

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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 Mobile Home District (MH) on the following described property, to wit:

1. Zoning Application No. 501

Legal Description: 1.450 acres out of Lot 8, being the Southeast 1/4 of the Northwest 1/4 of the H. T. & B. R.R. Co. survey, Section 14, A-509, Brazoria Co., TX (3713 Aubrell (old address: 16111 Aubrell))

Owner: Raymond & Rita Girod  
3713 Aubrell  
Pearland, TX 77584

2. Zoning Application No. 593

Legal Description: Lots 4 & 5, Block 2, Wagon Wheel Addition, H. T. & B. R.R. Co. survey, A-509, according to the plat records of Brazoria Co., TX (6118 Larrycrest)

Owner: John & Evie Johnson  
6118 Larrycrest  
Pearland, TX 77584

3. Zoning Application No. 596

Legal Description: Being 2.00 acres, Roy Acres II, Tract 168J-169U, H. T. & B. R.R. Co. survey, A-308, plat records of Brazoria Co., TX (7902 Warren)

Owner: Wesley & Phyllis Shafer  
7902 #2 Warren  
Pearland, TX 77584

**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**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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 Single Family Dwelling District (R-2) to Single Family Dwelling District Planned Unit Development District (R-2 PUD) on the following described property, to wit:

Zoning Application No. 967

Legal Description: 60 acres, being Tracts 26-31 H. T. & B. R.R. Co. survey, A-219, Brazoria Co., TX (Hatfield Road)

Owner: Ronald Noles and Billy Noles  
1730 Hatfield Road  
Pearland, TX 77581

Agent: James Cornelius

**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*

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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 Single Family Dwelling District (R-1) to Single Family Dwelling Planned Unit Development District (R-1 PUD) on the following described property, to wit:

Zoning Application No. 971

Legal Description: 124.4087 acres, out of 297.58 acres conveyed to Aaron Pasternak by Warranty Deed dated January 14, 1969 and recorded in Vol. 1023, pg 297, Deed Records of Brazoria Co., TX and being in the Warren D.C. Hall League, A-70, Brazoria Co., TX (Pearland Parkway)

Owner: 313 Acre Pearland Joint Venture ET AL  
Matt Pasternak  
2142 Bolsover  
Houston, TX 77005

Agent: John H. Taylor, Trustee

**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**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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. 973

Legal Description: .5 acres, being the South ½ of Lot 50, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R. R. Co. survey, A-243, Brazoria Co., TX, according to the map or plat thereof appearing in Vol. 2, pg 23-24, plat records of Brazoria Co., TX (1738 Stone Road (old address: 13418 Stone Road))

Owner: Mario Victorino & Ana Liza Juguilon  
1738 Stone Road  
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**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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 Estate Lot Single Family Dwelling District (R-E) on the following described property, to wit:

1. Zoning Application No. 972

Legal Description: Tract 4, out of and a part of Commercial Reserve, Block 2, West Lea Subdivision, Section 1, as per the map or plat thereof as recorded in Vol. 10, pg 19, Brazoria Co. plat records, Brazoria Co., TX (Manvel Road)

Owner: Juan Herrera  
506 Manor  
Houston, TX

2. Zoning Application No. 974

Legal Description: A 5.364 acre tract located in Lot 11, H. T. & B. R. R. Co. survey, Section 14, A-509, Brazoria Co., TX (5509 Bailey Road)

Owner: Ken & Patricia Smith  
4016 Hazelwood Drive  
Pearland, TX 77584

**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**

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> 03-26-01	<b>ITEM NO.</b> _____
<b>DATE SUBMITTED:</b> 03-09-01	<b>DEPARTMENT OF ORIGIN :</b> Planning/Permits
<b>PREPARED BY:</b> Jennifer Gonzales	<b>PRESENTOR:</b> Tobin E. Maples
<b>SUBJECT:</b> Zoning Application No. 974	
<b>EXHIBITS:</b> Ordinance, Application, Map, and P&Z Recommendation Letter	
<b>EXPENDITURE REQUIRED:</b> None	
<b>AMOUNT BUDGETED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>FUNDS AVAILABLE</b> _____ (Finance Department Approval)	

**EXECUTIVE SUMMARY**

Zoning Application No. 974 is a request to change zoning classification from Suburban Development District (SD) to Estate Lot Single Family Dwelling District (R-E).

**RECOMMENDED ACTION**

Consider Request

March 7, 2001

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION  
NO. 974**

**Request of Ken and Patricia Smith, owners for an amendment to the Land Use and Urban Development Ordinance of said City from Suburban Development District (SD) to Estatic Lot Single Family Dwelling District (R-E) on the following described property, to wit:**

**A 5.364 acre tract located in Lot 11, H. T. & B. R. R. Co. survey, Section 14, A-509, Brazoria Co., TX (5509 Bailey Road)**

Honorable Mayor and Council Members:

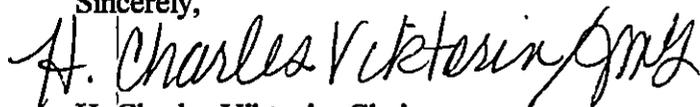
At a regular meeting held on March 5, 2001, after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

A motion was made by Commissioner Emil Beltz and seconded by Commissioner Todd Iocco to recommend approval of Zoning Application No. 974.

**Motion to approve passed 7 to 0.**

This is submitted for your consideration.

Sincerely,



H. Charles Viktorin, Chairman  
Planning & Zoning Commission

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> 03-26-01	<b>ITEM NO.</b> _____
<b>DATE SUBMITTED:</b> 03-09-01	<b>DEPARTMENT OF ORIGIN :</b> Planning/Permits
<b>PREPARED BY:</b> Jennifer Gonzales	<b>PRESENTOR:</b> Tobin E. Maples
<b>SUBJECT:</b> Zoning Application No. 972	
<b>EXHIBITS:</b> Ordinance, Application, Map, and P&Z Recommendation Letter	
<b>EXPENDITURE REQUIRED:</b> None	
<b>AMOUNT BUDGETED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>FUNDS AVAILABLE</b> _____ (Finance Department Approval)	

**EXECUTIVE SUMMARY**

Zoning Application No. 972 is a request to change zoning classification from Suburban Development District (SD) to Estate Lot Single Family Dwelling District (R-E).

**RECOMMENDED ACTION**

Consider Request

March 7, 2001

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION  
NO. 972**

**Request of Juan Herrera, owners for an amendment to the Land Use and Urban  
Development Ordinance of said City from Suburban Development District (SD) to Eolated  
Lot Single Family Dwelling District (R-E) on the following described property, to wit:**

**Tract 4, out of and a part of Commercial Reserve, Block 2, West Lea Subdivision, Section 1,  
as per the map or plat thereof as recorded in Vol. 10, pg 19, Brazoria Co. plat records,  
Brazoria Co., TX (Manvel Road)**

Honorable Mayor and Council Members:

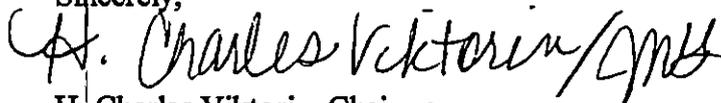
At a regular meeting held on March 5, 2001, after a Joint Public Hearing, the Planning and Zoning  
Commission considered the above-mentioned request.

A motion was made by Commissioner Emil Beltz and seconded by Commissioner Todd Iocco to  
recommend approval of Zoning Application No. 972.

**Motion to approve passed 7 to 0.**

This is submitted for your consideration.

Sincerely,



H. Charles Viktorin, Chairman  
Planning & Zoning Commission

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

**AGENDA OF:** 03-26-01

**ITEM NO.** \_\_\_\_\_

**DATE SUBMITTED:** 03-09-01

**DEPARTMENT OF ORIGIN :** Planning/Permits

**PREPARED BY:** Jennifer Gonzales

**PRESENTOR:** Tobin E. Maples

**SUBJECT:** Zoning Application No. 973

**EXHIBITS:** Ordinance, Application, Map, and P&Z Recommendation Letter

**EXPENDITURE REQUIRED:** None

**AMOUNT BUDGETED:** N/A

**ACCOUNT NO.** N/A

**ADDITIONAL APPROPRIATION REQUIRED:** N/A

**ACCOUNT NO.** N/A

**FUNDS AVAILABLE** \_\_\_\_\_ (Finance Department Approval)

**EXECUTIVE SUMMARY**

Zoning Application No. 973 is a request to change zoning classification from Suburban Development District (SD) to Single Family Dwelling District (R-1).

**RECOMMENDED ACTION**

Consider Request

March 7, 2001

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION  
NO. 973**

**Request of Mario Victorino & Ana Liza Juguilon, owners for an amendment to the Land Use and Urban Development Ordinance of said City from Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:**

**5 acres, being the South ½ of Lot 50, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R. R. Co. survey, A-243, Brazoria Co., TX, according to the map or plat thereof appearing in Vol. 2, pg 23-24, plat records of Brazoria Co., TX (1738 Stone Road (old address: 13418 Stone Road))**

Honorable Mayor and Council Members:

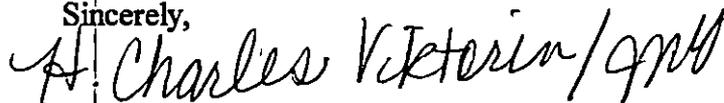
At a regular meeting held on March 5, 2001, after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

A motion was made by Commissioner Richard Tetens and seconded by Commissioner Randy Patro to recommend approval of Zoning Application No. 973.

**Motion to approve passed 7 to 0.**

This is submitted for your consideration.

Sincerely,

A handwritten signature in black ink that reads "H. Charles Viktorin / gmb". The signature is written in a cursive style.

H. Charles Viktorin, Chairman  
Planning & Zoning Commission

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> 03-26-01	<b>ITEM NO.</b> _____
<b>DATE SUBMITTED:</b> 03-09-01	<b>DEPARTMENT OF ORIGIN :</b> Planning/Permits
<b>PREPARED BY:</b> Jennifer Gonzales	<b>PRESENTOR:</b> Tobin E. Maples
<b>SUBJECT:</b> Zoning Application No. 971	
<b>EXHIBITS:</b> Ordinance, Application, Map, and P&Z Recommendation Letter	
<b>EXPENDITURE REQUIRED:</b> None	
<b>AMOUNT BUDGETED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>FUNDS AVAILABLE</b> _____ (Finance Department Approval)	

**EXECUTIVE SUMMARY**

Zoning Application No. 971 is a request to change zoning classification from Single Family Dwelling District (R-1) to Single Family Dwelling District Planned Unit Development (R-1 PUD).

**RECOMMENDED ACTION**

Consider Request

March 7, 2001

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION  
NO. 971**

**Request of John H. Taylor, Trustee, agent for 313 Acre Pearland Joint Venture ET AL, owners for an amendment to the Land Use and Urban Development Ordinance of said City from Single Family Dwelling District (R-1) to Single Family Dwelling District Planned Unit Development District (R-1 PUD) on the following described property, to wit:**

**124.4087 acres, out of 297.58 acres conveyed to Aaron Pasternak by Warranty Deed dated January 14, 1969 and recorded in Vol. 1023, pg 297, Deed Records of Brazoria Co., TX and being in the Warren D.C. Hall League, A-70, Brazoria Co., TX (Pearland Parkway)**

Honorable Mayor and Council Members:

At a regular meeting held on March 5, 2001, after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

A first motion was made by Commissioner Richard Tetens and seconded by Commissioner Randy Patro to recommend denial of Zoning Application No. 971.

**Motion to deny failed 3 to 4.**

**(Donald Glenn, H. Charles Viktorin, Emil Beltz and Todd Iocco were against recommendation for denial).**

A second motion was made by Commissioner Todd Iocco and seconded by Commissioner Emil Beltz to recommend approval of Zone Change Application No. 971. Commissioner Richard Tetens stated that the density is too great and he does not think it will be good having small lots backing up to the existing larger lots. Commissioner Patro strongly objected to putting R-3 size lots in an R-1 zoned area.

**Motion to approve passed 4 to 3.**

**(Russ Selemo, Randy Patro, and Richard Tetens were against the recommendation for approval).**

This is submitted for your consideration.

Sincerely,

  
H. Charles Viktorin, Chairman  
Planning & Zoning Commission

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

**AGENDA OF:** 03-26-01

**ITEM NO.** \_\_\_\_\_

**DATE SUBMITTED:** 03-09-01

**DEPARTMENT OF ORIGIN :** Planning/Permits

**PREPARED BY:** Jennifer Gonzales

**PRESENTOR:** Tobin E. Maples

**SUBJECT:** Zoning Application No. 967

**EXHIBITS:** Ordinance, Application, Map, and P&Z Recommendation Letter

**EXPENDITURE REQUIRED:** None

**AMOUNT BUDGETED:** N/A

**ACCOUNT NO.** N/A

**ADDITIONAL APPROPRIATION REQUIRED:** N/A

**ACCOUNT NO.** N/A

**FUNDS AVAILABLE** \_\_\_\_\_ (Finance Department Approval)

**EXECUTIVE SUMMARY**

Zoning Application No. 967 is a request to change zoning classification from Single Family Dwelling District (R-2) to Single Family Dwelling District Planned Unit Development (R-2 PUD).

**RECOMMENDED ACTION**

Consider Request

March 7, 2001

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION  
NO. 967**

**Request of James Cornelius, agent for Ronald Noles and Billy Noles, owners for an amendment to the Land Use and Urban Development Ordinance of said City from Single Family Dwelling District (R-2) to Single Family Dwelling District Planned Unit Development District (R-2 PUD) on the following described property, to wit:**

**60 acres, being Tracts 26-31 H. T. & B. R.R. Co. survey, A-219, Brazoria Co., TX (Hatfield Road)**

Honorable Mayor and Council Members:

At a regular meeting held on March 5, 2001, after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

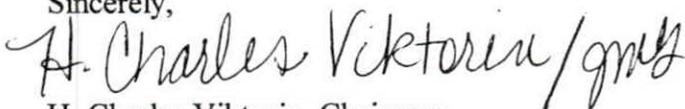
A motion was made by Vice-Chairman Donald Glenn and seconded by Commissioner Emil Beltz to recommend approval of Zone Change Application No. 967. Commissioner Richard Tetens did not approve of the 20-foot front setbacks. Mr. Tetens did not want to recommend approval of this request because he stated that it is accepting something that is not allowed in the Subdivision Ordinance. There was major discussion and disagreement regarding the "verbage" of a "PUD."

Commissioner Selemon stated that he would not want to live across from any M-1 zoning.

**Motion to approve passed 4 to 3.  
(Russ Selemon, Randy Patro, and Richard Tetens were against  
the recommendation for approval).**

This is submitted for your consideration.

Sincerely,



H. Charles Viktorin, Chairman  
Planning & Zoning Commission

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

**AGENDA OF:** 03-26-01

**ITEM NO.** \_\_\_\_\_

**DATE SUBMITTED:** 03-09-01

**DEPARTMENT OF ORIGIN :** Planning/Permits

**PREPARED BY:** Jennifer Gonzales

**PRESENTOR:** Tobin E. Maples

**SUBJECT:** Zoning Application No. 596

**EXHIBITS:** Ordinance, Application, Map, and P&Z Recommendation Letter

**EXPENDITURE REQUIRED:** None

**AMOUNT BUDGETED:** N/A

**ACCOUNT NO.** N/A

**ADDITIONAL APPROPRIATION REQUIRED:** N/A

**ACCOUNT NO.** N/A

**FUNDS AVAILABLE** \_\_\_\_\_ (Finance Department Approval)

**EXECUTIVE SUMMARY**

Zoning Application No. 596 is a request to change zoning classification from Suburban Development District (SD) to Mobile Home District (MH).

**RECOMMENDED ACTION**

Consider Request

March 7, 2001

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION  
NO. 596**

**Request of Wesley and Phyllis Shafer, owners for an amendment to the Land Use and Urban Development Ordinance of said City from Suburban Development District (SD) to Mobile Home District (MH) on the following described property, to wit:**

**Being 2.00 acres, Roy Acres II, Tract 168J-169U, H. T. & B. R.R. Co. survey, A-308, plat records of Brazoria Co., TX (7902 Warren)**

Honorable Mayor and Council Members:

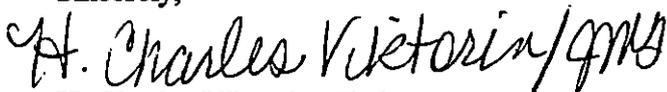
At a regular meeting held on March 5, 2001, after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

A motion was made by Commissioner Richard F. Tetens and seconded by Commissioner Emil Beltz to recommend denial of Zone Change Application No. 596. There was no discussion among the Commissioners on this application.

**Motion to deny passed 7 to 0.**

This is submitted for your consideration.

Sincerely,

Handwritten signature of H. Charles Viktorin in cursive script.

H. Charles Viktorin, Chairman  
Planning & Zoning Commission

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> 03-26-01	<b>ITEM NO.</b> _____
<b>DATE SUBMITTED:</b> 03-09-01	<b>DEPARTMENT OF ORIGIN :</b> Planning/Permits
<b>PREPARED BY:</b> Jennifer Gonzales	<b>PRESENTOR:</b> Tobin E. Maples
<b>SUBJECT:</b> Zoning Application No. 593	
<b>EXHIBITS:</b> Ordinance, Application, Map, and P&Z Recommendation Letter	
<b>EXPENDITURE REQUIRED:</b> None	
<b>AMOUNT BUDGETED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>FUNDS AVAILABLE</b> _____ (Finance Department Approval)	

**EXECUTIVE SUMMARY**

Zoning Application No. 593 is a request to change zoning classification from Suburban Development District (SD) to Mobile Home District (MH).

**RECOMMENDED ACTION**

Consider Request

March 7, 2001

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION  
NO. 593**

**Request of John and Evie Johnson, owners for an amendment to the Land Use and Urban Development Ordinance of said City from Suburban Development District (SD) to Mobile Home District (MH) on the following described property, to wit:**

**Lots 4 & 5, Block 2, Wagon Wheel Addition, H. T. & B. R.R. Co. survey, A-509, according to the plat records of Brazoria Co., TX (6118 Larrycrest)**

Honorable Mayor and Council Members:

At a regular meeting held on March 5, 2001, after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

A motion was made by Commissioner Richard F. Tetens and seconded by Commissioner Emil Beltz to recommend denial of Zone Change Application No. 593. There was no discussion among the Commissioners on this application.

**Motion to deny passed 7 to 0.**

This is submitted for your consideration.

Sincerely,

Handwritten signature of H. Charles Viktorin in cursive script.

H. Charles Viktorin, Chairman  
Planning & Zoning Commission

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

**AGENDA OF: 03-26-01**

**ITEM NO. \_\_\_\_\_**

**DATE SUBMITTED: 03-09-01**

**DEPARTMENT OF ORIGIN : Planning/Permits**

**PREPARED BY: Jennifer Gonzales**

**PRESENTOR: Tobin E. Maples**

**SUBJECT: Zoning Application No. 501**

**EXHIBITS: Ordinance, Application, Map, and P&Z Recommendation Letter**

**EXPENDITURE REQUIRED: None**

**AMOUNT BUDGETED: N/A**

**ACCOUNT NO. N/A**

**ADDITIONAL APPROPRIATION REQUIRED: N/A**

**ACCOUNT NO. N/A**

**FUNDS AVAILABLE \_\_\_\_\_ (Finance Department Approval)**

**EXECUTIVE SUMMARY**

Zoning Application No. 501 is a request to change zoning classification from Suburban Development District (SD) to Mobile Home District (MH).

**RECOMMENDED ACTION**

Consider Request

March 7, 2001

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION  
NO. 501**

**Request of Raymond and Rita Girod, owners for an amendment to the Land Use and Urban Development Ordinance of said City from Suburban Development District (SD) to Mobile Home District (MH) on the following described property, to wit:**

**1.450 acres out of Lot 8, being the Southeast 1/4 of the Northwest 1/4 of the H. T. & B. R.R. Co. survey, Section 14, A-509, Brazoria Co., TX (3713 Aubrell (old address: 16111 Aubrell))**

Honorable Mayor and Council Members:

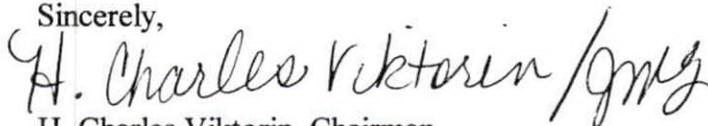
At a regular meeting held on March 5, 2001, after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

A motion was made by Commissioner Richard F. Tetens and seconded by Commissioner Emil Beltz to recommend denial of Zone Change Application No. 501. There was no discussion among the Commissioners on this application.

**Motion to deny passed 7 to 0.**

This is submitted for your consideration.

Sincerely,

A handwritten signature in black ink that reads "H. Charles Viktorin" followed by a stylized monogram or initials.

H. Charles Viktorin, Chairman  
Planning & Zoning Commission

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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 Mobile Home District (MH) on the following described property, to wit:

1. Zoning Application No. 501

Legal Description: 1.450 acres out of Lot 8, being the Southeast 1/4 of the Northwest 1/4 of the H. T. & B. R.R. Co. survey, Section 14, A-509, Brazoria Co., TX (3713 Aubrell (old address: 16111 Aubrell))

Owner: Raymond & Rita Girod  
3713 Aubrell  
Pearland, TX 77584

2. Zoning Application No. 593

Legal Description: Lots 4 & 5, Block 2, Wagon Wheel Addition, H. T. & B. R.R. Co. survey, A-509, according to the plat records of Brazoria Co., TX (6118 Larrycrest)

Owner: John & Evie Johnson  
6118 Larrycrest  
Pearland, TX 77584

3. Zoning Application No. 596

Legal Description: Being 2.00 acres, Roy Acres II, Tract 168J-169U, H. T. & B. R.R. Co. survey, A-308, plat records of Brazoria Co., TX (7902 Warren)

Owner: Wesley & Phyllis Shafer  
7902 #2 Warren  
Pearland, TX 77584

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

**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 MARCH 5, 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 Single Family Dwelling District (R-1) to Single Family Dwelling Planned Unit Development District (R-1 PUD) on the following described property, to wit:

Zoning Application No. 971

Legal Description: 124.4087 acres, out of 297.58 acres conveyed to Aaron Pasternak by Warranty Deed dated January 14, 1969 and recorded in Vol. 1023, pg 297, Deed Records of Brazoria Co., TX and being in the Warren D.C. Hall League, A-70, Brazoria Co., TX (Pearland Parkway)

Owner: 313 Acre Pearland Joint Venture ET AL  
Matt Pasternak  
2142 Bolsover  
Houston, TX 77005

Agent: John H. Taylor, Trustee

**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: 2nd day of March, 2001

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

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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 Single Family Dwelling District (R-2) to Single Family Dwelling District Planned Unit Development District (R-2 PUD) on the following described property, to wit:

Zoning Application No. 967

Legal Description: 60 acres, being Tracts 26-31 H. T. & B. R.R. Co. survey, A-219, Brazoria Co., TX (Hatfield Road)

Owner: Ronald Noles and Billy Noles  
1730 Hatfield Road  
Pearland, TX 77581

Agent: James Cornelius

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

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

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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 Estate Lot Single Family Dwelling District (R-E) on the following described property, to wit:

1. Zoning Application No. 972

Legal Description: Tract 4, out of and a part of Commercial Reserve, Block 2, West Lea Subdivision, Section 1, as per the map or plat thereof as recorded in Vol. 10, pg 19, Brazoria Co. plat records, Brazoria Co., TX (Manvel Road)

Owner: Juan Herrera  
506 Manor  
Houston, TX

2. Zoning Application No. 974

Legal Description: A 5.364 acre tract located in Lot 11, H. T. & B. R. R. Co. survey, Section 14, A-509, Brazoria Co., TX (5509 Bailey Road)

Owner: Ken & Patricia Smith  
4016 Hazelwood Drive  
Pearland, TX 77584

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

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

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**  
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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 Single Family Dwelling District (R-1) on the following described property, to wit:

Zoning Application No. 973

Legal Description: 5 acres, being the South ½ of Lot 50, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R. R. Co. survey, A-243, Brazoria Co., TX, according to the map or plat thereof appearing in Vol. 2, pg 23-24, plat records of Brazoria Co., TX (1738 Stone Road (old address: 13418 Stone Road))

Owner: Mario Victorino & Ana Liza Juguilon  
1738 Stone Road  
Pearland, TX 77581

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

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

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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 5th day of March, 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 John and Evie Johnson, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Mobile Home District (MH) on the following described property, to wit:

Lots 4 & 5, Block 2, Wagon Wheel Addition, H. T. & B. R. R. Co. survey, A-509,  
according to the plat records of Brazoria Co., TX (6118 Larrycrest)

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 2-23-01

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

**APPLICATION NO. 593**

Advertised in newspaper for 3-5-01 Joint Public Hearing.

Applications no. 972 (SD-RE) 974 (SD-RE)  
973 (SD-RI) 971 (RI-RI PWD) 967 R2-R2 PWD  
596, 593, 501 (SD-MH)

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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 Mobile Home District (MH) on the following described property, to wit:

1. Zoning Application No. 501

Legal Description: 1.450 acres out of Lot 8, being the Southeast 1/4 of the Northwest 1/4 of the H. T. & B. R.R. Co. survey, Section 14, A-509, Brazoria Co., TX (3713 Aubrell (old address: 16111 Aubrell))

Owner: Raymond & Rita Girod  
3713 Aubrell  
Pearland, TX 77584

2. Zoning Application No. 593

Legal Description: Lots 4 & 5, Block 2, Wagon Wheel Addition, H. T. & B. R.R. Co. survey, A-509, according to the plat records of Brazoria Co., TX (6118 Larrycrest)

Owner: John & Evie Johnson  
6118 Larrycrest  
Pearland, TX 77584

3. Zoning Application No. 596

Legal Description: Being 2.00 acres, Roy Acres II, Tract 168J-169U, H. T. & B. R.R. Co. survey, A-308, plat records of Brazoria Co., TX (7902 Warren)

Owner: Wesley & Phyllis Shafer  
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Owner: 313 Acre Pearland Joint Venture ET AL  
Matt Pasternak  
2142 Bolsover  
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Owner: Mario Victorino & Ana Liza Juguilon  
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Legal Description: A 5.364 acre tract located in Lot 11, H. T. & B. R. R. Co. survey, Section 14, A-509, Brazoria Co., TX (5509 Bailey Road)

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**VILLAGE GROVE  
R-2 PUD  
ZONING REQUEST**

**Applicant:  
Sowell & Co.  
James S. Cornelius  
1601 Elm St.  
Suite 300  
Dallas, TX 75201  
(713) 627-8021**

## **Existing Conditions Village Grove**

The sixty (60) acres proposed for the Village Grove development is currently owned by Bill Noles and Ronald Noles. At the time of development, the property will be owned by the applicant in its entity, Sowell Property Partners-Village Grove.

The existing zoning on the property is SD and the zoning requested is R-2, PUD. A legal description of each of the thirty (30) acres is attached hereto.

## **Planning Objectives Village Grove**

The Village Grove project is located between O'Day and Hatfield Roads in north central Pearland. Land uses north and east of the project are primarily commercial (pipe yards, catfish farm, machine works), a mobile home park, and single family homes on small acreage tracts. To the south of the development site is a mobile home park, a new subdivision (Sawyers Pond) and several newer homes built on small acreage tracts.

The property is currently zoned R-2 with the parcel immediately to the north zoned C. The property is flat, open land with no significant trees or land features. The northwest corner of the property is encumbered by floodway and the northern 30 acres of the property is in the flood plain on average of six (6) inches. The project will be developed with no housing in the floodway and the land in the flood plain will be raised and a FEMA map amendment will be obtained.

As one of the first significant developments in this area of Pearland, the Village Grove development proposes a mix of 70' and 60' lots that have been designed to offer a range of housing prices and provide a transition from the heavier commercial uses located north and east of the tract to the residential uses west of the site. The land plan provides connectivity from O'Day to Hatfield, without creating a "through street" neighborhood. The average lot size is 6% greater than the minimum lot size in the R-2 classification.

## **Development Schedule Village Grove**

Zoning	April 2001
Engineering and Plan Approval	September 2001
Development of Utilities and Streets	May 2002
Homebuilder Construction	May 2002-May 2005

The Village Grove development will be a single family subdivision with individually owned homes. The detention area will be owned by the Municipal Utility District and the maintenance will be the responsibility of the Homeowners Association.

# Proposed Development Village Grove

82 Lots: 70' x 115' (typical) lots  
 103 Lots: 60' x 115' (typical) lots

Maximum Lot Coverage: 60%

Average density based upon gross land area: 3.08 DUA  
 Average density based upon net buildable land area: 3.7 DUA

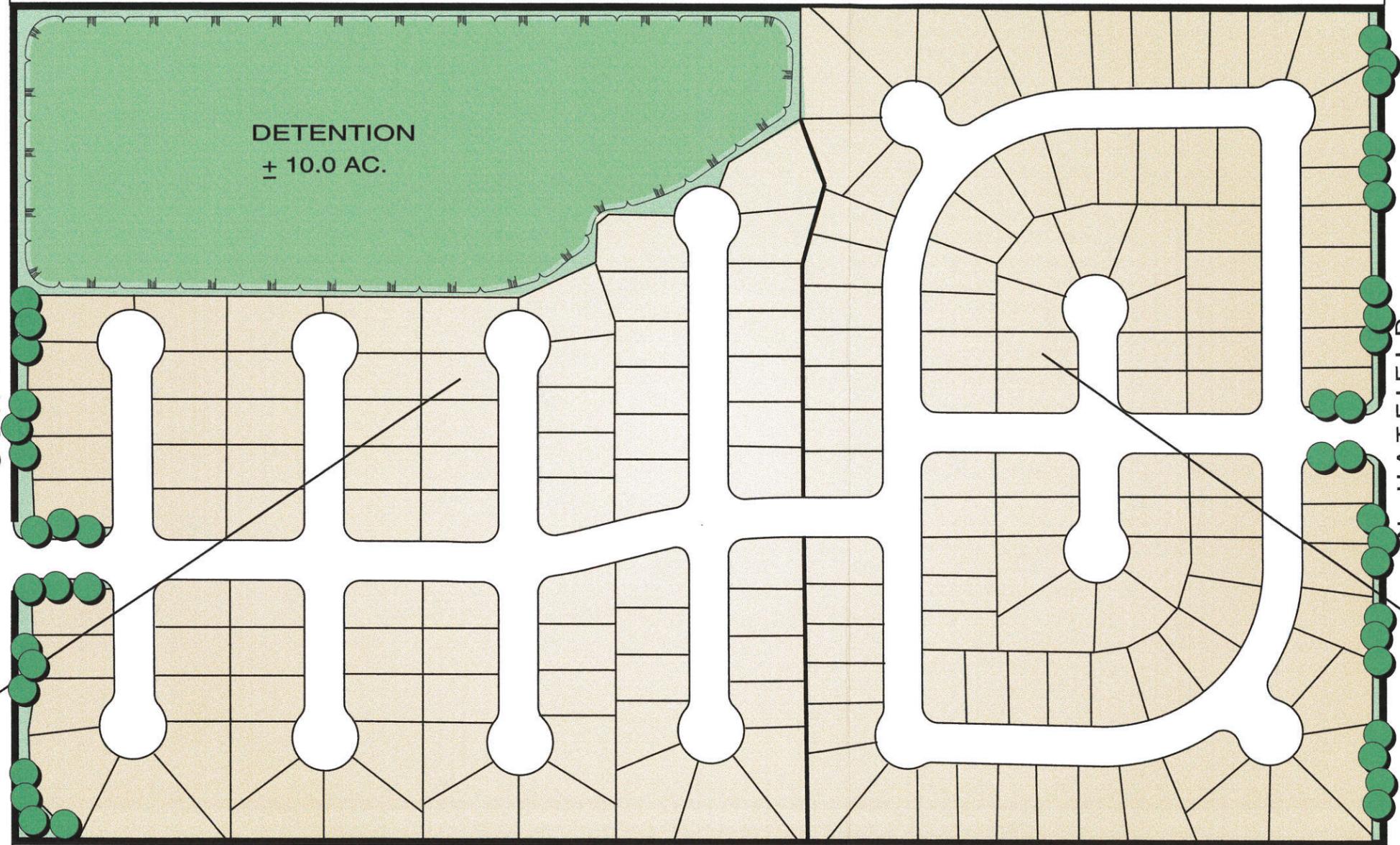
Average Lot Area: 7,409 sq. ft.  
 R-2 Minimum Lot Area: 7,000 sq. ft.

