

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 8, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Heavy Industrial District (M-2) on the following described property, to wit:

Zone Change Application No. 992

Legal Description: 11.447 acres out of Lots 32 & 33, Allison Richey Gulf Coast Home Co. Subdivision and H. B. & T. R.R. Co. survey, A-504, according to the map or plat thereof, recorded in Vol. 2, pg 23-24, of the plat records of Brazoria Co., TX (1854 Garden Road)

Owner: F. F. & E. Family Limited Partnership  
P.O. Box 1462  
Delano, CA 93216

Agent: Arthur Val Perkins

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

*Mr. Tobin Maples, Manager of Administrative Support*

**VI. ADJOURNMENT**

**This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.**

Posted: 3<sup>rd</sup> day of October, 2001

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2001

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Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

Zone Change Application No. 996

Legal Description: 1.878 acres in Lot 52, Allison Richey Gulf Coast Home Co. Subdivision, Section 29, H. T. & B. R.R. Co. survey, A-292, according to the plat recorded in Vol. 2, pg 101, plat records of Brazoria Co., TX (5418 Main Street)

Owner: Johnnie B. Wallace  
2512 Parkview Drive  
Pearland, TX 77581

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**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 8, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

Zone Change Application No. 991

Legal Description: A tract of land out of Lot 33, Section 8, H. T. & B. survey, A-504, Allison Richey Gulf Coast Home Co. plat recorded in Vol. 2, pg 23, plat records of Brazoria Co., TX (1930 Garden Road)

Owner: Anthony Welded Products, Inc.  
P.O. Box 1462  
Delano, CA 93216

Agent: Arthur Val Perkins

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

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**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City for a Specific Use for a church on the following described property, to wit:

Specific Use Application No. 95

Legal Description: Lot 16 & 17, Block 2, McGinnis Subdivision, as recorded in Vol. 8, pg 7, plat records of Brazoria Co., TX (2410 Dixie Farm Road)

Owner: Avery and Pamela Germany  
2410 Dixie Farm Road  
Pearland, TX 77581

Agent: Avery Germany

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**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Multi-Family Dwelling District (MF) on the following described property, to wit:

Zone Change Application No. 990

Legal Description: Tract I: 8.7125 acres, out of and part of Lot 6, Block 10; and Tract II: 10.2571 acres, out of and part of Lot 6 and 7, Block 10; both out of the Allison Richey Gulf Coast Home Co., Suburban Gardens Subdivision, Section 4, T.C. R.R. Co. survey, A-675, recorded in Volume 2, pg 99, Brazoria Co., TX (Shadow Creek Parkway/McHard Road)

Owner: Pleasant Grove Missionary Baptist Church and New Bethlehem Missionary Baptist Church  
P.O. Box 15256  
Houston, TX 77220

Agent: Wayne Dalcin of Altra Asset Co., Inc.

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**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Commercial District (C) to Single Family Dwelling District (R-3) on the following described property, to wit:

Zone Change Application No. 994

Legal Description: Lots 1-5, Block 2, Pine Hollow, Section 2-A, as recorded in Vol. 2, pg 20, B.C.D.R., Perry & Austin League, A-111, according to the map or plat thereof recorded in Vol. 20, pgs 277-278, plat records of Brazoria Co., TX (3513, 3515, 3517, 3519 & 3521 Pine Valley Drive)

Owner: Houston Pine Hollow Associates, Ltd and  
Brighton Homes  
6302 Broadway, Ste 250  
Pearland, TX 77581

Agent: R. West Development

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

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**II. PURPOSE OF HEARING**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on the following described property, to wit:

Zone Change Application No. 995

Legal Description: Lot 70, Figland Orchard Subdivision No. 1, recorded in Vol. 3, pg 77, plat records of Brazoria Co., TX (5902 Fite Road)

Owner: Luis R. Ramos  
6650 Dunlap #1096  
Houston, TX 77074

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Zone Change Application No. 991

Legal Description: A tract of land out of Lot 33, Section 8, H. T. & B. survey, A-504, Allison Richey Gulf Coast Home Co. plat recorded in Vol. 2, pg 23, plat records of Brazoria Co., TX (1930 Garden Road)

Owner: Anthony Welded Products, Inc.  
P.O. Box 1462  
Delano, CA 93216

Agent: Arthur Val Perkins

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

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Posted: 3<sup>rd</sup> day of October, 2001

Removed: 5<sup>th</sup> day of October, 2001

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Posted: 5<sup>th</sup> day of October, 2001

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2001

**APPLICATION NO. 992 (SD-M2)**

- 1) subject property - warehouse with truck dock
- 2) North - home with large barn next to it
- 3) South - metal building appears to be vacant
- 4) West - vacant treed lot
- 5) West - Raintree Mobile Home Park
- 6) East - home
- 7) East - storage of cars
- 8) East - home with mobile home park behind it

**APPLICATION NO. 996 (SD-M1)**

- 1) subject property - metal building with garage doors
- 2) North - vacant overgrown property
- 3) South - outside City limits - vacant property
- 4) West - metal building
- 5) East - outside City limits - Apache Gas Lift Project for Tri-Union Development - industrial business

**APPLICATION NO. 991 (SD-C)**

- 1) subject property - home with pool
- 2) North - metal building appears to be vacant
- 3) South - Raintree Acres Mobile Home Park
- 4) West - Raintree Acres Mobile Home Park
- 6) East - City of Pearland water well

