

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 19, 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 Single Family Dwelling District (R-1) on the following described property, to wit:

Zoning Application No. 970

Legal Description: .285 acres of land situated in Lot 26, Figland Orchard Subdivision, Section 13, H. T. & B. R.R. Co. survey, A-240, Brazoria Co., TX, according to the plat records in Vol. 3, pg 77, Brazoria Co., TX (Fite Road)

Owner: Julian Bejarano
5625 Fite Road
Pearland, TX 77581

Agent: Yolanda Bejarano

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

Posted: 16th day of February, 2001

Removed: _____ day of _____, 2001

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.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 19, 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 Single Family Dwelling District (R-2) on the following described property, to wit:

Zoning Application No. 316

Legal Description: Lot 6, Block 1, Buena Vida Subdivision, H. T. & B. R.R. Co. survey, A-240, according to the map records of Brazoria Co., TX (5725 Cantu)

Owner: Rafael Salazar and George Salazer
5725 Cantu
Pearland, TX 77581

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

Posted: 16th day of February, 2001

Removed: _____ day of _____, 2001

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.

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 19th day of February, 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 Rafael Salazer & George Salazar, owner, 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-2) on the following described property, to wit:

Lot 6, Block 1, Buena Vida Subdivision, H. T. & B. R.R. Co. survey, A-240, according to the map records of Brazoria Co., TX (5725 Cantu)

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 February 9, 2001

Date Removed _____

APPLICATION NO. 316

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 19th day of February, 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 Yolanda Bejarano, agent for Julian Bejarano, owner, 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 property, to wit:

.285 acres of land situated in Lot 26, Figland Orchard Subdivision, Section 13, H. T. & B. R.R. Co. survey, A-240, Brazoria Co., TX, according to the plat records in Vol. 3, pg 77, Brazoria Co., TX (Fite 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 February 9, 2001

Date Removed _____

APPLICATION NO. 970

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 19, 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 Single Family Dwelling District (R-1) on the following described property, to wit:

Zoning Application No. 970

Legal Description: .285 acres of land situated in Lot 26, Figland Orchard Subdivision, Section 13, H. T. & B. R.R. Co. survey, A-240, Brazoria Co., TX, according to the plat records in Vol. 3, pg 77, Brazoria Co., TX (Fite Road)

Owner: Julian Bejarano
5625 Fite Road
Pearland, TX 77581

Agent: Yolanda Bejarano

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



Zoning Case No. 970

City Council and Planning and Zoning Commission Joint Public Hearing: February 19, 2001

Owner: Julian Bejarano

Applicant/Agent: Yolanda Bejarano

Location: Fite Road, between Hatfield Road and Wagontrail Road,
South of Broadway Street

Existing Zoning: SD (Suburban Development District)

Requested Zoning: R-1 (Single Family Dwelling District)

Summary:

The applicant is requesting a zone change on .285 acres in order to build a new single family residence. The surrounding properties are zoned for SD (Suburban Development) uses. The property to the North is vacant land. The properties to the South and West are developed with single family homes. The property to the East is developed with a large metal building.

Public Notice/Comment Forms were mailed to seventeen (17) property owners within 200 feet of this request. No Public Comment Forms have been returned.

Other Considerations:

- The Comprehensive Plan recommends Low Density Residential uses for this area. The proposed zoning and uses are consistent with the Comprehensive Plan and compatible with surrounding uses.

Staff Recommendation:

Approval.

Attachments:

- Public Hearing Notice
- Zoning Change Application
- Location Map
- Area Zoning Map
- Property Owner Notification Report and Map

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 5/9/00

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

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: Fite Road

Lot: 26 Block: _____ Subdivision: Figland Orchard Sub.