Open Space: ±10 acres

## Yard Set Back Requirements:

<p>Front Yard: 70' Lots</p>	<p>25' for all homes that have an attached, front entry garage          20' for all homes that have a detached garage, homes that have attached garages and the garage door does not face a street (swing-in garage), or homes located on a cul de sac</p>
<p>60' Lots</p>	<p>25' for all homes that have an attached, front entry garage          20' for homes that have attached garages and the garage door does not face a street (swing-in garage)</p>
<p>Rear yard:</p>	<p>20 feet</p>
<p>Side Yard</p>	<p>7.5 feet on each side except corner lots which must have 10 feet from right-of-way and no side entry garages are allowed.</p>

Accessory buildings, as defined in the Land Use Ordinance, shall be allowed in the required side yards, however, no Accessory building may be closer than 3 feet to a common property line or 10 feet to a street right of way, if on a corner lot.



O'DAY

N. HATFIELD

83 LOTS  
(TYP: 70' X 115')

102 LOTS  
(TYP: 60' X 115')

185 TOTAL LOTS

a conceptual development plan for  
**VILLAGE GROVE**  
± 60 ACRES of LAND  
prepared for  
**SOWELL & COMPANY**

**KERRY R. GILBERT & ASSOCIATES, INC.**

Land Planning Consultants  
15810 Park Ten Place  
Suite 160  
Houston, Texas 77084  
(281) 579-0340

SCALE  
0 50 100 200

REVISED: FEBRUARY 23, 2001  
FEBRUARY 5, 2001  
KGA # I-8

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILIATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC.

## **Thoroughfares Village Grove**

Prior to filing an application for a preliminary plat, a Traffic Impact Analysis will be prepared in conformance with Pearland requirements.

## **Utilities Village Grove**

The City of Pearland currently has a 12" water line located in Hatfield Road and a 12" water line in O'Day Road. A sanitary sewer lift station is located at Hatfield Road and Hickory Slough, immediately northeast of the project. Storm water will be directed to the detention pond where it will be released into a piped system leading to Hickory Slough. Water, sanitary sewer and storm water facilities will be installed in the subdivision in accordance with City of Pearland's development guidelines.

Electric, gas and telephone facilities currently exist along Hatfield and O'Day Roads. Electric and telephone facilities will be overhead along the perimeter of the subdivision and will be underground within the subdivision.

## **Landscaping and Perimeter Treatment Village Grove**

The Village Grove development will have a board on board, stained, wooden fence with masonry columns every 200 feet along Hatfield and O'Day. Along O'Day Road there will be a 15 feet landscape reserve that will be landscaped with live oaks and crepe myrtles in the same ratio as the Pearland Parkway Ordinance. Along Hatfield Road, there will be a 10 feet landscape reserve that will be landscaped in the same ratio as the Pearland Parkway Ordinance.

1625 Corniche Street  
League City, Texas 77573

**TTT&B, Ltd.**

Telephone (281) 334-5499  
Fax (281) 334-2338

March 7, 2001

Eugene D. Karstedt  
4006 Shadycrest Drive  
Pearland, Texas 77581

Dear Mr. Karstedt:

This letter is in response to our conversation at the Pearland City Council and Planning and Zoning joint meeting held Monday, March 5th at Pearland City Hall.

As you recall, I represent the group that plans to develop the 124 acre tract adjacent to Shadycrest Subdivision.

At the above meeting, several home owners from your subdivision, including you, expressed concerns about the planned development. I met with you and the home owners in the lobby to review those concerns.

As I recall, the following issues were discussed:

1. Drainage. All of the home owners were concerned that development of the property would create additional storm water that could impact Shadycrest Subdivision. As I explained, the development of our project requires us to capture all storm water runoff within the subdivision and disburse it through detention ponds to Mary's Creek. This storm water will be metered in such a manner that the majority of our storm water will be discharged into Mary's Creek when the creek is not in a full condition. Our storm water detention system will be reviewed and approved by the City of Pearland and Brazoria County Drainage District #4. It is our opinion that, if anything, you will see less storm water from our tract encroaching on Shadycrest Subdivision after development of our subdivision.

2. Trees. We will be required to comply with the Pearland Tree Ordinance. In addition, we will be working with the City of Pearland Parks Board and Brazoria County Drainage District #4 to preserve as many trees along Mary's Creek as possible. It is in our best interest as developers to save as many large trees as possible within the proposed community.

Eugene D. Karstedt  
4006 Shadycrest Drive  
Pearland, Texas 77581

March 7, 2001

Page -2-

3. Lots Adjacent to Shadycrest Subdivision. Because we have requested a zoning change from R-1 to PUD R-1 we have proposed, for diversity, different size lots in four villages within the new subdivision. One of the smaller lot villages has fourteen (14) lots that back up to Shadycrest Subdivision. As I explained, we have proposed the following restrictions to insulate your community from our development;

A. We will not use Mary's Creek Lane West and Lake Edge Drive to access our development. This is proposed as an accommodation to the home owners in Shadycrest Subdivision. This will require us to construct a large divided boulevard entrance at Pearland Parkway.

B. We are proposing a twenty foot green space between our development and Shadycrest Subdivision. In addition, we will be constructing a six foot high cedar fence at the back of our lots along the entire boundary between our development and Shadycrest.

C. As an additional concession, I agreed at our meeting to place a recorded deed restriction on the fourteen smaller lots backing up to Shadycrest Subdivision. This restriction would limit home construction on these fourteen lots to single story homes. With the six foot cedar fence, twenty foot green space and this deed restriction, I believe this will add a great deal of privacy between the two communities.

4. Master Plan. You have the added comfort in knowing the exact development of our property if the City of Pearland approves our zoning request to PUD R-1. Once approved by the City, this development plan may not be changed without City approval.

There may have been some other issues, but I don't recall any that were significant.

I might add that the above proposals are effective **only** if the City of Pearland approves our master plan and zoning change to PUD R-1 as currently before the City Council. If we are unable to obtain this zoning change, we will be forced to reconfigure our plans to incorporate the existing road patterns in an open development plan with significantly less amenities than proposed under our PUD R-1 master plan.

Eugene D. Karstedt  
4006 Shadycrest Drive  
Pearland, Texas 77581

March 7, 2001

Page -3-

In conclusion, it is our intention to develop one of the finest private, gated communities in Pearland. Our master plan includes green spaces, walking trails, four parks, two lakes, gated access, private community pool and recreation center, heavily landscaped entrances and boulevards and a diverse community with many different home styles and choices.

We have developed many communities in the Clear Lake and Pearland area over the years and have always considered the concerns of our neighbors in developing our communities. We believe we have met those concerns in the past and look forward to working with you as a good neighbor.

If you have any questions, please feel free to call me at the above number.

Very truly yours,  
TTT&B, Ltd.

John N. Taylor  
Executive Manager

JNT/gw  
pc: Allan Mueller  
pc: Tobin Maples ✓

**Villages at Mary's Creek  
A Proposed  
124.4087 Acres  
Planned Unit Development  
Pearland, Texas**

**Prepared For  
The City of Pearland**

**By Robert Doley, Planner  
January 22, 2001**

1625 Corniche  
League City, Texas 77573

**John N. Taylor**

Telephone (281) 334-5499  
Fax (281) 334-2338

February 7, 2001

Mr. Allan Mueller  
Acting City Manager  
City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

Re: PUD Documents for Mary's Creek Project

Dear Mr. Mueller:

Included with this letter are twelve (12) copies of our application to the City for a zoning change on our 124-acre tract on Mary's Creek.

We are requesting a zoning change from R-1 To R-1 PUD.

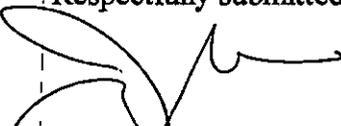
We have already filed the zoning change petition with the City and paid the appropriate fees.

We appreciate the input we have received from the City Staff on this PUD application and have incorporated many of the Staff's suggestions in this document.

Please let us know when we will be scheduled to appear before Planning and Zoning and City Council.

In the meantime, if there is any further information required from us, please give me a call and we will respond immediately.

Respectfully submitted,



John N. Taylor  
Trustee

**Villages at Mary's Creek A Proposed  
124.4087 Acres Planned Unit Development  
Pearland, Texas**

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CITY OF PEARLAND  
ZONING APPLICATION

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

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \*

Property address: SEE LEGAL DESCRIPTION

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

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

Tax I.D. number: 76-0648327

Current use of land: VACANT

Proposed use of land within requested designation: SINGLE FAMILY COMMUNITY

Record owner's name: 313 ACRE PEARLAND JOINT VENTURE ET AL

Owner's mailing address: 10 MAT PASTERNAK - 2142 BOLSOVER, HOUSTON, TX. 77005

Owner's telephone number: 281-970-5300

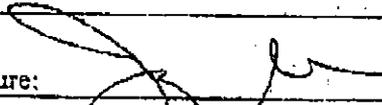
Agent's name: JOHN N. TAYLOR, TRUSTEE

Agent's mailing address: 1628 CORNICHE, LEAGUE CITY, TX. 77573

Agent's telephone number: 281-334-5499

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: SEE ATTACHED LETTER

Agent's signature: 

Fees paid: \$ 2-1-01 (\$250.00)

Date paid: 2-1-01

Received by: Mona Rippe

Application number: 011

01-24-01

08:58PM FROM SPANGLASS CONSTRUCTION CORP

281-970-6620

T-891 P.02/02 F-744

313 Acre Pearland Joint Venture  
2142 Boisover  
Houston, Texas 77005

January 24, 2001

City of Pearland  
Attn: Alan R. Mueller  
Deputy City Manager  
3519 Liberty Drive  
Pearland, TX 77581

Re: Authorization of Agent for zoning change on 124 acre tract on Pearland parkway

Dear Mr. Mueller:

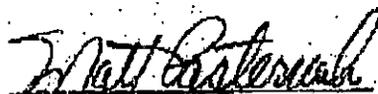
313 Acre Pearland Joint Venture, the owner of the above tract, authorizes Mr. John N. Taylor, Trustee, to act as its agent in connection with the rezoning request of the above tract from R-1 to PUD, as more particularly described in the Planned Unit Development proposal dated January 22, 2001, prepared by Robert Doley, Planner, which proposal includes this letter. If any change is made to such proposal, it shall not become final until approved in writing by the undersigned. The owner will not unreasonably withhold consent to any such change. Mr. Taylor, Trustee, is acting as our agent only for the purpose of the PUD application.

Respectfully,

313 Acre Pearland Joint Venture

By: Pasternak Management, Inc.

By:

  
Matt Pasternak, President

## DESCRIPTION

A tract of land being 124.4087 acres, out of 297.58 acres conveyed to Aaron Pasternak by Warranty Deed dated January 14, 1969 and recorded in Volume 1023, page 297 of the Deed Records of Brazoria County, Texas, and being in the Warren D.C. Hall League Abstract 70, Brazoria County, Texas, described as follows:

**BEGINNING** at a concrete monument found in the southwesterly line of said W.D.C. Hall Survey, being the southeast corner of the said 297.58 acre tract and the southwest corner of the Shadycrest Subdivision recorded in Volume 8, page 97 of the Brazoria County Map Records,

**THENCE** North 45 degrees 47 minutes 57 seconds West along the common line of the A.C.H.& B. Survey, Abstract No. 507 and the W.D.C. Hall Survey Abstract No. 70 a distance of 882.99 feet to an "X" cut in concrete curb in the south Right-of-Way of Oiler Drive, 140 feet in width, also being the southeast corner of a 6.8744 acre tract described in Deed from Elizabeth A. Nesbit to the City of Pearland recorded in Clerk's File No. 96-038855,

**THENCE** in a northeasterly direction, along a curve to the left, an arc length of 140.16 feet, a radius of 2115.00 feet, a central angle of 3 degrees 47 minutes 49 seconds, and a chord Bearing of North 46 degrees 34 minutes 48 seconds East to a found concrete monument, same being the northeast corner of Pearland Parkway described in Deed to the City of Pearland recorded in Clerk's File No. 97002287,

**THENCE** North 45 degrees 51 minutes 11 seconds West along the northeasterly Right-of-way of Pearland Parkway, 140 feet in width, a distance of 1159.90 feet to a set 5/8 inch iron rod for corner, also being the southeasterly corner of a 49.85 acre tract (Independence Park) described in Deed to the City of Pearland recorded in Volume 1250, page 904 of the Brazoria County Deed Records,

**THENCE** North 44 degrees 24 minutes 49 seconds East along the southeasterly line of the said 49.85 acre tract, a distance of 1922.02 feet passing a 5/8 inch iron rod set on the highbank, a total distance of 1965.92 feet to the centerline of Mary's Creek,

### 3. INTRODUCTION

313-Acre Pearland Joint Venture et al currently owns the tract and the future owner will be John N. Taylor, Common Trustee.

John N. Taylor has requested the preparation of this application for a gated private street planned unit development as required by the *Land Use and Urban Development Ordinance* of the City of Pearland, Texas. As the ordinance states, "The PUD district is intended to be used in conjunction with other zoning districts to permit greater flexibility and permit more creativity and imaginative design. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of urban amenities, and preservation of natural qualities of open space."

The 124.4-acre gated private street Planned Unit Development (PUD) is located entirely in the City of Pearland. It is all single family residential with a mix of lot sizes. The different lot sizes will accommodate a variety of housing products and price ranges. The PUD is located south and west of the Mary's Creek, north of Dixie Farm Road, and east of Pearland Parkway. See the vicinity map for the location of the property.

There will be common recreation areas and landscape reserves dispersed throughout the residential areas.

The tract is currently zoned R-1. The proposed rezoning will be R-1 PUD. See the conceptual master plan.

#### **4. EXISTING CONDITIONS**

##### **Current Site Conditions**

The Site is basically flat with a small rise north of the center of the tract. The elevations in the tract range from 32' along Mary's Creek to 48.5' at the peak of the small rise north of the center of the tract. Across the tract itself the elevations range from 42' to 48.5'. The tract is densely wooded. Mary's Creek and a 2.9171-acre drainage easement impact the east and north boundaries of the tract along with a small band of land in the 100-year flood area. There is a 20' drainage easement along the south side of the tract.

##### **Surrounding Area Land Use**

To the south and west of the PUD is Pearland High School. North and west of the tract is the City of Pearland Independence Park. North and east of the development is Parkview Subdivisions section two and three and Carden-Jackson School. To the south and east of the tract is the Shadycrest Subdivision.

## 5. PLANNING OBJECTIVES

The planning objectives for the 124.4-acre gated private street Planned Unit Development (PUD) are to provide a framework for development that provides a true sense of community while providing a wide variety of choice. The PUD will ensure uniform building construction, high quality, and logical controlled growth. The objectives and approach to reach them are as follows:

<u>Objective</u>	<u>Approach</u>
Sense of Community	Living, walking, education, and recreation all within a short distance of each other. There will be trails, sidewalks, lakes, and other neighborhood and community recreation facilities to ensure the sense of community. The trails and lakes are located on the drawing that illustrates the existing and proposed circulation system.
Housing Variety	Multiple price ranges, a wide variety of lifestyles in well defined neighborhoods. The single-family residential housing types will be many and varied to appeal to the broadest spectrum of buyers.
Quality	Provide planning and architecture of the highest quality.
Logical Controlled Growth	Provide an environment that promotes community through a team of experienced developers and at the same time maintaining proper architectural controls with deed restrictions. A master plan will remain in place for the future of the PUD.

The planning approach for the 124.4-acre gated private street Planned Unit Development (PUD) will ensure the success of the subdivision and its neighborhoods through the wise use of architectural and aesthetic controls and deed restrictions, through good planning, and through well located and well maintained recreation areas.

## **6. DEVELOPMENT SCHEDULE**

The first phase of the 124.4-acre gated Private Street Planned Unit Development (PUD) should be started in June 2001. The first phase should be completed in January 2004. There are 167 lots in 62.1 acres in two neighborhoods in the first section. The second phase timing will depend upon market conditions. The phasing is illustrated on the drawing titled the conceptual master plan.

## 7. FUTURE INTENT

The two categories of land within the Planned Unit Development PUD are single-family residential and open space. The open space includes land used for detention/drainage/landscape/recreation. All infrastructure of the PUD is to be built by the developer John N. Taylor, Common Trustee in each phase. The homes are to be built and sold by only qualified residential homebuilders. The homeowners association will own and maintain the remaining open space areas within the PUD used for detention/drainage/landscape/recreation. See the drawing titled conceptual master plan.

## 8. QUANTITATIVE DATA

The 124.4-acre gated private street Planned Unit Development (PUD) will be divided into four neighborhoods. The proposed single-family neighborhoods will consist of R-1 PUD single family residential. The R-1 PUD area has 359 lots in 92.2-acres. The maximum number of lots that the City of Pearland would allow in 92.2-acres of R-1 PUD development would be 369. In the R-1 PUD the City of Pearland *Land Use and Urban Development Ordinance* limits the maximum lot coverage to 60%.

The following table reflects the land uses shown in the Conceptual Master Plan.

### 124.4-acre Planned Unit Development (PUD) Land Use Acreage

<u>Land Use</u>	<u>Gross Acreage</u>	<u>Net Acreage</u>	<u>% of Gross Acreage</u>
Single Family Residential	124.4	92.2	74.1%
Recreation Areas	124.4	1.8	1.4%
Landscape Reserves	124.4	3.2	2.6%
Major and Collector Streets	124.4	3.8	3.1%
Detention Lakes	124.4	10.9	8.8%
Drainage Areas (Not Detention)	124.4	1.9	1.5%
Existing Drainage Ditch and Mary's Creek	124.4	10.6	8.5%

The following table shows the two basic categories of land use within the PUD. The two categories are single-family residential and detention/drainage/landscape/recreation. The purpose of the table is to show the total acreage in each of the two categories.

124.4-acre Planned Unit Development (PUD)  
Two Categories of Land Use Acreage

<u>Land Use</u>	<u>Acreage</u>	<u>Total Acreage of Land Use</u>
R-1 PUD	96.0	
<u>Total for Single-Family Residential</u>		<u>96.0 Acres</u>
Detention Lakes	10.9	
Drainage Areas (Not Detention)	1.9	
Existing Drainage Ditch and Mary's Creek	10.6	
Landscape Reserves	3.2	
Recreation Areas	1.8	
<u>Total Detention/Drainage/Landscape/Recreation</u>		<u>27.4Acre</u>

## **9. STREETS AND PEDESTRIAN CIRCULATION**

The 124.4-acre gated private street PUD will have better-quality access and internal circulation with the implementation of the master plan. The location is superior at the corner of Oiler Parkway and Pearland Parkway. The site is south and east of the City of Pearland's Independence Park and north and east of Pearland High School. The single divided entrance offers gated control and emergency ingress and egress by going the wrong way on the opposite side of the private collector if necessary.

The street pattern is shown on the conceptual master plan and all the streets within the 124.4-acre gated private street PUD (including the Pearland Parkway extension which is outside the gated private street PUD) will be built in conformance with the City of Pearland Subdivision Ordinance, Zoning Ordinance, and Construction Standards.

All required sidewalks are to be built in conformance with existing City of Pearland Subdivision Ordinance, Zoning Ordinance, and Construction Standards.

The proposed Planned Unit Development will meet all City of Pearland emergency access requirements including 911 services.

Major ingredients in the comprehensive plan for the 124.4-acre gated private street PUD are the recreation and landscape reserves combined with a unifying trail system. Trails will be five feet wide crushed granite bordered with metal edging. The trail system is to be maintained by the homeowners association. Several recreation and playground sites have been centrally located in the different neighborhoods. The sidewalks and pedestrian trails will unite these recreation and playground sites. There will be six different trails within the subdivision. The first trail exits each of the villages adjacent to the creek and continues along the edge of Mary's Creek. The trail extends from the northwesterly corner of the property to the northeasterly corner of the property along the meanders of Mary's Creek and is above the high bank in a 25-foot easement overlapping with the BDD4 easement. The second trail circles the northern detention pond. The third trail circles the southern detention pond complete with two spurs that unite the trail with the sidewalk system. The fourth trail extends from the southwesterly village to Independence Park. A fifth trail connects the southwesterly village to the northwesterly village and the detention lake. A sixth trail connects the southeasterly village to the northeasterly village.

Currently, the City of Pearland's Comprehensive Park Plan envisions the first trail, as listed in the preceding paragraph and extending along Mary's Creek, being a public trail linked to Independence Park.

The Developer is willing to consider granting the City a 25' public recreational use easement overlaying the proposed 120' Brazoria Drainage District #4 floodway easement under the following general terms:

The Developer would be granted a credit against any Park Impact Fees imposed by the City of Pearland under this PUD. The credit would be used by the Developer to construct the trail system along Mary's Creek using the City's specifications. In addition, the Developer would construct pedestrian footbridges to connect the trail system to Independence Park and across one other area to be determined by the City. The Developer would not be required to expend any money over that which would have been collected by the City for the Park Impact Fees required from the PUD Development if the trail system along Mary's Creek had remained private. Any monies not used to construct the above improvements would be payable to the City by the Developer.

## 10. UTILITIES

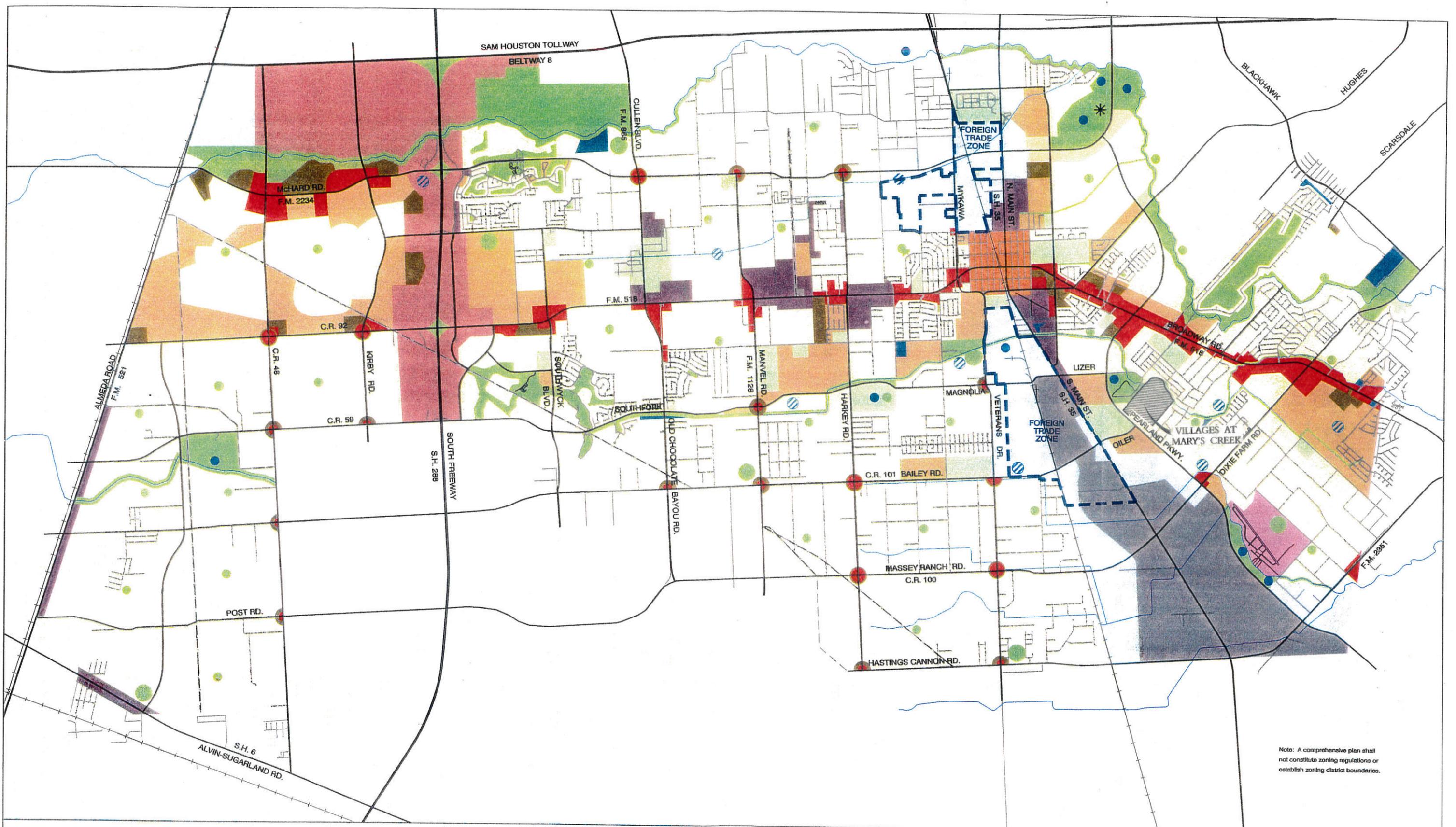
Dannenbaum Engineering Corporation 3100 West Alabama Houston, Texas 77098 has prepared water and wastewater conceptual plans for the proposed utilities for the 124.4-acre PUD. These plans are part of this document.

Dannenbaum Engineering Corporation has prepared the drainage plan for the project. 22.2-acres has been provided for drainage and detention. This includes the widening to Mary's Creek and the new detention/lakes.

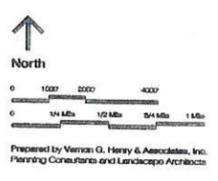
## **11. PERIMETER TREATMENT OF PLANNED UNIT DEVELOPMENT**

The wall along Pearland Parkway will consist of six-foot high single wythe brick spanning between brick columns. The two perimeter sides of the villages will be fenced with a six-foot high wood fence. The trail in the southwest corner of the villages will be complete with a code-accessed lock to grant secure access to Independence Park. The rear lots along Mary's Creek will be fenced with a six-foot high wrought iron fence complete with code-accessed locks to grant secure access to the trail.





Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



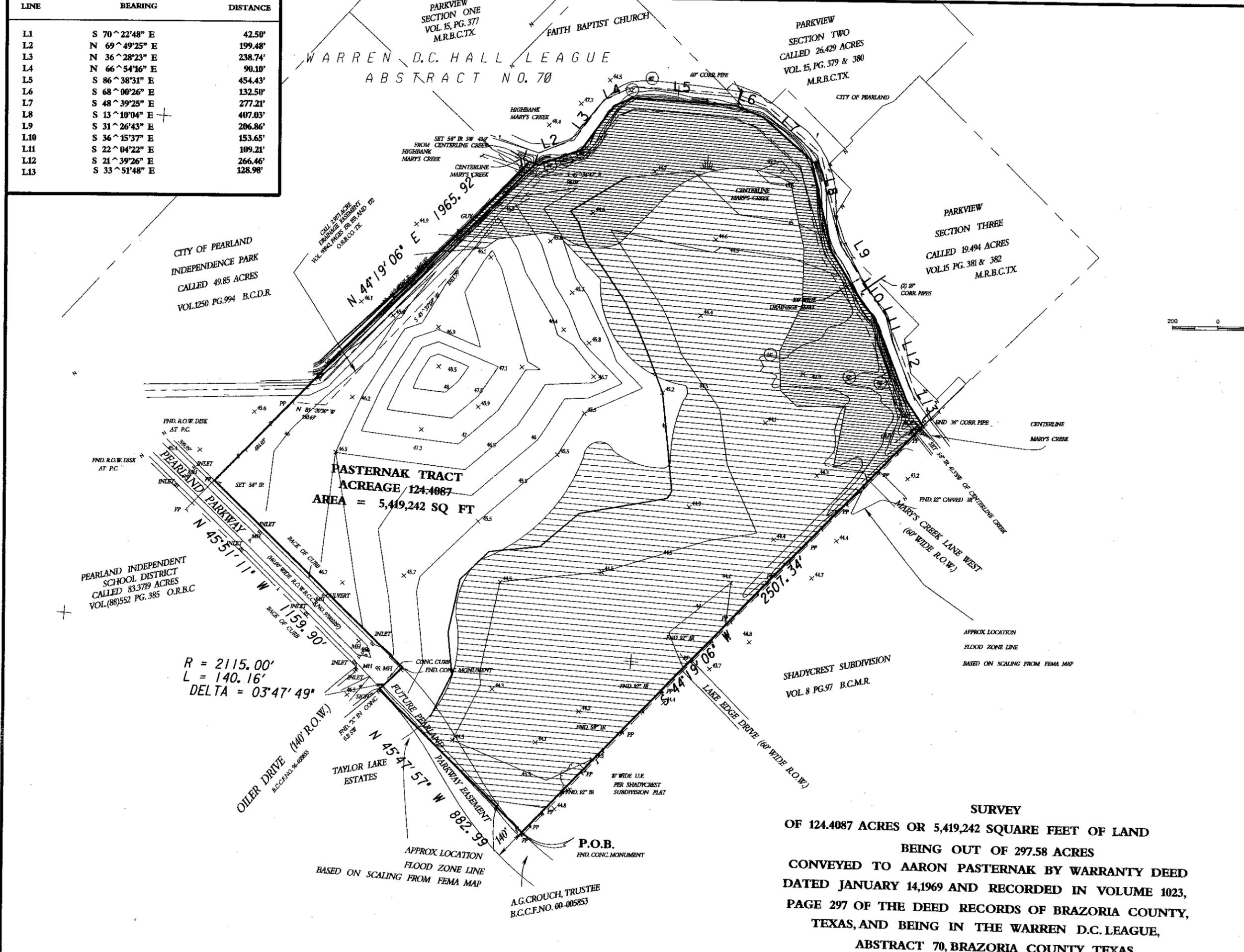
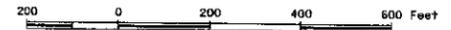
- |                            |                              |                                   |   |
|----------------------------|------------------------------|-----------------------------------|---|
| Low Density Residential    | Retail, Offices and Services | Public / Semi-Public              | Major Retail Node<br>with High and Medium Density Residential |
| Medium Density Residential | General Business             | Parks                             | Minor Retail Node<br>with High and Medium Density Residential |
| High Density Residential   | Business Park                | Drainage and Flood Protection     | Community Park Site   |
| Village District           | Aviation                     | Utility Corridor                  | Neighborhood Park Site  |
| Offices                    | Light Industrial             | B.D.D. #4 Proposed Detention Site | City of Pearland Detention Site                               |
|                            | Industrial                   |                                   | Restaurant & Entertainment District                           |

Figure 5.1  
Land Use Plan  
Pearland Planning Area

LINE	BEARING	DISTANCE
L1	S 70°22'48" E	42.50'
L2	N 69°49'25" E	199.48'
L3	N 36°28'23" E	238.74'
L4	N 66°54'16" E	90.10'
L5	S 86°38'31" E	454.43'
L6	S 68°00'26" E	132.50'
L7	S 48°39'25" E	277.21'
L8	S 13°10'04" E	407.03'
L9	S 31°26'43" E	206.86'
L10	S 36°15'37" E	153.65'
L11	S 22°04'22" E	109.21'
L12	S 21°39'26" E	266.46'
L13	S 33°51'48" E	128.98'

LEGEND	FEMA MAP DEFINITIONS:
[Symbol]	ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
[Symbol]	ZONE X SHADED: AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
[Symbol]	ZONE AE AREAS OF 100-YEAR FLOOD, WHERE BASEFLOOD ELEVATIONS HAVE BEEN DETERMINED.

TOTAL 142 ACRES OR 61,284 SQ FT IN FUTURE PEARLAND PARKWAY EASEMENT.  
 BEARINGS BASED ON SHADYCREST SUBD. PLAT RECORDED IN VOL. 8 PG. 97 OF B.C.M.R.  
 NOTE: APPROX LOCATION OF FLOOD ZONE LINE BASED ON SCALING FROM FEMA MAP COMMUNITY PANEL NO. 4809C0045 J, DATED SEPTEMBER 22, 1999.  
 NOTE: TITLE COMMITMENT FURNISHED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF JUNE 11, 2000, G.F. NO. 00503461.



I, J. GARLYN RAINWATER, DO HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN 2000 IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.  
 WITNESS MY HAND AND SEAL THIS THE 12TH DAY OF DECEMBER 2000

J. GARLYN RAINWATER REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS # 472

R = 2115.00'  
 L = 140.16'  
 DELTA = 03°47'49"

**SURVEY**  
 OF 124.4087 ACRES OR 5,419,242 SQUARE FEET OF LAND  
 BEING OUT OF 297.58 ACRES  
 CONVEYED TO AARON PASTERNAK BY WARRANTY DEED  
 DATED JANUARY 14, 1969 AND RECORDED IN VOLUME 1023,  
 PAGE 297 OF THE DEED RECORDS OF BRAZORIA COUNTY,  
 TEXAS, AND BEING IN THE WARREN D.C. LEAGUE,  
 ABSTRACT 70, BRAZORIA COUNTY TEXAS.

