

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 14, 1997, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of July 7, 1997

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - 8 TRACTS IN WESTCHESTER ESTATES SUBDIVISION

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

Located in Westchester Estates Subdivision in the H.T.& B.R.R. Company Survey, A-242, Brazoria County, Texas, and being more particularly described as follows:

1. Application No. 165
Owner: Chau Hong Phan & Anhgoc T. Phan
Agent: None
Legal Description: Tract 13
Address: 2750 Westchester Circle
2. Application No. 166
Owner: Helen Loyce Pearce McGuff
Agent: None
Legal Description: Tracts 8 & 9
Address: 2846 Westchester Circle
3. Application No. 167
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 4
Address: None
4. Application No. 168
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 3
Address: None

5. Application No. 169
 Owner: Lorene Llewellyn
 Agent: None
 Legal Description: Tract 23
 Address: 2749 Westchester Circle

6. Application No. 170
 Owner: Jack McGuff III & Lyn Honnila McGuff
 Agent: None
 Legal Description: Tracts 19, 20, 21, & 22
 Address: 2811 Westchester Circle

7. Application No. 171
 Owner: Betty & Kenneth McConnell
 Agent: None
 Legal Description: Tract 18
 Address: 2845 Westchester Circle

8. Application No. 203
 Owner: Charles Benjamin Organ
 Agent: None
 Legal Description: Tract 24
 Address: 2745 Westchester Circle

B. CONSIDERATION AND POSSIBLE ACTION - 3 TRACTS IN WESTCHESTER ESTATES SUBDIVISION

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

Located in Westchester Estates Subdivision in the H.T.& B.R.R. Company Survey, A-242, Brazoria County, Texas, and being more particularly described as follows:

1. Application No. 129
 Owner: Britton Ryan, Jr.
 Agent: Mauris Hardcastle
 Legal Description: Tract 16
 Address: None

2. Application No. 130
 Owner: PAM Properties, Inc.
 Agent: Mauris Hardcastle
 Legal Description: Tract 17
 Address: None

3. Application No. 131

Owner: Hardcastle Family Limited Partnership
Agent: Mauris Hardcastle
Legal Description: Tract 27
Address: None

C. **CONSIDERATION AND POSSIBLE ACTION** - Discussion item to review the CO - Corridor Overlay District.

D. **CONSIDERATION AND POSSIBLE ACTION** - Discussion item to review the proposed changes to Subdivision Ordinance.

IV. **NEXT MEETING DATE:** July 21, 1997, 6:00 p.m.

V. **ADJOURNMENT**

Posted: 11th Day of July, A.D., 1997
12:01 P.M.

Removed: 15th Day of July, A.D., 1997

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, JULY 7, 1997, AT 6:00 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:00 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Don Baker
Commissioner	Jack D. Mathis
Commissioner	Tommy L. Scott
Commissioner	Mary Starr
City Engineer	John Hargrove
City Director of Planning and Development	Dennis Smith
Secretary	Judy Highburger

City Projects Coordinator Alan Mueller arrived at 6:03 p.m., and Commissioner Randy Patro was absent.

II. APPROVAL OF MINUTES: Minutes of June 23, 1997

Commissioner Jack D. Mathis made a motion, seconded by Commissioner Mary Starr to approve the Minutes of June 23, 1997.

Motion passed to approve 6 to 0.

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Sedgefield, Section 1 at Silverlake. A subdivision of 32.3584 acres of land out of the John W. Maxey Survey, Abstract No. 721 and the G.C. Smith Survey, Abstract No. 548, Brazoria County, Texas.**

Variance Request

1. Use of 20 foot building line setback on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5 foot side lot building line setback.

City Engineer John Hargrove said staff recommends approval of the plat and the requested variances with the exception of correcting the Commissioners' names on the plat.

Commissioner Starr made a motion, seconded by Commissioner Tommy L. Scott, to approve the Final Plat of Sedgefield, Section 1 at Silverlake.

Motion passed to approve 6 to 0.

- B. CONSIDERATION AND POSSIBLE ACTION -** Final Replat of Lot 32, Block 2 and Reserves "C" & "D", a tract of 0.2954 acres of land being a replat out of Winfield at Silverlake, a subdivision of 24.9232 acres of land out of the G.C. Smith Survey, A-548, Brazoria County, Texas, as recorded in Volume 19, Page 549-552 B.C.P.R.

Ms. Cathy Mitchell of Jones and Carter Engineering, was present representing the owners, Silverlake Homeowners Association, and requesting approval of the Final Replat of Lot 32, Block 2 and Reserves "C" & "D".

Vice Chairman Emil Beltz asked if the purpose of this replat was to square up Lot 32, and Ms. Mitchell replied it is to correct a line adjustment that was a surveyor's error. She went on to explain there is a lift station in Reserve "C", width was added in Reserve "D" for landscape purposes, and to add Note 14.

Mr. Hargrove said staff recommends approval of the Final Replat of Lot 32, Block 2 and Reserves "C" & "D", with the corrections of the Commissioners' names.

A motion was made by Commissioner Starr, and seconded by Commissioner Mathis to approve the Final Replat.

Motion passed to approve 6 to 0.

- C. CONSIDERATION AND POSSIBLE ACTION -** Discussion item to review City Council's action on recent zone change applications.

Mr. Mueller circulated a handout to the Commissioners showing voting actions of P&Z and City Council on recent zone change requests. City Director of Planning and Development, Dennis Smith displayed a map showing locations of past requests.

Discussion revolved around the above-mentioned items.

Commissioner Starr said the P&Z's authority for approval is based on the Land Use and Urban Development Ordinance which shows the best use of the land, and not necessarily what property owners request.

No action was taken.

IV. NEXT MEETING DATE: Monday, July 14, 6:30 p.m., Joint Public Hearing.

V. ADJOURNED: 6:20 p.m.

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

Emilio Beltr
~~Pat Lopez~~, Chairman
Pat Lopez

ATTEST:

Judy Highburger
Judy Highburger, Secretary



City of Pearland

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 July, 1997, 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, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R1) on the following described property, to wit:

Located in Westchester Estates Subdivision in the H.T. & B.R.R. Company Survey, A-242, Brazoria County, Texas:

1. Application No. 165
Owner: Chau Hong Phan & Anhgoc T. Phan
Agent: None
Legal Description: Tract 13
Address: 2750 Westchester Circle

2. Application No. 166
Owner: Helen Loyce Pearce McGuff
Agent: None
Legal Description: Tracts 8 & 9
Address: 2846 Westchester Circle

3. Application No. 167
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 4
Address: None

4. Application No. 168
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 3
Address: None

5. Application No. 169
Owner: Lorene Llewellyn
Agent: None
Legal Description: Tract 23
Address: 2749 Westchester Circle

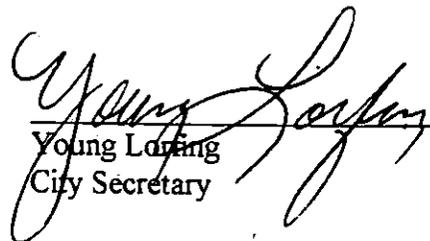
6. Application No. 170
Owner: Jack McGuff III & Lyn Honnila McGuff
Agent: None
Legal Description: Tracts 19, 20, 21, & 22
Address: 2811 Westchester Circle

7. Application No. 171
Owner: Betty & Kenneth McConnell
Agent: None
Legal Description: Tract 18
Address: 2845 Westchester Circle

8. Application No. 203
Owner: Charles Benjamin Organ
Agent: None
Legal Description: Tract 24
Address: 2745 Westchester Circle

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

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: 2750 Westchester Circle

Lot: TRACK 13 Block: _____ Subdivision: Westchester Estates

Metes & Bounds Description: Tract 13, Section 17 HT & BRR Co.
(unplatted property only; attach survey) Abstract 242 Brazoria Co TX

Tax I.D. number: N/A

Proposed use of land within requested designation: Single family dwelling
residential

Record owner's name: Chan & Anh Ngoc Phan

Owner's mailing address: 2750 Westchester Circle, Pearland, TX 77584

Owner's telephone number: 713-997-2824 (713/ 747-3134 (w))

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: Chan Phan

Agent's signature: N/A

Fees paid: \$ NYC

Date paid: N/A

Received by: K Canada 12/26/97

Application number: 165

LOT 50
ZONE SD

LOT 32
ZONE SD

MAX ROAD

BROADWAY STREET



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

		105
City of Pearland, Texas		
CHAU & ANHNGOC PHAN		
ZONE CHANGE FROM SD TO R-1		
Job No.	Scale	SHEET
Date: JAN., 1997	HORIZ: 1" = 200'	1
Drawn By: J.E.B.	VERT: 1" = 100'	
Chief: By: C.R. LONG	CAD FILE: 97-1005	OF 1

10.0	62	Emmett P 1279 469	22	23	24	25	47	48	49	50	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
10.0	62	Emmett P 1279 469	22	23	24	25	47	48	49	50	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

B. R. R. CO

Elaine St. Germain, Jr.
1760/27 13.30

Jon G. Hawk
1266/742 13.31

Jose Rodriguez
RODRIGUEZ

WESTCHESTER ESTATES

SKYWAY MANOR

Donald R. Cate
983/130
941/133

M. R. Rogers
1697/683 16.0

Ed. R. Spradley
1286/3

Bill E. Holte
1717/183 10.0

E.P. Crow Jr
438/573 10

J.F. Hegwood

J.A. Prebui
730/227

W.D. Weir
1304/332

MANVEL RD.

ASH RD.

OAK RD.

COVEY LN.

QUAIL MEADOWS

WESTCHESTER ESTATES

SKYWAY MANOR

PIPER ST.