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

Tax I.D. number:

Current use of land: Vacant

Proposed use of land within requested designation: Single family Dwelling

Record owner's name: Julian Bejarano

Owner's mailing address: 5625 Fite Rd. Pearland Tx 77581

Owner's telephone number: 281 485-1934

Agent's name: Yolanda Bejarano

Agent's mailing address: 5625 Fite Rd. Pearland Tx 77581

Agent's telephone number: 281 485-4797

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: Julian Bejarano

Agent's signature: Yolanda Bejarano

Fees paid: \$ 250.00

Date paid: 1-17-01

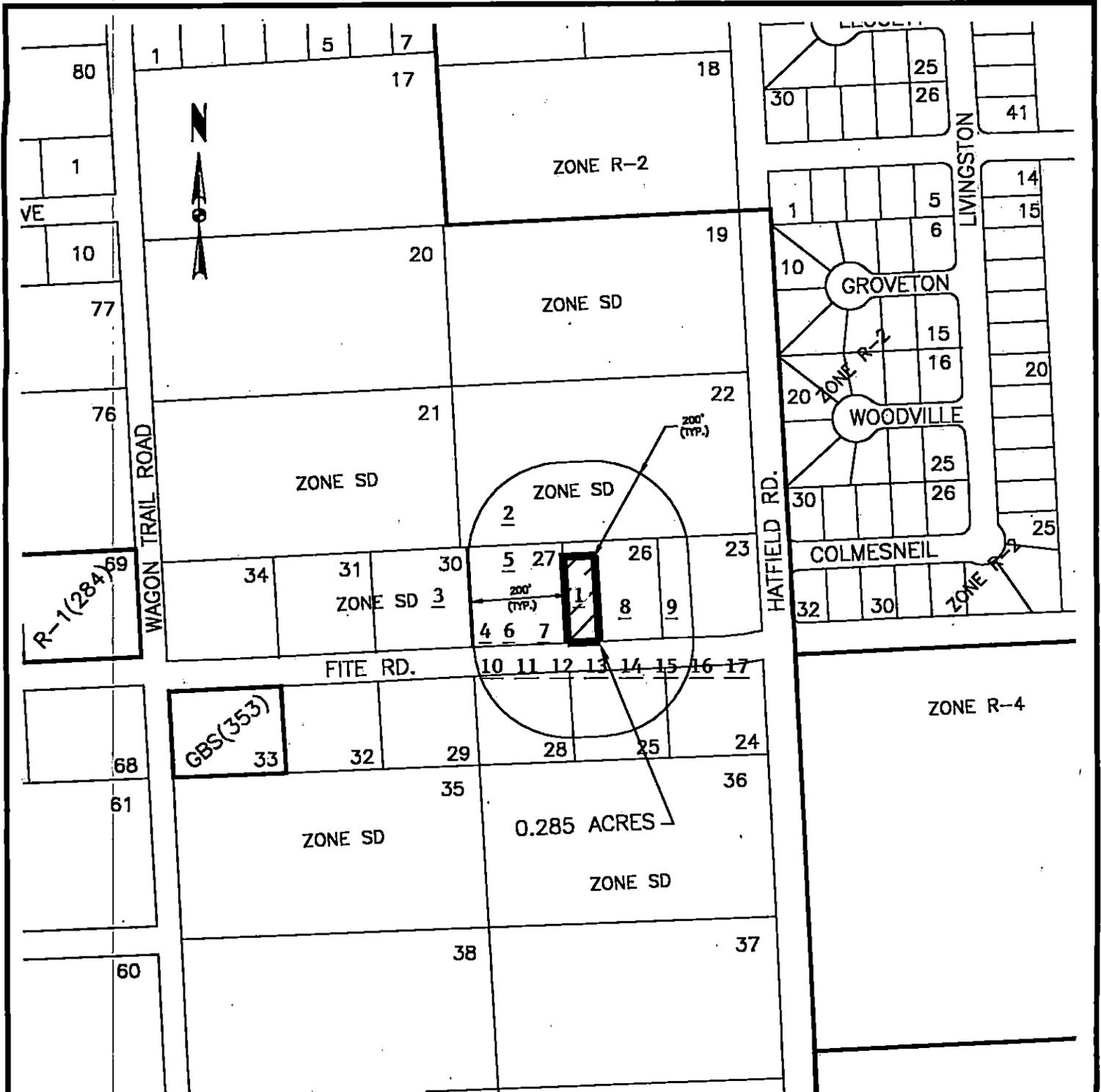
Received by: Mona Ripps

Application number: 970

**NOTIFICATION REPORT
ZONE CHANGE APPLICATION NO. 970**

<u>Property owner</u>	<u>Mailing address</u>	<u>Legal Description</u>	<u>Tax Acct No.</u>
1) Julian Bejarano	5625 Fite Rd, Pearland, TX 77584	Lot 26A, Figland Orchard	4100-0032-110
2) Deborah Jean Myers	2930 Hatfield Rd, Pearland, TX 77584-8040	Lot 22, Figland Orchard	4100-0031-000
3) Mario Hurtado	6339 Nelson Rd, Pearland, TX 77584-1502	Lot 30, Figland Orchard	4100-0047-000
4) Jesus Gonzales	6351 Nelson Rd, Pearland, TX 77584-1502	Lot 27C, Figland Orchard	4100-0040-110
5) H. O. Johnson	N/A	Lot 27, Figland Orchard	4100-0041-000
6) Jesus Gonzales	6351 Nelson Rd, Pearland, TX 77584-1502	Lot 27A, Figland Orchard	4100-0040-110
7) Julian Bejarano	5625 Fite Rd, Pearland, TX 77581	Lot 27B, Figland Orchard	4100-0039-000
8) M.A. Miller	2950 Hatfield Rd, Pearland, TX 77584-8040	Lot 26, Figland Orchard	4100-0032-000
9) M.A. Miller	2950 Hatfield Rd, Pearland, TX 77584-8040	Lot 23, Figland Orchard	4100-0032-000
10) Emeterio Torres	5701 Fite Rd, Pearland, TX 77581	Lot 28A, Figland Orchard	4100-0043-000
11) Emeterio Torres	5701 Fite Rd, Pearland, TX 77581	Lot 28, Figland Orchard	4100-0044-000
12) Octaviano Rivera	5630 Fite Rd, Pearland, TX 77581	Lot 28B, Figland Orchard	4100-0132-000
13) David & Rosa Perez	5622 Fite Rd, Pearland, TX 77584-1501	Lot 25A, Figland Orchard	4100-0036-000