REV.	DATE	DESCRIPTION
3	08-02-00	REVISED TO ADD HALF-FOOT CONTOURS
2	02/20/00	REVISED TO ADD CONTOUR TEXT
1	02/14/00	REVISED TO ADD CONTOURS

JOB NO. 2000-011 FIELD BOOK VOL. 6 PROJECT NO. PASTERNAK SHEET 1  
 DRAWN BY: JGR SCALE: 1"=200'  
 CHECKED BY: JGR DATE: 02/20/00

**FOSTER - RAINWATER AND ASSOCIATES SURVEYING**  
 630 ALLEN ROAD  
 PEARLAND, TEXAS 77664  
 281-481-7800 FAX: 281-481-4004



**SINGLE FAMILY RESIDENTIAL  
BLOCKS 1, 2, & 3  
94 - 60' x 120' LOTS  
( PHASE 1 )**

**SINGLE FAMILY RESIDENTIAL  
BLOCKS 9 & 10  
73 - 70' x 120' LOTS  
( PHASE 1 )**

PARKVIEW  
SECTION TWO  
CALLED 26.429 ACRES

PARKVIEW  
SECTION THREE  
CALLED 19.494 ACRES

**SINGLE FAMILY RESIDENTIAL  
BLOCKS 6, 7 & 8  
100 - 75' x 120' LOTS  
( PHASE 2 )**

**SINGLE FAMILY RESIDENTIAL  
BLOCKS 4 & 5  
92 - 60' x 120' LOTS  
( PHASE 2 )**

200 0 200 400 600 FEET



CONCEPTUAL MASTER PLAN  
**VILLAGES AT MARY'S CREEK**  
 AT PEARLAND PARKWAY & OILER DRIVE  
 PEARLAND, TEXAS JANUARY 22, 2001  
 186 60'x120' LOTS, 73 70'x120' LOTS & 100 75'x120' LOTS  
 359 TOTAL LOTS IN 124.4087 ACRES WITH 1.81 AC. PARK  
 10.95 ACRE DETENTION



PARKVIEW  
SECTION TWO  
CALLED 26.429 ACRES

PARKVIEW  
SECTION THREE  
CALLED 19.494 ACRES

CITY OF PEARLAND  
INDEPENDENCE PARK  
CALLED 49.85 ACRES

CALL 2.977 ACRE  
DRAINAGE EASEMENT

APPROX CENTERLINE  
MARY'S CREEK

PEARLAND  
+ HIGH SCHOOL

PEARLAND PARKWAY (40.00' WIDE R.O.W.)

STATE HIGHWAY 35

OILER PARKWAY

SHADYCREST  
SUBDIVISION

NOTE:  
ALL RIGHT-OF-WAYS ARE  
50' WIDE UNLESS NOTED

200 0 200 400 600 FEET



EXISTING AND PROPOSED CIRCULATION SYSTEM  
**VILLAGES AT MARY'S CREEK**  
 AT PEARLAND PARKWAY & OILER DRIVE  
 PEARLAND, TEXAS  
 186 60'x120' LOTS, 73 70'x120' LOTS & 100 75'x120' LOTS  
 359 TOTAL LOTS IN 124.4087 ACRES WITH 1.81 AC. PARK  
 10.95 ACRE DETENTION

JANUARY 22, 2001

CALL 2.9171 ACRE DRAINAGE EASEMENT

PEARLAND HIGH SCHOOL

PARKVIEW SECTION TWO CALLED 26.429 ACRES

PEARLAND PARKWAY 40.00' WIDE R.O.W.  
Exist. 16" Water

APPROX. LOCATION FLOOD ZONE LINE BASED ON SCALING FROM FEMA MAP

SCALE 1"=300'

5.72 ACRE DETENTION POND 'A'

9.88 AC. REC. RES.

5.23 ACRE DETENTION POND 'B'

PARKVIEW SECTION THREE CALLED 19.494 ACRES

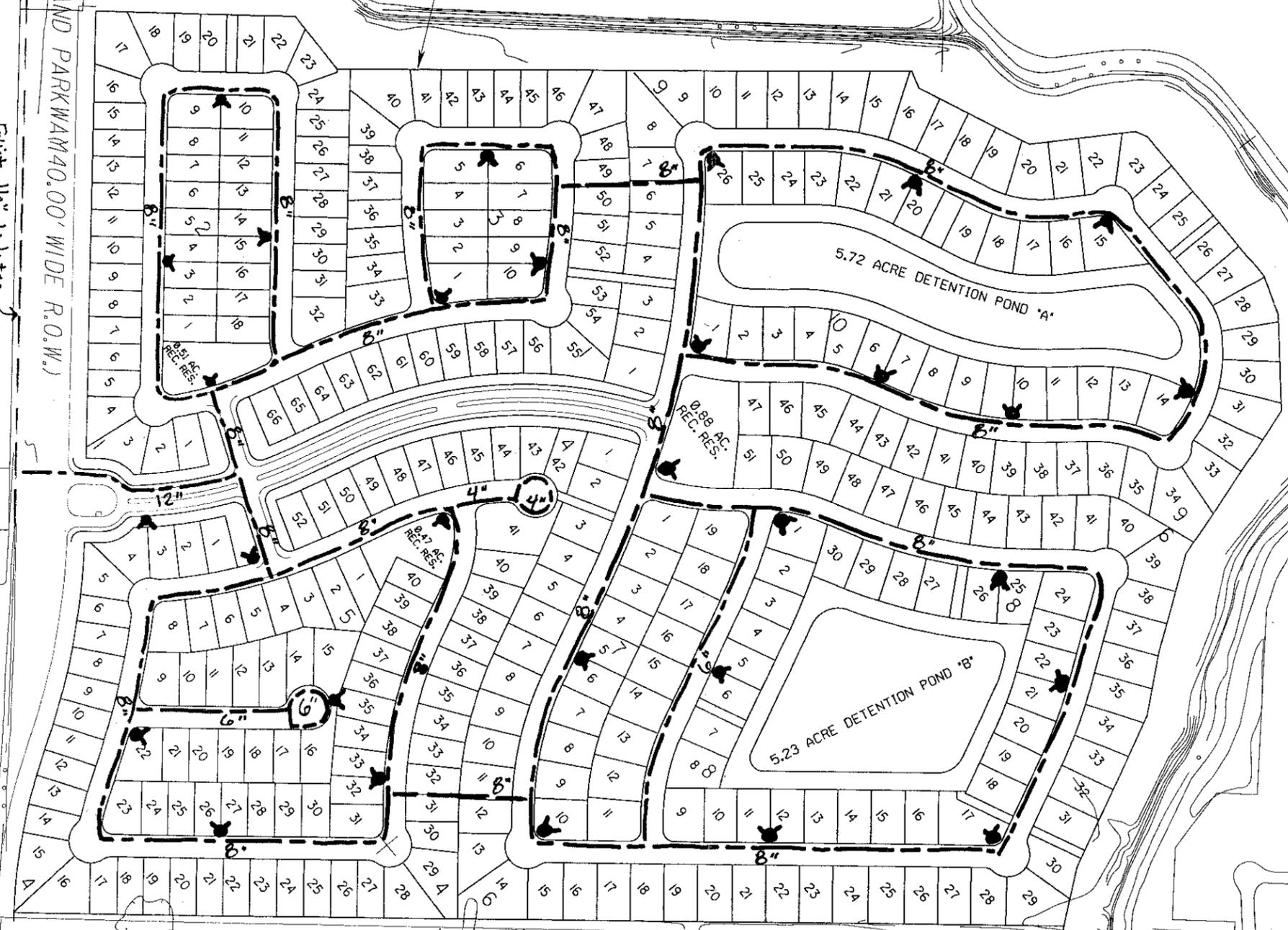
PASTERNAK TRACT AREA - 5,479,360 SQ FT  
PASTERNAK TRACT ACREAGE 125.7889

PASTERNAK TRACT AT PEARLAND PARKWAY & OILER DRIVE PEARLAND, TEXAS DECEMBER 19, 2000

186 60'x120' LOTS, 73 70'x120' LOTS & 100 75'x120' LOTS 359 TOTAL LOTS IN 125.7889 ACRES WITH 1.66 AC. PARK 10.95 ACRE DETENTION

SHADYCREST SUBDIVISION

Proposed Water Line  
Proposed Hydrant



CALL 2.9171 ACRI DRAINAGE EASEMENT

PEARLAND HIGH SCHOOL

PARKVIEW SECTION TWO CALLED 26.429 ACRES

APPROX. LOCATION FLOOD ZONE LINE BASED ON SCALING FROM FEMA MAP

Exist. Lift Sta. 6" FORCE MAIN

SCALE 1"=300'



PARKVIEW SECTION THREE CALLED 19.494 ACRES

PASTERNAK TRACT AREA = 5,479,360 SQ FT ACREAGE 125.7889

PASTERNAK TRACT AT PEARLAND PARKWAY & OILER DRIVE PEARLAND, TEXAS DECEMBER 19, 2000

186 60'x120' LOTS, 73 70'x120' LOTS & 100 75'x20' LOTS 359 TOTAL LOTS IN 125.7889 ACRES WITH 1.86 AC. PARK 10.95 ACRE DE'ENT ON SHADYCREST SUBDIVISION Proposed Gravity Sewer Proposed force main

CALL 2.9171 ACRES  
DRAINAGE EASEMENT

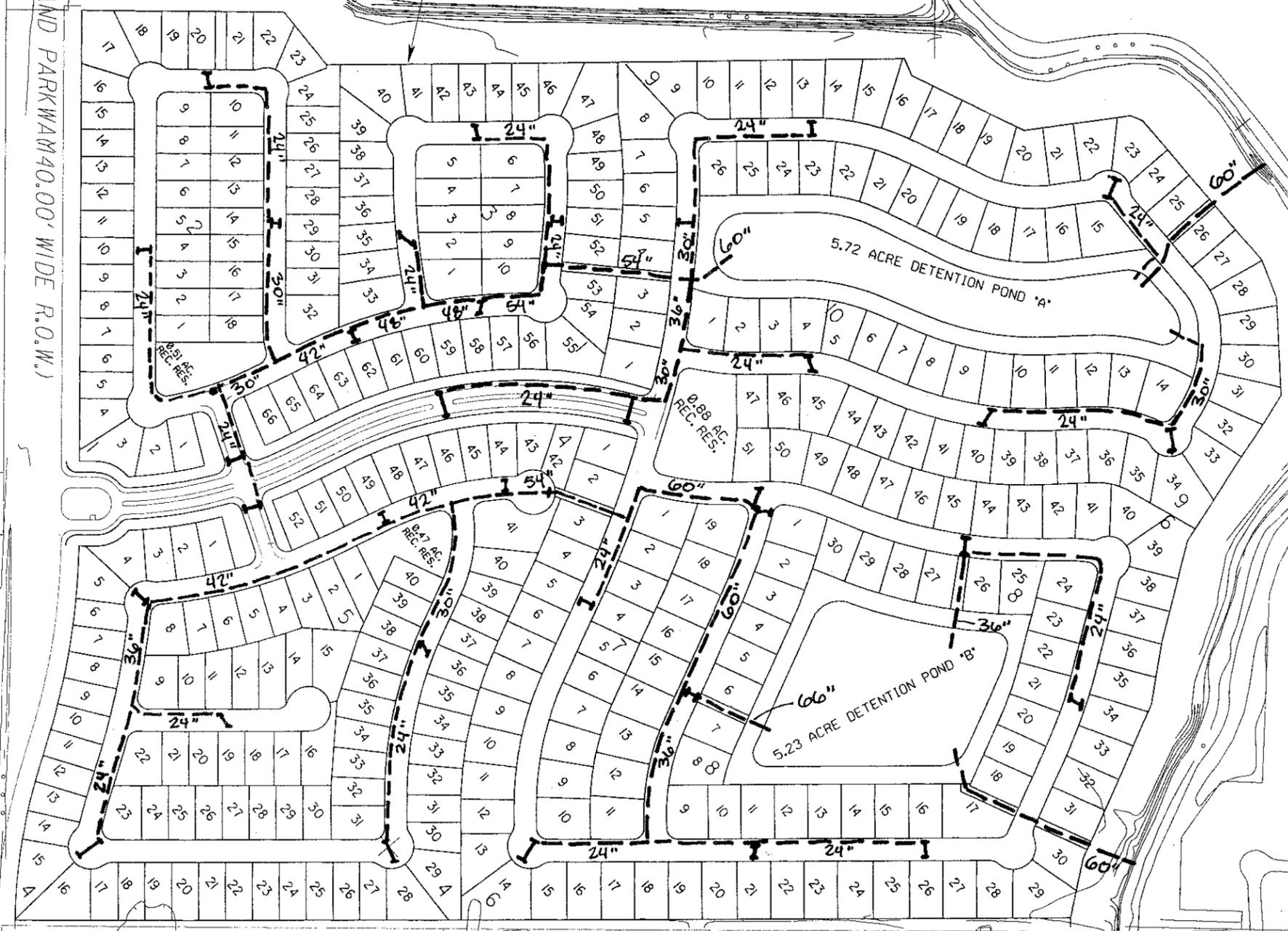
PEARLAND  
HIGH SCHOOL

PARKVIEW  
SECTION TWO  
CALLED 26.429 ACRES

PEARLAND PARKWAY 40.00' WIDE R.O.W.

APPROX. LOCATION  
FLOOD ZONE LINE  
ON SCALING FROM FEMA MAP

1" = 300'



PARKVIEW  
SECTION THREE  
CALLED 19.494 ACRES

PASTERNAK TRACT  
AREA 5.479,360 SQ FT  
ACREAGE 125.7889

PASTERNAK TRACT  
----- Proposed Storm  
Sewer

SHADYCREST  
SUBDIVISION

**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 5th day of March, 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 John Taylor, Trustee, agent for 313 Acre Pearland Joint Venture ET AL, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-1) to Planned Unit Development (PUD) on the following described property, to wit:

124.4087 acres, out of 297.58 acres conveyed to Aaron Pasternak by Warranty Deed dated Jan. 14, 1969 and recorded in Vol. 1023, pg 297, Deed Records of Brazoria Co., TX, and being in the Warren D.C. Hall League, A-70, Brazoria Co., TX (Pearland Parkway)

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 2-23-01

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

**APPLICATION NO. 971**

**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 5th 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 James Cornelius, agent for Ronald Noles and Billy Noles, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification R-2 (Single Family Dwelling District) to R-2 PUD (Single Family Dwelling District Planned Unit Development) on the following described property, to wit:

60 acres, being Tracts 26-31, H. T. & B. R.R. Co. survey, A-219, Brazoria Co., TX  
(Hatfield 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 2-23-01

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

**APPLICATION NO. 967**

**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 5th day of March, 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 Mario and Analiza Juguilon, 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:

5 acres, being the South 1/2 of Lot 50, Allison Richey Gulf Coast Home Co. Subdivision, Sect. 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX according to the map or plat thereof appearing in Vol. 2, pg 23-24, plat records of Brazoria Co., TX (1738 Stone Road (old address:13418 Stone 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 2-23-01

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

**APPLICATION NO. 973**

**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 5th day of March, 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 Ken and Patricia Smith, owner, 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:

A 5.364 acre tract located in Lot 11, H. T. & B. R.R. Co. survey, Sect. 14, A-509, Brazoria Co., TX (5509 Bailey 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 2-23-01

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

**APPLICATION NO. 974**

**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 5th day of March, 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 Juan Herrera, owner, 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:

Tract 4, out of and a part of Commercial Reserve, Block 2, West Lea Subdivision, Sect. 1, as per the map or plat thereof as recorded in Vol. 10, pg 19, Brazoria Co., plat records, Brazoria Co., TX (Manvel 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 2-23-01

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

**APPLICATION NO. 972**

**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 5th day of March, 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 Raymond and Rita Girod, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Mobile Home District (MH) on the following described property, to wit:

1.450 acres out of Lot 8, being the Southeast 1/4 of the Northwest 1/4 of the H. T. & B. R.R. Co. survey, Sect. 14, A-509, Brazoria Co., TX (3713 Aubrell (old address:16111 Aubrell))

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 2-23-01

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

**APPLICATION NO. 501**

**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 5th day of March, 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 John and Evie Johnson, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Mobile Home District (MH) on the following described property, to wit:

Lots 4 & 5, Block 2, Wagon Wheel Addition, H. T. & B. R. R. Co. survey, A-509, according to the plat records of Brazoria Co., TX (6118 Larrycrest)

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 2-23-01

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

**APPLICATION NO. 593**

**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 5th day of March, 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 Wesley & Phyllis Shafer, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Mobile Home District (MH) on the following described property, to wit:

Being 2.00 acres, Roy Acres II, Tract 168J-169U, H. T. & B. R. R. Co. survey, A-308, plat records of Brazoria Co., TX (7902 Warren)

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 2-23-01

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

**APPLICATION NO. 596**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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 Mobile Home District (MH) on the following described property, to wit:

1. Zoning Application No. 501

Legal Description: 1.450 acres out of Lot 8, being the Southeast 1/4 of the Northwest 1/4 of the H. T. & B. R.R. Co. survey, Section 14, A-509, Brazoria Co., TX (3713 Aubrell (old address: 16111 Aubrell))

Owner: Raymond & Rita Girod  
3713 Aubrell  
Pearland, TX 77584

2. Zoning Application No. 596

Legal Description: Being 2.00 acres, Roy Acres II, Tract 168J-169U, H. T. & B. R.R. Co. survey, A-308, plat records of Brazoria Co., TX (7902 Warren)

Owner: Wesley & Phyllis Shafer  
7902 #2 Warren  
Pearland, TX 77584

3. Zoning Application No. 593

Legal Description: Lots 4 & 5, Block 2, Wagon Wheel Addition, H. T. & B. R.R. Co. survey, A-509, according to the plat records of Brazoria Co., TX (6118 Larrycrest)

Owner: John & Evie Johnson  
6118 Larrycrest  
Pearland, TX 77584

**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**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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 Single Family Dwelling District (R-2) to Single Family Dwelling District Planned Unit Development District (R-2 PUD) on the following described property, to wit:

Zoning Application No. 967

Legal Description: 60 acres, being Tracts 26-31 H. T. & B. R.R. Co. survey, A-219, Brazoria Co., TX (Hatfield Road)

Owner: Ronald Noles and Billy Noles  
1730 Hatfield Road  
Pearland, TX 77581

Agent: James Cornelius

**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**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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 Single Family Dwelling District (R-1) to Planned Unit Development District (PUD) on the following described property, to wit:

Zoning Application No. 971

Legal Description: 124.4087 acres, out of 297.58 acres conveyed to Aaron Pasternak by Warranty Deed dated January 14, 1969 and recorded in Vol. 1023, pg 297, Deed Records of Brazoria Co., TX and being in the Warren D.C. Hall League, A-70, Brazoria Co., TX (Pearland Parkway)

Owner: 313 Acre Pearland Joint Venture ET AL  
Matt Pasternak  
2142 Bolsover  
Houston, TX 77005

Agent: John H. Taylor, Trustee

**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**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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. 973

Legal Description: 5 acres, being the South ½ of Lot 50, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R. R. Co. survey, A-243, Brazoria Co., TX, according to the map or plat thereof appearing in Vol. 2, pg 23-24, plat records of Brazoria Co., TX (1738 Stone Road (old address: 13418 Stone Road))

Owner: Mario Victorino & Ana Liza Juguilon  
1738 Stone Road  
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**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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 Estate Lot Single Family Dwelling District (R-E) on the following described property, to wit:

1. Zoning Application No. 972

Legal Description: Tract 4, out of and a part of Commercial Reserve, Block 2, West Lea Subdivision, Section 1, as per the map or plat thereof as recorded in Vol. 10, pg 19, Brazoria Co. plat records, Brazoria Co., TX (Manvel Road)

Owner: Juan Herrera  
506 Manor  
Houston, TX

2. Zoning Application No. 974

Legal Description: A 5.364 acre tract located in Lot 11, H. T. & B. R. R. Co. survey, Section 14, A-509, Brazoria Co., TX (5509 Bailey Road)

Owner: Ken & Patricia Smith  
4016 Hazelwood Drive  
Pearland, TX 77584

**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**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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 Mobile Home District (MH) on the following described property, to wit:

1. Zoning Application No. 501

Legal Description: 1.450 acres out of Lot 8, being the Southeast 1/4 of the Northwest 1/4 of the H. T. & B. R.R. Co. survey, Section 14, A-509, Brazoria Co., TX (3713 Aubrell (old address: 16111 Aubrell))

Owner: Raymond & Rita Girod  
3713 Aubrell  
Pearland, TX 77584

2. Zoning Application No. 593

Legal Description: Lots 4 & 5, Block 2, Wagon Wheel Addition, H. T. & B. R.R. Co. survey, A-509, according to the plat records of Brazoria Co., TX (6118 Larrycrest)

Owner: John & Evie Johnson  
6118 Larrycrest  
Pearland, TX 77584

3. Zoning Application No. 596

Legal Description: Being 2.00 acres, Roy Acres II, Tract 168J-169U, H. T. & B. R.R. Co. survey, A-308, plat records of Brazoria Co., TX (7902 Warren)

Owner: Wesley & Phyllis Shafer  
7902 #2 Warren  
Pearland, TX 77584

**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. 501

---

City Council and Planning and Zoning Commission Joint Public Hearing: March 5, 2001

Owner: Raymond and Rita Girod

Applicant/Agent: Raymond and Rita Girod

---

**Location:** 3713 Aubrell, East off of Harkey Road, South of Broadway Street

**Existing Zoning:** SD (Suburban Development District)

**Requested Zoning:** MH (Mobile Home District)

---

### Summary:

The applicant requested a zone change on 1.450 acres in August, 1998. At that time, the City was contemplating a revision to the Land Use and Urban Development Ordinance to allow individual mobile home lots. However, this revision was never made. Therefore, this property does not meet the current Mobile Home District three (3) acre requirement. The applicant has been notified by letter and asked to change their request. (See attached letter.) After receiving no response, this item is presented to close the file.

Public Notice/Comment Forms were mailed to sixteen (16) 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 not consistent with the Comprehensive Plan.

### **Staff Recommendation:**

Denial.

### **Attachments:**

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



December 6, 2000

Raymond & Rita Girod  
16111 Aubrell  
Pearland, TX 77584

Dear Mr. & Mrs. Girod,

I am writing in reference to your zone change application dated August 31, 1998, on which you applied for Mobile Home zoning on your property. At the time, the City was considering a revision to the Land Use and Urban Development ordinance to allow individual mobile home lots. However, subsequent to the review, City Council opted not to change the ordinance.

The Land Use and Urban Development ordinance currently allows for mobile home parks only. Mobile home parks are required to be a minimum of three acres. Because your property does not comply with the three (3) acre minimum, it could not be considered for Mobile Home zoning.

Therefore, the most applicable zoning for your property will be low density single family dwelling district (R-1) or (RE). These zoning districts are for large lot residential. If a mobile home was on the property at the time of annexation, it can remain. However, R-1 and RE zoning does not allow a new mobile home to be moved in unless it is replacing a pre-HUD home (1976 or older).

If you are interested in revising your application without paying a fee, please complete the attached application and mail it in. I realize that a lot of time has passed since your original application, therefore, if you have any questions, I will be glad to discuss this with you.

If you would like to withdraw your application, please request this in writing. If I do not hear back from you by January 31, 2001, I will send your original application to City Council to be denied so that we may close out this file.

Sincerely,

Mona Ann Phipps  
Permit Office Manager

enclosure:    copy of original zone change application  
                  blank zone change application

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

Change in Zoning Classification from: SD to: R+MH

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \* \_\_\_\_\_

Property address: <sup>3713</sup>~~16111~~ AUBRELL PEARLAND TX, 77584

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

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

Tax I.D. number: \_\_\_\_\_

Proposed use of land within requested designation: Residence

Record owner's name: RAYMOND & RITA GIROD

Owner's mailing address: 16111 AUBRELL PEARLAND TX, 77584

Owner's telephone number: 281-489-0811

Agent's name: NA

Agent's mailing address: NA

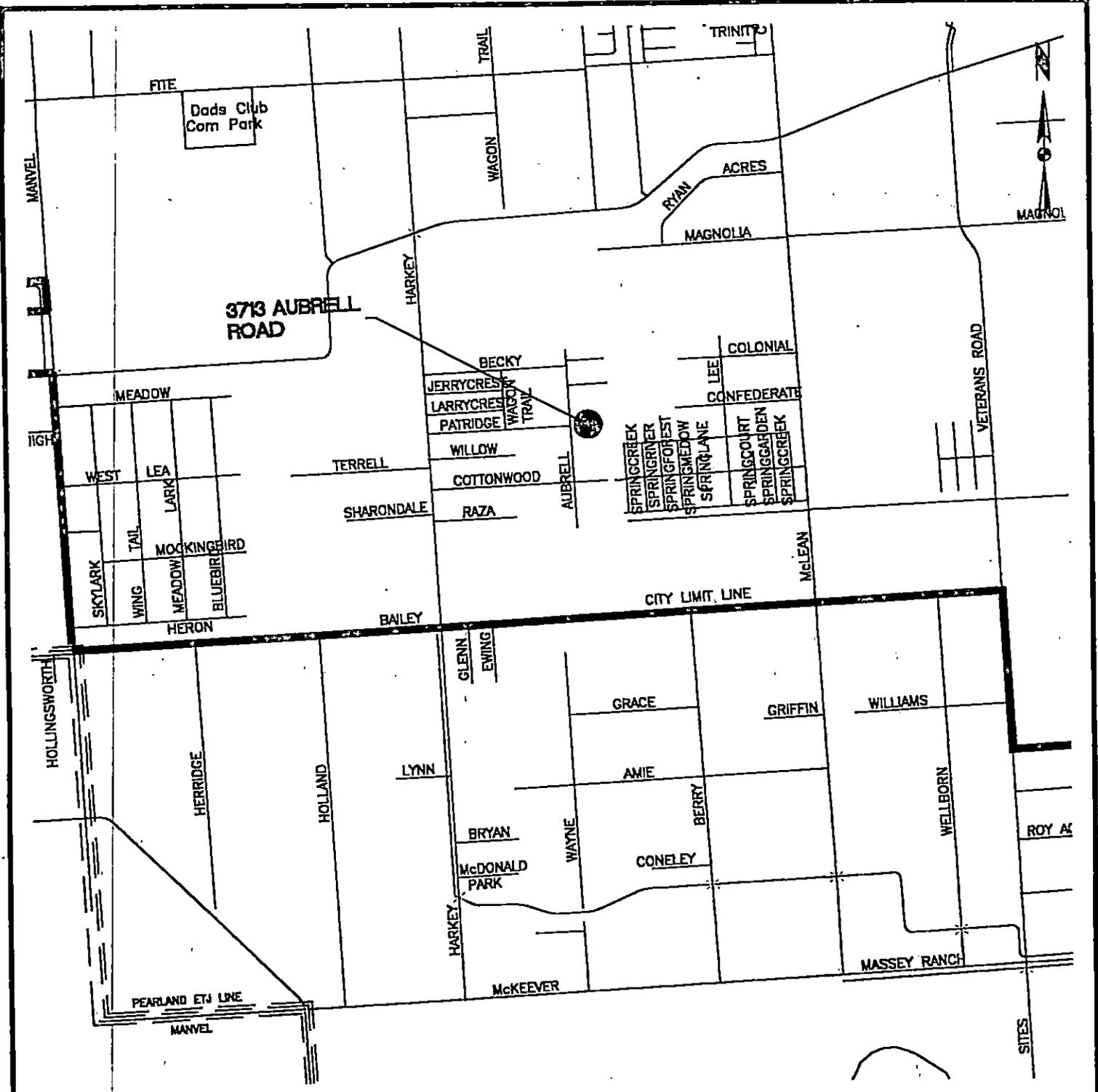
Agent's telephone number: NA

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.

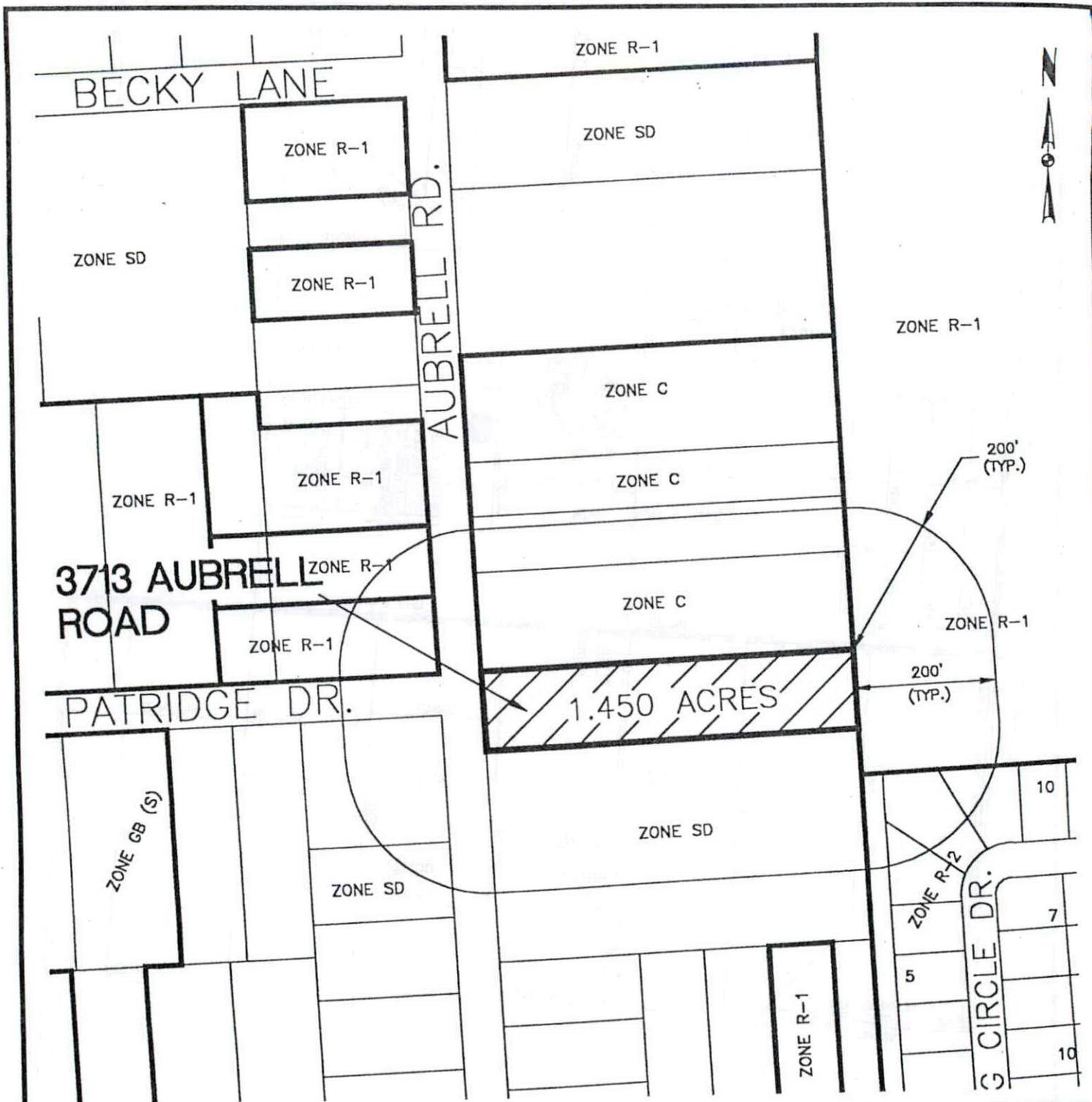
Owner's signature: Raymond D. Girod Agent's signature: NA

Fees paid: \$ NC Date paid: 8-31-95

Received by: Nelda Patterson Application number: 501



		
<b>City of Pearland, Texas</b>		
<b>RAYMOND &amp; RITA GIROD</b>		
<b>ZONE CHANGE FROM SD TO MH</b>		
App. No. 501	Scale: HORIZ: 1" = 200' VERT: 1" = 10'	<b>SHEET</b>  <b>1</b>  <b>OF 1</b>
Date: FEB., 2001		
Drawn By: J.E.B.	CAD FILE:	
Checked By: D. SMITH	98-8015	