MANVEL RD.

FM 1128

John P. Smith, Jr.
1766/931 35.00

John P. Smith, Jr.
1557/819 35.00

L.M. Smith
96-778

Petro-Chem Transport
1318/842

1196/150 5.0

John R. Massey
708/109 160.0



City of Pearland

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

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AND

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OF THE CITY OF PEARLAND, TEXAS

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Agent: None
Legal Description: Tract 13
Address: 2750 Westchester Circle
2. Application No. 166
Owner: Helen Loyce Pearce McGuff
Agent: None
Legal Description: Tracts 8 & 9
Address: 2846 Westchester Circle
3. Application No. 167
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 4
Address: None
4. Application No. 168
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 3
Address: None

5. Application No. 169
Owner: Lorene Llewellyn
Agent: None
Legal Description: Tract 23
Address: 2749 Westchester Circle

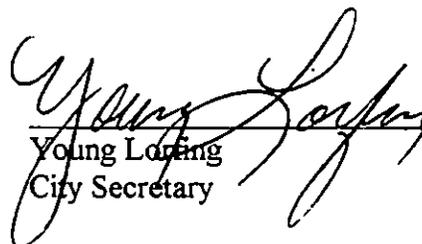
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Legal Description: Tract 24
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An application and maps are enclosed for your information.

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



Young Lorring
City Secretary

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

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

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 2846 Westchester Circle, Pearland, Texas 77584

Tracts
8 & 9
Lot: _____ Block: N/A

Subdivision: Westchester Estates

Metes & Bounds Description:
(unplatted property only; attach survey) Reference Attached Legal Description EXHIBIT 'A'

Tax I.D. number: 451-56-7343

Proposed use of land within requested designation: Residence SINGLE FAMILY

Record owner's name: Helen Loyce Pearce McGuff

Owner's mailing address: 2850 Westchester Circle
Pearland TX 77584

Owner's telephone number: 281-485-2372

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: Helen Loyce Pearce McGuff

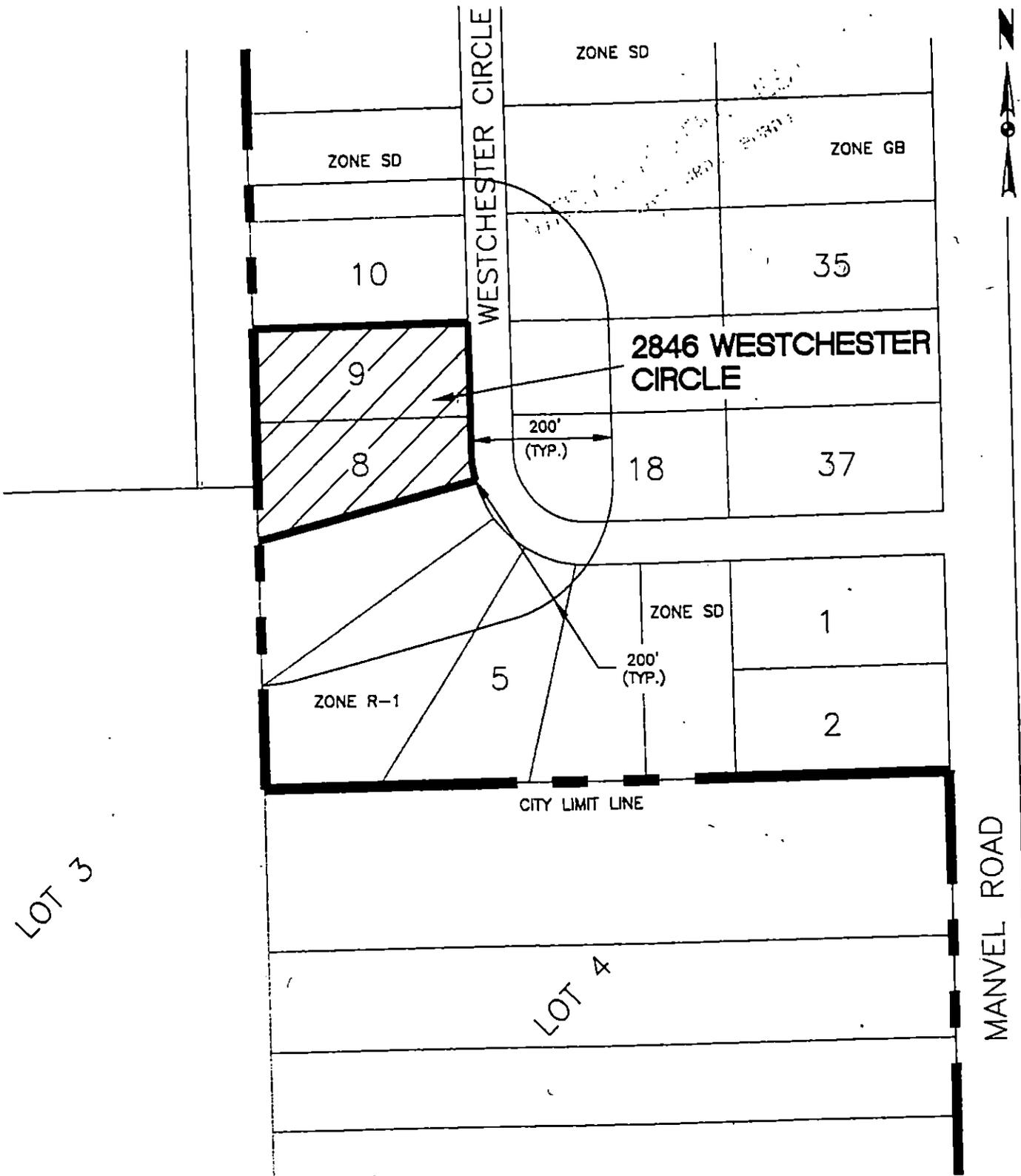
Agent's signature: N/A

Fees paid: \$ N/A

Date paid: 12-11-96

Received by: J. Highberger

Application number: 166



SD SUBURBAN DISTRICT
 R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT
 GB GENERAL BUSINESS DISTRICT

		
166		
City of Pearland, Texas		
HELEN LOYCE PEARCE MCGUFF		
ZONE CHANGE FROM SD TO R-1		
Job No.:	Book:	SHEET
Date DEC., 1996	HORIZ: 1" = 200'	1
Drawn By: J.E.B.	CAD FILE:	OF 1
Check By: C.R. LONG	96-1244	

10.0	62	Emmert F	1279 46	22	23	24	25	29	61
James W. Brown	45/621	James C. Priest	564-73 10.0	23	23	24	25	W.R. Probst	J.A. P
Joe B.	64	James Jr.	400/590	23	23	24	25	874 417	730 22
				23	23	24	25	Hurst Barber	1304 3
				23	23	24	25	636 38	J.F. He
				23	23	24	25	874 417	438 57
				23	23	24	25	1748 488	1717 18
				23	23	24	25	D. Keller Jr	10.0
				23	23	24	25	1748 488	10.0
				23	23	24	25	Ruby Lee Cox	10.0
				23	23	24	25	1726 570	10.0
				23	23	24	25	K.E. Spradley	10.0
				23	23	24	25	1726 570	10.0
				23	23	24	25	Francis Powell	10.0
				23	23	24	25	145/343	10.0
				23	23	24	25	12 280 10.0	10.0
				23	23	24	25	Bill E	10.0
				23	23	24	25	1717 18	10.0
				23	23	24	25	1289/114	10.0
				23	23	24	25	Ed. R. Spradley	12.0
				23	23	24	25	1286/3	12.0
				23	23	24	25	M. R. R	1697/68
				23	23	24	25	19	1697/68
				23	23	24	25	Donald R. Cate	983/130
				23	23	24	25	19	983/130

T. & B. R. R. CO

Elaine St. Germain, Jr. 1760.27 13.30
 Jon G. Hawk 1266 /742 13.31
 Jose Rodriguez RODRIGUEZ 826
 Kirby Runge
 Mary B. Miller
 Jon G. Hawk Tr. 1294/887 9.389
 Altred C. Hrbacek
 Ed. R. Spradley 1286/3
 M. R. R 1697/68
 Donald R. Cate 983/130

A-242

MANVEL TERRACE
 OAK RD.
 QUAIL MEADOWS
 COVEY LN.
 WESTCHESTER ESTATES
 SKYWAY MANOR
 PIPER ST.
 MANVEL RD.
 FMI 128
 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
 1196/150 5.0
 John R. M. 708/109
 Consolidated 200.569



City of Pearland

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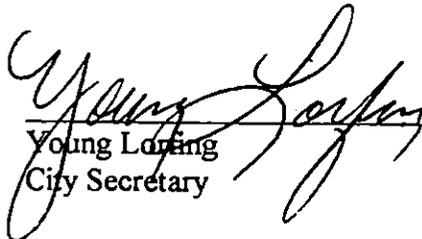
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Young Loring
City Secretary

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: Westchester Circle

Lot: 4 Block: —

Subdivision: Westchester Estates

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

Tax I.D. number: 459-01-8282

Proposed use of land within requested designation:

Record owner's name: Billie Ruth Romano

Owner's mailing address: 2204 Green Tee Dr. Pearland, TX 77581

Owner's telephone number: Home 484-0346

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: Billie Ruth Romano

Agent's signature:

Fees paid: \$ N/C

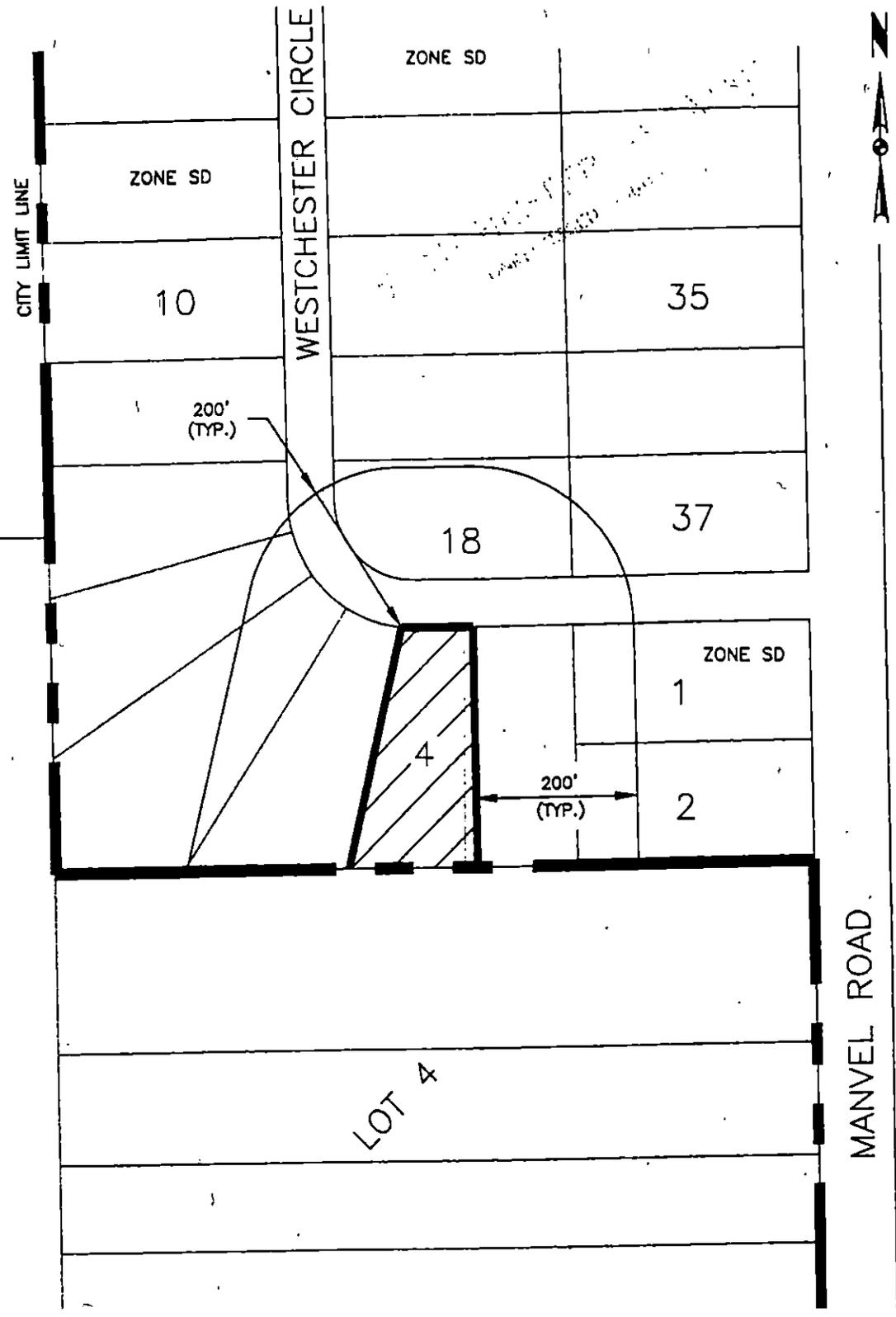
Date paid: 10/1/96

Received by: JH

Application number: 169

LOT 3

LOT 4



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

		167
City of Pearland, Texas		
BILLIE RUTH ROMANO		
ZONE CHANGE FROM SD TO R-1		
Job No.:	Scale:	SHEET 1 OF 1
Date: OCT., 1996	HORIZ: 1" = 200' VERT: 1" = "	
Drawn By: J.E.B.	CAD FILE:	
Check By: C.R. LONG	96-1201	

P. Smith, Jr.
931 35.00

P. Smith, Jr.
819 35.00

C.M. Smith
96-778
Petro-Chem
Transport
1318/843
1196/150
5.0

Mar. B. Miller
John G. Hawk
Tr. 1294 887
9.389
Alfred C.
Hrdacek

Jose Rodriguez
RODRIGUEZ
825

WEST CHESTER
ESTATES

E.R. Spradley
D.Keller, Tr.
1748 488 9.98
32
Ruby Lee Cox
K.E. Spradley
1726/570

Francis
Powell
145/343
10.0

E.P. Crow Jr
438/573 10.0
Bill E. Holley
1717/183
10.0

SKYWAY MANOR
PIPER ST.

Donald R. Cate
983/130
941/133
E.C. Burrage
767/40
R. Furlow
966/40
M. R. Rogers, Jr.
1697/683 16.61
Ed. R. Spradley
1286/3
12.0
12
Bill Holley
1717/183

E.W. Eilott et ux
SANDOVAL
1282/884
Robert Duck
Alvin Duck
1004/599 9.6

Frank Barringer, Tr.
141-602 40.0

Pearland ISD
1465/941 12.12
State Savings
and Loan, Lubbock
67-537 54.92

Nation
46

J. Blumenthal
1761/360
782A

Superior 4.4
Homes

THELMA
DR.

Bennie Oddy

MANVEL RD.

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

HARKEY RD.

H T & R - R - R - CO. A - 240

B-103

RUSH



City of Pearland

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

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Owner: Chau Hong Phan & Anngoc T. Phan
Agent: None
Legal Description: Tract 13
Address: 2750 Westchester Circle
2. Application No. 166
Owner: Helen Loyce Pearce McGuff
Agent: None
Legal Description: Tracts 8 & 9
Address: 2846 Westchester Circle
3. Application No. 167
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 4
Address: None
4. Application No. 168
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 3
Address: None

5. Application No. 169
Owner: Lorene Llewellyn
Agent: None
Legal Description: Tract 23
Address: 2749 Westchester Circle

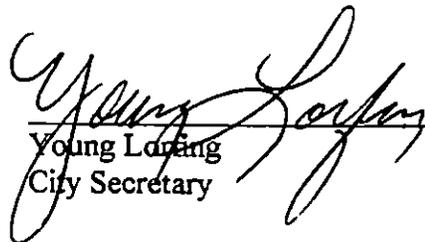
6. Application No. 170
Owner: Jack McGuff III & Lyn Honnila McGuff
Agent: None
Legal Description: Tracts 19, 20, 21, & 22
Address: 2811 Westchester Circle

7. Application No. 171
Owner: Betty & Kenneth McConnell
Agent: None
Legal Description: Tract 18
Address: 2845 Westchester Circle

8. Application No. 203
Owner: Charles Benjamin Organ
Agent: None
Legal Description: Tract 24
Address: 2745 Westchester Circle

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

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: Westchester Circle

Lot: 3 Block: —

Subdivision: Westchester Estates

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

Tax I.D. number: 76-6030662

Proposed use of land within requested designation:

Record owner's name: Donna Ruth Romano Cartwright - TR of Billie Ruth Romano Trust

Owner's mailing address: 2204 Green Tee Pearland, TX 77581

Owner's telephone number: Home 484-8244

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: Donna R. Cartwright

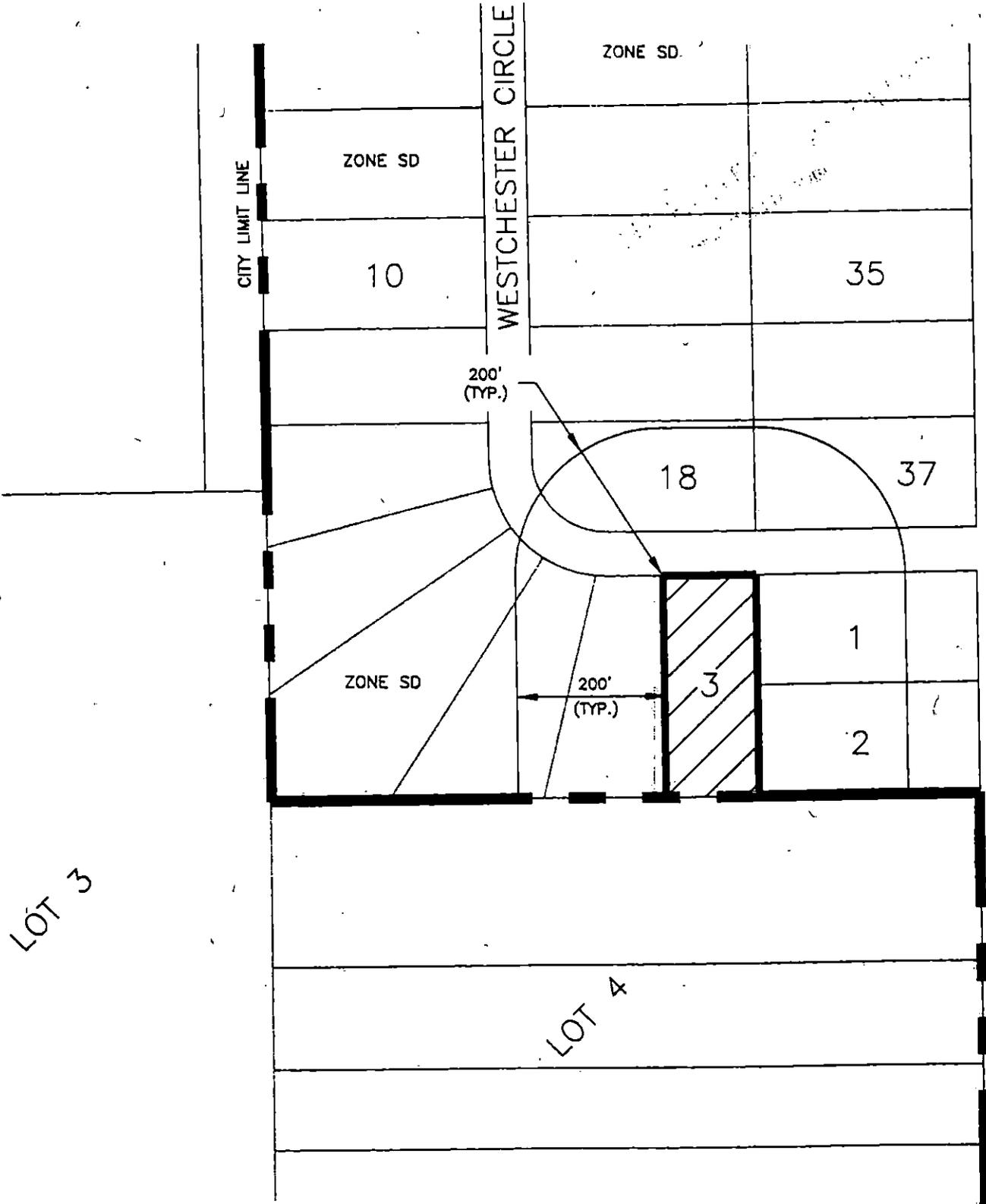
Agent's signature:

Fees paid: \$ N/C

Date paid: 10/1/96

Received by: Sept JH

Application number: 168



LOT 3

LOT 4

MANVEL ROAD

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

		168
City of Pearland, Texas		
DONNA RUTH ROMANO CARTWRIGHT		
ZONE CHANGE FROM SD TO R-1		
Job No.:	Scale:	SHEET 1 OF 1
Date: OCT., 1996	HORIZ: 1" = 200'	
Drawn By: J.E.B.	CAD FILE:	
Check By: C.R. LONG	85-1202	

P. Smith, Jr
931 35 00

P. Smith, Jr.
819 35.00

M. Smith
6-778

Petro-Chem
Transport
1318 843

196/150
5.0

Mar. B. Miller
John G. Hawk
1294 887
31380

Jose Rodriguez
RODRIGUEZ

WEST CHESTER
ESTATES

E.R. Spradley
D. Keller, Tr.
1748 488 9.98

Ruby Lee Cox
K.E. Spradley
1726/570

Francis
Powell
145/343
10.0

E.P. Crow Jr
438/573 10.0
Bill E. Holtey
1717/183
10.0

Nation
46
J. Blumenthal
1761/360

Superior 4.4
Homes
THELMA
DR.

Bennie Oddo
1274/661

MANVEL RD.

SKYWAY MANOR
PIPER ST.

801

Donald R. Cate

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

Ed. R. Spradley
1286/3

1289/114

Bill Holley
1717/183

983/130

941/133

E.C. Burrage
767/40

R. Furlow
966/40

MORENCI LN.

SANDOVAL

Robert Duck

Alvin Duck

1004/599 9.6

Frank Barringer, Tr.
141-602 40.0

State Savings
and Loan, Lubbock
67-537 54.92

Pearland ISD
1465/941 12.12

W. BROADWAY
13.00

B-103

RUSH/D

A-241

A-240

H. T & B. R. R. CO.

John R. Massey
708/109 160.0

Laura Massey
708/108
772/74 154.0

HARKEY RD.



City of Pearland

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 July, 1997, 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, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R1) on the following described property, to wit:

Located in Westchester Estates Subdivision in the H.T. & B.R.R. Company Survey, A-242, Brazoria County, Texas:

1. Application No. 165
Owner: Chau Hong Phan & Anhngoc T. Phan
Agent: None
Legal Description: Tract 13
Address: 2750 Westchester Circle
2. Application No. 166
Owner: Helen Loyce Pearce McGuff
Agent: None
Legal Description: Tracts 8 & 9
Address: 2846 Westchester Circle
3. Application No. 167
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 4
Address: None
4. Application No. 168
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 3
Address: None

5. Application No. 169
Owner: Lorene Llewellyn
Agent: None
Legal Description: Tract 23
Address: 2749 Westchester Circle

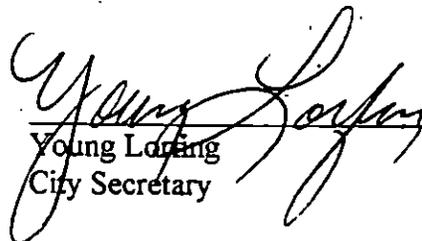
6. Application No. 170
Owner: Jack McGuff III & Lyn Honnila McGuff
Agent: None
Legal Description: Tracts 19, 20, 21, & 22
Address: 2811 Westchester Circle

7. Application No. 171
Owner: Betty & Kenneth McConnell
Agent: None
Legal Description: Tract 18
Address: 2845 Westchester Circle

8. Application No. 203
Owner: Charles Benjamin Organ
Agent: None
Legal Description: Tract 24
Address: 2745 Westchester Circle

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

ZONE CHANGE APPLICATION

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

Change in Regulations in Section #: _____

Specific Use for: _____

Property address: 2749 Westchute Circle

Lot: 23 Block: _____

Subdivision: Westchute Estates

Metes & Bounds Description:
(unplatted property only; attach survey) Abstract 242 H+8 Bigona Co. Texas

Tax I.D. number: _____

Proposed use of land within requested designation: Residential

Record owner's name: Lorne Llewellyn

Owner's mailing address: 2749 Westchute Circle Pearland Texas 77581

Owner's telephone number: 713-485-9557

Agent's name: _____

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.

Owner's signature: Lorne Llewellyn

Agent's signature: _____

Fees paid: \$ 0

Date paid: 10/18/96

Received by: J. Highbaugh

Variance number: 169

BROADWAY STREET



2749 WESTCHESTER CIRCLE

16

17

26

29

25

200'
(TYP.)

LOT 23

200'
(TYP.)

ZONE SD

ZONE SD

10

35

ZONE SD

37

MANVEL ROAD

CITY LIMIT LINE

WESTCHESTER CIRCLE

ZONE SD

WESTCHESTER ESTATES
(SUBDIVISION)

CITYWAY MAJOR

STREET-NEED SUBJECT

		169	
City of Pearland, Texas			
LORENE LLEWELLYN			
ZONE CHANGE FROM SD TO R-1			
Job No.	Scale	HORIZONTAL = 200'	SHEET 1 OF 1
Date: OCT., 1998	Drawn By: J.E.B.	VERTICAL = 200'	
Checked By: C.R. LONG	CAD FILE:	98-1207	

SD SUBURBAN DISTRICT
 GB GENERAL BUSINESS DISTRICT
 R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT

B-108
 29 61 20 13
 W.R. Pietsch 874/417
 Louis E. Lentz 1143/214
 J.A. Prebils 730/227
 L.A. Sawyer
 47
 Hurst Barbee 636/38
 20.0 32
 W.D. Weir 1304/332
 Don L. Ferrell
 48
 J.F. Hegwood
 45
 E.P. Crow Jr 438/573 10.0
 Nation
 49
 E.R. Spradley
 D. Keller, Tr. 1748 488 9.98
 Ruby Lee Cox
 K.E. Spradley 1726/570
 Francis Powell 145/343
 31
 Bill E. Holtey 1717/183 10.0
 23
 46
 J. Blumenthal 1761/360
 50
 GARDENIA DR. 782
 LAZY BEND 782A
 GARDEN ACRES 782B
 Superior 4.4 Homes
 THELMA
 Fan Williams
 Crow Morris
 1737 9
 1737 11

Elaine St. Gorman, Jr. 1766/77 13.30
 3A2 3A3 3A
 Jon G. Hawk 1266 742 13.31
 Jose Rodriguez RODRIGUEZ
 826 RD.
 WEST GLESTER ESTATES
 801
 Ed. R. Spradley 1286/3 12.0
 Bill Holley 1717/183
 8 6 2 1 2 2C 2B 2A
 W. BROADWAY 13.00
 State Savings and Loan, Lubbock 67-537 54.92
 Frank Barringer, Tr. 141-602 40.0
 Alvin Duck 1004/599 9.6
 E.W. Eilo et ux SANDOVAL 1282/884
 M. R. Rogers, Jr. 1697/683 16.61
 9 10 14
 R. CO
 Kirby Runge
 Mar. B. Miller
 Jon G. Hawk Tr. 1294 887 9.389
 Alfred C. Hrbacek
 SKYWAY MANOR
 PIPER ST.
 H T & B R. R. CO.
 MORENGI LN.
 Donald R. Cate 983/130 941/133
 E.C. Burrage 767/40
 R. Furlow 966/40
 Robert Duck
 Pearl and Loan, Lubbock 1465/941

298 389
 RD. 141
 67 89 20
 68 90 21
 4 L.V.
 6 7
 1196/150 5.0
 Chem port 942
 RD.
 4
 A-241
 Laura Massey 708/108 772/74 154.0



City of Pearland

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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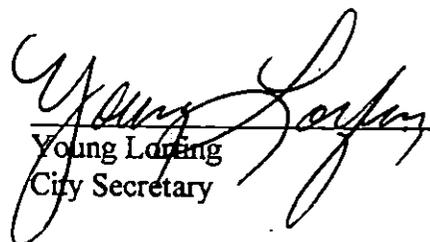
Located in Westchester Estates Subdivision in the H.T.& B.R.R. Company Survey, A-242, Brazoria County, Texas:

1. Application No. 165
Owner: Chau Hong Phan & Anhgoc T. Phan
Agent: None
Legal Description: Tract 13
Address: 2750 Westchester Circle
2. Application No. 166
Owner: Helen Loyce Pearce McGuff
Agent: None
Legal Description: Tracts 8 & 9
Address: 2846 Westchester Circle
3. Application No. 167
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 4
Address: None
4. Application No. 168
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 3
Address: None

5. Application No. 169
Owner: Lorene Llewellyn
Agent: None
Legal Description: Tract 23
Address: 2749 Westchester Circle
6. Application No. 170
Owner: Jack McGuff III & Lyn Honnila McGuff
Agent: None
Legal Description: Tracts 19, 20, 21, & 22
Address: 2811 Westchester Circle
7. Application No. 171
Owner: Betty & Kenneth McConnell
Agent: None
Legal Description: Tract 18
Address: 2845 Westchester Circle
8. Application No. 203
Owner: Charles Benjamin Organ
Agent: None
Legal Description: Tract 24
Address: 2745 Westchester Circle

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

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

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

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 2811 Westchester Circle, Pearland, Texas 77584

Tracts 19, 20, 21

Lot: & 22

Block: _____

Subdivision: Westchester Estates

Metes & Bounds Description:

(unplatted property only; attach survey)

See Attached Survey

EXHIBIT 'A'

Tax I.D. number: 460-27-0247

Proposed use of land within requested designation: Residence

Record owner's name: Jack McGuff III and Lyn Honnila McGuff

Owner's mailing address: PO Box 2059
Pearland TX 77588

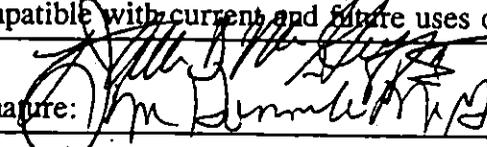
Owner's telephone number: 281-485-8126

Agent's name: N/A

Agent's mailing address: N/A

Agent's telephone number: N/A

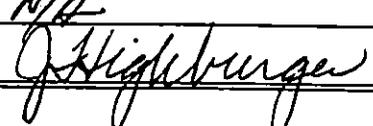
PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: 

Agent's signature: N/A

Fees paid: \$ N/A

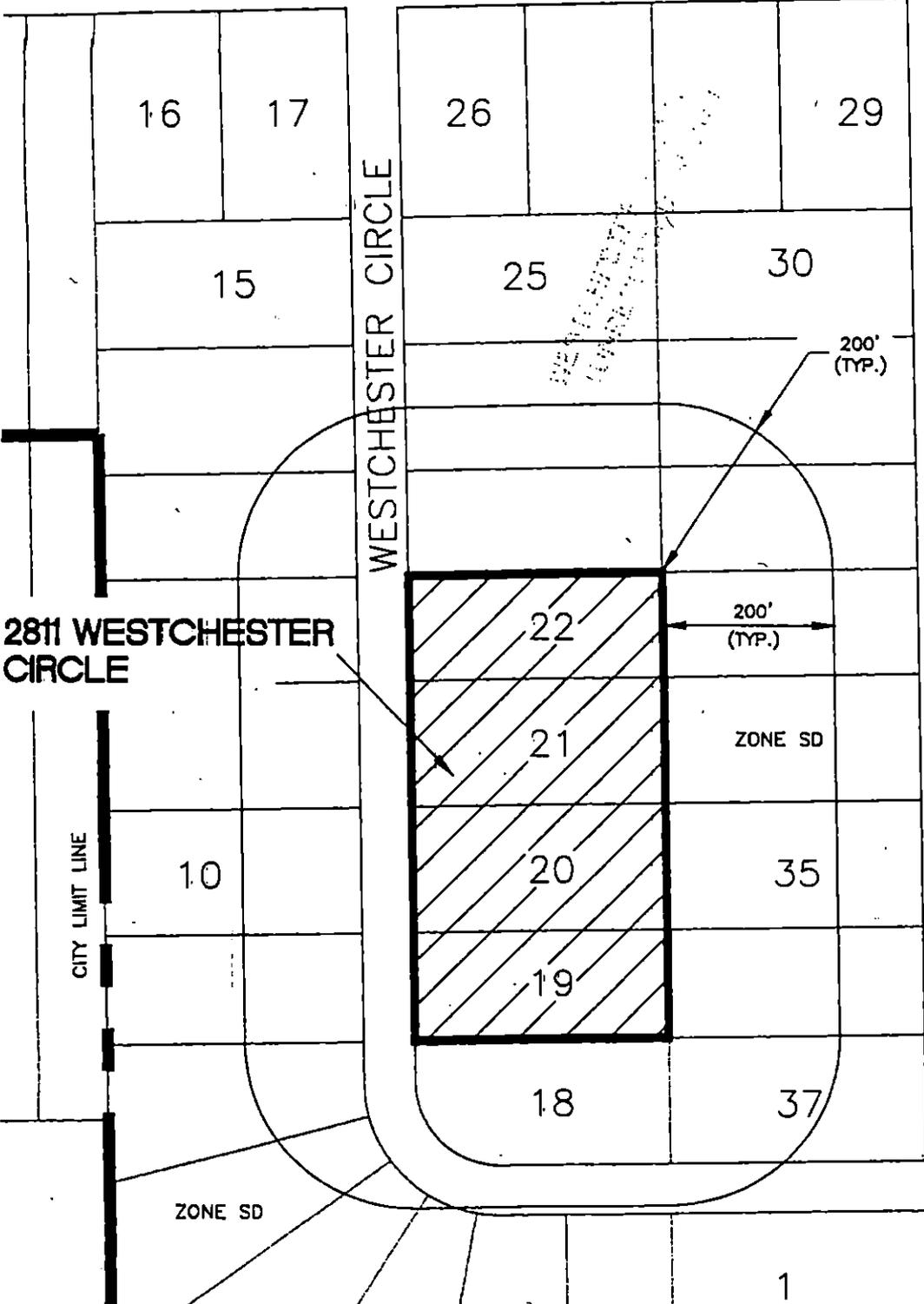
Date paid: 12-11-96

Received by: 

Application number: 170



BROADWAY STREET



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

		<p>170</p>
<p>City of Pearland, Texas</p>		
<p>JACK & LYN McGLUFF</p>		
<p>ZONE CHANGE FROM SD TO R-1</p>		
<p>Job No.:</p>	<p>Scale:</p>	<p>SHEET</p>
<p>Date: DEC. 1996</p>	<p>HORIZ: 1" = 200'</p>	<p>1</p>
<p>Drawn By: J.E.B.</p>	<p>CAD FILE:</p>	<p>OF 1</p>
<p>Chd. By: C.R. LONG</p>	<p>96-1257</p>	



City of Pearland

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 July, 1997, 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, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R1) on the following described property, to wit:

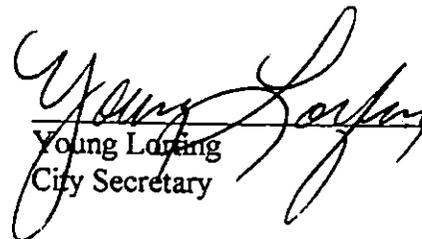
Located in Westchester Estates Subdivision in the H.T.& B.R.R. Company Survey, A-242, Brazoria County, Texas:

1. Application No. 165
Owner: Chau Hong Phan & Anhgoc T. Phan
Agent: None
Legal Description: Tract 13
Address: 2750 Westchester Circle
2. Application No. 166
Owner: Helen Loyce Pearce McGuff
Agent: None
Legal Description: Tracts 8 & 9
Address: 2846 Westchester Circle
3. Application No. 167
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 4
Address: None
4. Application No. 168
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 3
Address: None

5. Application No. 169
Owner: Lorene Llewellyn
Agent: None
Legal Description: Tract 23
Address: 2749 Westchester Circle
6. Application No. 170
Owner: Jack McGuff III & Lyn Honnila McGuff
Agent: None
Legal Description: Tracts 19, 20, 21, & 22
Address: 2811 Westchester Circle
7. Application No. 171
Owner: Betty & Kenneth McConnell
Agent: None
Legal Description: Tract 18
Address: 2845 Westchester Circle
8. Application No. 203
Owner: Charles Benjamin Organ
Agent: None
Legal Description: Tract 24
Address: 2745 Westchester Circle

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

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: 2845 West Chester Pearland, TX 77581