**APPLICATION NO. 990 (SD-MF)**

- 1) subject property - lake on east portion of property
- 2) subject property - vacant land on west portion of property
- 3) North - vacant land
- 4) West - vacant land - part of Shadow Creek Ranch Development
- 5) East - vacant land - part of Shadow Creek Ranch Development

**APPLICATION NO. 95 (R1-R1(S))**

- 1) subject property - home with pool
- 2) subject property - vacant lot next to home
- 3) North - home
- 4) South - home
- 5) West - home
- 6) East - fence line of Dixie Woods subdivision

**APPLICATION NO. 994 (C-R3)**

- 1) subject property - five vacant lots
- 2) North - entry to Pine Hollow subdivision
- 3) South - vacant lots
- 4) West - new home beginning to be built
- 5) East - vacant land for sale in Sunset Lakes

**APPLICATION NO. 995 (SD-RE)**

- 1) subject property - vacant land
- 2) South - mobile home
- 3) West - home
- 4) East - mobile home

**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 8th day of October, 2001, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of R. West Development Co., Inc., agent for Houston Pine Hollow Associates, Ltd and Brighton Homes, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Commercial District (C) to Single Family Dwelling District (R-3) on the following described property, to wit:

Lots 1-5, Block 2, Pine Hollow Section 2-A, as recorded in Vol. 2, pg 20, B.C.D.R., Perry & Austin League, A-111, according to the map or plat thereof recorded in Vol. 20, pgs 277-278, plat records of Brazoria Co., TX (3513, 3515, 3517, 3519 & 3521 Pine Valley Drive)

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

*Young Lorfing*  
Young Lorfing  
City Secretary

Date Posted September 28, 2001

Date Removed \_\_\_\_\_

**APPLICATION NO. 994**

**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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Lot 16 & 17, Block 2, McGinnis Subdivision, as recorded in Vol 8, pg 7, plat records of Brazoria Co., TX (2410 Dixie Farm Road)

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

*Young Lorfing*  
Young Lorfing  
City Secretary

Date Posted September 28, 2001

Date Removed \_\_\_\_\_

**SPECIFIC USE PERMIT APPLICATION NO. 95**

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Tr I: 8.7125 ac, out of & pt of Lot 6, Blk 10; and Tr II: 10.2571 ac, out of & pt of Lot 6 & 7, Blk 10; both out of the Allison Richey Gulf Coast Home Co., Sub Gardens Subd, Sect 4, T.C.R.R. Co. survey, A-675, recorded in Vol 2, pg 99, Brazoria Co., TX ((McHard Road))

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

*Young Lorfing*  
Young Lorfing  
City Secretary

Date Posted September 28, 2001

Date Removed \_\_\_\_\_

**APPLICATION NO. 990**

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL**

**AND**

**THE PLANNING AND ZONING COMMISSION**

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A tract of land out of Lot 33, Section 8, H. T. & B. Survey, A-504, Allison Richey Gulf Coast Home Co. plat recorded in Vol. 2, pg 23, plat records of Brazoria Co., TX (1930 Garden Road)

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*Young Lorfing*

Young Lorfing  
City Secretary

Date Posted September 28, 2001

Date Removed \_\_\_\_\_

**APPLICATION NO. 991**

**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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11.447 acres out of Lots 32 & 33, Allison Richey Gulf Coast Home Co. Subdivision and H. B. & T. R.R. Co. survey, A-504, according to the map or plat thereof, recorded in Vol. 2, pg 23-24, of the plat records of Brazoria Co., TX (1854 Garden Road)

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City Secretary

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Date Removed \_\_\_\_\_

**APPLICATION NO. 992**

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City Secretary

Date Posted September 28, 2001

Date Removed \_\_\_\_\_

**APPLICATION NO. 995**

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**OF THE CITY OF PEARLAND, TEXAS**

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1.878 acres in Lot 52, Allison Richey Gulf Coast Home Co. Subdivision, Section 29, H. T. & B. R.R. Co. survey, A-292, according to the plat recorded in Vol. 2, pg 101, plat records of Brazoria Co., TX (5418 Main Street)

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

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Young Lorfing  
City Secretary

Date Posted September 28, 2001

Date Removed \_\_\_\_\_

**APPLICATION NO. 996**

10-8-01  
~~8-20-01~~

Advertised in newspaper for \_\_\_\_\_ Joint Public Hearing.

Applications no. 992 (SD-M2) 996 (SD-M1)  
990 (SD-MF) 991 (SD-C)  
994 (C-R3) 995 SD-RE



# PUBLIC COMMENT FORM

*(Please type or print in black ink)*

Planning Department  
3519 Liberty Drive  
Pearland, TX 77581  
281-652-1635

Zone Change Application No. \_\_\_\_\_

Joint Public Hearing to be held Monday, \_\_\_\_\_, at 6:30 PM  
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

\_\_\_\_\_ I am **FOR** the requested zoning as explained on the attached public notice.

\_\_\_\_\_ I am **AGAINST** the requested zoning as explained on the attached public notice.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Pearland Tax Account No.  
(If shown on enclosed map): \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### COMMENTS:

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Owner: Anthony Welded Products, Inc.  
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Agent: Arthur Val Perkins

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*Mr. Tobin Maples, Manager of Administrative Support*

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