City of Pearland, Texas

RAYMOND & RITA GIROD

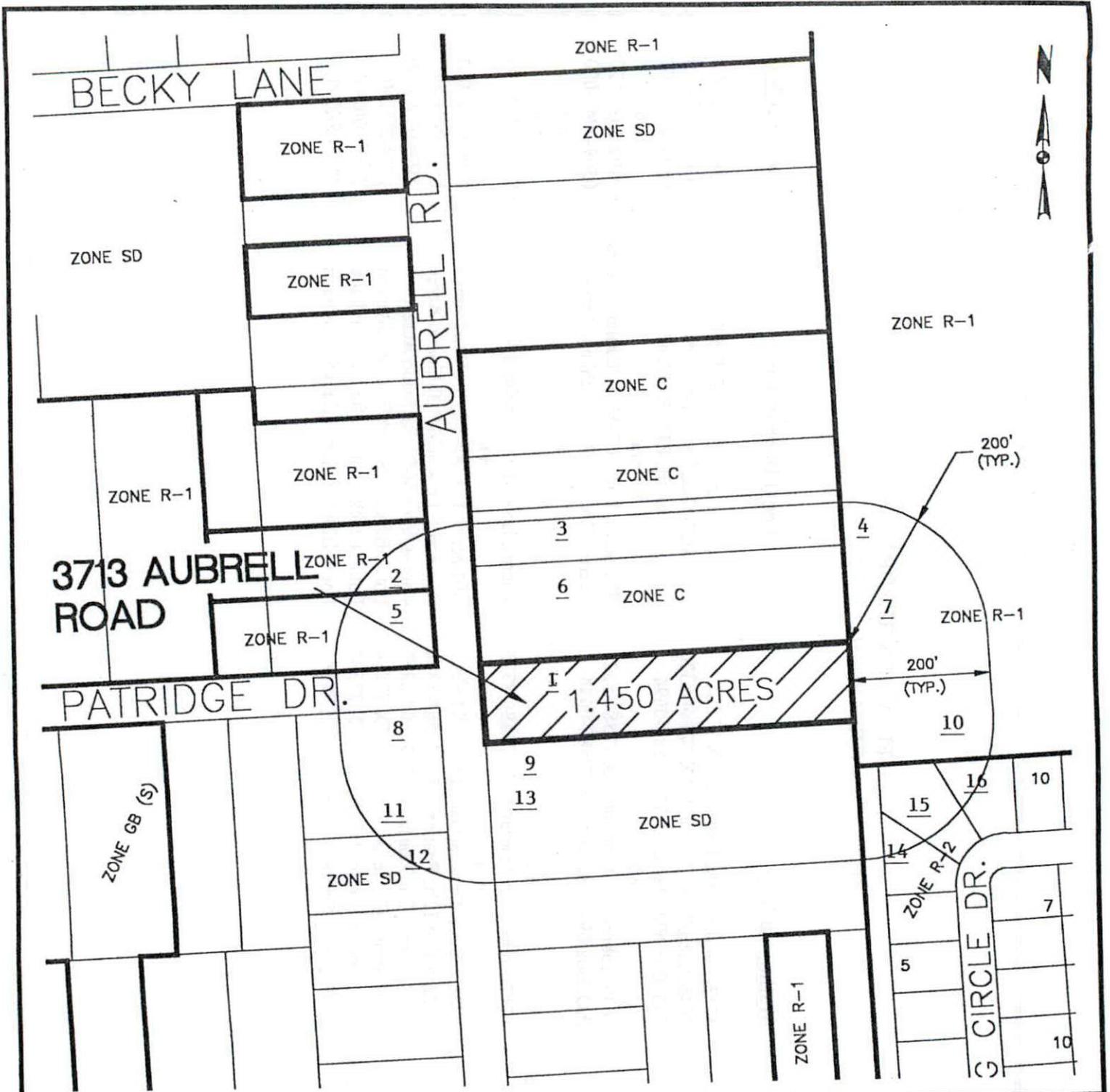
**ZONE CHANGE  
FROM  
SD TO MH**

App. No. 501	Scale: HORZ: 1" = 200' VERT: 1" = 200'	SHEET <b>1</b> OF 1
Date: FEB., 2001	CAD FILE: 99-8015	
Drawn By: J.E.B.		
Checked By: D. SMITH		

**NOTIFICATION REPORT  
ZONE CHANGE APPLICATION NO. 501**

<u>Property owner</u>	<u>Mailing address</u>	<u>Legal Description</u>	<u>Tax Acct No.</u>
1) Douglas & Rita Girod	3713-1 Aubrell Dr, Pearland, TX 77584	.725 acres, part of Tract 8J, Richland Acres	0509-0033-000
2) Bobby & Mary Hutto	3646 Aubrell Dr, Pearland, TX 77584-8320	Tract 8C7-8K2, Richland Acres	0509-0027-110
3) Henry & June Whitt	P.O. Box 694, Pearland, TX 77588-0694	3 acres, Tract 8L-8T1, Richland Acres	0509-0047-000
4) n/a	n/a	n/a	n/a
5) J. L. Davis	3649 Aubrell Dr, Pearland, TX 77584-8321	.959 acres, Lots 8C8-8K1, Richland Acres	0509-0027-120
6) Henry & June Whitt	P.O. Box 694, Pearland, TX 77588-0694	3 acres, Tract 8L-8T1, Richland Acres	0509-0047-000
7) n/a	n/a	n/a	n/a
8) F.P. Kavanaugh Estate	n/a	n/a	n/a
9) Annie Peyton	3717 Aubrell Dr, Pearland, TX 77584-8313	4 acres, Lots 8I-9J, Richland Acres	0509-0030-000
10) n/a	n/a	n/a	n/a
11) Jackie Beeman	3722 Aubrell Dr, Pearland, TX 77584-8312	.491 acres, Lots 8E-9E, Richland Acres	0509-0016-000
12) Jackie Beeman	3722 Aubrell Dr, Pearland, TX 77584-8312	.491 acres, Lots 8E-9E, Richland Acres	0509-0016-000
13) Annie Peyton	3717 Aubrell Dr, Pearland, TX 77584-8313	4 acres, Lots 8I-9J, Richland Acres	0509-0030-000
14) Donald Ray Brown	3904 Spring Circle Dr, Pearland, TX 77584	Lot 7, Block 2, Springfield Subdivision	7758-2002-007
15) William & Theresa Geck	3902 Spring Circle Dr, Pearland, TX 77584	Lot 8, Block 2, Springfield Subdivision	7758-2002-008
16) Sam & Cyndi Thomas	5407 Spring Circle Dr, Pearland, TX 77584	Lot 9, Block 2, Springfield Subdivision	7758-2002-009

NOTIFICATION MAP



 <b>City of Pearland, Texas</b>		
<b>RAYMOND &amp; RITA GIROD</b>		
<b>ZONE CHANGE FROM SD TO MH</b>		
App. No. 501	Scale: HORZ: 1"=200' VERT: 1"=	<b>SHEET</b>  <b>1</b> <b>OF 1</b>
Date: FEB., 2001	CAD FILE:	
Drawn By: J.E.B.	99-8015	
Checked By: D. SMITH		



## Zoning Case No. 593

---

City Council and Planning and Zoning Commission Joint Public Hearing: March 5, 2001

Owner: John and Evie Johnson

Applicant/Agent: John and Evie Johnson

---

**Location:** 6118 Larrycrest, East off of Harkey Rd, South of Broadway Street

**Existing Zoning:** SD (Suburban Development District)

**Requested Zoning:** MH (Mobile Home District)

---

### Summary:

The applicant requested a zone change on 2 lots in October, 1998. At that time, the City was contemplating a revision to the Land Use and Urban Development Ordinance to allow individual mobile home lots. However, this revision was never made. Therefore, this property does not meet the current Mobile Home District three (3) acre requirement. The applicant has been notified by letter and asked to change their request. (See attached letter.) After receiving no response, this item is presented to close the file.

Public Notice/Comment Forms were mailed to thirty-five (35) 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 not consistent with the Comprehensive Plan.

**Staff Recommendation:**

Denial.

**Attachments:**

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



December 6, 2000

John & Evie Johnson  
6118 Larrycrest  
Pearland, TX 77584

Dear Mr. & Mrs. Johnson,

I am writing in reference to your zone change application dated October 20, 1998, on which you applied for Mobile Home zoning on your property. At the time, the City was considering a revision to the Land Use and Urban Development ordinance to allow individual mobile home lots. However, subsequent to the review, City Council opted not to change the ordinance.

The Land Use and Urban Development ordinance currently allows for mobile home parks only. Mobile home parks are required to be a minimum of three acres. Because your property does not comply with the three (3) acre minimum, it could not be considered for Mobile Home zoning.

Therefore, the most applicable zoning for your property will be low density single family dwelling district (R-1) or (RE). These zoning districts are for large lot residential. If a mobile home was on the property at the time of annexation, it can remain. However, R-1 and RE zoning does not allow a new mobile home to be moved in unless it is replacing a pre-HUD home (1976 or older).

If you are interested in revising your application without paying a fee, please complete the attached application and mail it in. I realize that a lot of time has passed since your original application, therefore, if you have any questions, I will be glad to discuss this with you.

If you would like to withdraw your application, please request this in writing. If I do not hear back from you by January 31, 2001, I will send your original application to City Council to be denied so that we may close out this file.

Sincerely,

Mona Ann Phipps  
Permit Office Manager

enclosure:    copy of original zone change application  
                  blank zone change application

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

Change in Zoning Classification from: SD to: Manufactured Home

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \* Single Family Dwelling

Property address: 6118 Larrycrest

Lot: 4&5

Block: 2

Subdivision: Wagon Wheel Addition

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

A Subdivison in section 14, HT&B  
RR Co. Abstract 509

Tax I.D. number:

Proposed use of land within requested designation: Single Family Dwelling & Detached Garage

Record owner's name: John W. Johnson & wife Evie M. Johnson

Owner's mailing address: 6118 Larrycrest Pearland, Texas 77584

Owner's telephone number: (281) 489-7440

Agent's name: N/A

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: John W. Johnson

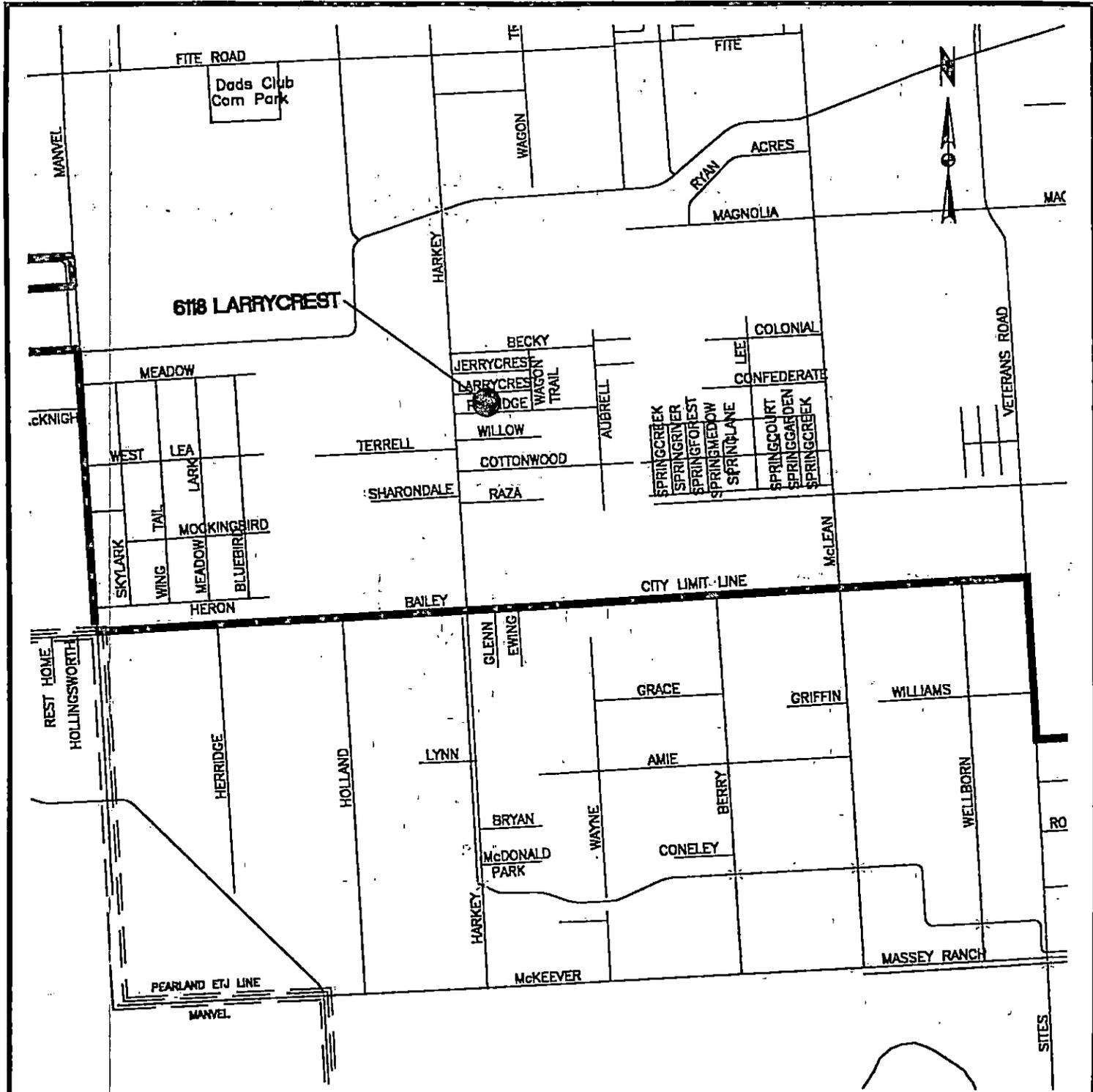
Agent's signature: NA

Fees paid: \$ NC

Date paid: 10-20-96

Received by: [Signature]

Application number: 593



		
<b>City of Pearland, Texas</b>		
<b>JOHN &amp; EVIE JOHNSON</b>		
<b>ZONE CHANGE FROM SD TO MH</b>		
App. No. 583	Scale: HORZ: 1" = 2000' VERT: 1" = 100'	SHEET <b>1</b>
Date: FEB., 2001	CAD FILE: 89-8087	OF 1
Drawn By: J.E.B.		
Chief By: D. SMITH		

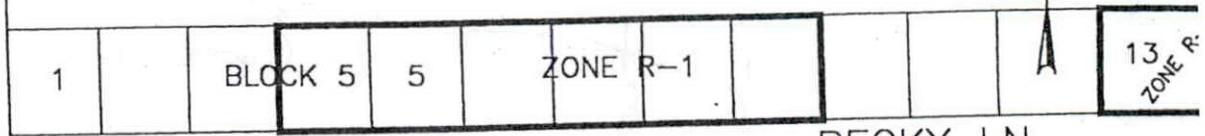
ZONE SD

ZONE M-1

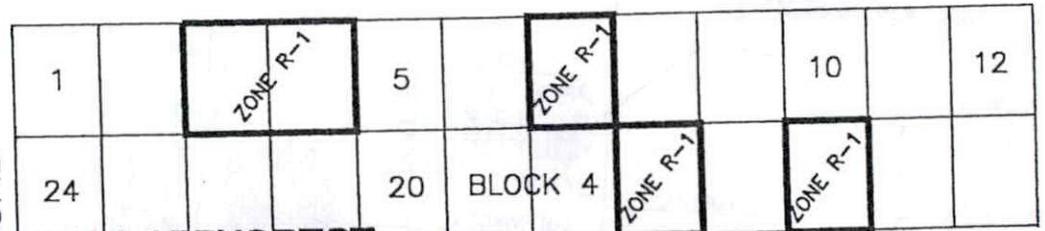
ZONE SD

ZONE R-3

HARKEY ROAD

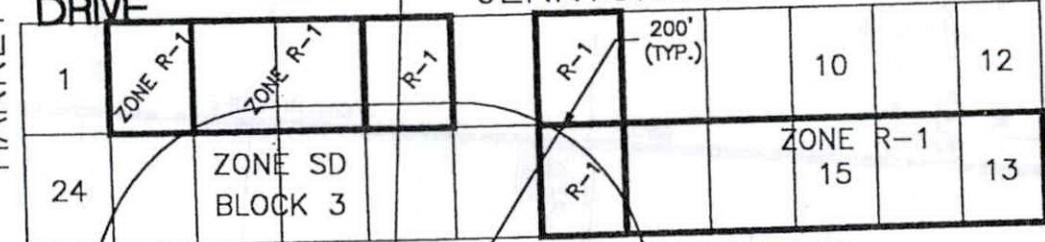


BECKY LN.

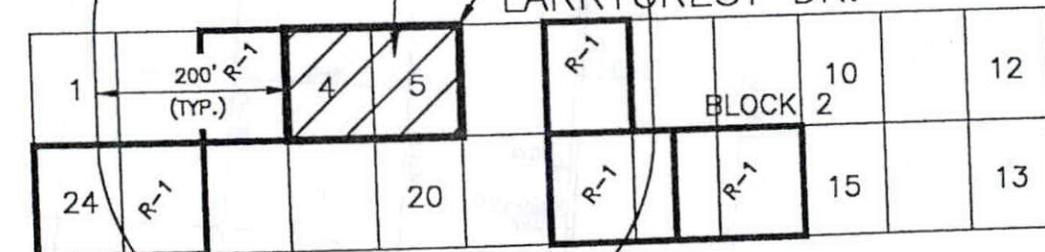


6118 LARRYCREST DRIVE

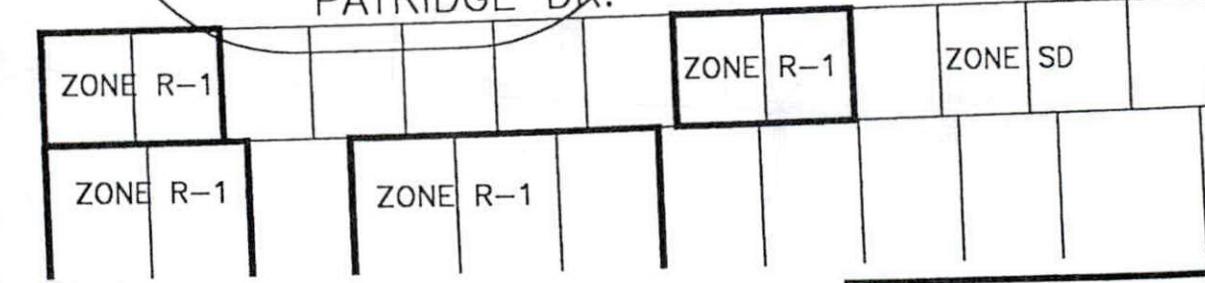
JERRYCREST DR.



LARRYCREST DR.



PATRIDGE DR.



WAGON TRAIL RD.



City of Pearland, Texas

JOHN & EVIE JOHNSON

ZONE CHANGE FROM SD TO MH

App. No. 593	Scale: HORIZ: 1"=200' VERT: 1"=	SHEET <b>1</b> OF 1
Date: FEB., 2001	CAD FILE: 99-8067	
Drawn By: J.E.B.		
Chief By: D. SMITH		

**NOTIFICATION REPORT  
ZONE CHANGE APPLICATION NO. 593**

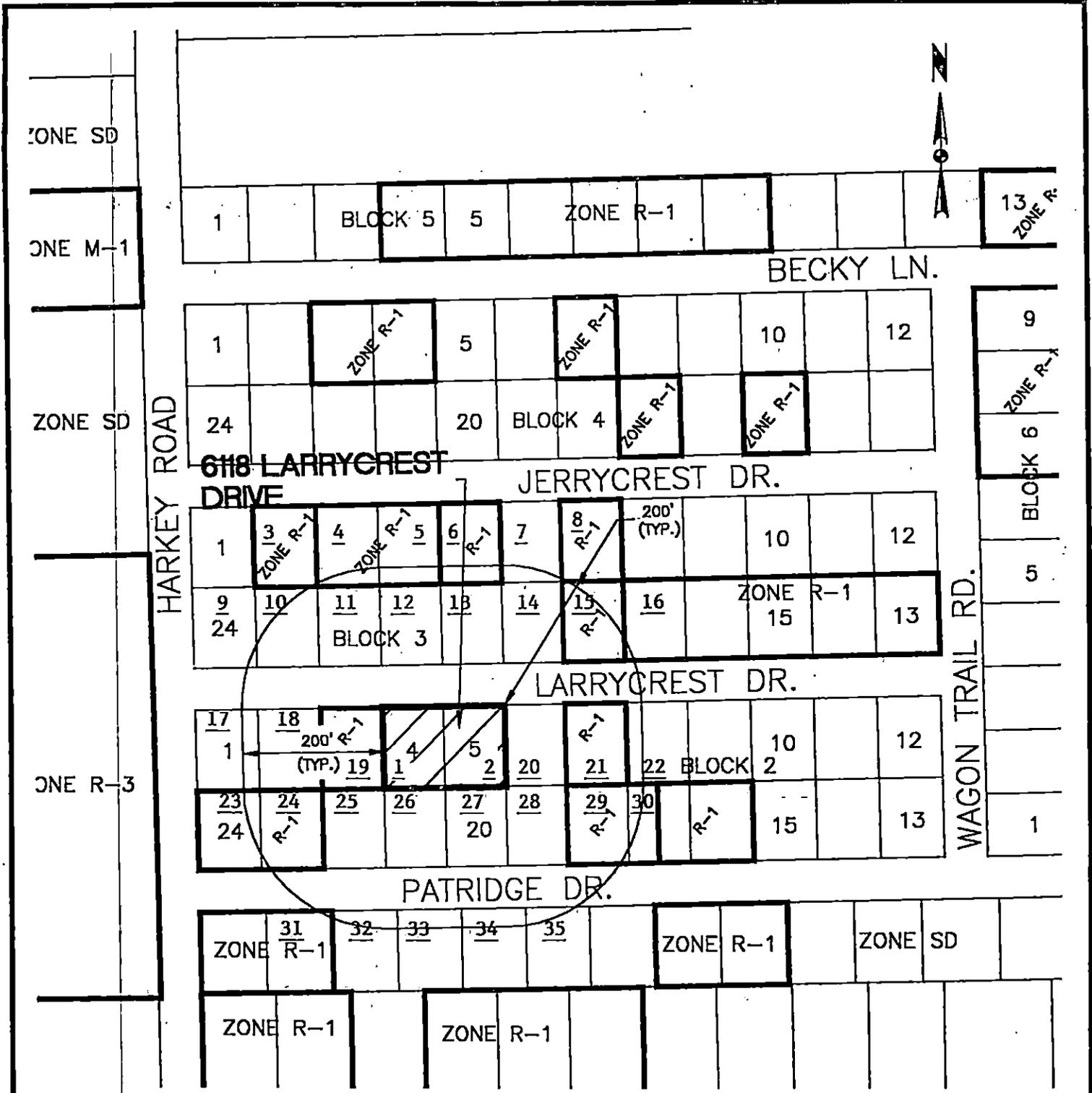
<u>Property owner</u>	<u>Mailing address</u>	<u>Legal Description</u>	<u>Tax Acct No.</u>
1) John Johnson	5934 Larrycrest Drive, Pearland, TX 77584	Lot 4, Block 2, Wagon Wheel	8145-0016-000
2) John Johnson	5934 Larrycrest Drive, Pearland, TX 77584	Lot 5, Block 2, Wagon Wheel	8145-0016-000
3) William Boyer	6010 Jerrycrest Drive, Pearland, TX 77584	Lot 2, Block 3, Wagon Wheel	8145-0036-000
4) Noel & Peggy Webb	6002 Jerrycrest Drive, Pearland, TX 77584	Lot 3, Block 3, Wagon Wheel	8145-0038-000
5) Noel & Peggy Webb	6002 Jerrycrest Drive, Pearland, TX 77584	Lot 4, Block 3, Wagon Wheel	8145-0038-000
6) John Cole	2950 Piper Road, Pearland, TX 77584-4857	Lot 5, Block 3, Wagon Wheel	8145-0039-000
7) Michael Silberstein Inv.Ltd c/o Ricardo & Davon Ruiz	3511 E. Creek Club Dr, Missouri City, TX 77459-4101	Lot 6, Block 3, Wagon Wheel	8145-0040-000
8) John Cole	2950 Piper Road, Pearland, TX 77584-4857	Lot 7, Block 3, Wagon Wheel	8145-0041-000
9) Billy & Hyo Tan Davis	P.O. Box 1997, Pearland, TX 77588-1997	Lot 23, Block 3, Wagon Wheel	8145-0057-000
10) Billy & Hyo Tan Davis	P.O. Box 1997, Pearland, TX 77588-1997	Lot 24, Block 3, Wagon Wheel	8145-0057-000
11) Curliss & Betty Thibodeaux	3023 Tanner Road, Scott, LA 70583-4027	Lot 22, Block 3, Wagon Wheel	8145-0056-000
12) Michael Schroeder	7051 Comanche Trail, Austin, TX 78732-1006	Lot 21, Block 3, Wagon Wheel	8145-0055-000
13) Michael Schroeder	7051 Comanche Trail, Austin, TX 78732-1006	Lot 20, Block 3, Wagon Wheel	8145-0054-000
14) Leon Hodges	5921 Larrycrest Dr, Pearland, TX 77584-9340	Lot 19, Block 3, Wagon Wheel	8145-0053-000
15) Violet Robertson	5917 Larrycrest Dr, Pearland, TX 77584-8343	Lot 18, Block 3, Wagon Wheel	8145-0052-000
16) James & Cynthia Massey	3427 Robinson Dr, Pearland, TX 77581-2430	Lot 15-17, Block 3, Wagon Wheel	8145-0050-130
17) Douglas Ray Colton	6002 Broadway St, Pearland, TX 77581-7806	Lot 1, Block 2, Wagon Wheel	8145-0013-000
18) Juan Ramirez	6106 Larrycrest Dr, Pearland, TX 77581	Lot 2, Block 2, Wagon Wheel	8145-0014-000
19) Edward Adams	P.O. Box 913, Pearland, TX 77588-0913	Lot 3, Block 2, Wagon Wheel	8145-0015-000

**NOTIFICATION REPORT  
ZONE CHANGE APPLICATION NO. 593**

(Page 2)

20) John Coutorie	5925 Patridge Dr, Pearland, TX 77584-8331	Lot 6, Block 2, Wagon Wheel	8145-0018-000
21) John McDonald	5918 Larrycrest Dr, Pearland, TX 77584-8342	Lot 7, Block 2, Wagon Wheel	8145-0019-110
22) Ralph Wooderson	202 Young St, Huntsville, TX 77320-3026	Lot 8, Block 2, Wagon Wheel	8145-0020-000
23) John Lee Collins	6013 Patridge Dr, Pearland, TX 77584-8333	Lot 24, Block 2, Wagon Wheel	8145-0102-000
24) John Lee Collins	6013 Patridge Dr, Pearland, TX 77584-8333	Lot 23, Block 2, Wagon Wheel	8145-0034-000
25) Patti Doeblin	6005 Patridge Dr, Pearland, TX 77584-8333	Lot 22, Block 2, Wagon Wheel	8145-0033-000
26) Ignacio Martinez	5929 Patridge Dr, Pearland, TX 77584-8331	Lot 21, Block 2, Wagon Wheel	8145-0032-000
27) Ignacio Martinez	5929 Patridge Dr, Pearland, TX 77584-8331	Lot 20, Block 2, Wagon Wheel	8145-0031-000
28) John Coutorie	5925 Patridge Dr, Pearland, TX 77584-8331	Lot 19, Block 2, Wagon Wheel	8145-0030-000
29) Alvin Ziehr	5917 Patridge Dr, Pearland, TX 77584-8331	Lot 18, Block 2, Wagon Wheel	8145-0029-000
30) Alvin Ziehr	5917 Patridge Dr, Pearland, TX 77584-8331	Lot 17, Block 2, Wagon Wheel	8145-0028-000
31) Frankie Ramirez	3630 Deerbrook Ct, Pearland, TX 77584-9171	Lot 3, Block 1, Wagon Wheel	8145-0003-000
32) Guero Fmly Ltd Partnership	P.O. Box 1457, Pearland, TX 77588-1457	Lot 4, Block 1, Wagon Wheel	8145-0004-000
33) Roger & Patricia Richardson	5930 Patridge Dr, Pearland, TX 77584-8330	Lot 5, Block 1, Wagon Wheel	8145-0005-000
34) W.C. Suiter	2104 Chestnut Ln, Pasadena, TX 77502-4023	Lot 6, Block 1, Wagon Wheel	8145-0006-000

NOTIFICATION MAP



**City of Pearland, Texas**

**JOHN & EVIE JOHNSON**

**ZONE CHANGE  
FROM  
SD TO MH**

App. No. 593	Scale: HORIZ: 1" = 200' VERT: 1" = 100'	<b>SHEET 1 OF 1</b>
Date: FEB. 2001	CAD FILE: 99-8087	
Des. By: J.E.B.		
Chkd. By: D. SMITH		



## Zoning Case No. 596

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City Council and Planning and Zoning Commission Joint Public Hearing: March 5, 2001

Owner: Wesley and Phyllis Shafer

Applicant/Agent: Wesley and Phyllis Shafer

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**Location:** 7902 Warren, just West of Main Street, East of Veterans Drive, South of Broadway Street

**Existing Zoning:** SD (Suburban Development District)

**Requested Zoning:** MH (Mobile Home District)

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### Summary:

The applicant requested a zone change on 2.00 acres in 1998. At that time, the City was contemplating a revision to the Land Use and Urban Development Ordinance to allow individual mobile home lots. However, this revision was never made. Therefore, this property does not meet the current Mobile Home District three (3) acre requirement. The applicant has been notified by letter and asked to change their request. (See attached letter.) After receiving no response, this item is presented to close the file.

Public Notice/Comment Forms were mailed to twenty (20) 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 not consistent with the Comprehensive Plan.

**Staff Recommendation:**

Denial.

**Attachments:**

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



December 6, 2000

Wesley & Phyllis Shafer  
7902 #2 Warren  
Pearland, TX 77584

Dear Mr. & Mrs. Shafer,

I am writing in reference to your zone change application dated October 21, 1998, on which you applied for Mobile Home zoning on your property. At the time, the City was considering a revision to the Land Use and Urban Development ordinance to allow individual mobile home lots. However, subsequent to the review, City Council opted not to change the ordinance.

The Land Use and Urban Development ordinance currently allows for mobile home parks only. Mobile home parks are required to be a minimum of three acres. Because your property does not comply with the three (3) acre minimum, it could not be considered for Mobile Home zoning.

Therefore, the most applicable zoning for your property will be low density single family dwelling district (R-1) or (RE). These zoning districts are for large lot residential. If a mobile home was on the property at the time of annexation, it can remain. However, R-1 and RE zoning does not allow a new mobile home to be moved in unless it is replacing a pre-HUD home (1976 or older).

If you are interested in revising your application without paying a fee, please complete the attached application and mail it in. I realize that a lot of time has passed since your original application, therefore, if you have any questions, I will be glad to discuss this with you.

If you would like to withdraw your application, please request this in writing. If I do not hear back from you by January 31, 2001, I will send your original application to City Council to be denied so that we may close out this file.