Lot: N/A Block: N/A Subdivision: West Chester Estates

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

Tax I.D. number: N/A

Proposed use of land within requested designation: Home SINGLE

FAMILY

Record owner's name: Betty + Kenneth Mc Connell

Owner's mailing address: 2845 West Chester Pearland, TX 77581

Owner's telephone number: 281-485-2505

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: KA Mc Connell

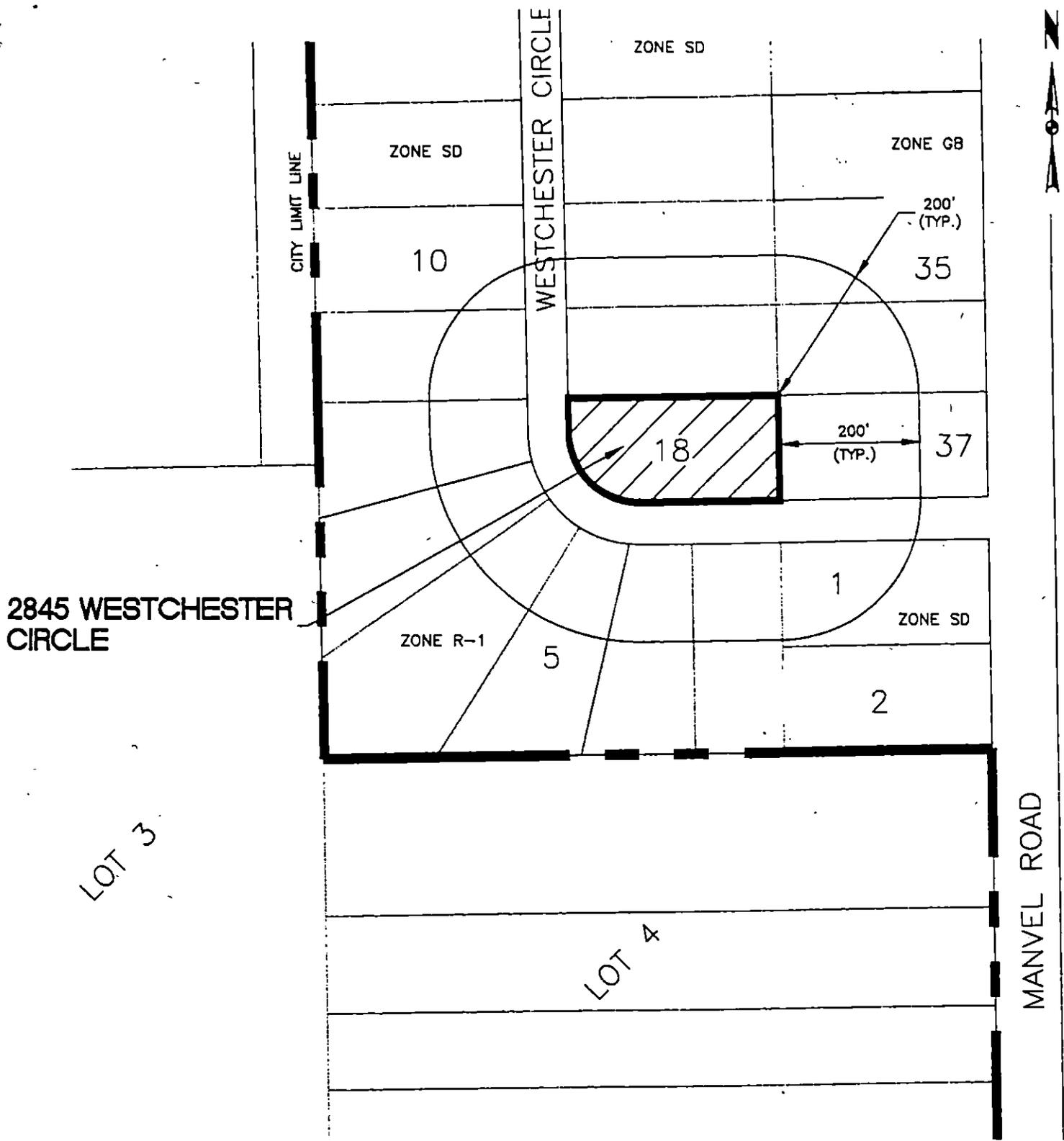
Agent's signature: N/A

Fees paid: \$ N/C

Date paid: N/A

Received by: Mona Phipps

Application number: 171



2845 WESTCHESTER CIRCLE

LOT 3

LOT 4

MANVEL ROAD

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

		171
City of Pearland, Texas		
BETTY & KENNETH McCONNELL		
ZONE CHANGE FROM SD TO R-1		
Job No.:	Scale:	SHEET 1 OF 1
Date: FEB., 1997	HORIZ: 1" = 200' VERT: 1" =	
Drawn By: J.E.B.	CAD FILE:	
Checked By: C.R. LONG	97-1020	

Fair
Circ
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173

48 Hurst Barbee 30 20.0 52
636 38 12-280 10.0
49 E.R. Spradley
D.Keller, Tr. 31
1748 488 9.98
32 Ruby Lee Cox
K.E. Spradley
1726/570 Francis
Powell
145/343
10.0

W.D. Well
1304/332
J.F. Hegwood
E.P. Crow Jr
438/573 10.0
Bill E. Holley 23
1717/183
10.0
Nation 45
46

782
782A LAZY BEND
782B
GARDEN ACRES
Superior 4.4
Homes
THELMA DR.
J. Blumenthal
1761/360

3A3 3A
Jon G. Hawk
1266 742
13.31
Jose Rodriguez
RODRIGUEZ
329
3D Runge
Mar. B. Miller
Kirby
CO

WESTCHESTER ESTATES
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1a
8
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Bill Holley
4747/169
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2 2C 2B 2A
W. BROADWAY 3A
13.00 15
State Savings
and Loan, Lubbock
67-537 54.92
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Pearland ISD
1465/941 12.12

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Bill Holley
4747/169
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2 2C 2B 2A
W. BROADWAY 3A
13.00 15
State Savings
and Loan, Lubbock
67-537 54.92
B-1
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3
Pearland ISD
1465/941 12.12

Ed. R. Spradley
1286/3
12.0
12
M. R. Rogers, Jr.
1697/683 16.61
13
14
E.W. Eilo et ux
SANDOVAL
1282/284
Alvin Duck
1004/599 9.6
Frank Barringer, Tr.
141-602 40.0

Ed. R. Spradley
1286/3
12.0
12
M. R. Rogers, Jr.
1697/683 16.61
13
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E.W. Eilo et ux
SANDOVAL
1282/284
Alvin Duck
1004/599 9.6
Frank Barringer, Tr.
141-602 40.0

Ed. R. Spradley
1286/3
12.0
12
M. R. Rogers, Jr.
1697/683 16.61
13
14
E.W. Eilo et ux
SANDOVAL
1282/284
Alvin Duck
1004/599 9.6
Frank Barringer, Tr.
141-602 40.0

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Petro-Chem
Transport
1318-843
1196/150
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IANVEL RD.

4
A-241
Laura Massey
708/108
772/74 154.0
5
HARKEY RD.

4
A-241
Laura Massey
708/108
772/74 154.0
5
HARKEY RD.

4
A-241
Laura Massey
708/108
772/74 154.0
5
HARKEY RD.



City of Pearland

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AND

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Agent: None
Legal Description: Tract 13
Address: 2750 Westchester Circle
2. Application No. 166
Owner: Helen Loyce Pearce McGuff
Agent: None
Legal Description: Tracts 8 & 9
Address: 2846 Westchester Circle
3. Application No. 167
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 4
Address: None
4. Application No. 168
Owner: Billie Ruth Romano
Agent: None
Legal Description: Tract 3
Address: None

5. Application No. 169
Owner: Lorene Llewellyn
Agent: None
Legal Description: Tract 23
Address: 2749 Westchester Circle

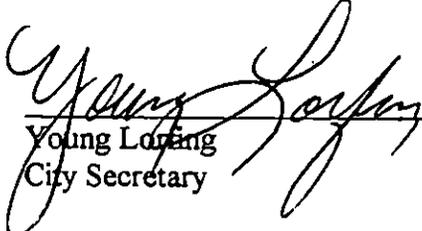
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Agent: None
Legal Description: Tracts 19, 20, 21, & 22
Address: 2811 Westchester Circle

7. Application No. 171
Owner: Betty & Kenneth McConnell
Agent: None
Legal Description: Tract 18
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8. Application No. 203
Owner: Charles Benjamin Organ
Agent: None
Legal Description: Tract 24
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Young Loring
City Secretary

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: ^{27458#} 24 Westchester Circle

Lot: 24 Block: _____ Subdivision: Westchester Estates

Mets & Bounds Description:
(unplatted property only; attach survey) 242 HT & B. - See Attached

Tax I.D. number: N/A Exhibit A

Proposed use of land within requested designation: SINGLE FAMILY

DWELLING

Record owner's name: Charles Benjamin Organ

Owner's mailing address: 1204 Myrtlewood, Friendswood, TX ⁷⁷⁵⁴⁶

Owner's telephone number: 281-482-8075

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: Charles B Organ Agent's signature: NA

Fees paid \$ 0 Date paid: 2/18/97

Received by: J. Hightower Application number: 203



BROADWAY STREET

16

17

26

29

200'
(TYP.)

25

2745 WESTCHESTER
CIRCLE ZONE R-1

LOT 24

200'
(TYP.)

ZONE SD

ZONE SD

ZONE GB

CITY LIMIT LINE

10

35

WESTCHESTER CIRCLE

MANVEL ROAD

ZONE SD

37

ZONE R-1

1

ZONE SD



203

City of Pearland, Texas

CHARLES ORGAN

ZONE CHANGE
FROM
SD TO R-1

SD SUBURBAN DISTRICT
 GB GENERAL BUSINESS DISTRICT
 R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT

Job No.	Scale	SHEET 1 OF 1
Date FEB., 1997	HORIZ: 1" = 200' VERT: 1" = 20'	
Drawn By J.E.B.	CAD FILE:	
Check By C.R. LONG	97-1029	



City of Pearland

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 July, 1997, 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, 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:

Located in Westchester Estates Subdivision in the H.T.& B.R.R. Company Survey, A-242, Brazoria County, Texas:

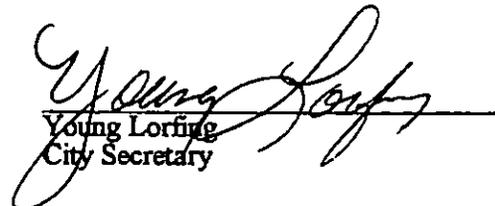
1. Application No. 129
Owner: Britton Ryan, Jr.
Agent: Mauris Hardcastle
Legal Description: Tract 16
Address: None

2. Application No. 130
Owner: PAM Properties, Inc.
Agent: Mauris Hardcastle
Legal Description: Tract 17
Address: None

3. Application No. 131
Owner: Hardcastle Family Limited Partnership
Agent: Mauris Hardcastle
Legal Description: Tract 27
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.


