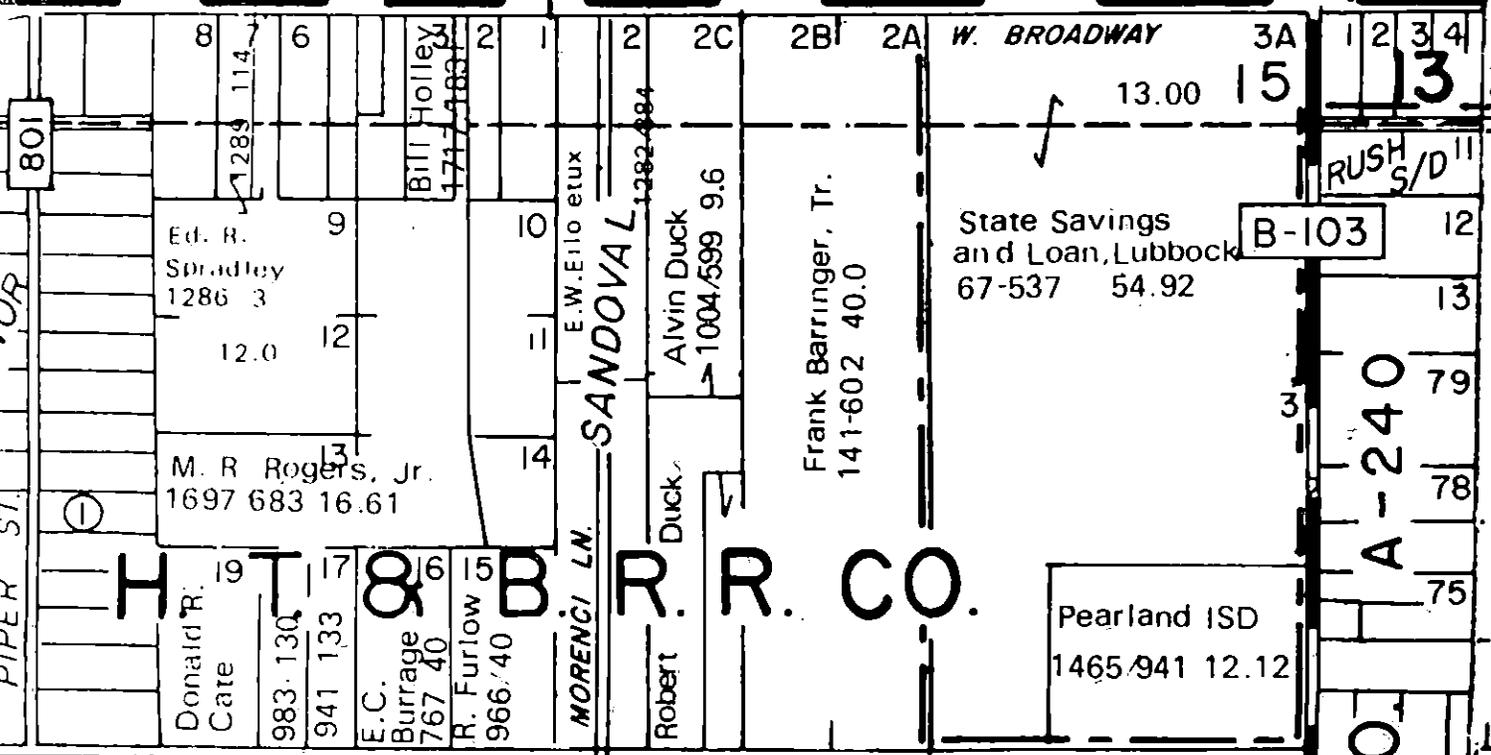
		<p>APR 11th</p>
<p>City of Pearland, Texas</p>		
<p>LEO J. GABRIEL, III</p>		
<p>ZONE CHANGE FROM SD TO GB</p>		
Job No.:	Scale:	<p>SHEET 1 OF 1</p>
Date: DEC., 1996	HORIZ: 1" = 200'	
Drawn By: J.E.B.	CAD FILE:	
Checked By: C.R. LONG	96-1242	



850. 635

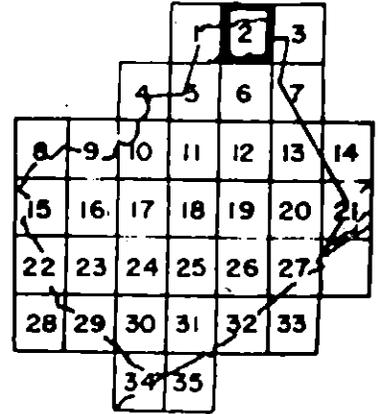
SILVER RD. 512

TRUE
Magnetic



JOSEPHINE RD. 926

Pearland 1984 City Limits



LOCATION
7 1/2' QUADRANGLES
BRAZORIA CO. TEXAS
NELSON RD.

A-241

A-240

R.C.O.

PIPER ST.

SANDOVAL

R.R. CO.

RUSH S/D

B-103

Pearland ISD
1465/941 12.12

Frank Barringer, Tr.
141-602 40.0

State Savings
and Loan, Lubbock
67-537 54.92

M. R. Rogers, Jr.
1697 683 16.61

Ed. R. Spradley
1286 3
12.0

Bill E. Holtey
1717 183
10.0

E.P. Crow Jr
438 573 10.0

W.D. Weir
1304 332

J.A. Prebits
730 227

Brazoria
Fabricating
Inc. 1289 922

John C. Crowder
1762 889 10.0

Nation

J. Blumenthal
1761 360

Bennie Oddo
1274/661
8.885

L. E. Twilligear

C.R. Killian

Rbt. Duck

THELMA DR.

GARDEN ACRES

LAZY BEND

GARDENIA DR.

LAURIE

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