Sincerely,

Mona Ann Phipps  
Permit Office Manager

enclosure:      copy of original zone change application  
                         blank zone change application

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

Change in Zoning Classification from: SD to: MH  
 Change in Regulations in Section #: \_\_\_\_\_  
 Specific Use for: \* \_\_\_\_\_

Property address:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

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

Tax I.D. number:

Proposed use of land within requested designation:

Record owner's name: Wesley H & Phyllis Shafer

Owner's mailing address: 7902 #2 WARREN (C.R. 118)

Owner's telephone number: 281-489-0466

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: Phyllis Shafer

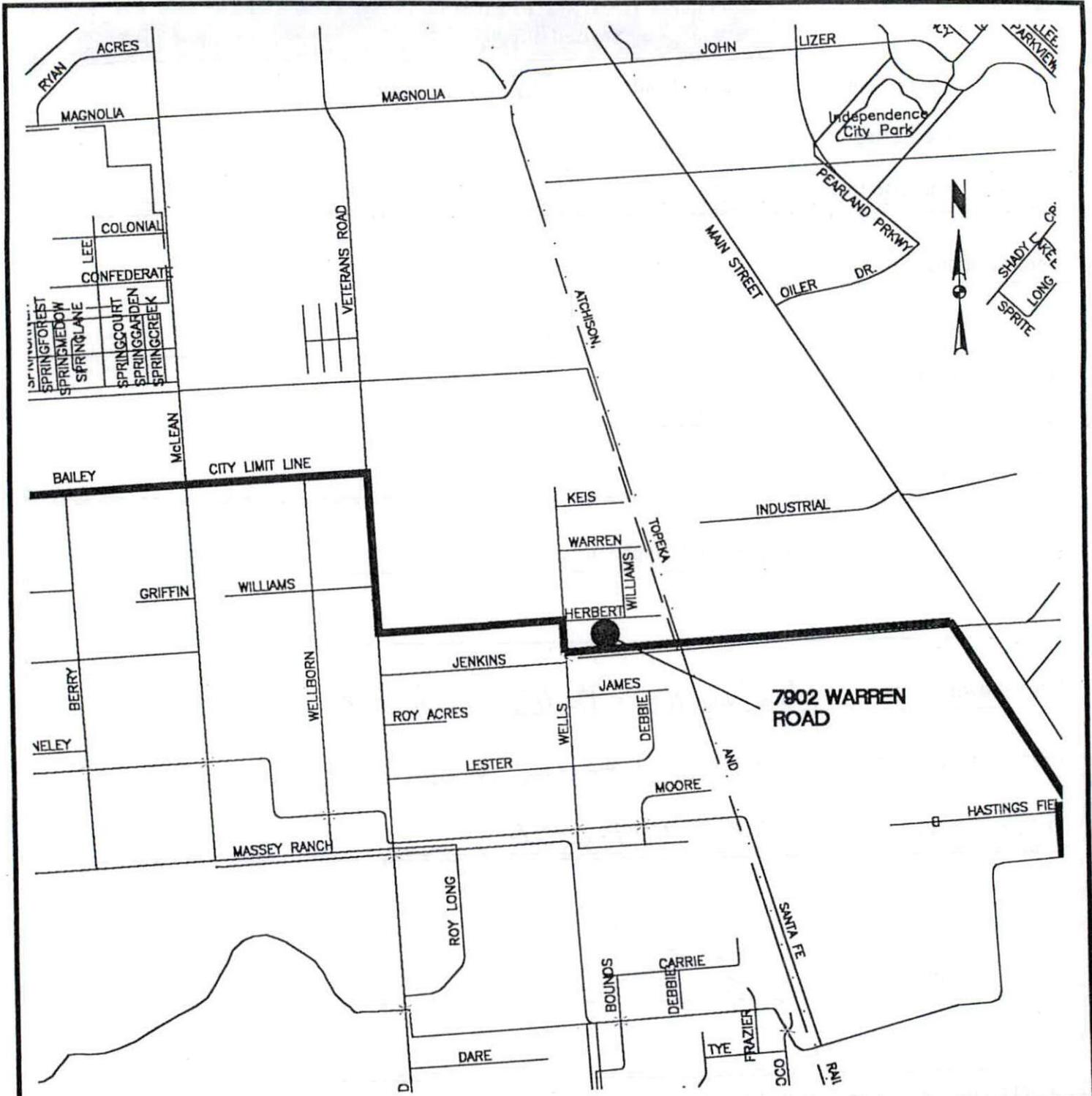
Agent's signature: NA

Fees paid: \$ 0

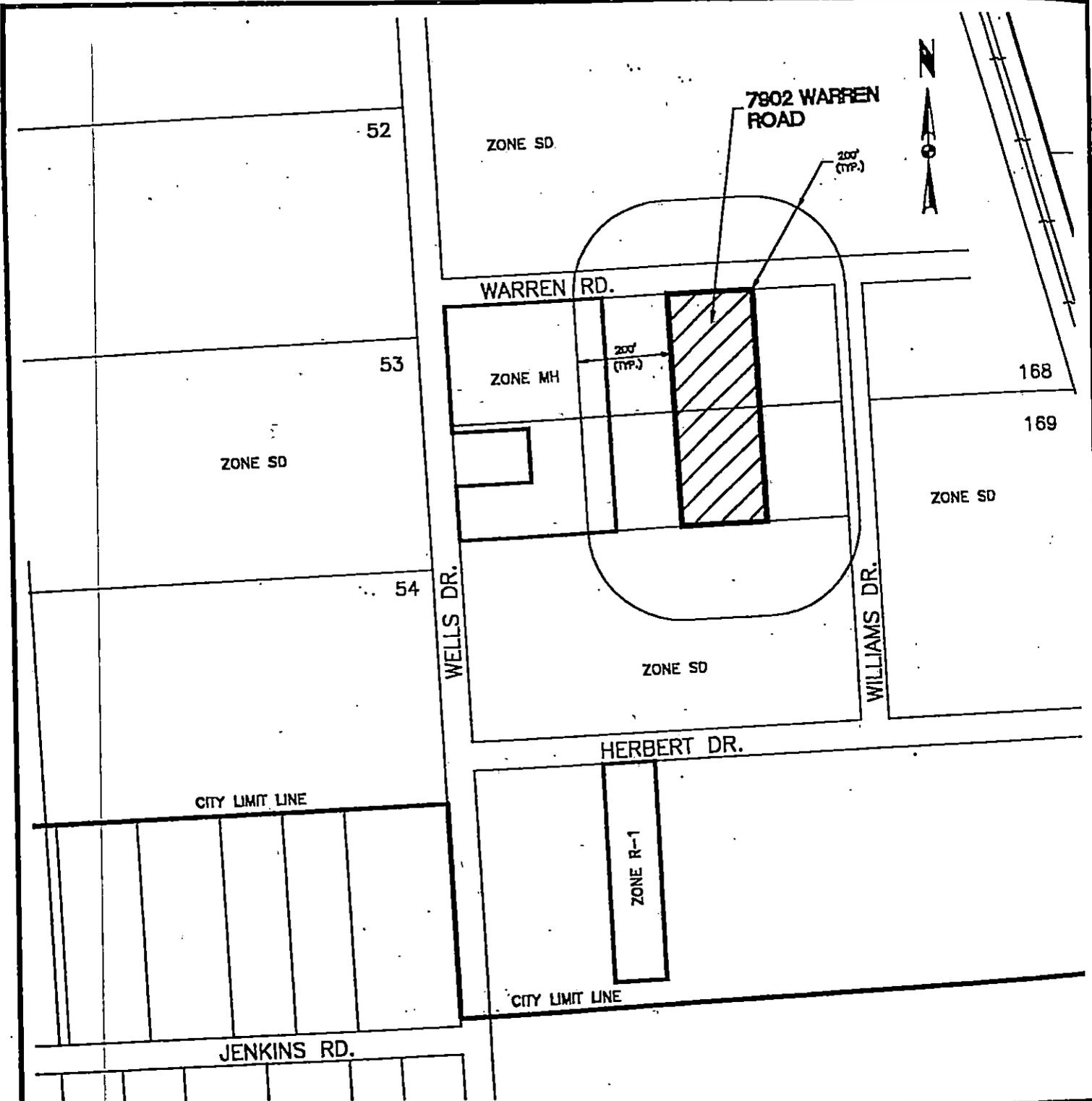
Date paid: 10.21.98

Received by: Nelda Patterson  
for Dennis Smith

Application number: 596



 <b>City of Pearland, Texas</b>		
<b>WESLEY &amp; PHYLLIS SHAFER</b>		
<b>ZONE CHANGE FROM SD TO MH</b>		
App. No. 596	Scale: HORZ: 1" = 300' VERT: 1" =	<b>SHEET 1 OF 1</b>
Date: FEB., 2001	CAD FILE:	
Drawn By: J.E.B.	99-8157	
Chief By: D. SMITH		

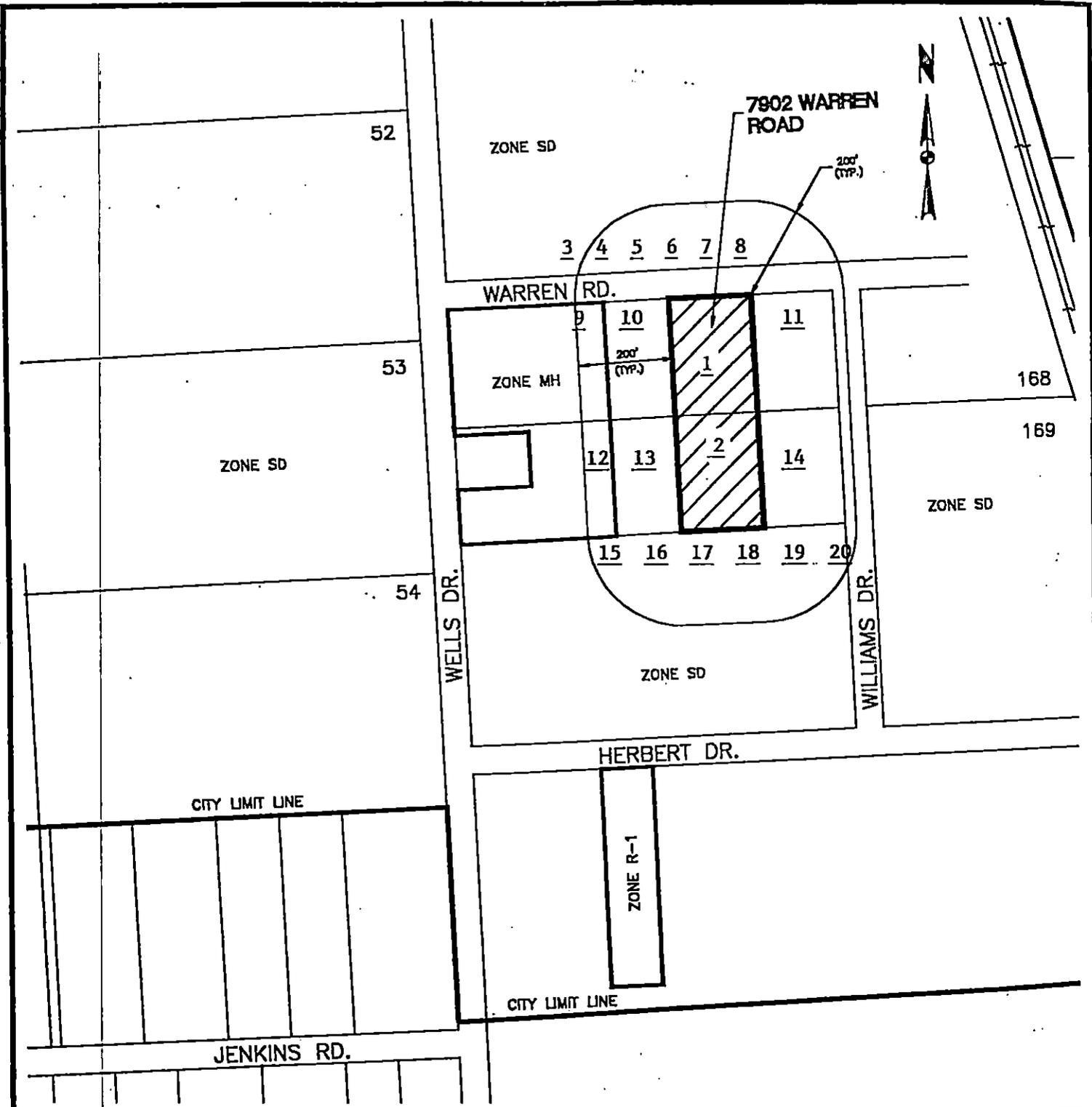


		
City of Pearland, Texas		
WEBLEY & PHYLLIS SHAFER		
<b>ZONE CHANGE FROM SD TO MH</b>		
App. No. 596	Scale:	SHEET <b>1</b> OF 1
Date: FEB., 2001	HORIZ: 1"=300' VERT: 1"=	
Drawn By: J.E.B.	CAD FILE:	
Checked By: D. SMITH	89-8157	

**NOTIFICATION REPORT  
ZONE CHANGE APPLICATION NO. 596**

<u>Property owner</u>	<u>Mailing address</u>	<u>Legal Description</u>	<u>Tax Acct No.</u>
1) Wesley & Phyllis Shafer	3406 Warren Rd #2, Pearland, TX 77584-3610	Tracts 168J-179U, Roy Acres II	0308-0023-002
2) Wesley & Phyllis Shafer	3406 Warren Rd #2, Pearland, TX 77584-3610	Tracts 168J-179U, Roy Acres II	0308-0023-002
3) James Earl Premeaux	3413 Warren Rd, Pearland, TX 77584-3611	Lot 168B, Roy Acres II	0308-0023-045
4) Harry Burkett, Jr.	3409 Warren Rd, Pearland, TX 77584-3611	Tracts 168X-168M, Roy Acres II	0308-0023-047
5) Esteban Solis	3401 Warren Rd, Pearland, TX 77584-3611	Lot 168D, Roy Acres II	0308-0023-048
6) Lewis & Mary Holland	7950 Warren Rd, Pearland, TX 77584	Tract 168E1, Roy Acres II	0308-0023-210
7) David & Lari Lynn Longley	3313 Warren Rd, Pearland, TX 77584	Tracts 168E-168P, Roy Acres II	0308-0023-035
8) Richard Gene Johnson	3301 Warren Rd, Pearland, TX 77584-3609	Lot 168C, Roy Acres II	0308-0023-055
9) Kenneth & Bonnie Kampf	3502 Warren Rd, Pearland, TX 77584-3612	Tract 168F1-169P1, Roy Acres II	0308-0023-060
10) Dennis & Phyllis Omo	3418 Warren Rd, Pearland, TX 77584-3610	Lots 168U-169AA, Roy Acres II	0308-0023-038
11) David & Lari Lynn Longley	3313 Warren Rd, Pearland, TX 77584-3609	Lots 168K-169W, Roy Acres II	0308-0023-029
12) Bonnie & Kenneth Kampf	3502 Warren Rd, Pearland, TX 77584-3612	Tracts 168F1-169P1, Roy Acres II	0308-0023-060
13) Dennis & Phyllis Omo	3418 Warren Rd, Pearland, TX 77584-3610	Lots 168U-169AA, Roy Acres II	0308-0023-038
14) David & Lari Lynn Longley	3313 Warren Rd, Pearland, TX 77584-3609	Lots 168K-169W, Roy Acres II	0308-0023-029
15) Joe Solis	335 Exchange St, Houston, TX 77020-5613	Lot 169K, Roy Acres II	0308-0023-057
16) Leroy Rubin Mickan	3418 Herbert Dr, Pearland, TX 77584	Lot 169B, Roy Acres II	0308-0049-111
17) Morlin Taylor	3409 Herbert Dr, Pearland, TX 77584-7573	Lot 169BB, Roy Acres II	0308-0023-051
18) Ricardo & Paula Renteria	2116 Everett St, Houston, TX 77009-8127	Lot 169Z, Roy Acres II	0308-0023-040
19) Hortencia Gonzales	7917 Herbert, Pearland, TX 77584-3505	Tract 169X, Roy Acres II	0308-0023-030
20) Salvador Perez	4234 William St, Pearland, TX 77584-2946	Lot 169H1, Roy Acres II	0308-0023-043

**NOTIFICATION MAP**



		
City of Pearland, Texas		
WESLEY & PHYLLIS SHAFER		
<b>ZONE CHANGE FROM SD TO MH</b>		
App. No. 596	Scale:	SHEET <b>1</b> OF 1
Date: FEB., 2001	HORZ: 1"=300' VERT: 1"=	
Drawn By: J.E.B.	CAD FILE:	
Checked By: D. SMITH	99-8157	

JOINT PUBLIC HEARING  
ITEM NO. 1



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

## PUBLIC COMMENT FORM

*(Please type or print in black ink)*

Zone Change Application No. 501

Joint Public Hearing to be held Monday, March 5, 2001, 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: DOUGLAS GIROD

Address: 3713-1 Aybrell

Pearland Tax Account No.

(If shown on enclosed map):

Signature: *Douglas Girod*

Date: 3/1/01

COMMENTS:

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## 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. 501

Joint Public Hearing to be held Monday, March 5, 2001, 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.

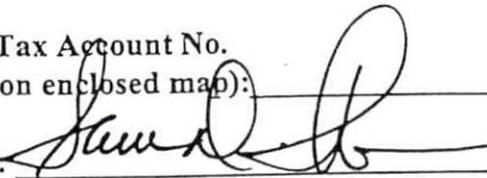
I am FOR the requested zoning as explained on the attached public notice.

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

Name: SAM D. THOMAS

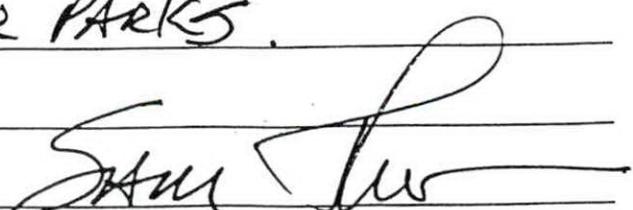
Address: 5407 SPRING CIRCLE DR.

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

Signature:  Date: 2/27/01

### COMMENTS:

LET THEM MOVE THEIR TRAILER TO  
ALVIN - PEARLAND IS NO LONG A  
HAVEN FOR TRAILER PARKS.





# 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. 593

Joint Public Hearing to be held Monday, March 5, 2001, 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: MONIQUE HUGHES

Address: 5929 JERRYCREST

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

Signature: [Handwritten Signature] Date: 3/2/01

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## 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. 593

Joint Public Hearing to be held Monday, March 5, 2001, 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: N. NOEL WEBB & PEGGY A. WEBB

Address: 6002 JERRYCREST PEARLAND, TX 77584-8360

Pearland Tax Account No.

(If shown on enclosed map): \_\_\_\_\_

Signature: N. Noel Webb  
Peggy A. Webb

Date: 3-5-01

COMMENTS:

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## 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. 596

Joint Public Hearing to be held Monday, March 5, 2001, 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: Salvador Perez

Address: 17122 Williams Dr Pearland, TX 77584

Pearland Tax Account No.

(If shown on enclosed map): \_\_\_\_\_

Signature: Salvador Perez Date: March 2, 2001

### COMMENTS:

This request will cause overcrowding in such a small area as it has done in the other MH zone. Therefore, I am against the requested zoning.

JOINT PUBLIC HEARING  
ITEM NO. 2

*App # 967*



## 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. 967

Joint Public Hearing to be held Monday, March 5, 2001, 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: Erwin Wind Sr

Address: 3014 Green Tee Dr

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

Signature: Erwin Wind

Date: 2-28-01

COMMENTS:

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CITY OF PEARLAND  
ZONE CHANGE APPLICATION

revised 5/9/00

Change in Zoning Classification from: R-2 to: R-2PUD

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \*

Property address: 1700 Block Hatfield Rd.

Lot:

Block:

Subdivision:

Metes & Bounds Description: Tracts 26, 27, 28, 29, 30 and 31 out of the  
HT&B Survey  
(unplatted property only; attach survey) Abstract A-219

Tax I.D. number:

Current use of land: Agricultural

Proposed use of land within requested designation: Single Family Subdivision

Record owner's name: Ronald Noles and Billy Noles

Owner's mailing address: 1730 Hatfield Rd. Pearland, TX 77581

Owner's telephone number: (281) 485-1181

Agent's name: James Cornelius

Agent's mailing address: 1601 Elm Street, Suite 300, Dallas, TX 75201

Agent's telephone number: (713) 627-8021

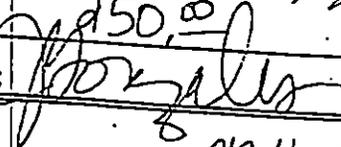
PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. \*On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such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

Owner's signature: 

Agent's signature: 

Fees paid: \$ 250.00

Date paid: 01/03/01

Received by: 

Application number: 967

CR# 009263

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE  
PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,  
TO BE HELD MARCH 5, 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 Single Family Dwelling District (R-1) to Single Family Dwelling Planned Unit Development District (R-1 PUD) on the following described property, to wit:

Zoning Application No. 971

Legal Description: 124.4087 acres, out of 297.58 acres conveyed to Aaron Pasternak by Warranty Deed dated January 14, 1969 and recorded in Vol. 1023, pg 297, Deed Records of Brazoria Co., TX and being in the Warren D.C. Hall League, A-70, Brazoria Co., TX (Pearland Parkway)

Owner: 313 Acre Pearland Joint Venture ET AL  
Matt Pasternak  
2142 Bolsover  
Houston, TX 77005

Agent: John H. Taylor, Trustee

**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. 971

---

City Council and Planning and Zoning Commission Joint Public Hearing: March 5, 2001

Owner: 313 Acre Pearland Joint Venture ET AL

Applicant/Agent: John H. Taylor, Trustee

---

**Location:** East of Pearland Parkway at Oiler Drive, South of John Lizer

**Existing Zoning:** R-1 (Single Family Dwelling)

**Requested Zoning:** R-1 PUD (Single Family Dwelling District - Planned Unit Development)

---

### Summary:

The applicant is requesting a zone change on 124.4087 acres in order to develop a single family planned unit development (PUD). The property to the Northwest is zoned for P (Park) uses and is developed with Independence Park. The property to the Northeast is zoned for R-2 (Single Family Dwelling) uses and is developed with the Parkview Subdivision. The property to the Southwest is zoned for R-2 (Single Family Dwelling) uses and R-2(S) (Single Family Dwelling with a specific use for a school) uses and is developed with Pearland High School. The property to the Southeast is zoned for R-1 (Single Family Dwelling) uses and is developed with Shadycrest subdivision.

Public Notice/Comment Forms were mailed to sixty-six (66) 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 the surrounding uses.
- The applicant is aware that a Traffic Impact Analysis will be required.
- The applicant is proposing a public linear park along the creek.

**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: R-1 to: R1PUD

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \* \_\_\_\_\_

Property address: SEE LEGAL DESCRIPTION

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

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

Tax I.D. number: 76-0648327

Current use of land: VACANT

Proposed use of land within requested designation: SINGLE FAMILY COMMUNITY

Record owner's name: 313 ACRE PEARLAND JOINT VENTURE ET AL

Owner's mailing address: C/O MATT PASTERNAK - 2142 BOLSOVER, HOUSTON, TX. 77005

Owner's telephone number: 281-970-5300

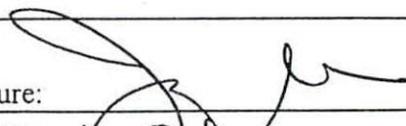
Agent's name: JOHN N. TAYLOR, TRUSTEE

Agent's mailing address: 1625 CORNICHE, LEAGUE CITY, TX. 77573

Agent's telephone number: 281-334-5499

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: SEE ATTACHED LETTER

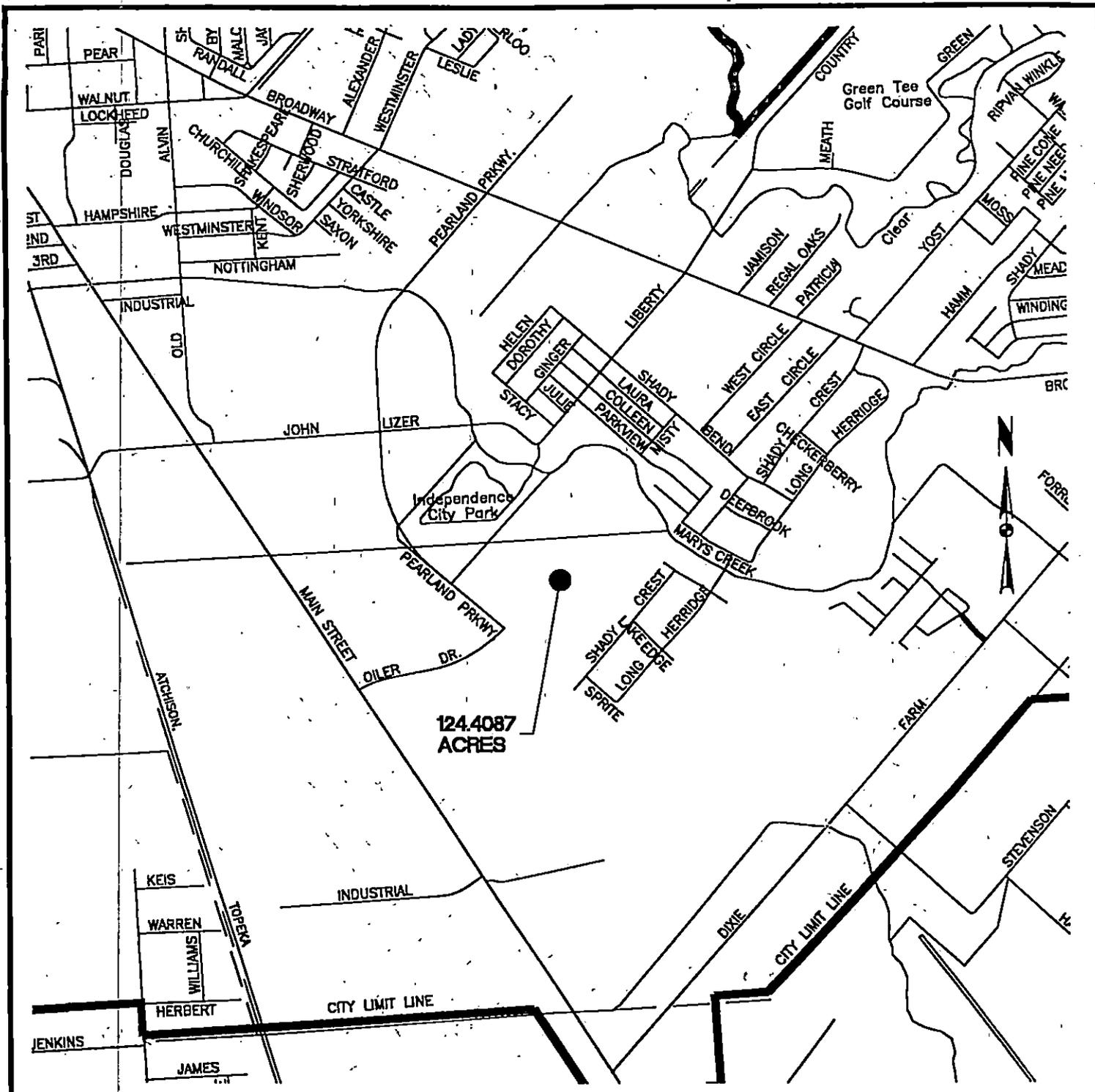
Agent's signature: 

Fees paid: \$ 2-1-01 (\$250.-)

Date paid: 2-1-01

Received by: Memo Phipps

Application number: 971



124.4087  
ACRES

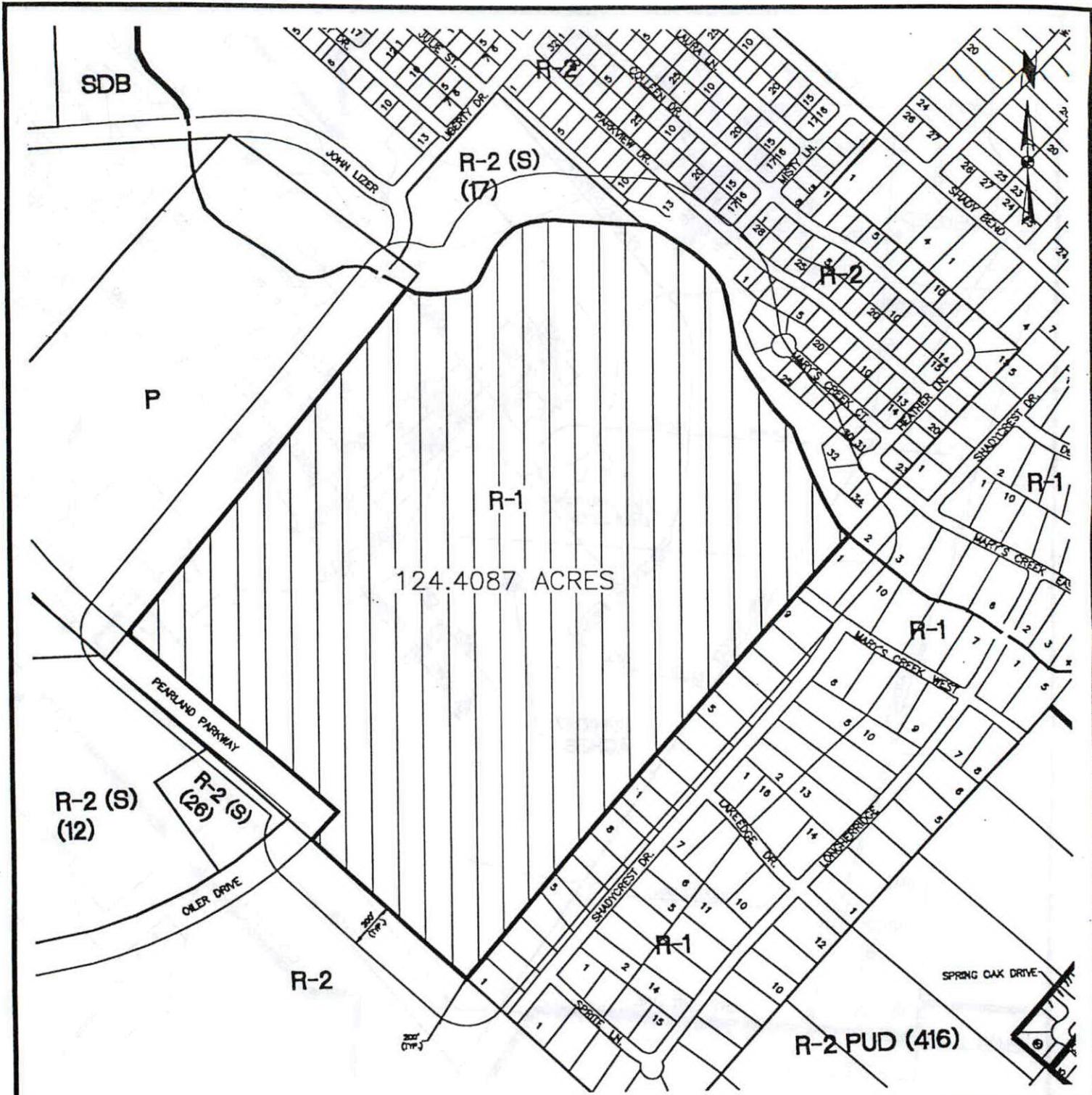


City of Pearland, Texas

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

App. No.: 871	Scale: HORIZ: 1"=2000' VERT: 1"=	SHEET <b>1</b> OF 1
Date: FEB., 2001	CAD FILE:	
Drawn By: J.E.B.	01-8005	
Checked By: G. TUMILINSON		

OWNERS: 313 ACRE PEARLAND  
JOINT VENTURE



124.4087 ACRES



City of Pearland, Texas

**ZONE CHANGE  
FROM  
R-1 to R-1 PUD**

App. No.: 971	Scale:	SHEET <b>1</b> OF 1
Date: FEB., 2001	HORZ: 1"=800' VERT: 1"=	
Drawn By: J.E.B.	CAD FILE:	
Chief By: G. TUMILINSON	01-8005	

OWNERS: 313 ACRE PEARLAND  
JOINT VENTURE

**NOTIFICATION REPORT  
ZONE CHANGE APPLICATION NO. 971**

<u>Property owner</u>	<u>Mailing address</u>	<u>Legal Description</u>	<u>Tax Acct No.</u>
1) Aaron Pasternak	n/a	n/a	0070
2) Aaron Pasternak	n/a	n/a	0070
3) Aaron Pasternak	n/a	n/a	0070
4) City of Pearland	3519 Liberty Dr, Pearland, TX 77581	Tract 6M-6N, W.D.C. Hall	0070-0047-114
5) City of Pearland	3519 Liberty Dr, Pearland, TX 77581	Tract 6D1, W.D.C. Hall	0070-0047-121
6) The Carden-Jackson School	1302 Houston Ave, Pasadena, TX 77502-2514	Tract 6D, W.D.C. Hall	0070-0047-145
7) The Carden-Jackson School	1302 Houston Ave, Pasadena, TX 77502-2514	Tract 6E, W.D.C. Hall	0070-0047-145
8) The Carden-Jackson School	1302 Houston Ave, Pasadena, TX 77502-2514	Tract 6F, W.D.C. Hall	0070-0047-145
9) Javier Caballero	2418 Parkview Dr, Pearland, TX 77581-5410	Lot 8, Block 4, Parkview, Sect 2	6951-0308-000
10) Wayne Rickey	2416 Parkview Dr, Pearland, TX 77581-5410	Lot 9, Block 4, Parkview, Sect 2	6951-0309-000
11) Larry Helton	2414 Parkview Dr, Pearland, TX 77581-5410	Lot 10, Block 4, Parkview, Sect 2	6951-0310-000
12) Dean Deckerlegand	2412 Parkview Dr, Pearland, TX 77581-5410	Lot 11, Block 4, Parkview, Sect 2	6951-0311-000
13) A. E. Matocha	2410 Parkview Dr, Pearland, TX 77581-5410	Lot 12, Block 4, Parkview, Sect 2	6951-0312-000
14) Doyle & Susan Clifford, Jr.	2408 Parkview Dr, Pearland, TX 77581-5410	Lot 13, Block 4, Parkview, Sect 2	6951-0313-000
15) The Carden-Jackson School	1302 Houston Ave, Pasadena, TX 77502-2514	Tracts 6D-6F, W.D.C. Hall	0070-0047-145
16) Robert Laird	2407 Parkview Dr, Pearland, TX 77581-5409	Lot 20, Block 3, Parkview, Sect 2	6951-0220-000
17) Gene Sanders, Jr.	2405 Parkview Dr, Pearland, TX 77581-5409	Lot 19, Block 3, Parkview, Sect 2	6951-0219-000
18) Michael Joyce	2403 Parkview Dr, Pearland, TX 77581-5409	Lot 18, Block 3, Parkview, Sect 2	6951-0218-000
19) Jimmy & Kathy Reeves	2401 Parkview Dr, Pearland, TX 77581-5409	Lot 17, Block 3, Parkview, Sect 2	6951-0217-000
20) Joe Lopez	2327 Parkview Dr, Pearland, TX 77581-5421	Lot 2, Block 6, Parkview, Sect 2	6951-0502-000