14) Ricardo & Evangelina Rodriguez	6356 Nelson Rd, Pearland, TX 77584	Lot 25, Figland Orchard	4100-0037-000
15) Guadalupe Rios	6366 Nelson Rd, Pearland, TX 77584-1501	Lot 25B, Figland Orchard	4100-0038-000
16) Guadalupe Rios	6366 Nelson Rd, Pearland, TX 77584-1501	Lot 24A, Figland Orchard	4100-0035-000
17) Juan Guadiana	9807 Cascade Valley St, San Antonio, TX 78245	Lot 24, Figland Orchard	4100-0033-000

NOTIFICATION MAP



		
City of Pearland, Texas		
JULIAN BEJARANO		
ZONE CHANGE FROM SD TO R-1		
App. No.: 970	Scale: HORIZ: 1" = 300' VERT: 1" = 10'	SHEET 1 OF 1
Date: FEB., 2001	Dwn By: J.E.B.	
Chgd By: G. TUMLINSON	CAD FILE: 01-8004	

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 19, 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 Single Family Dwelling District (R-2) on the following described property, to wit:

Zoning Application No. 316

Legal Description: Lot 6, Block 1, Buena Vida Subdivision, H. T. & B. R.R. Co. survey, A-240, according to the map records of Brazoria Co., TX (5725 Cantu)

Owner: Rafael Salazar and George Salazer
5725 Cantu
Pearland, TX 77581

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



Zoning Case No. 316

City Council and Planning and Zoning Commission Joint Public Hearing: February 19, 2001

Owner: Rafael Salazar and George Salazar

Applicant/Agent: Rafael Salazar and George Salazar

Location: 5725 Cantu, East off of Wagontrail Road, South of Broadway Street

Existing Zoning: SD (Suburban Development District)

Requested Zoning: R-2 (Single Family Dwelling District)

Summary:

The applicant is requesting a zone change on one lot in order to comply with the existing use of a single family residence. The property to the North is zoned for C (Commercial) uses and developed with Surelock Storage facilities. The properties to the South and West are zoned for SD (Suburban Development) uses and developed with single family homes. The property immediately East is zoned for SD (Suburban Development) uses and developed with a single family home. The property further East is zoned for MH (Mobile Home Park) uses and developed with Oakwood Mobile Home Park.