Young Loring
City Secretary

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

Change in Zoning Classification from: SD to: Commercial G.B.
~~GENERAL BUSINESS A.N.~~

Change in Regulations in Section #: _____
COMMERCIAL

Specific Use for: * _____

Property address:

Abs. 242 HT+B
Lot: 16 Block: NA Subdivision: Westchester Estates

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

Tax I.D. number: 8215-0015-000

Proposed use of land within requested designation: COMMERCIAL USES.

LANDSCAPING, NURSERY, ETC.

Record owner's name: BRITTON RYAN, JR

Owner's mailing address: 6526 KURY, HOUSTON, TEXAS 77008

Owner's telephone number: A/C 713 - 864-4867

Agent's name: Mavis Hardcastle Realty

Agent's mailing address: P.O. Box 222

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: [Signature]

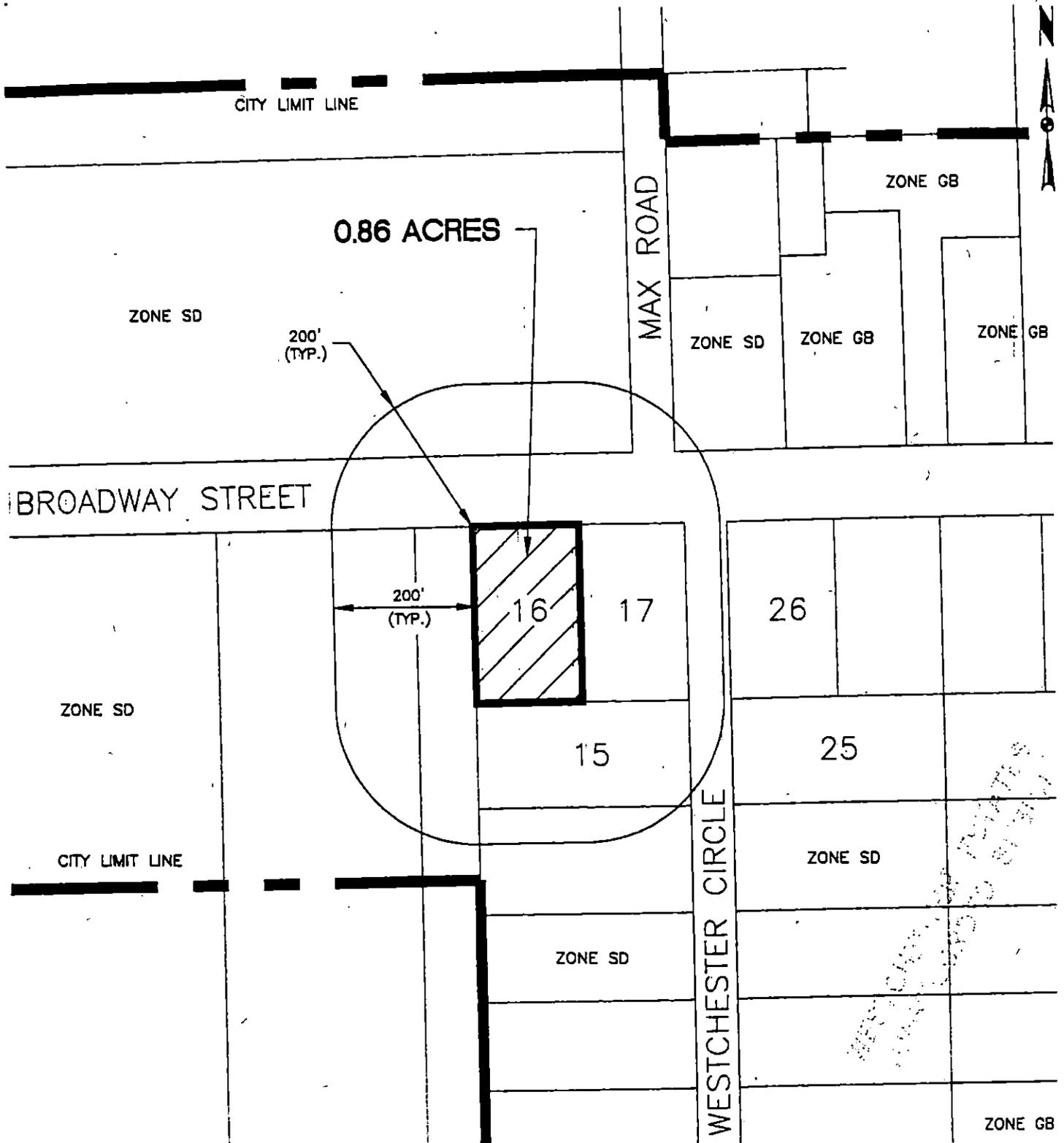
Agent's signature: [Signature]

Fees paid: \$ N/C

Date paid: 12-18-96

Received by: [Signature]

Application number: 000 129



SD SUBURBAN DISTRICT
 GB GENERAL BUSINESS DISTRICT

		
City of Pearland, Texas		
BRITTON RYAN, JR.		
ZONE CHANGE FROM SD TO GB		
Job No.:	Scale:	SHEET 1 OF 1
Date: DEC., 1998	HORIZ: 1" = 200' VERT: 1" =	
Drawn By: J.E.B.	CAD FILE:	
Check By: C.R. LONG	98-1248	

Emmett P.C.
1279 469

Fan Williams
Crow Morris
1737 9
1737 11

22 +
23 +
24 +
25 +

B-108
47
48

W.R. Prietsch
874/417
Hurst Barbee
636/38
E.R. Spradley
D.Keller, Tr.
1748 488 9.98

Billy C. Long
29
61
Louis E. Lentz
1143/214
Ruby Lee Cox
K.E. Spradley
1726 570
Francis Powell
145/343
10.0

1289 922
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J.A. Prebille
730/227
W.D. Weir
1304/332
J.F. Hegwood
E.P. Crow Jr
438/573 10.0
Bill E. Holtey
1717/183
10.0

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L.A. Saw
Dor Fern

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3A100

Elaine St. Germain, Jr.
1760/27 13.30
Jon G. Hawk
1266/742
13.31

Jose Rodriquez
RODRIGUEZ
826

Mary B. Miller

Jon G. Hawk
Tr. 1294/887
9.389

WEST CHESTER
ESTATES

Kirby Runge

Alfred C.
Hrbacek

Donald R. Cate
983/130
941/133

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

Bill Holley
1717/183

E.W. Eilo et ux

3 R.R. CO

SKYWAY MANOR
PIPER ST.

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8
B

MORENCI LN.

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100

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

1196/150
5.0

MANVEL RD.

FM 1128

John R. Massey
708/109 160.0

Laura Massey
708/108
772/74 154.0

A-22

ASH RD.
OAK
RD.
LN.
MANVEL TERRACE RD.
QUAIL MEADOWS
COVEY



City of Pearland

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

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AND
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Located in Westchester Estates Subdivision in the H.T. & B.R.R. Company Survey, A-242, Brazoria County, Texas:

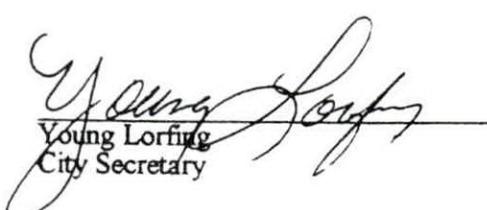
1. Application No. 129
Owner: Britton Ryan, Jr.
Agent: Mauris Hardcastle
Legal Description: Tract 16
Address: None

2. Application No. 130
Owner: PAM Properties, Inc.
Agent: Mauris Hardcastle
Legal Description: Tract 17
Address: None

3. Application No. 131
Owner: Hardcastle Family Limited Partnership
Agent: Mauris Hardcastle
Legal Description: Tract 27
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.


Young Loring
City Secretary

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

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

Property address:

Lot: 27 Block: _____ Subdivision: WESTCHESTER ESTATES

Metes & Bounds Description:
(unplatted property only; attach survey) SEE ATTACHED METES & BOUNDS

Tax I.D. number: 8215-0024-000

Proposed use of land within requested designation: OUTSIDE STORAGE, SALE OF
TOP SOIL, SAND, ETC.