**NOTIFICATION REPORT  
ZONE CHANGE APPLICATION NO. 971**

(page 2)

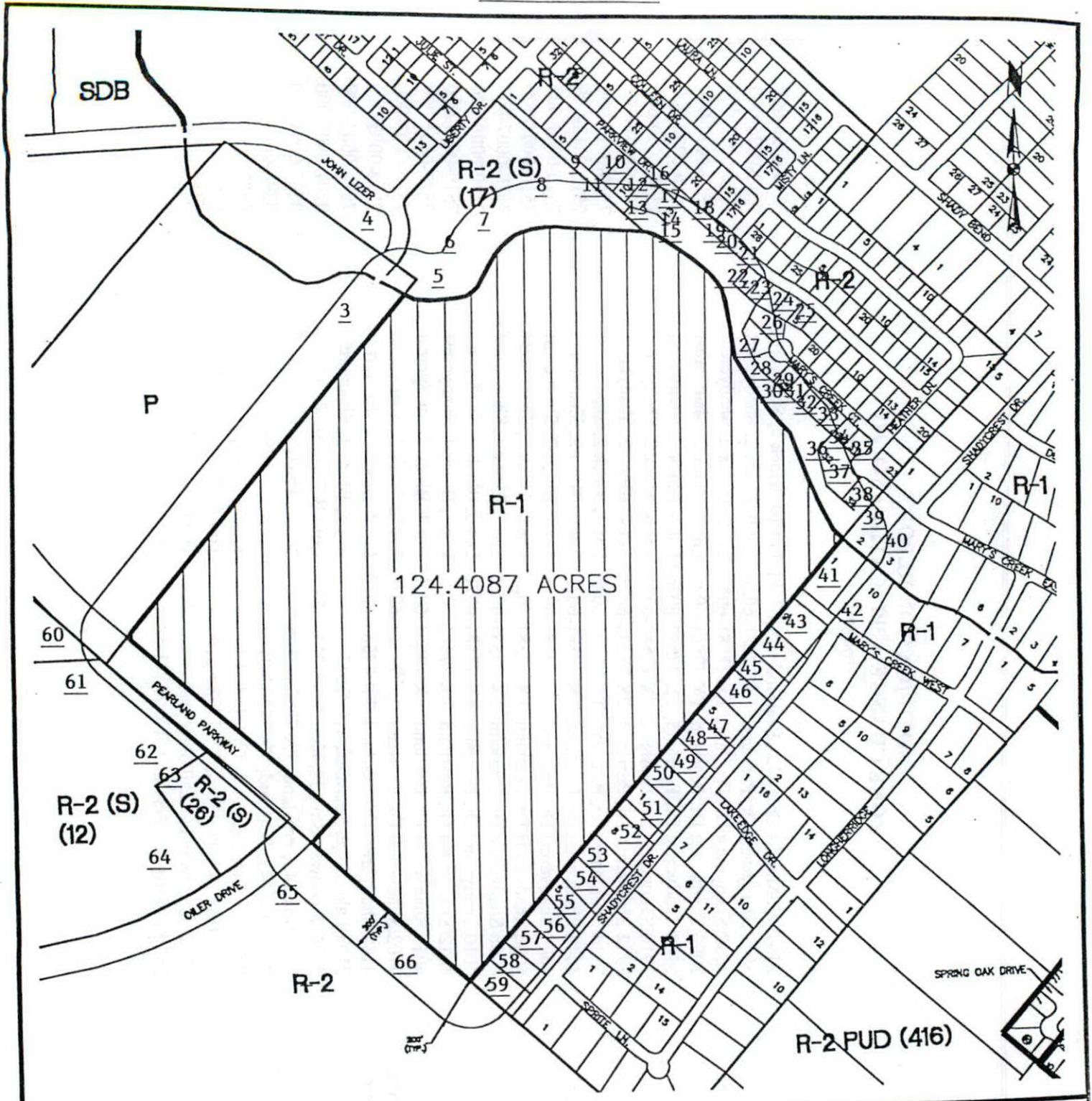
21) William & Sujatha Everett	2325 Parkview Dr, Pearland, TX 77581-5421	Lot 26, Block 2, Parkview, Sect 3	6952-0126-000
22) David & Lynn Canales	2326 Parkview Dr, Pearland, TX 77581-5420	Lot 1, Block 3, Parkview, Sect 3	6952-0201-000
23) Douglas & Kimberly Conger	2324 Parkview Dr, Pearland, TX 77581-5420	Lot 2, Block 3, Parkview, Sect 3	6952-0202-000
24) Sok Huor Chea	2322 Parkview Dr, Pearland, TX 77581-5420	Lot 3, Block 3, Parkview, Sect 3	6952-0203-000
25) Richard & Patsy Reedel	2320 Parkview Dr, Pearland, TX 77581-5420	Lot 4, Block 3, Parkview, Sect 3	6952-0204-000
26) Kenneth Howard	2317 Mary's Creek Ct, Pearland, TX 77581	Lot 22, Block 3, Parkview, Sect 3	6952-0222-000
27) Michael & Martha Burns	2318 Mary's Creek Ct, Pearland, TX 77581	Lot 23, Block 3, Parkview, Sect 3	6952-0223-000
28) Antonio & Dorothy Nicolas	2316 Mary's Creek Ct, Pearland, TX 77581	Lot 24, Block 3, Parkview, Sect 3	6952-0224-000
29) Christine Smith	2314 Mary's Creek Ct, Pearland, TX 77581	Lot 25, Block 3, Parkview, Sect 3	6952-0225-000
30) John Dennington, Jr. M.D.	2312 Mary's Creek Ct, Pearland, TX 77581	Lot 26, Block 3, Parkview, Sect 3	6952-0226-000
31) George & Elizabeth Zivley	2310 Mary's Creek Ct, Pearland, TX 77581	Lot 27, Block 3, Parkview, Sect 3	6952-0227-000
32) Robert & Elizabeth Young	2308 Mary's Creek Ct, Pearland, TX 77581	Lot 28, Block 3, Parkview, Sect 3	6952-0228-000
33) Charles Huckabee	2306 Mary's Creek Ct, Pearland, TX 77581	Lot 29, Block 3, Parkview, Sect 3	6952-0229-000
34) Louis & Ruby Fleissner	2302 Mary's Creek Ct, Pearland, TX 77581	Lot 30, Block 3, Parkview, Sect 3	6952-0230-000
35) Louis & Ruby Fleissner	2302 Mary's Creek Ct, Pearland, TX 77581	Lot 31, Block 3, Parkview, Sect 3	6952-0230-000
36) Thomas & Kathleen Fisher	P.O. Box 1494, Pearland, TX 77588-1494	Lot 32, Block 3, Parkview, Sect 3	6952-0232-000
37) Janice McNatt	3714 Heather Ln, Pearland, TX 77581-5418	Lot 33, Block 3, Parkview, Sect 3	6952-0233-000
38) Raymond McPhail	2116 E. Mary's Creek Ln, Pearland, TX 77581	Lot 34, Block 3, Parkview, Sect 3	6952-0234-000
39) Burton & Georgia Gifford Fmly Tr	2110 E. Mary's Creek Ln, Pearland, TX 77581	Lot 2, Block 7, Shadycrest	7510-0081-000
40) Raymond Henson	2108 E. Mary's Creek Ln, Pearland, TX 77581	Lot 3, Block 7, Shadycrest	7510-0082-000
41) Jimmy Watson	2109 W. Mary's Creek Ln, Pearland, TX 77581	Lot 1, Block 7, Shadycrest	7510-0080-000

**NOTIFICATION REPORT**  
**ZONE CHANGE APPLICATION NO. 971**

(page 3)

42) Richard Szopski	2107 W. Mary's Creek Ln, Pearland, TX 77581	Lot 10, Block 7, Shadycrest	7510-0090-000
43) Frederick Arehart	3902 Shadycrest Dr, Pearland, TX 77581-6026	Lot 9, Block 2, Shadycrest	7510-0025-000
44) Russell & Laura Hoffard	4002 Shadycrest Dr, Pearland, TX 77581-6028	Lot 2, Block 2, Shadycrest	7510-0013-000
45) Wesley Mims	3906 Shadycrest Dr, Pearland, TX 77581-6026	Lot 7, Block 2, Shadycrest	7510-0022-000
46) Kenneth Nicoll	3908 Shadycrest Dr, Pearland, TX 77581-6026	Lot 6, Block 2, Shadycrest	7510-0020-000
47) R. J. Varnell	3910 Shadycrest Dr, Pearland, TX 77581-6026	Lot 5, Block 2, Shadycrest	7510-0019-000
48) Kenneth Kaup	3912 Shadycrest Dr, Pearland, TX 77581-6026	Lot 4, Block 2, Shadycrest	7510-0016-000
49) John Sullivan	3914 Shadycrest Dr, Pearland, TX 77581-6026	Lot 3, Block 2, Shadycrest	7510-0015-000
50) Russell & Laura Hoffard	4002 Shadycrest Dr, Pearland, TX 77581-6028	Lot 2, Block 2, Shadycrest	7510-0013-000
51) Rudolph Moreno	4004 Shadycrest Dr, Pearland, TX 77581-6028	Lot 1, Block 2, Shadycrest	7510-0009-000
52) Eugene Karstedt	4006 Shadycrest Dr, Pearland, TX 77581-6028	Lot 8, Block 1, Shadycrest	7510-0008-000
53) Roger Roecker	4008 Shadycrest Dr, Pearland, TX 77581-6028	Lot 7, Block 1, Shadycrest	7510-0007-000
54) James & Joyce Walker, Jr.	4010 Shadycrest Dr, Pearland, TX 77581-6028	Lot 6, Block 1, Shadycrest	7510-0006-000
55) Betty Lou Williams	4012 Shadycrest Dr, Pearland, TX 77581	Lot 5, Block 1, Shadycrest	7510-0005-000
56) Maurice McGee	4014 Shadycrest Dr, Pearland, TX 77581-6028	Lot 4, Block 1, Shadycrest	7510-0004-000
57) John & Palmer Washburn	4102 Shadycrest Dr, Pearland, TX 77581-6030	Lot 2, Block 1, Shadycrest	7510-0003-000
58) John & Palmer Washburn	4102 Shadycrest Dr, Pearland, TX 77581-6030	Lot 2, Block 1, Shadycrest	7510-0003-000
59) Glendine Palmer	2103 Lake Edge, Pearland, TX 77581	Lot 1, Block 1, Shadycrest	7510-0002-000
60) Maryfield Limited	7676 Woodway Ste 238, Houston, TX 77063	Lot 4B-7-13, H. T. & B. R.R.	0507-0006-000
61) Pearland I.S.D.	P.O. Box 145, Pearland, TX 77588-0145	Tract 11B-12A1, A.C.H. & B.	0507-0004-000
62) Pearland I.S.D.	P.O. Box 145, Pearland, TX 77588-0145	Tract 13A-13A1, A.C.H. & B.	0507-0004-000
63) Pearland I.S.D.	P.O. Box 145, Pearland, TX 77588-0145	Tract 14-14B, A.C.H. & B.	0507-0004-000
64) Pearland I.S.D.	P.O. Box 145, Pearland, TX 77588-0145	Tract 15B-16A, A.C.H. & B.	0507-0004-000
65) R. West Development	6302 Broadway Ste 250, Pearland, TX 77581	Tract 19A-24A & pt 16-18-25	0507-0003-000
66) City of Pearland	3519 Liberty Dr, Pearland, TX 77581-5416	Tract 15-19A2, A.C.H. & B.	0507-0003-100

NOTIFICATION MAP



124.4087 ACRES

 <b>Pearland</b> City of Pearland, Texas		
<b>ZONE CHANGE FROM</b> <b>R-1 to R-1 PUD</b>		
App. No.: 971	Scale:	SHEET <b>1</b> OF 1
Date: FEB., 2001	HORIZ: 1"=800'	
Drawn By: J.E.B.	CAD FILE:	
Checked By: G. TUMILSON	01-8005	

OWNERS: 313 ACRE PEARLAND JOINT VENTURE



# 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. 967

Joint Public Hearing to be held Monday, March 5, 2001, 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: Melvin J. Theriot Sr.

Address: 13709 Hatfield Rd, P.O. Box 776, Pearland Tx.

Pearland Tax Account No.  
(If shown on enclosed map): 39

Signature: Melvin J. Theriot Date: 3-5-2001

COMMENTS:

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JOINT PUBLIC HEARING  
ITEM NO. 3

*App # 971*



## 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. 971

Joint Public Hearing to be held Monday, March 5, 2001, 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: GENE E. SANDERS JR

Address: (PEARLAND) 2405 PARKVIEW DRIVE

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

Signature: Gene E Sanders Jr Date: 03/01/01

### COMMENTS:

PLEASE SEE THE ATTACHED THREE PAGE  
LETTER.

March 1, 2001

To the Mayor, Honorable City Council, and the Planning and Zoning Commission of the City of Pearland, Texas

RE: Notification of a joint public hearing of the City Council and the Planning and Zoning Commission of the City of Pearland, Texas, March 5, 2001 to consider "an ammendment to the Land Use and Urban Development of said City from Classification Single Family Dwelling District (R-1) to Planned Urban Development (PUD) on the following described property, to wit:

124.4087 acres, out of 297.58 acres conveyed to Aaron Pasternak by Warranty Deed dated Jan .14, 1969 and recorded in Vol. 1023, pg 297, Deed Records of Brazoria Co., TX, and being in the Warren D.C. Hall League, A-70, Brazoria Co., TX (Pearland, Texas )

Honorable Sirs:

I would like to voice my opposition to the rezoning or redistricting of the above mentioned property and at the same time, begin with the question:

Has the growth and progress of the City become a so much of focal issue that it has become a prime consideration at the expense of it's residents? The same may be asked of the importance of further lining the pockets of land holders and special interests who do not live in Pearland (i.e. Matt Pasternak - 2142 Bolsover - Houston, Tx. 77005) over the welfare of those who do. I do understand that the area is presently zoned for single family dwellings, but that the redistricting would open it up to the building of several times more homes than are currently allowed under its present zoning restrictions.

I am a long time resident of the area, having moved to Pearland in 1957 and a graduate of Pearland High School in 1966. I have owned my present residence in Parkview Sub Division since 1982.

Growth in the City has been on an accelerated pace for the past ten or so years and, by the following examples, I believe it to be in the process of rapidly exceding the capabilities of our streets, our water and sewer systems and placing a severe strain on our fire and emergency services and Police protection.

My home is located directly across Mary's Creek from the area described in the Notice of a Joint Public Hearing of the City Council and the Planning and Zoning Commission that I received by mail. My main concerns here are in the areas of run off drainage that may be caused by the development of the property in question and also the increased traffic flow through Parkview and Shady Crest Sub Divisions.

To begin with, the property in question is a slightly wooded, low lying area that floods easily in times of heavy rain in its present state and as we all know, there have been no major storms or hurricanes effecting this area since Hurricane Alecia in the early 1980's. I had only lived in my present home a short while when I could stand at my front door and watch as Alecia turned Mary's Creek, that is normally not much more than a stream, only a foot or two deep, into a river about to overflow its banks, about twenty feet or so above its normal level. Also within the past two or three years, Parkview Sub Division was included, for the first time since my house was built, in a redistricting of the Mary's Creek and Clear Creek flood plane. I believe this to be due in some part to Pearland's run away growth rate and over development. More and more areas of the City are being paved and developed, eliminating empty grasslands and fields that once helped to curb water run off and flooding. The result of these factors have brought an increase in the cost of residential flood insurance. Truthfully, no one can say at this time that when the next hurricane hits just what areas will flood and what will not. If the property in question is allowed to be rezoned for this type of housing development, it can, in my opinion, only increase the risk of danger to those of us in the adjoining areas.

Secondly, comes the issue of increased traffic through our neighborhoods. Traffic would undoubtedly be funneled through Parkview and Shady Crest as these two sub divisions would offer access to FM 518 if the area in question if it was allowed to be developed for housing projects of this scale. This in turn would only further add to our City's already overburdened roadways and streets.

Also, with the addition of new housing projects in the area comes the increased demand on our water and sewer systems. Speaking as a Parkview resident, our area has already seen an increase in sewer problems and fluctuating water pressure. Upgrading these systems or building new ones to adequately control the increased demand can only lead to increased taxation of the City's homeowners, benefiting only private interests at the expense of its citizens.

To quote our City mayor, "Without maintaining and adding resources and infrastructure, problems could arise from the explosive growth Pearland continues to experience." This statement can be found in the column titled "Mayor Reid addresses concerns over city's state" on page 24 in the Around Town section of the Pearland Journal, Wednesday, February 28, 2001.

As a concerned citizen, I would like to again state my opposition to this action because of these and other concerns and would urge all those involved in this decision to take them into consideration and to vote AGAINST the redistricting of the property in question for the

good of the citizens in this area and not those of special interests who would reap the profits and share none of the problems.

Very truly yours,

*Gene E. Sanders Jr.*

Gene E. Sanders, Jr.  
2405 Parkview Drive  
Pearland, Texas



## 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. 971

Joint Public Hearing to be held Monday, March 5, 2001, 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.

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

Name: RICHARD E. SZOPSKI AND BARBARA JO SZOPSKI

Address: 2107 Mary's Creek West (Shadycrest Subdivision)

Pearland Tax Account No.

(If shown on enclosed map): #7510-0090-000 Shadycrest: Block 7 Lot 10

Signature: Richard E. Szopski Date: Mond. MARCH 5, 2001

Barbara J. Szopski 3-5-01

### COMMENTS:

**THIS PROPERTY IS THE LAST LARGEST PIECE OF WOODED PROPERTY THAT AJOINS MARY'S CREEK. We are distroying all of our natural woodlands, and brushlands that give home to the last of the birds, rabbits, hawks and other wildlife. MY SUGGESTION IS TO HAVE THE CITY OF PEARLAND BUY UP A Substantial part of this property that ajoins the Mary's Creek area and turn it into a Wildlife and Forest Preserve not to be disturbed by people or any type building projects regarding the parks dept. MY OTHER SUGGESTION IS TO ZONE A LARGE PART OF THIS PROPERTY INTO: THE NEW ZONING STANDARD WHICH IS LISTED AS: R-E ESTATE LOTS OF A MINIMUM OF 1/2 ACRE LOTS 21,780 Sq. Ft. With a minimum of 120 Feet of Frontage per lot.**

**WE NEED TO PROTECT THE LAST OF THIS WOODED PROPERTY WHICH IS IN THE INNER CITY**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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 Single Family Dwelling District (R-2) to Single Family Dwelling District Planned Unit Development District (R-2 PUD) on the following described property, to wit:

Zoning Application No. 967

Legal Description: 60 acres, being Tracts 26-31 H. T. & B. R.R. Co. survey, A-219, Brazoria Co., TX (Hatfield Road)

Owner: Ronald Noles and Billy Noles  
1730 Hatfield Road  
Pearland, TX 77581

Agent: James Cornelius

**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. 967

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City Council and Planning and Zoning Commission Joint Public Hearing: March 5, 2001

Owner: Ronald Noles & Billy Noles

Applicant/Agent: James Cornelius

---

**Location:** North of Broadway Street, between Hatfield Road and O'Day Road, just South of Hickory Slough

**Existing Zoning:** R-2 (Single Family Dwelling)

**Requested Zoning:** R-2PUD (Single Family Dwelling-Planned Unit Development)

---

### Summary:

The applicant is requesting a zone change on 30 acres in order to develop a single family planned unit development (PUD). The property to the North is zoned for C (Commercial) uses and developed with Hickory Creek Farms. The property to the South is zoned for R-2 (Single Family Dwelling) and is undeveloped land for sale. The property to the West is zoned for a mix of uses including SD (Suburban Development), R-1 (Single Family Dwelling) and M-2 (Heavy Industrial). This property is developed with several homes and one business, Isothermal Protective Coatings, Inc.. The property to the East is zoned primarily for M-1 (Light Industrial) uses with a small tract of R-2 (Single Family Dwelling) uses. This property is developed with several homes and one business, Houston Tubulars, Inc..

Public Notice/Comment Forms were mailed to twenty-eight (28) 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 the majority of the surrounding uses.
- The applicant is aware that a Traffic Impact Analysis is required.
- The applicant is proposing to pay park fees in lieu of dedicating land. (185 lots x \$350.00 = \$64,750.00)

**Staff Recommendation:**

Approval.

**Attachments:**

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

CITY OF PEARLAND  
ZONING CHANGE APPLICATION

revised 5/9/00

Change in Zoning Classification from: R-2 to: R-2PUD

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \*

Property address: 1700 Block Hatfield Rd.

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Metes & Bounds Description: Tracts 26, 27, 28, 29, 30 and 31 out of the  
HT&B Survey  
(unplatted property only; attach survey) Abstract A-219

Tax I.D. number: \_\_\_\_\_

Current use of land: Agricultural

Proposed use of land within requested designation: Single Family Subdivision

Record owner's name: Ronald Noles and Billy Noles

Owner's mailing address: 1730 Hatfield Rd. Pearland, TX 77581

Owner's telephone number: (281) 485-1181

Agent's name: James Cornelius

Agent's mailing address: 1601 Elm Street, Suite 300, Dallas, TX 75201

Agent's telephone number: (713) 627-8021

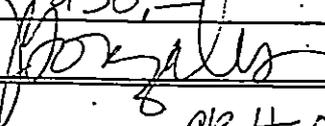
PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. \*On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such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

Owner's signature: 

Agent's signature: 

Fees paid: \$ 250.00

Date paid: 01/03/01

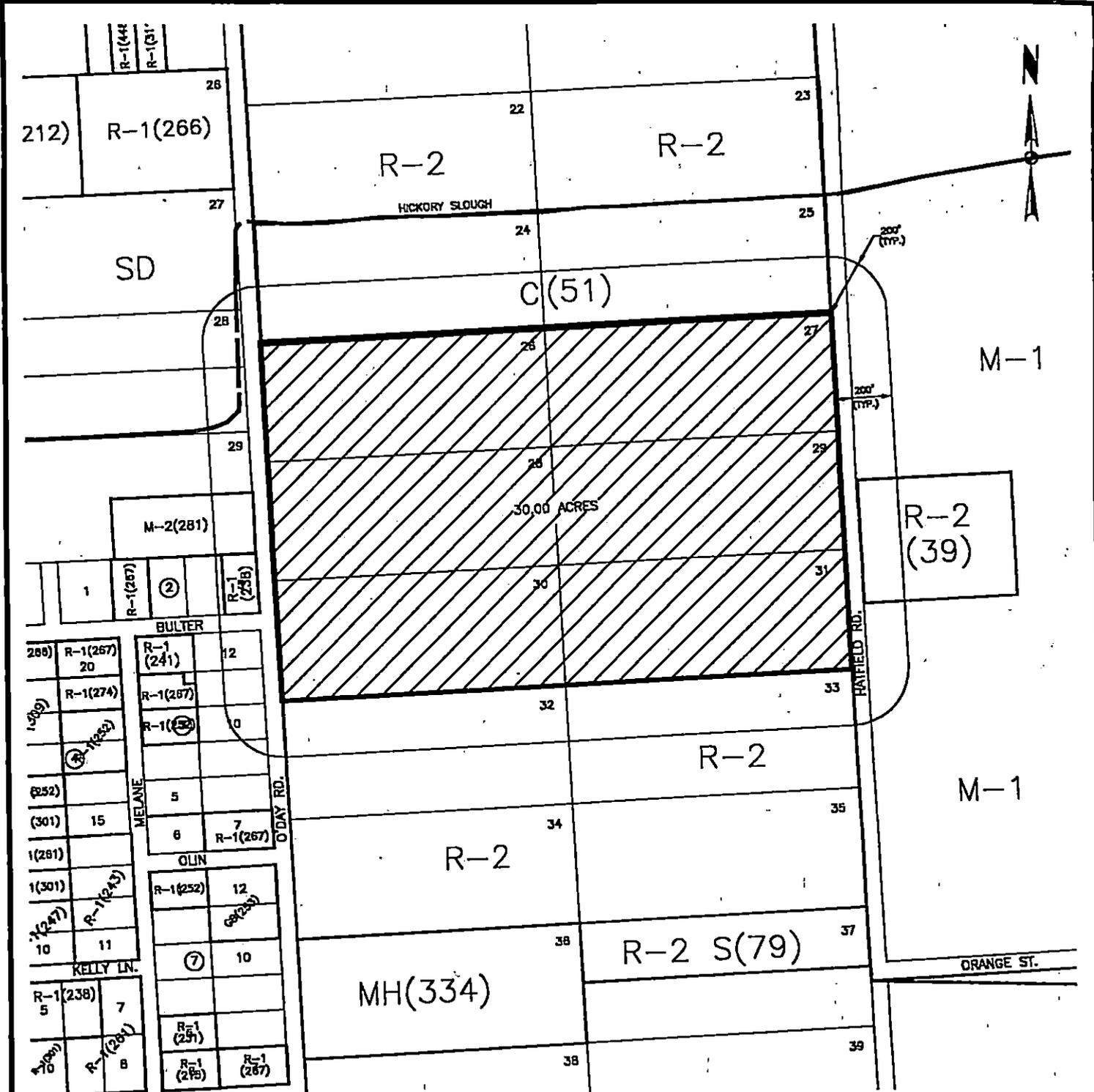
Received by: 

Application number: 967

CR# 009263

967





		
<b>City of Pearland, Texas</b>		
<b>RONALD &amp; BILLY NOLES</b>		
<b>ZONE CHANGE FROM R-2 TO R-2 (PUD)</b>		
App. No. 807	Scale: HORIZ: 1"=500' VERT: 1"=	<b>SHEET 1 OF 1</b>
Date: JAN., 2001		
Drawn By: J.E.B.	CAD FILE:	
Checked By: G. TUMLINSON	01-8003	

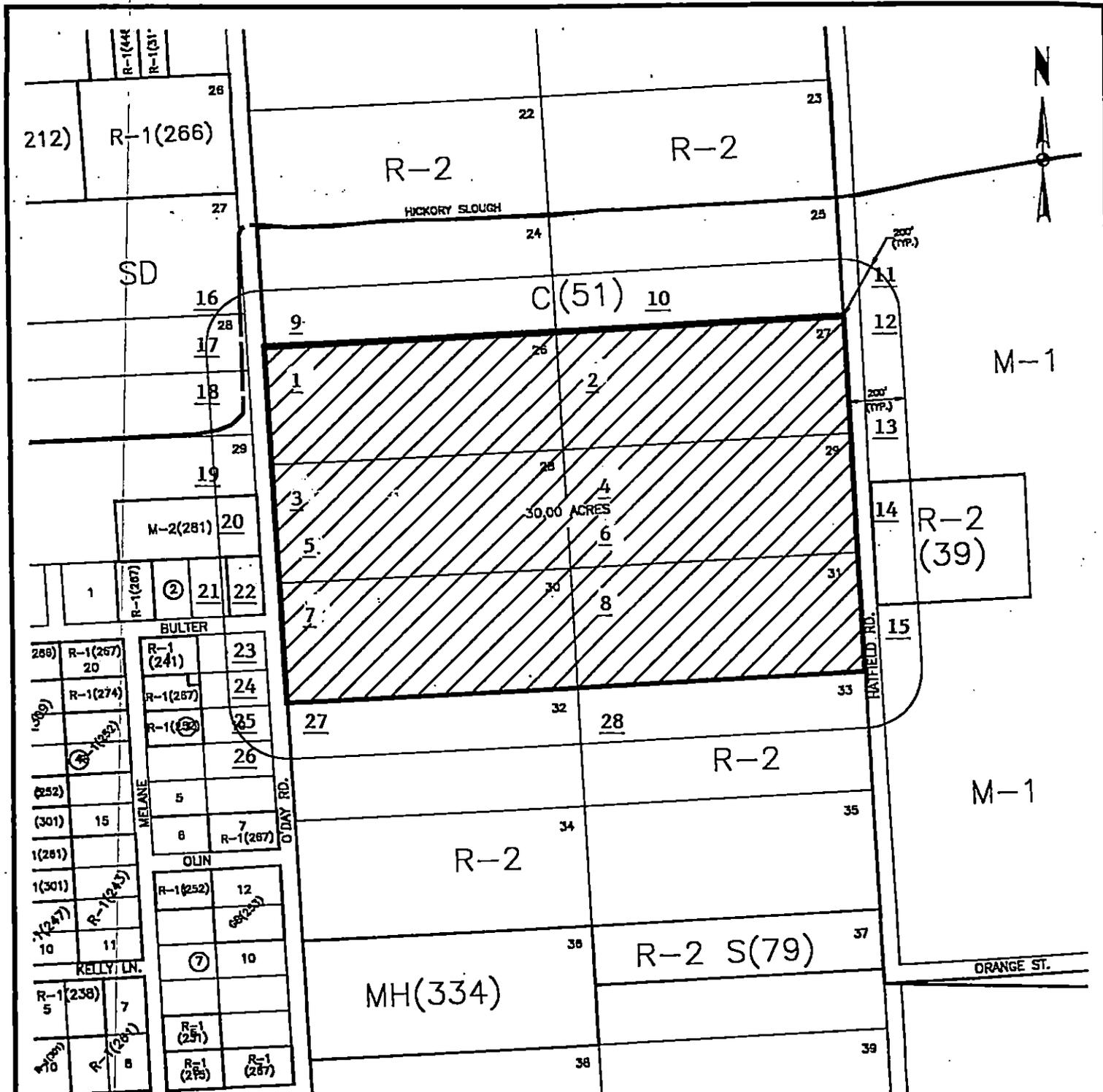
**NOTIFICATION REPORT  
ZONE CHANGE APPLICATION NO. 967**

<u>Property owner</u>	<u>Mailing address</u>	<u>Legal Description</u>	<u>Tax Acct No.</u>
1) Billy Noles	1780 Hatfield Rd, Pearland, TX 77581-3124	Tract 26, H. T. & B. R.R.	0544-0010-008
2) Billy Noles	1780 Hatfield Rd, Pearland, TX 77581-3124	Tract 27, H. T. & B. R.R.	0544-0010-008
3) Billy Noles	1780 Hatfield Rd, Pearland, TX 77581-3124	Tract 28, H. T. & B. R.R.	0544-0010-008
4) Billy Noles	1780 Hatfield Rd, Pearland, TX 77581-3124	Tract 29, H. T. & B. R.R.	0544-0010-008
5) Ronald & Linda Noles	4111 Rice Drier Rd, Pearland, TX 77581-2800	Tract 28A, H. T. & B. R.R.	0544-0010-001
6) Ronald & Linda Noles	4111 Rice Drier Rd, Pearland, TX 77581-2800	Tract 29A, H. T. & B. R.R.	0544-0010-001
7) Ronald & Linda Noles	4111 Rice Drier Rd, Pearland, TX 77581-2800	Tract 30, H. T. & B. R.R.	0544-0010-001
8) Ronald & Linda Noles	4111 Rice Drier Rd, Pearland, TX 77581-2800	Tract 31, H. T. & B. R.R.	0544-0010-001
9) Billy Noles	1780 Hatfield Rd, Pearland, TX 77581-3124	Tract 24, H. T. & B. R.R.	0544-0010-002
10) Billy Noles	1780 Hatfield Rd, Pearland, TX 77581-3124	Tract 25, H. T. & B. R.R.	0544-0010-002
11) Charles Alexander	P.O. Box 95, Pearland, TX 77588-0095	Tract 5, H. T. & B. R.R.	0237-0002-000
12) Dennis Hayden	10497 Town Country Way, Ste 350, Houston, TX 77024	Tract 6A-15A, H. T & B. R.R.	0237-0002-000
13) Larry Dittlinger	1519 Weishuhn Rd, New Ulm, TX 78950-5178	Tract 15B, H. T. & B. R.R.	0237-0086-120
14) Melvin Theriot, Sr.	P.O. Box 776, Pearland, TX 77588-0776	Tract 15, H. T. & B. R.R.	0237-0086-000
15) Lenard West	P.O. Box 1728, Pearland, TX 77588-1728	Tract 14A1, H. T. & B. R.R.	0237-0087-120
16) Octaviano & Adelina Santos	P.O. Box 1245, Pearland, TX 77588-1245	Tract 27, H. T. & B. R.R.	0219-0027-000
17) Jesus Banda	n/a	Tract 28A, H. T. & B. R.R.	0219-0028-110
18) Earl Littleton	1920 O'Day Rd, Pearland, TX 77581-9614	Tract 28(pt), H. T. & B. R.R.	0219-0028-000
19) Isaac & Matilde Reyes	16803 Paint Rock Rd, Friendswood, TX 77546-4226	Lot 29, H. T. & B. R.R.	0219-0035-000

**NOTIFICATION REPORT**  
**ZONE CHANGE APPLICATION NO. 967**  
(Page 2)

20)Hollinghead Living Trust	1950 O'Day Rd, Pearland, TX 77581-3161	Lot 2, Pereboom Subdivision	7077-0002-000
21)R. Rodriguez	6209 Butler Rd, Pearland, TX 77581-8013	Lot 4, Block 2, Hickory Creek Place	4860-0015-000
22)Michael & Melanie Whittenburg	P.O. Box 266165, Houston, TX 77207-6165	Lot 5, Block 2, Hickory Creek Place	4860-0016-000
23)William & Felicitas Gonzales, Sr.	6521 Springer St, Houston, TX 77087-3447	Lot 12, Block 3, Hickory Creek Place	4860-0028-000
24)William & Felicitas Gonzales, Sr	6521 Springer St, Houston, TX 77087-3447	Lot 11, Block 3, Hickory Creek Place	4860-0027-000
25)John Ratcliff	2823 Four Winds Dr, Missouri City, TX 77459-4284	Lot 10, Block 3, Hickory Creek Place	4860-0026-000
26)Erwin Wind, Sr.	3014 Green Tee Dr, Pearland, TX 77581-5027	Lot 9, Block 3, Hickory Creek Place	4860-0025-000
27)Melbern Glasscock	P.O. Box 22143, Houston, TX 77227-2143	Tract 32, H. T. & B. R.R.	0544-0010-003
28)Melbern Glasscock	P.O. Box 22143, Houston, TX 77227-2143	Tract 33, H. T. & B. R.R.	0544-0010-003

NOTIFICATION MAP



		
<p>City of Pearland, Texas</p>		
<p>RONALD &amp; BILLY NOLES</p>		
<p><b>ZONE CHANGE</b> <b>FROM</b> <b>R-2 TO R-2 (PUD)</b></p>		
App. No. 867	Scale HORIZ 1" = 500' VERT 1" = 10'	<p>SHEET <b>1</b> OF 1</p>
Date: JAN., 2001		
Drawn By: J.E.B.	CAD FILE:	
Check By: G. TUMILINSON	01-8003	

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 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. 973

Legal Description: 5 acres, being the South ½ of Lot 50, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R. Co. survey, A-243, Brazoria Co., TX, according to the map or plat thereof appearing in Vol. 2, pg 23-24, plat records of Brazoria Co., TX (1738 Stone Road (old address: 13418 Stone Road))

Owner: Mario Victorino & Ana Liza Juguilon  
1738 Stone Road  
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. 973

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City Council and Planning and Zoning Commission Joint Public Hearing: March 5, 2001

Owner: Mario Victorino and Ana Liza Juguilon

Applicant/Agent: Mario Victorino and Ana Liza Juguilon

---

**Location:** 1738 Stone Road, East of Cullen Boulevard, North 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 5 acres in order to develop a single family residence. The property surrounding the subject property is zoned for SD (Suburban Development) uses. The properties to the North, South and East are developed with single family residences. The property to the West is vacant.