Public Notice/Comment Forms were mailed to twenty-three (23) property owners within 200 feet of this request. No Public Comment Forms have been returned.

Other Considerations:

- The Comprehensive Plan recommends Low Density Residential uses for this area. The proposed zoning and uses are consistent with the Comprehensive Plan and compatible with surrounding uses.

Staff Recommendation:

Approval.

Attachments:

- Public Hearing Notice
- Zoning Change Application
- Location Map
- Area Zoning Map
- Property Owner Notification Report and Map

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

Change in Zoning Classification from: SD to: R-2
 Change in Regulations in Section #: _____
 Specific Use for: * _____

Property address: 5725
6331 CANTU

Lot: 6 Block: 1 Subdivision: BUENA VIDA

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

Tax I.D. number: N/A

Proposed use of land within requested designation: Residents

Record owner's name: RAFAEL SALAZAR GEORGE SALAZAR

Owner's mailing address: 5725
6331 CANTU

Owner's telephone number: (281) 485-3396

Agent's name: N/A

Agent's mailing address: N/A

Agent's telephone number: (~~281~~ 546-2607) 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: Rafael Salazar Agent's signature: N/A

Fees paid: \$ N/A Date paid: _____

Received by: _____ Application number: 310



City of Pearland, Texas

RAFAEL & GEORGE BALAZAR

**ZONE CHANGE
FROM
SD TO R-2**

App. No. 318
Date: FEB., 2001
Drawn By: J.E.B.
Checked By: G. TUMILINSON

Scale:
HORIZ: 1"=2000'
VERT: 1"=100'
CAD FILE:
98-8056

SHEET
1
OF 1



ZONE C

BROADWAY STREET

ZONE C

ZONE C

ZONE C

5

10

115

120

123

JOSEPHINE DRIVE

130

135

137

R-1
(336)

12

ZONE SD

13

TRAIL ROAD
WAGON

5725 CANTU STREET

R-3
(209)

200'
(TYP.)

MH (44)

200'
(TYP.)

CANTU STREET

R-1
(336)

12

ZONE SD

13

TRAIL ROAD
WAGON

5725 CANTU STREET

R-3
(209)

200'
(TYP.)

MH (44)

200'
(TYP.)