Record owner's name: HARDCASTLE FAMILY LIMITED PARTNERSHIP

Owner's mailing address: P.O. Box 846 PEARLAND, TEXAS 77588

Owner's telephone number: 281 485-6000

Agent's name:

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: E.M. Hardcastle
GENERAL PARTNER

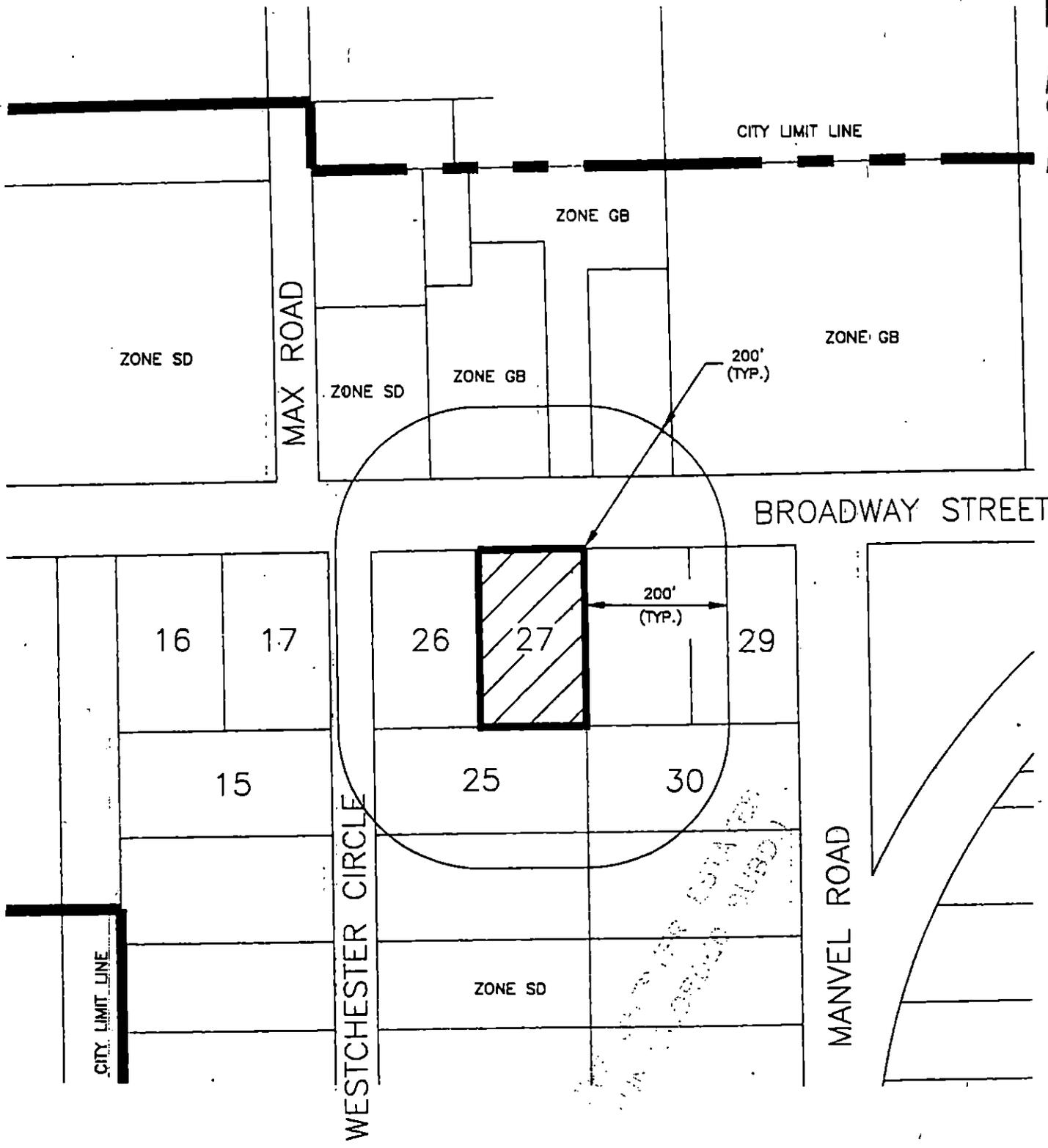
Agent's signature:

Fees paid: \$

Date paid:

Received by: MM

Application number: 131



SD SUBURBAN DISTRICT
 GB GENERAL BUSINESS DISTRICT

		
HARDCASTLE FAMILY		
LIMITED PARTNERSHIP		
ZONE CHANGE FROM SD TO GB		
Job No.: Date: DEC., 1996 Drawn By: J.E.B. Check By: C.R. LONG	Scale: HORIZ: 1" = 200' VERT: 1" = 200' CAD FILE: 96-1253	SHEET 1 OF 1

Emmert P. C.
1279, 469

Fan Williams
Crow Morris
1737 9
1737 11

B-108

9.92

Billy C. Long

1289, 922

634

22

W.R. Pietsch
874/417

Louis E. Lentz
1143/214

J.A. Prebills
730/227

L.A. Saw

23

Hurst Barbee
636/38

Ruby Lee Cox

J.F. Heywood

Don Ferr

24

E.R. Spradley

D. Keller, Tr.
1748 488 9.98

K.E. Spradley
1726/570

E.P. Crow Jr
438/573 10.0

N.

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Francis Powell
145/343
10.0

Bill E. Holley
1717/183
10.0

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3A16

3A17

Elaine St. Germain, Jr.
1760/27 13.30

Jon G. Hawk
1266/742
13.31

Jose Rodriguez
RODRIGUEZ

WESTCHESTER ESTATES

801

Bill Holley
1717/183

Ed. R. Spradley
1286/3

12.0

12

E.W. Eilo etux

R. R. CO

Marv B. Miller

Jon G. Hawk
Tr. 1294/887
9.389

Alfred C. Hrdacek

SKYWAY MANOR
PIPER ST.

Donald R. Cate

983/130

941/133

E.C. Burrage
767/40

R. Furlow
966/40

MORENCI LN.

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

Laura Massey
708/108
772/74 154.0

A-24

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MANVEL TERRACE RD.
ASH RD.
OAK
COVEY
MEADOWS
LN.

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

1196/150
5.0

FM 1128

MANVEL RD.

John R. Massey
708/109 160.0



City of Pearland

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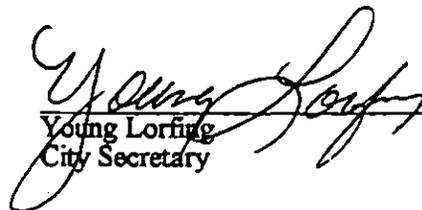
1. Application No. 129
Owner: Britton Ryan, Jr.
Agent: Mauris Hardcastle
Legal Description: Tract 16
Address: None

2. Application No. 130
Owner: PAM Properties, Inc.
Agent: Mauris Hardcastle
Legal Description: Tract 17
Address: None

3. Application No. 131
Owner: Hardcastle Family Limited Partnership
Agent: Mauris Hardcastle
Legal Description: Tract 27
Address: None

An application and maps are enclosed for your information.

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Young Loring
City Secretary

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

Change in Zoning Classification from: SD to: ~~Commercial~~ GB _{Net.}

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address:

Lot: 17 Block: _____ Subdivision: WESTCHESTER ESTATES

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

Tax I.D. number: 8215-0016-000

Proposed use of land within requested designation: NURSERY INCLUDING SAND,
TOP SOIL SALES, OUTSIDE STORAGE.

Record owner's name: PAM PROPERTIES INC.

Owner's mailing address: P.O. BOX 846, PEARLAND, TEXAS 77588

Owner's telephone number: 281-485-6000

Agent's name:

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: E.M. Hardcastle PRESIDENT Agent's signature:

Fees paid: \$ _____ Date paid:

Received by: AM Application number: 130



CITY LIMIT LINE

0.86 ACRES

ZONE SD

200'
(TYP.)

MAX ROAD

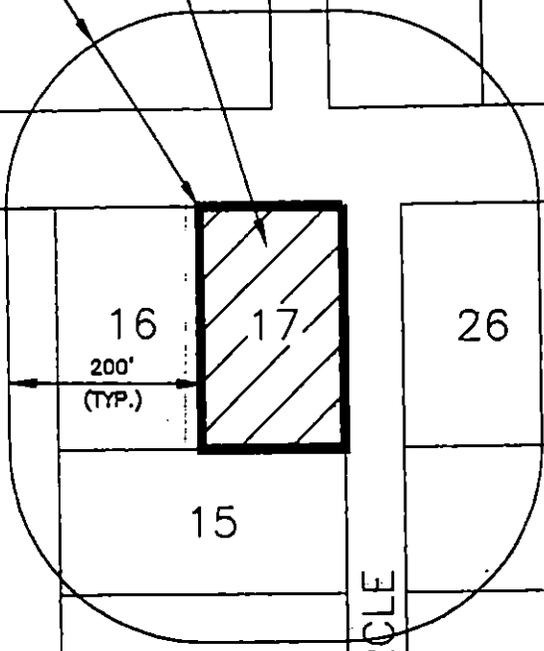
ZONE GB

ZONE SD

ZONE GB

ZONE GB

BROADWAY STREET



16

17

200'
(TYP.)

26

ZONE SD

15

25

CITY LIMIT LINE

WESTCHESTER CIRCLE

ZONE SD

ZONE SD

ZONE GB



City of Pearland, Texas

PAM PROPERTIES

ZONE CHANGE
FROM
SD TO GB

SD SUBURBAN DISTRICT
GB GENERAL BUSINESS DISTRICT

Job No.:	Scale:	SHEET 1 OF 1
Date: DEC., 1998	HORIZ: 1" = 200'	
Drawn By: J.E.B.	VERT: 1" = 100'	
Checked By: C.R. LONG	CAD FILE: 98-1252	

Emmett P G
1279 469

Fan Williams
Crow Morris
1737 9
1737 11

B-108

9.92

Billy C. Long

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634

J.A. Prebitts
730/227

L.A. Saw

W.D. Weir
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Don Ferr

J.F. Hegwood

E.P. Crow Jr
438/573 10.0

Bill E. Holley
1717/183
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Louis E. Lentz
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E.R. Spradley

D. Keller, Tr.
1748 488 9 98

Ruby Lee Cox
K.E. Spradley
1726/570

Francis Powell
145/343
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Elaine St. Germain, Jr.
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Jon G. Hawk
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13.31

Jose Rodriguez
RODRIGUEZ

Marv B. Miller

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9.389

Alfred C. Hrbacek

WEST CHESTER ESTATES

SKYWAY MANOR

PIPER ST.

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

Ed. R. Spradley
1286/3

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Donald R. Cate
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E.C. Burrage
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E.W. Eilott et ux

MORENCI LN.

Laura Massey
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A-22

John P. Smith, Jr.
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Petro-Chem Transport
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John R. Massey
708/109 160.0