Public Notice/Comment Forms were mailed to twenty-two (22) 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 the surrounding uses.
- The property dimensions are 791.30' x 261.95', totaling approximately 207,281.035 square feet.

**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: R1

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \* \_\_\_\_\_

Property address: <sup>1738</sup>~~13418~~ Stone Rd. Pearland, Tx. 77581

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: Allison Pichey

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

Tax I.D. number: \_\_\_\_\_

Current use of land: residential

Proposed use of land within requested designation: Residential

Record owner's name: Mario Victorino U. Juguilon & Analiza A. Juguilon

Owner's mailing address: 13418 Stone Rd. Pearland Tx. 77581

Owner's telephone number: 281-489-3426 Pager 281-266-2104

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: Mario U. Juguilon

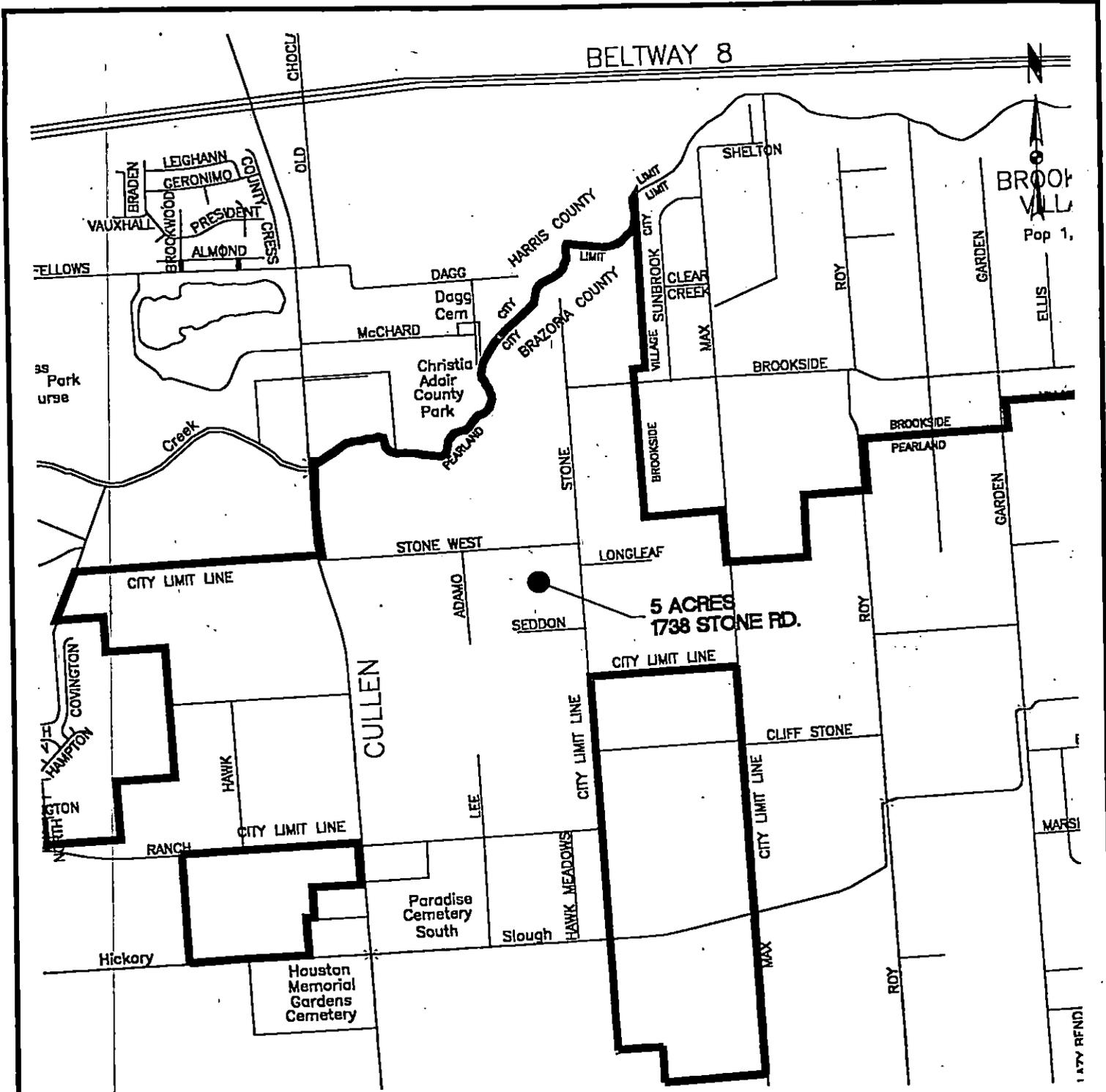
Fees paid: \$ 250.00

Received by: Mona Phipps

Agent's signature: n/a

Date paid: 2-6-01

Application number: 973



		
<b>City of Pearland, Texas</b>		
<b>MARIO &amp; ANALIZA JUGUILON</b>		
<b>ZONE CHANGE FROM SD TO R-1</b>		
App. No. 973	Scale: HORIZ: 1" = 200'	<b>SHEET</b>  <b>1</b> <b>OF 1</b>
Date: FEB., 2001	VERT: 1" = 10'	
Drawn By: J.E.B.	CAD FILE:	
Checked By: G. TUMILINSON	01-8008	

ZONE SD

W. STONE ROAD

17

33

49

ZONE SD

LONGLEAF DR.

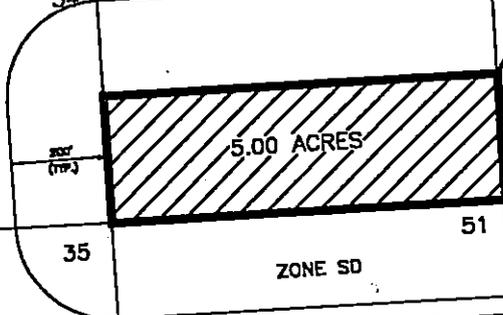
18

34

50

ZONE SD

ZONE SD



5.00 ACRES

1738 STONE ROAD

ADAMO LN.

19

35

51

ZONE SD

R-1(417)

SEDDON RD. (C.R. 565)

ZONE SD

ZONE SD

20

36

52

N. STONE RD.

CITY LIMIT LINE

21

37

53



City of Pearland, Texas

MARIO & ANALIZA JUGUILON

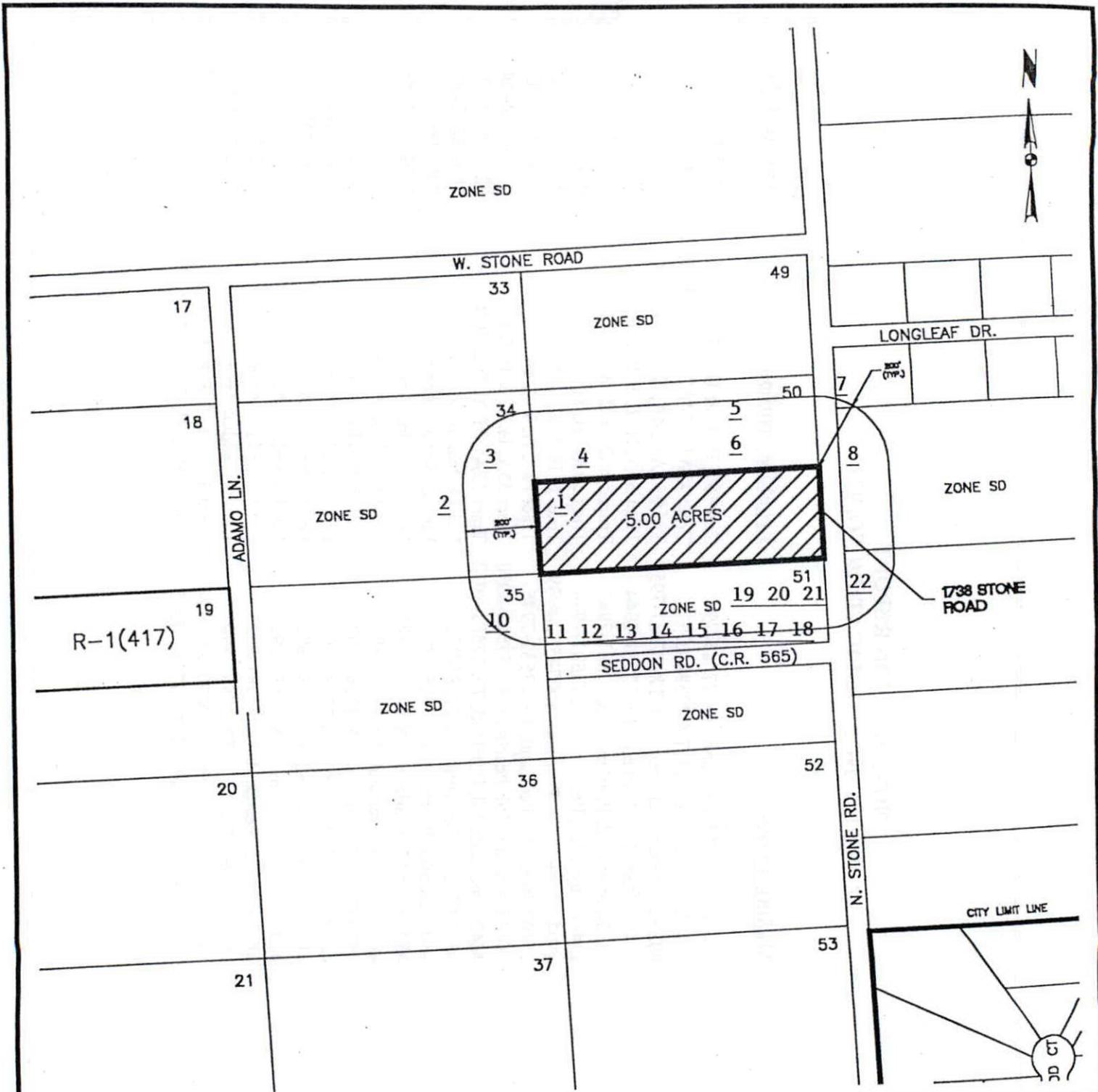
ZONE CHANGE FROM SD TO R-1

App. No. 1873	Scale: HORIZ: 1"=400'	SHEET 1 OF 1
Date: FEB., 2001	VERT: 1"=10'	
Drawn By: J.E.B.	CAD FILE: 01-8006	
Checked By: G. TUMILINSON		

**NOTIFICATION REPORT  
ZONE CHANGE APPLICATION NO. 973**

<u>Property owner</u>	<u>Mailing address</u>	<u>Legal Description</u>	<u>Tax Acct No.</u>
1) Jeffrey Triplett	13418 Stone Rd, Pearland, TX 77581-7944	Tract 50, H. T. & B. R.R.	0243-0035-000
2) Glen Hawkins	P.O. Box 792, Pearland, TX 77588-0792	Tract 33A1A-34A2, H. T. & B. R.R.	0243-0055-155
3) Bonnie Wright	8026 Brookside Rd, Pearland, TX 77581-7958	Tract 33A1-34A, H. T. & B. R.R.	0243-0055-140
4) H. P. Newberry, Sr.	13406 Stone Rd, Pearland, TX 77581-7944	Tract 50A, H. T. & B. R.R.	0243-0045-000
5) John Williams	13334 Stone Rd, Pearland, TX 77581-7942	Tract 50A2, H. T. & B. R.R.	0243-0045-105
6) Harold Newberry	13406 Stone Rd, Pearland, TX 77581-7944	Tract 50A1, H. T. & B. R.R.	0243-0045-110
7) Antonio Rojas	4904 Longleaf Dr, Pearland, TX 77581-8939	Tract 6, H. T. & B. R.R.	0505-0014-125
8) Dennis Walters	13407 Stone Rd, Pearland, TX 77581-7945	Tract Pt 7, H. T. & B. R.R.	0505-0017-000
9) Robert Garner, Jr.	4642 Brookside Rd, Pearland, TX 77581-8930	Tract 35A, H. T. & B. R.R.	0243-0062-000
10) Robert Garner, Jr.	4642 Brookside Rd, Pearland, TX 77581-8930	Tract 35A1, H. T. & B. R.R.	0243-0062-000
11) James Wallace	4807 CR 565, Pearland, TX 77581-8921	Lot 11, Seddon Acres	7492-0012-000
12) James Wallace	4807 CR 565, Pearland, TX 77581-8921	Lot 12, Seddon Acres	7492-0012-000
13) James Wallace	4807 CR 565, Pearland, TX 77581-8921	Lot 13, Seddon Acres	7492-0012-000
14) Troy Lee Nelson	4829 CR 565, Pearland, TX 77581-8921	Lot 14, Seddon Acres	7492-0014-000
15) Troy Lee Nelson	4829 CR 565, Pearland, TX 77581-8921	Lot 15, Seddon Acres	7492-0014-000
16) Troy Lee Nelson	4829 CR 565, Pearland, TX 77581-8921	Lot 16, Seddon Acres	7492-0014-000
17) Noe Garza	4835 CR 565, Pearland, TX 77581-8921	Lot 17, Seddon Acres	7492-0017-000
18) Noe Garza	4835 CR 565, Pearland, TX 77581-8921	Lot 18, Seddon Acres	7492-0017-000
19) Jesus Garza	4839 CR 565, Pearland, TX 77581-8921	Lot 19, Seddon Acres	7492-0019-000
20) Jesus Garza	4839 CR 565, Pearland, TX 77581-8921	Lot 20, Seddon Acres	7492-0019-000
21) Michael West	13438 Stone Rd, Pearland, TX 77581-7944	Tract 51A, H. T. & B. R.R.	0243-0053-000
22) Cary & Susan Gandy	13417 Stone Rd, Pearland, TX 77581-7945	Tract 8 N ½, H. T. & B. R. R.	0505-0019-000

NOTIFICATION MAP



 <b>PEARLAND</b> <small>TEXAS 1954</small>		
City of Pearland, Texas		
MARIO & ANALIZA JUGUILON		
<b>ZONE CHANGE FROM SD TO R-1</b>		
App. No.: 973	Scales: HORIZ: 1"=400' VERT: 1"=	<b>SHEET</b>  <b>1</b>  OF 1
Date: FEB., 2001	CAD FILE:	
Drawn By: J.E.B.	01-8006	
Checked By: G. TUMILINSON		

22 mail outs

JOINT PUBLIC HEARING  
ITEM NO. 4

# 973



## 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. 973

Joint Public Hearing to be held Monday, March 5, 2001, 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: BONNIE WRIGHT

Address: 8026 BROOKSIDE RD., PEARLAND, TX 77581

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

Signature: \_\_\_\_\_ Date: 2-28-01

COMMENTS:

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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 MARCH 5, 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 Estate Lot Single Family Dwelling District (R-E) on the following described property, to wit:

1. Zoning Application No. 972

Legal Description: Tract 4, out of and a part of Commercial Reserve, Block 2, West Lea Subdivision, Section 1, as per the map or plat thereof as recorded in Vol. 10, pg 19, Brazoria Co. plat records, Brazoria Co., TX (Manvel Road)

Owner: Juan Herrera  
506 Manor  
Houston, TX

2. Zoning Application No. 974

Legal Description: A 5.364 acre tract located in Lot 11, H. T. & B. R. R. Co. survey, Section 14, A-509, Brazoria Co., TX (5509 Bailey Road)

Owner: Ken & Patricia Smith  
4016 Hazelwood Drive  
Pearland, TX 77584

**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. 972

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City Council and Planning and Zoning Commission Joint Public Hearing: March 5, 2001

Owner: Juan Herrera

Applicant/Agent: Juan Herrera

---

**Location:** East side of Manvel Road, South of Broadway Street

**Existing Zoning:** SD (Suburban Development District)

**Requested Zoning:** RE (Estate Lot Single Family Dwelling District)

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### Summary:

The applicant is requesting a zone change on a tract of land in order to develop a single family residence. The property to the North and South are zoned for SD (Suburban Development) uses. The property to the North is vacant. The property to the South is developed with a barn. The property to the West is outside the City limits of Pearland and is vacant. The property to the East is zoned for R-1 (Single Family Dwelling) uses and is developed with a single family residence.

Public Notice/Comment Forms were mailed to nine (9) 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 the surrounding uses.
- The property dimensions are 200' x 137', totaling approximately 27,400 square feet.

**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: RE

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \*

Property address:

Manvel Road

Lot: Tract # 4 Block: 2

Subdivision: Westlea Subdivision section 1

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

Tax I.D. number:

Current use of land:

vacant

Proposed use of land within requested designation:

build house

Record owner's name:

Juan Herrera

Owner's mailing address:

506 Manor

Owner's telephone number:

413-927-9021

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:

Juan Herrera

Agent's signature:

n/a

Fees paid: \$

250.<sup>00</sup>

Date paid:

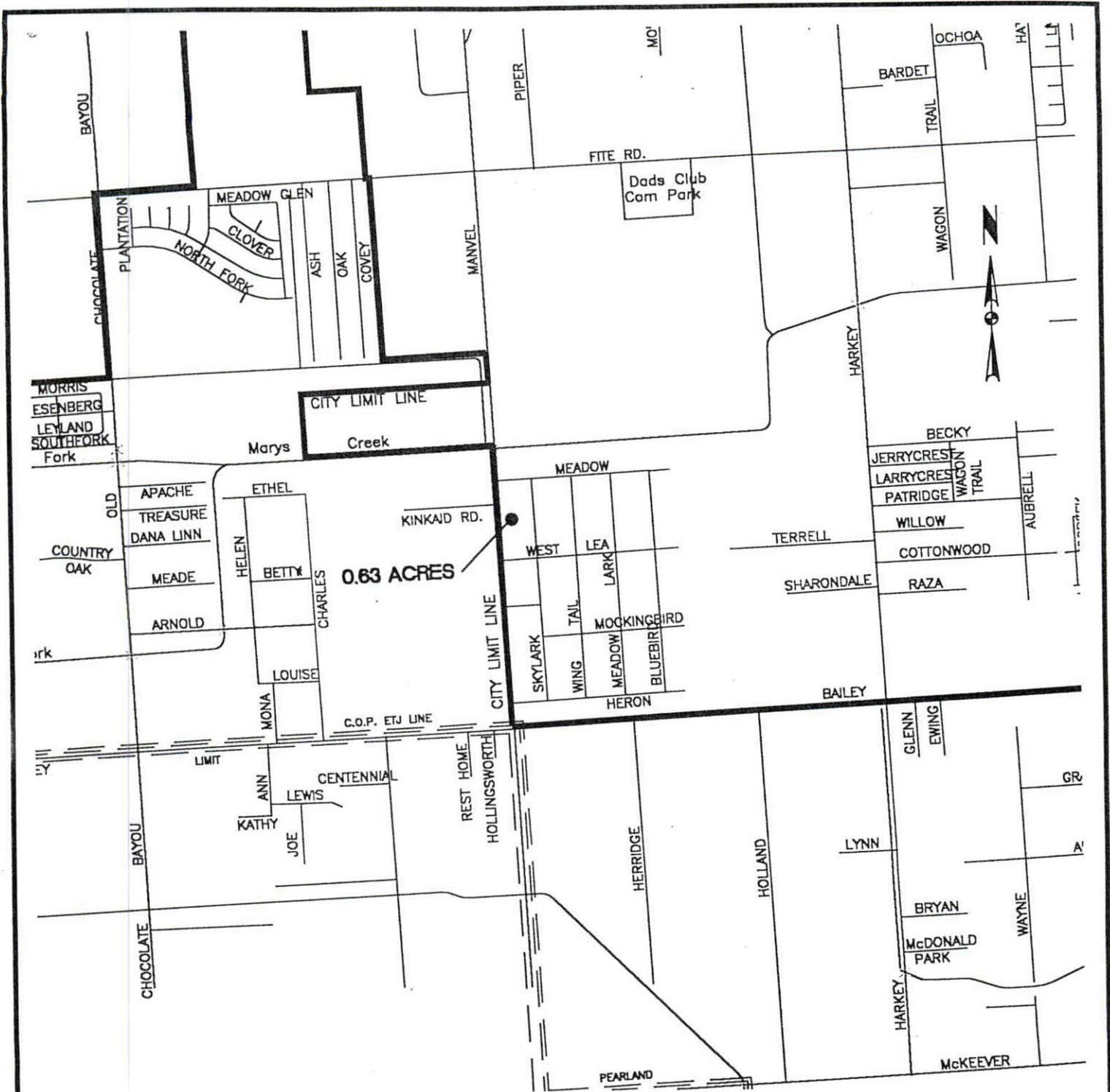
2-2-01

Received by:

Maria Phipps

Application number:

912

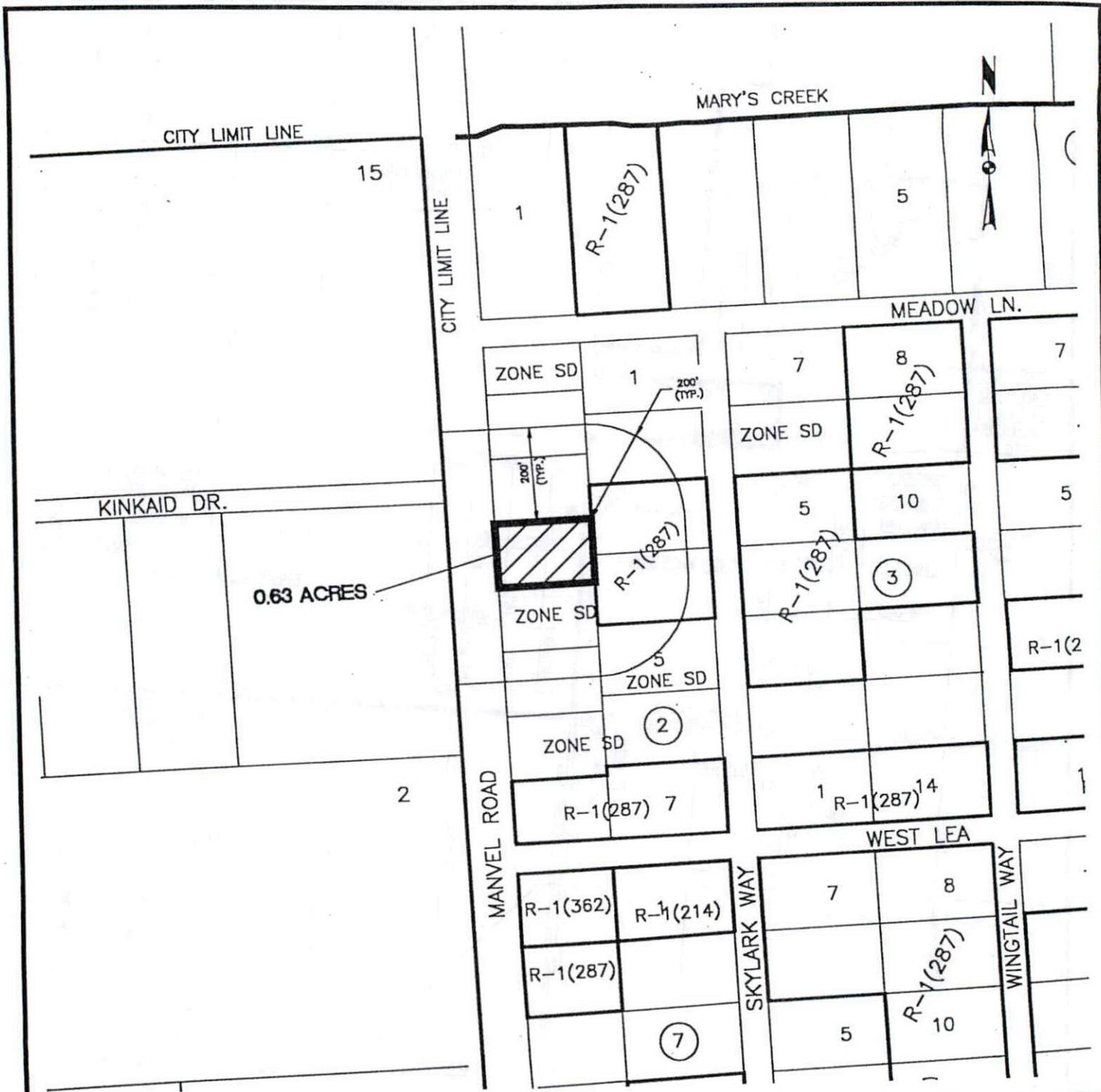


City of Pearland, Texas

JUAN HERRERA

**ZONE CHANGE  
FROM  
SD TO RE**

App. No.: 972	Scale:	SHEET <b>1</b> OF 1
Date: FEB., 2001	HORZ: 1"=2000' VERT: 1"=	
Drawn By: J.E.B.	CAD FILE:	
Checked By: G. TUMILINSON	01-8007	



City of Pearland, Texas

JUAN HERRERA

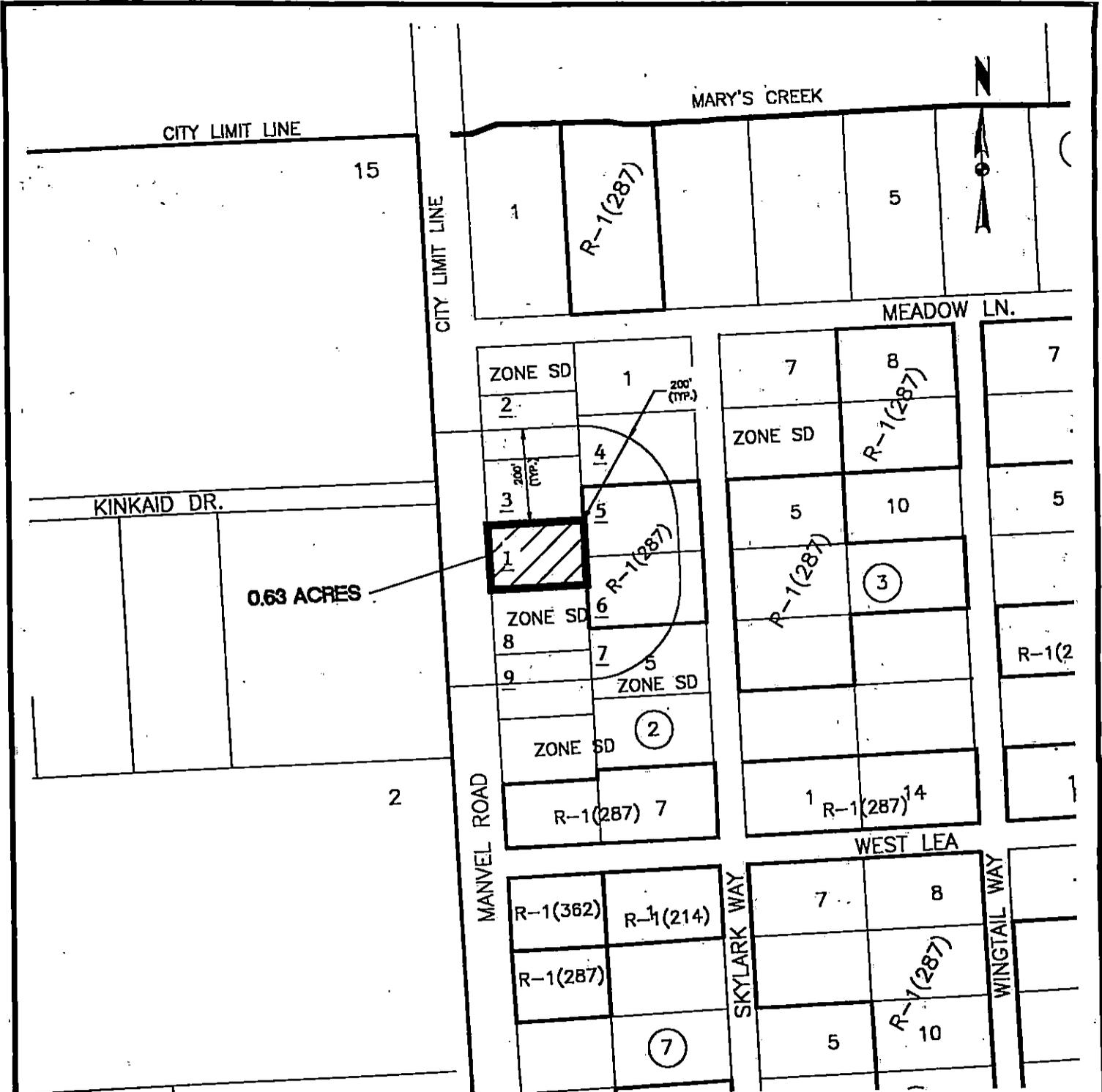
**ZONE CHANGE  
FROM  
SD TO RE**

App. No.: 972	Scale:	SHEET <b>1</b> OF 1
Date: FEB., 2001	HORIZ: 1" = 300' VERT: 1" = "	
Drawn By: J.E.B.	CAD FILE:	
Chief By: G. TUMILINSON	01-8007	

**NOTIFICATION REPORT  
ZONE CHANGE APPLICATION NO. 972**

<b><u>Property owner</u></b>	<b><u>Mailing address</u></b>	<b><u>Legal Description</u></b>	<b><u>Tax Acct No.</u></b>
1) Alonso Motors Inc.	11525 S. Main, Houston, TX 77025	Lot 4 Comm Res, West Lea	8230-0070-150
2) Jose Saul & Dalisa Lopez Benitez	5818 W. Airport Blvd, Houston, TX 77035	Lot 2 Comm Res, West Lea	8230-0070-130
3) Victor & Marco Rodriguez	12800 Dunlap St #1120, Houston, TX 77085	Lot 3 Comm Res, West Lea	8230-0070-160
4) William Yates	3638 Skylark Way, Pearland, TX 77584-5016	Lot 1-2, Block 2, West Lea	8230-0021-111
5) Steve & Billie Valverde	3706 Skylark Way, Pearland, TX 77584-5080	Lot 3, Block 2, West Lea	8230-0022-000
6) Jerry Pyle	3714 Skylark Way, Pearland, TX 77584-5080	Lot 4, Block 2, West Lea	8230-0023-000
7) Anna Bailey	3726 Skylark Way, Pearland, TX 77584-5080	Lot 5, Block 2, West Lea	8230-0024-000
8) Luis & Raquel Ortiz	6814 Rolling Mill, Houston, TX 77088	Lot 5 Comm Res, West Lea	8230-0070-180
9) Ruben & Donaciana Leon	7214 Yellow Pine Dr, Houston, TX 77040	Lot 6 Comm Res, West Lea	8230-0070-170

NOTIFICATION MAP



 <b>Pearland</b> City of Pearland, Texas		
<b>JUAN HERRERA</b>		
<b>ZONE CHANGE FROM SD TO RE</b>		
App. No. 972	Scale:	SHEET
Date: FEB., 2001	HORZ: 1" = 300'	<b>1</b> OF 1
Drawn By: J.E.B.	VERT: 1" = 1"	
Checked By: G. TUMILINSON	CAD FILE:	
	01-8007	



## Zoning Case No. 974

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City Council and Planning and Zoning Commission Joint Public Hearing: March 5, 2001

Owner: Ken and Patricia Smith

Applicant/Agent: Ken and Patricia Smith

---

**Location:** 5509 Bailey Road, North side of Bailey Road, South of  
Broadway Street

**Existing Zoning:** SD (Suburban Development District)

**Requested Zoning:** RE (Estate Lot Single Family Dwelling District)

---

### Summary:

The applicant is requesting a zone change on 5.367 acres in order to develop a single family residence. The properties to the North and West are zoned for SD (Suburban Development) uses. The property to the North is developed with a mobile home and a house. The property to the West is vacant. The property to the South is outside of the City limits of Pearland and is developed with a single family residence. The property to the East is zoned for R-3 (Single Family Dwelling) uses and is vacant.