CANTU STREET

OCHOA STREET

79

ZONE SD

80

5

1

RARDET DRIVE

ZONE SD

ZONE R-2



City of Pearland, Texas

RAFAEL & GEORGE BALAZAR

ZONE CHANGE
FROM
SD TO R-2

App. No. 318
Date: FEB., 2001
Drawn By: J.E.B.
Checked By: G. TUMILINSON

Scale:
HORIZ: 1" = 300'
VERT: 1" = 10'
CAD FILE:
98-8058

SHEET
1
OF 1

**NOTIFICATION REPORT
ZONE CHANGE APPLICATION NO. 316**

<u>Property owner</u>	<u>Mailing address</u>	<u>Legal Description</u>	<u>Tax Acct No.</u>
1) Rafael Salazar & George Salazar	5725 Cantu, Pearland, TX 77584	Lot 6, Block 1, Buena Vida	2340-0006-000
2) Simpson Fmly Living Trust	5710 Broadway St, Pearland, TX 77581-7812	Lot 12D, Figland Orchard	4100-0003-000
3) Simpson Fmly Living Trust	5710 Broadway St, Pearland, TX 77581-7812	Lot 12, Figland Orchard	4100-0003-000
4) Simpson Fmly Living Trust	5710 Broadway St, Pearland, TX 77581-7812	Lot 12C, Figland Orchard	4100-0003-000
5) Wayne & Ronda Stahlheber	12811 Eiker Rd, Pearland, TX 77581-2640	Lot 11, Figland Orchard	4100-0005-120
6) Wayne & Ronda Stahlheber	12811 Eiker Rd, Pearland, TX 77581-2640	Lot 14-15C, Figland Orchard	4100-0011-100
7) Dora Villareal	5806 Cantu Rd, Pearland, TX 77584-7681	Lot 2, Block 1, Buena Vida	2340-0005-110
8) Leonel & Linda Garza	5737 Cantu Rd, Pearland, TX 77584-7680	Lot 3, Block 1, Buena Vida	2340-0004-001
9) Lamberto Benavides	5733 Cantu Rd, Pearland, TX 77584-7680	Lot 4, Block 1, Buena Vida	2340-0005-130
10) Lamberto Benavides	5733 Cantu Rd, Pearland, TX 77584-7680	Lot 5, Block 1, Buena Vida	2340-0005-130
11) Benito & Hortence Mottu	5717 Cantu Rd, Pearland, TX 77584-7680	Lot 7, Block 1, Buena Vida	2340-0008-000
12) Benito & Hortence Mottu	5717 Cantu Rd, Pearland, TX 77584-7680	Lot 8, Block 1, Buena Vida	2340-0008-000
13) Wayne & Ronda Stahlheber	12811 Eiker Rd, Pearland, TX 77581-2640	Lot 14-15C, Figland Orchard	4100-0011-100
14) Monica & Adolfo Castro	5738 Cantu Rd, Pearland, TX 77584	Lot 5, Block 2, Buena Vida	2340-0011-109
15) Maria Gonzales	2017 Max Rd, Pearland, TX 77581-7669	Lot 6, Block 2, Buena Vida	2340-0011-110
16) Margarita Uresti	5726 Cantu Rd, Pearland, TX 77584-7679	Lot 7, Block 2, Buena Vida	2340-0012-000
17) Margarita Uresti	5726 Cantu Rd, Pearland, TX 77584-7679	Lot 8, Block 2, Buena Vida	2340-0012-000
18) Mary Guilbeau	5722 Cantu Rd, Pearland, TX 77584-7679	Lot 9, Block 2, Buena Vida	2340-0013-000
19) Emilia Garcia	P.O. Box 262173, Houston, TX 77207-2173	Lot 10, Block 2, Buena Vida	2340-0015-000
20) Julian Ybarra	5721 Ochoa Rd, Pearland, TX 77584-9094	Lot 14, Block 2, Buena Vida	2340-0017-120
21) Julian Ybarra	5721 Ochoa Rd, Pearland, TX 77584-9094	Lot 13, Block 2, Buena Vida	2340-0017-110
22) Alfredo Perales	P.O. Box 1894, Pearland, TX 77588-1894	Lot 12, Block 2, Buena Vida	2340-0017-000
23) Reyes & Eva Uresti	5805 Cantu Rd, Pearland, TX 77584-7682	Lot 3-4, Block 2, Buena Vida	2340-0011-000

Notification Map



ZONE C

BROADWAY STREET

ZONE C

ZONE C

ZONE C

5

10

115

120

123

JOSEPHINE DRIVE

130

135

137

R-1
(336)

12

ZONE SD

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TRAIL ROAD
WAGON

5725 CANTU STREET

R-3
(209)

2

3

4

5

MH (44)

6

CANTU STREET

7

8

9

10

11

12

13

OCHOA STREET

1

5

15

17

18

19

20

21

22

79

ZONE SD

80

WAGON

1

5

7

ZONE R-2

17

ZONE SD

5

1

BARDET DRIVE



City of Pearland, Texas

RAFAEL & GEORGE SALAZAR

ZONE CHANGE
FROM
SD TO R-2

App. No. 318	Scale:	SHEET 1 of 1
Date: FEB., 2001	HORZ: 1" = 300' VERT: 1" = 300'	
Des. By: J.E.B.	CAD FILE:	
Chkd By: G. TUMLINSON	88-8058	