Public Notice/Comment Forms were mailed to eleven (11) 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 the surrounding uses.
- The property dimensions are 1320' x 177'; totaling approximately 233,640 square feet.

**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: RE

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \* \_\_\_\_\_

Property address: 5509 Bailey Road (CR101)

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

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

Tax I.D. number: \_\_\_\_\_

Current use of land: vacant

Proposed use of land within requested designation: home

Record owner's name: Ken & Patricia J. Smith

Owner's mailing address: 4016 Hazelwood Drive Pearland 77584

Owner's telephone number: 281-489-4642

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: Patricia J. Smith

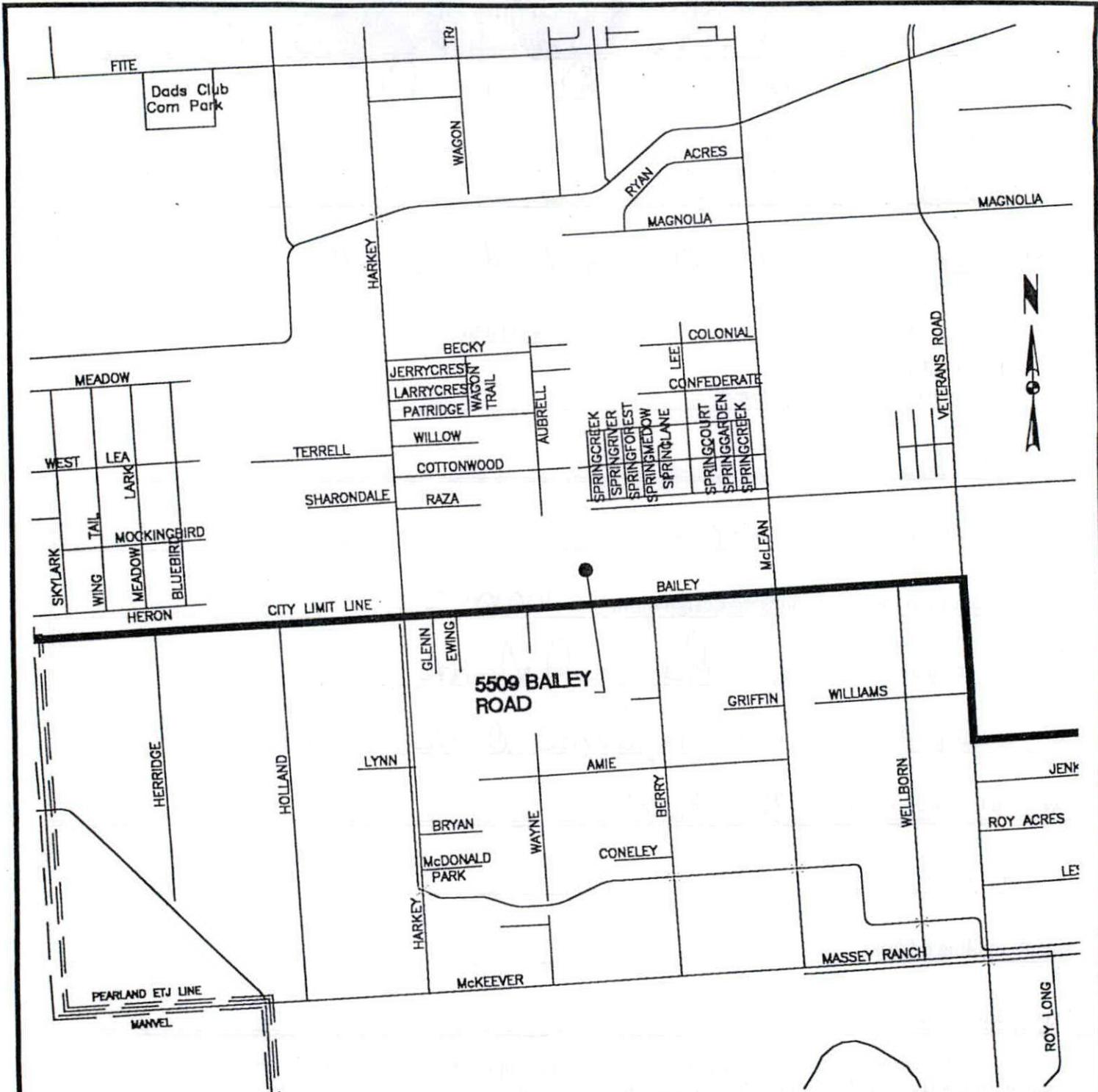
Agent's signature: \_\_\_\_\_

Fees paid: \$ 250.

Date paid: 2-8-01

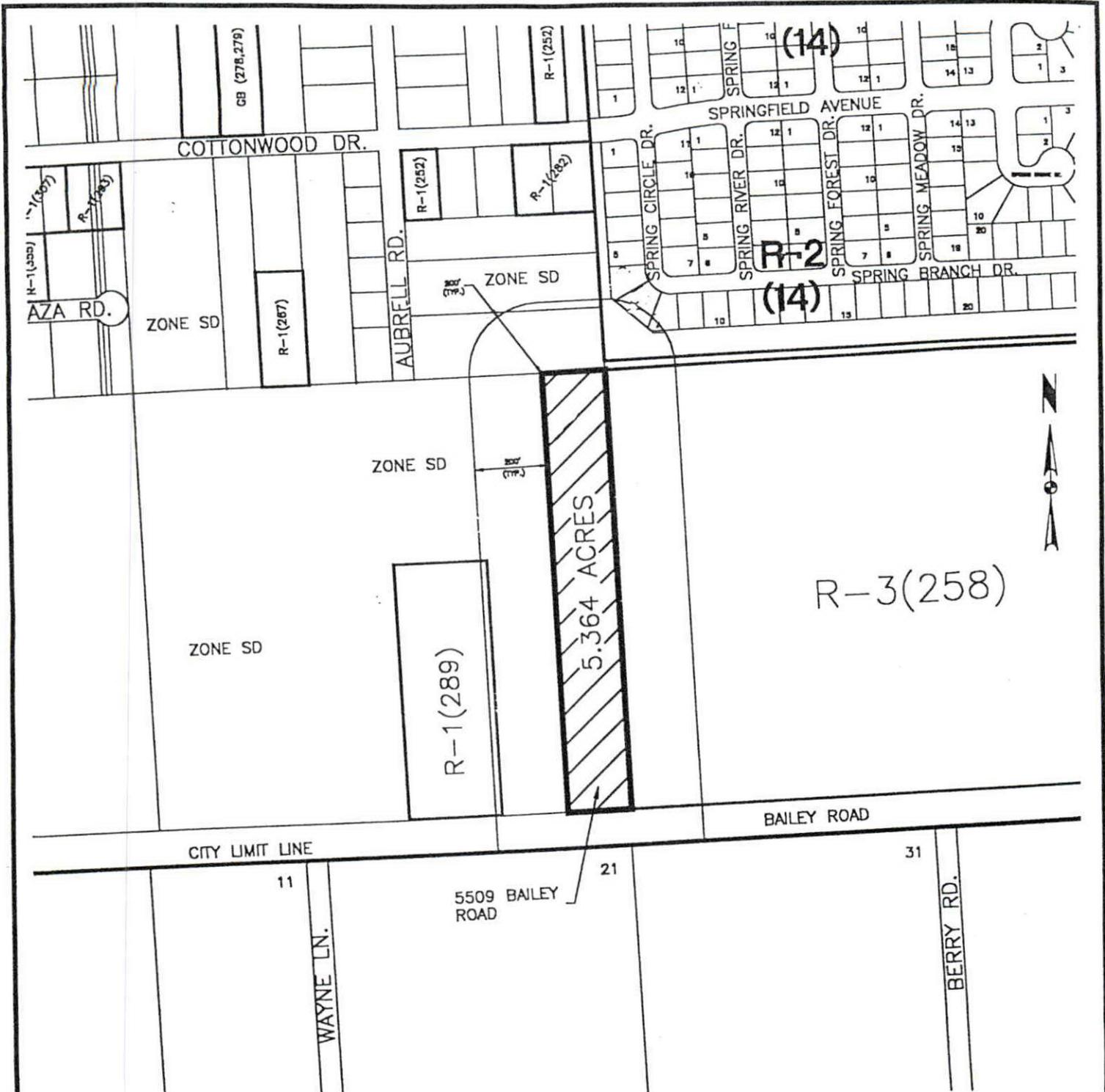
Received by: Mona Phipps

Application number: 974



		
<b>City of Pearland, Texas</b>		
<b>KEN &amp; PATRICIA SMITH</b>		
<b>ZONE CHANGE FROM SD TO RE</b>		
App. No.: 974	Scale:	<b>SHEET 1 OF 1</b>
Date: FEB., 2001	HORZ: 1"=200' VERT: 1"=	
Drawn By: J.E.B.	CAD FILE:	
Checked By: G. TUMILINSON	01-8008	

NOTIFICATION MAP

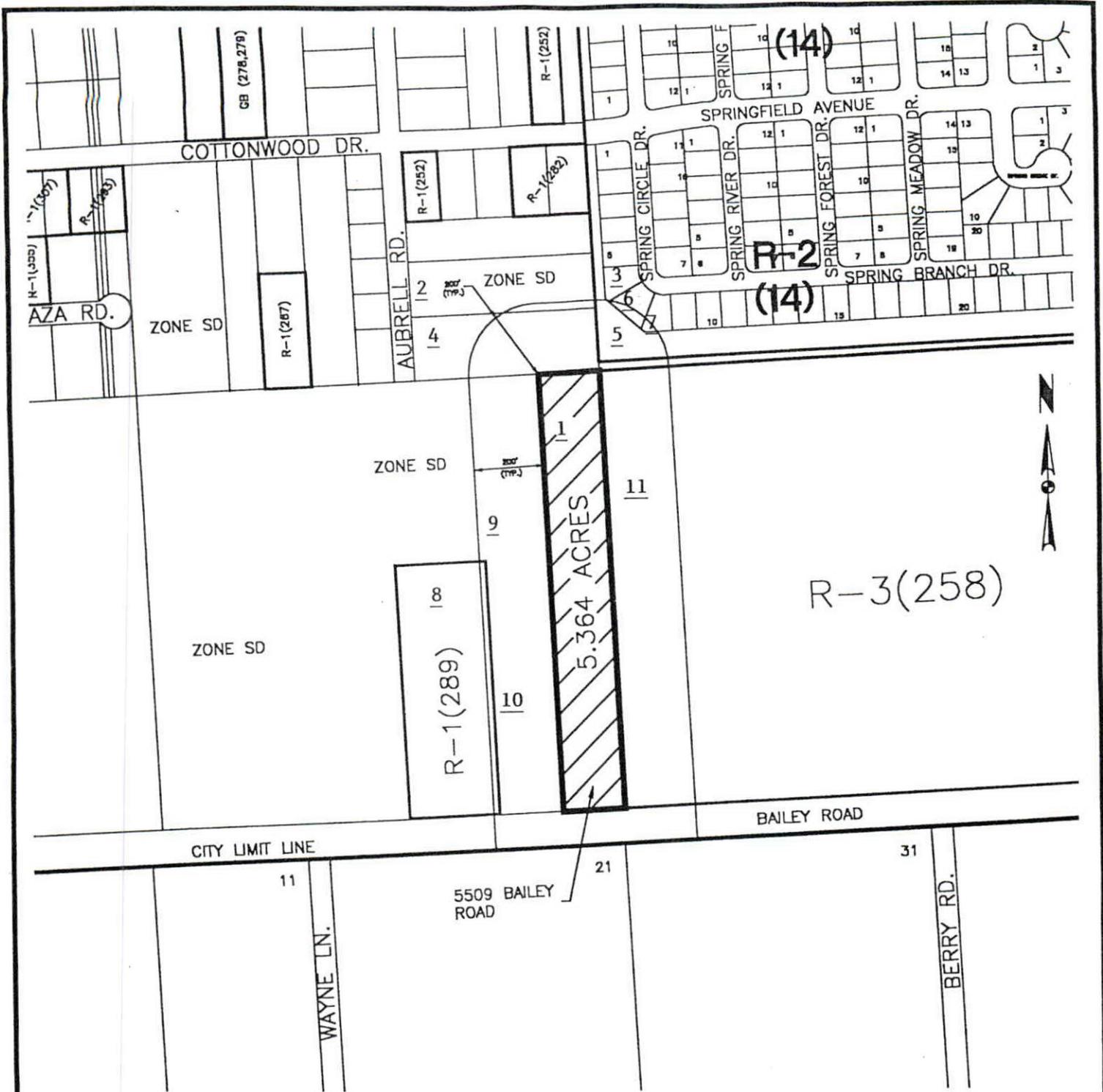


		
<b>City of Pearland, Texas</b>		
<b>KEN &amp; PATRICIA SMITH</b>		
<b>ZONE CHANGE FROM SD TO RE</b>		
App. No.: 074	Scale: HORIZ: 1"=400' VERT: 1"=	<b>1</b> OF 1
Date: FEB., 2001	CAD FILE:	
Drawn By: J.E.B.	01-8008	
Checked By: G. TUMLINSON		

**NOTIFICATION REPORT  
ZONE CHANGE APPLICATION NO. 974**

<u>Property owner</u>	<u>Mailing address</u>	<u>Legal Description</u>	<u>Tax Acct No.</u>
1) n/a	n/a	n/a	n/a
2) Eugene & Mary Dolan	3833 Aubrell Rd, Pearland, TX 77584-8315	Tract 9G1, Richland Acres	0509-0049-110
3) Steven & Linda Maldonado	4012 Spring Branch Dr W, Pearland, TX 77584	Lot 6, Block 3, Springfield	7758-2003-006
4) Eugene Dolan c/o Jon Anthony	117 Lakeview Dr, Llano, TX 78643-9307	Lot 9M, Richland Acres	0509-0009-000
5) Springfield HOA	P.O. Box 721558, Houston, TX 77272-1558	Lot B Res, Springfield	7758-2000-002
6) James & Roxanne Thomas	5408 Spring Branch Dr, Pearland, TX 77584	Lot 7, Block 3, Springfield	7758-2003-007
7) Lawrence & Terri Way	5406 Spring Branch Dr, Pearland, TX 77584	Lot 8, Block 3, Springfield	7758-2003-008
8) Larry & Victoria Landers	5617 Bailey Rd, Pearland, TX 77584	Tract 11, H. T. & B. R.R.	0509-0017-110
9) Larry & Victoria Landers	5617 Bailey Rd, Pearland, TX 77584	Tract 11, H. T. & B. R.R.	0509-0017-110
10) Donmar Development	13014 Thater Dr, Houston, TX 77077	Lot 13, Richland Acres	0509-0031-000

NOTIFICATION MAP



City of Pearland, Texas

KEN & PATRICIA SMITH

**ZONE CHANGE  
FROM  
SD TO RE**

App. No.: 974	Scale: HORZ: 1"=400' VERT: 1"=	<b>1</b> OF 1
Date: FEB., 2001	CAD FILE:	
Drawn By: J.E.B.	01-8008	
Checked By: G. TUMILINSON		



## PUBLIC COMMENT FORM

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

(Please type or print in black ink)

Zone Change Application No. 971

Joint Public Hearing to be held Monday, March 5, 2001, 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: GENE E. SANDERS JR

Address: (PEARLAND) 2405 PARKVIEW DRIVE

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

Signature: Gene E Sanders Jr Date: 03/01/01

### COMMENTS:

PLEASE SEE THE ATTACHED THREE PAGE  
LETTER.

March 1, 2001

To the Mayor, Honorable City Council, and the Planning and Zoning Commission of the City of Pearland, Texas

RE: Notification of a joint public hearing of the City Council and the Planning and Zoning Commission of the City of Pearland, Texas, March 5, 2001 to consider "an ammendment to the Land Use and Urban Development of said City from Classification Single Family Dwelling District (R-1) to Planned Urban Development (PUD) on the following described property, to wit:

124.4087 acres, out of 297.58 acres conveyed to Aaron Pasternak by Warranty Deed dated Jan .14, 1969 and recorded in Vol. 1023, pg 297, Deed Records of Brazoria Co., TX, and being in the Warren D.C. Hall League, A-70, Brazoria Co., TX (Pearland, Texas )

Honorable Sirs:

I would like to voice my opposition to the rezoning or redistricting of the above mentioned property and at the same time, begin with the question:

Has the growth and progress of the City become a so much of focal issue that it has become a prime consideration at the expense of it's residents? The same may be asked of the importance of further lining the pockets of land holders and special interests who do not live in Pearland (i.e. Matt Pasternak - 2142 Bolsover - Houston, Tx. 77005) over the welfare of those who do. I do understand that the area is presently zoned for single family dwellings, but that the redistricting would open it up to the building of several times more homes than are currently allowed under its present zoning restrictions.

I am a long time resident of the area, having moved to Pearland in 1957 and a graduate of Pearland High School in 1966. I have owned my present residence in Parkview Sub Division since 1982.

Growth in the City has been on an accelerated pace for the past ten or so years and, by the following examples, I believe it to be in the process of rapidly exceding the capabilities of our streets, our water and sewer systems and placing a severe strain on our fire and emergency services and Police protection.

My home is located directly across Mary's Creek from the area described in the Notice of a Joint Public Hearing of the City Council and the Planning and Zoning Commission that I received by mail. My main concerns here are in the areas of run off drainage that may be caused by the development of the property in question and also the increased traffic flow through Parkview and Shady Crest Sub Divisions.

To begin with, the property in question is a slightly wooded, low lying area that floods easily in times of heavy rain in its present state and as we all know, there have been no major storms or hurricanes effecting this area since Hurricane Alecia in the early 1980's. I had only lived in my present home a short while when I could stand at my front door and watch as Alecia turned Mary's Creek, that is normally not much more than a stream, only a foot or two deep, into a river about to overflow its banks, about twenty feet or so above its normal level. Also within the past two or three years, Parkview Sub Division was included, for the first time since my house was built, in a redistricting of the Mary's Creek and Clear Creek flood plane. I believe this to be due in some part to Pearland's run away growth rate and over development. More and more areas of the City are being paved and developed, eliminating empty grasslands and fields that once helped to curb water run off and flooding. The result of these factors have brought an increase in the cost of residential flood insurance. Truthfully, no one can say at this time that when the next hurricane hits just what areas will flood and what will not. If the property in question is allowed to be rezoned for this type of housing development, it can, in my opinion, only increase the risk of danger to those of us in the adjoining areas.

Secondly, comes the issue of increased traffic through our neighborhoods. Traffic would undoubtedly be funneled through Parkview and Shady Crest as these two sub divisions would offer access to FM 518 if the area in question if it was allowed to be developed for housing projects of this scale. This in turn would only further add to our City's already overburdened roadways and streets.

Also, with the addition of new housing projects in the area comes the increased demand on our water and sewer systems. Speaking as a Parkview resident, our area has already seen an increase in sewer problems and fluctuating water pressure. Upgrading these systems or building new ones to adequately control the increased demand can only lead to increased taxation of the City's homeowners, benefiting only private interests at the expense of its citizens.

To quote our City mayor, "Without maintaining and adding resources and infrastructure, problems could arise from the explosive growth Pearland continues to experience." This statement can be found in the column titled "Mayor Reid addresses concerns over city's state" on page 24 in the Around Town section of the Pearland Journal, Wednesday, February 28, 2001.

As a concerned citizen, I would like to again state my opposition to this action because of these and other concerns and would urge all those involved in this decision to take them into consideration and to vote AGAINST the redistricting of the property in question for the

good of the citizens in this area and not those of special interests who would reap the profits and share none of the problems.

Very truly yours,

A handwritten signature in blue ink that reads "Gene E. Sanders Jr." followed by a stylized flourish.

Gene E. Sanders, Jr.  
2405 Parkview Drive  
Pearland, Texas



# 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. 501

Joint Public Hearing to be held Monday, March 5, 2001, 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: DOUGLAS GIROD

Address: 3713-1 Aybrell

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

Signature: *Douglas Girod* Date: 3/1/01

COMMENTS:

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# 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. 593

Joint Public Hearing to be held Monday, March 5, 2001, 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: CURLISS J. THIBODEAUX

Address: 6111 LARRY CREST

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

Signature: Curliss J. Thibodeaux Date: 2-28-01

COMMENTS:

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# 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. 967

**Joint Public Hearing to be held Monday, March 5, 2001, 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: Erwin Wind Sr

Address: 3014 Green Tee Dr.

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

Signature: Erwin Wind Date: 2-28-01

**COMMENTS:**

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GUY OR PEARLAND  
ZONE CHANGE APPLICATION

revised 5/9/00

Change in Zoning Classification from: R-2 to: R-2PUD

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \*

Property address: 1700 Block Hatfield Rd.

Lot:

Block:

Subdivision:

Metes & Bounds Description: Tracts 26, 27, 28, 29, 30 and 31 out of the HT&B Survey (unplatted property only; attach survey) Abstract A-219

Tax I.D. number:

Current use of land: Agricultural

Proposed use of land within requested designation: Single Family Subdivision

Record owner's name: Ronald Noles and Billy Noles

Owner's mailing address: 1730 Hatfield Rd. Pearland, TX 77581

Owner's telephone number: (281) 485-1181

Agent's name: James Cornelius

Agent's mailing address: 1601 Elm Street, Suite 300, Dallas, TX 75201

Agent's telephone number: (713) 627-8021

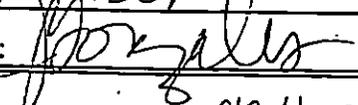
PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. \*On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such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

Owner's signature: 

Agent's signature: 

Fees paid: \$ 250.00

Date paid: 01/03/01

Received by: 

Application number: 967

CR# 009263



## 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. 593

Joint Public Hearing to be held Monday, March 5, 2001, 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: MONIQUE HUGHES

Address: 5129 JERRYCREST

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

Signature: [Signature] Date: 3/2/01

COMMENTS:

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## PUBLIC COMMENT FORM

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

(Please type or print in black ink)

Zone Change Application No. 593

Joint Public Hearing to be held Monday, March 5, 2001, 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: N. NOEL WEBB + PEGGY A. WEBB

Address: 6002 JERRYCREST PEARLAND, TX 77584-8360

Pearland Tax Account No.

(If shown on enclosed map): \_\_\_\_\_

Signature: N. Noel Webb  
Peggy A. Webb

Date: 3-5-01

COMMENTS:

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# 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. 596

Joint Public Hearing to be held Monday, March 5, 2001, 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: Salvador Perez

Address: 17122 Williams Dr Pearland, Tx 77584

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

Signature: Salvador Perez Date: March 2, 2001

### COMMENTS:

This request will cause overcrowding in such a small area as it has done in the other MH zone. Therefore, I am against the requested zoning.



## PUBLIC COMMENT FORM

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

(Please type or print in black ink)

Zone Change Application No. 501

Joint Public Hearing to be held Monday, March 5, 2001, 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.

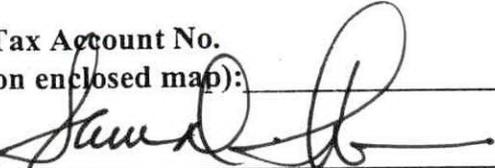
I am FOR the requested zoning as explained on the attached public notice.

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

Name: SAM D. THOMAS

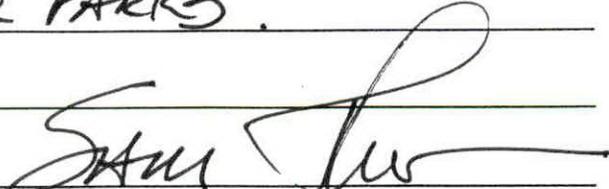
Address: 5407 SPRING CIRCLE DR.

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

Signature:  Date: 2/27/01

COMMENTS:

LET THEM MOVE THEIR TRAILER TO  
ALVIN - PEARLAND IS NO LONG A  
HAVEN FOR TRAILER PARKS.





## 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. 973

Joint Public Hearing to be held Monday, March 5, 2001, 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: BONNIE WRIGHT

Address: 8026 BROOKSIDE RD., PEARLAND, TX 77581

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

Signature: \_\_\_\_\_ Date: 2-28-01

COMMENTS:

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## PUBLIC COMMENT FORM

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

(Please type or print in black ink)

Zone Change Application No. 971

Joint Public Hearing to be held Monday, March 5, 2001, 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: KENNETH J. NICOLL

Address: 3908 SHADYCREST

Pearland Tax Account No.

(If shown on enclosed map): 76-0648327

Signature: Kenneth J. Nicoll Date: 3-08-01

### COMMENTS:

I AM NOT OBJECTING TO THE SUBDIVISION.  
JUST LEAVE IT R-1, WITH LOT SIZES  
THAT ARE REQUIRED BY R-1. ALSO  
SOMETHING MORE PERMANENT THAN A WOOD  
FENCE ALONG SHADYCREST SIDE.

**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 5th day of March, 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 Wesley & Phyllis Shafer, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Mobile Home District (MH) on the following described property, to-wit:

Being 2.00 acres, Roy Acres II, Tract 168J-169U, H. T. & B. R. R. Co. survey, A-308, plat records of Brazoria Co., TX (7902 Warren)

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 Lorfing*  
Young Lorfing  
City Secretary

**APPLICATION NO. 596**

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

Change in Zoning Classification from: SD to: MH

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \* \_\_\_\_\_

Property address:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

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

Tax I.D. number:

Proposed use of land within requested designation:

Record owner's name: Wesley H & Phyllis Shafer

Owner's mailing address: 7902 #2 WARREN (C.A. 118)

Owner's telephone number: 281-489-0466

~~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: Phyllis Shafer

Agent's signature: NA

Fees paid: \$ 0

Date paid: 10.21.98

Received by: Nelda Patterson  
for Dennis Smith

Application number: 596



## 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. 596

Joint Public Hearing to be held Monday, March 5, 2001, 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.

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

Name: Angela Burkett

Address: 3409 Warren Rd + 3405 Warren Rd (2 acres)

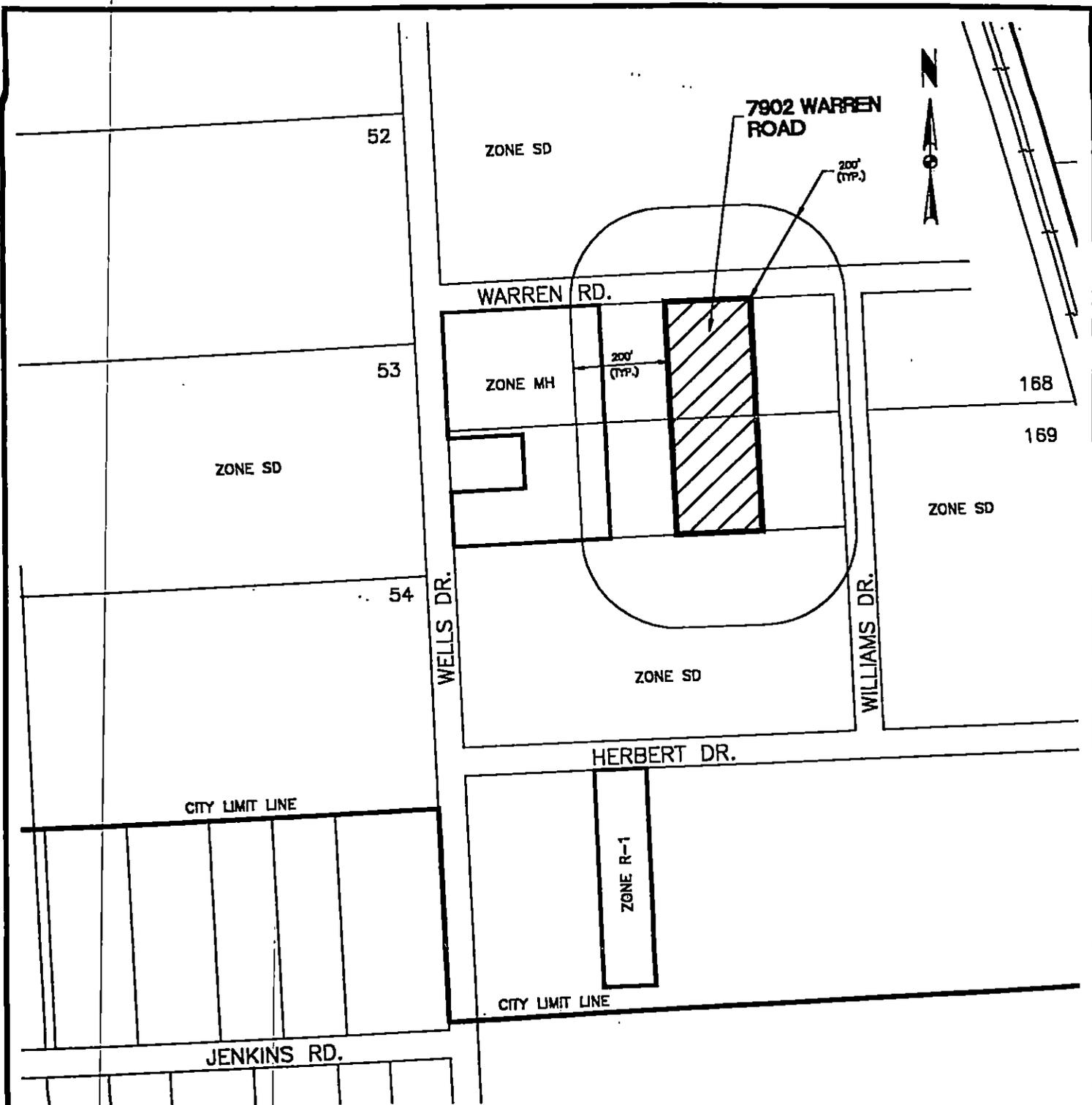
Pearland Tax Account No.

(If shown on enclosed map): \_\_\_\_\_

Signature: Angela Burkett Date: 2-27-01

### COMMENTS:

We do not wish to have additional mobile homes  
in our neighborhood. The City of Pearland annexed  
us into Pearland City Limits; therefore, we hope to see  
property value of our area (Roy Acres) increased and  
not inundated with trailer parks.



		
City of Pearland, Texas		
WESLEY & PHYLLIS SHAFER		
<b>ZONE CHANGE FROM SD TO MH</b>		
App. No. 598	Scale:	<b>SHEET</b>  <b>1</b> <b>OF 1</b>
Date: FEB., 2001	HORZ: 1"=300'	
Drawn By: J.E.R.	VERT: 1"=	
Checked By: D. SMITH	CAD FILE: 99-0157	

App. No. 598  
 Date: FEB. 2001  
 Drawn By: J.E.B.  
 Check By: D. SMITH  
 CAD FILE: 99-8157  
 SHEET 1 OF 1

**ZONE CHANGE  
 FROM  
 SD TO MH**

**WEBLEY & PHYLLIS SHAFER**

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