

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 7, 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 General Business District with a Specific Use for a model home park (GB(S)) on the following described property, to wit:

1. Zoning Application No. 976 and Specific Use Nos. 93

Legal Description: 2.2055 acres out of the J. Crowley Survey, A-174, Brazoria Co., TX, on the easterly side of State Highway 288, Brazoria Co., TX (South Highway 288 frontage road)

Owner: Powers/Parker, L.L.C.  
5323 Caroline  
Houston, TX 77004

Agent: Lou Corte

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

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

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**  
*Mr. Tobin Maples, Manager of Administrative Support*

**VI. ADJOURNMENT**

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

Posted: 4<sup>th</sup> day of May, 2001

Removed: 9<sup>th</sup> day of May, 2001 *[Signature]*

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05/07/01  
JP + P+Z

**MEMBERS OF THE PLANNING & ZONING COMMISSION**  
**(3 YEAR TERM)**  
**(2 TERMS ALLOWED)**  
**as of 04/01**

**MEMBER**

**TERM EXPIRES**

**PHONE #'S**

Yes

H. CHARLES VIKTORIN, Chairman  
2905 Smith Road  
Pearland, TX 77584

November, 2002

Home: 281-485-4111  
Mobile: 281-413-1844  
Work: 281-997-3438  
Fax: 281-997-3728

No

DONALD GLENN, Vice-Chairman  
1112 Gulfton  
Pearland, TX 77581

March, 2002

Home: 281-996-1809  
Office: 713-892-0340  
Fax: 713-892-0380

Yes

TODD IOCCO  
3510 Shadycrest  
Pearland, TX 77581

March, 2002

Office: 281-997-3747  
Mobile: 281-923-8633  
Fax: 281-403-1433

Yes

RANDY PATRO  
5074 Broadway  
Pearland, TX 77581

December, 2003

Office: 281-412-6445  
Fax: 281-412-4115  
Home: 281-997-1778

No response

ROBERT SCHERRER  
5315 Colonial Drive  
Pearland, TX 77584

April, 2004

Office: 713-529-3992  
Fax: 713-529-8161

Yes

RUSS SELEMON  
2312 John  
Pearland, TX 77581

November, 2002

Office: 409-766-6445  
Home: 281-996-9785  
Fax: 409-766-6541

RICHARD F. TETENS  
2105 W. Mary's Creek  
Pearland, TX 77581

September, 2003

Home: 281-482-7065

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## **Zoning Case No. 976 and Specific Use No. 93**

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City Council and Planning and Zoning Commission Joint Public Hearing: May 7, 2001

Owner: Powers/Parker, L.L.C.

Applicant/Agent: L.A. (Lou) Corte

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**Location:** East side of Highway 288 feeder road, just North of McHard Road

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

**Requested Zoning:** General Business with a Specific Use for a model home park (GB(S))

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### **Summary:**

The applicant is requesting a zone change on 2.2055 acres in order to develop a model home park. Specifically, the model home park will consist of the construction of a group of residential model structures, for display only, for the public and a small sales office. The properties to the South and East are outside of the Pearland City limits and are being developed as The Lakes at Countryplace subdivision. The properties to the North and West are zoned for SD (Suburban Development) uses and are vacant.

Public Notice/Comment Forms were mailed to three (3) property owners within 200 feet of this request. No Public Comment Forms have been returned.

**Other Considerations:**

- The Comprehensive Plan recommends Business Park uses for the property. Specifically, the Comprehensive Plan states the area should be developed with mixed uses in a coordinated; master planned campus-like setting with interdependent and complimentary uses. Preferred uses referenced within the plan include office buildings, regional shopping centers and malls, research and development facilities, light manufacturing, and high density residential as a transitional use along the outer edge of the corridor.
- The proposed zoning and uses are not consistent with the Comprehensive Plan; however, they are compatible with the majority of the surrounding uses. Specifically, there is a mobile home sales lot in the area, North of the property under consideration.
- The applicant is requesting a specific use permit due to the fact “Model Home Parks” are not listed within our permitted tables. As a result, the proposed use defaults to an “Unscheduled and New Commercial Use” which requires City Council approval of a specific use permit.
- The applicant is aware that they may be required to screen the proposed uses from adjacent properties upon their development.

**Staff Recommendation:**

Staff is recommending approval due to the fact the City does not have a Business Park zoning classification and the proposed use is similar to other uses in the area.

**Attachments:**

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

Change in Zoning Classification from: SPD to: GB(S)

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

Specific Use for: \* MODEL HOME PARK (BUILT ON SITE - PERMANENT)

Property address: ALONG ASSIGNED SH-288 NORTH OF MOHARD ON EAST SIDE FRONTAGE RD.

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: ABSTRACT # 174

Metes & Bounds Description: 2.2055 ACRES OF LAND OLD TRACT OF CROWLEY SURVEY, ABSTRACT # 174, BRAZORIA COUNTY, TX. METES & BOUNDS ATTACHED  
(unplatted property only; attach survey)

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

Current use of land: VACANT

Proposed use of land within requested designation: CONSTRUCT FOR DISPLAY ONLY, A GROUP OF RESIDENTIAL STRUCTURES FOR MODELS FOR THE PUBLIC AND A SMALL SALES OFFICE ON SITE.

Record owner's name: POWERS/PARKER, LLC.

Owner's mailing address: 5323 CAROLINE, HOUSTON, TX. 77004

Owner's telephone number: 713-523-3333

Agent's name: L.A. (LOU) CORTE

Agent's mailing address: P.O. BOX 854, PEARLAND, TX. 77588

Agent's telephone number: 281-485-4936

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

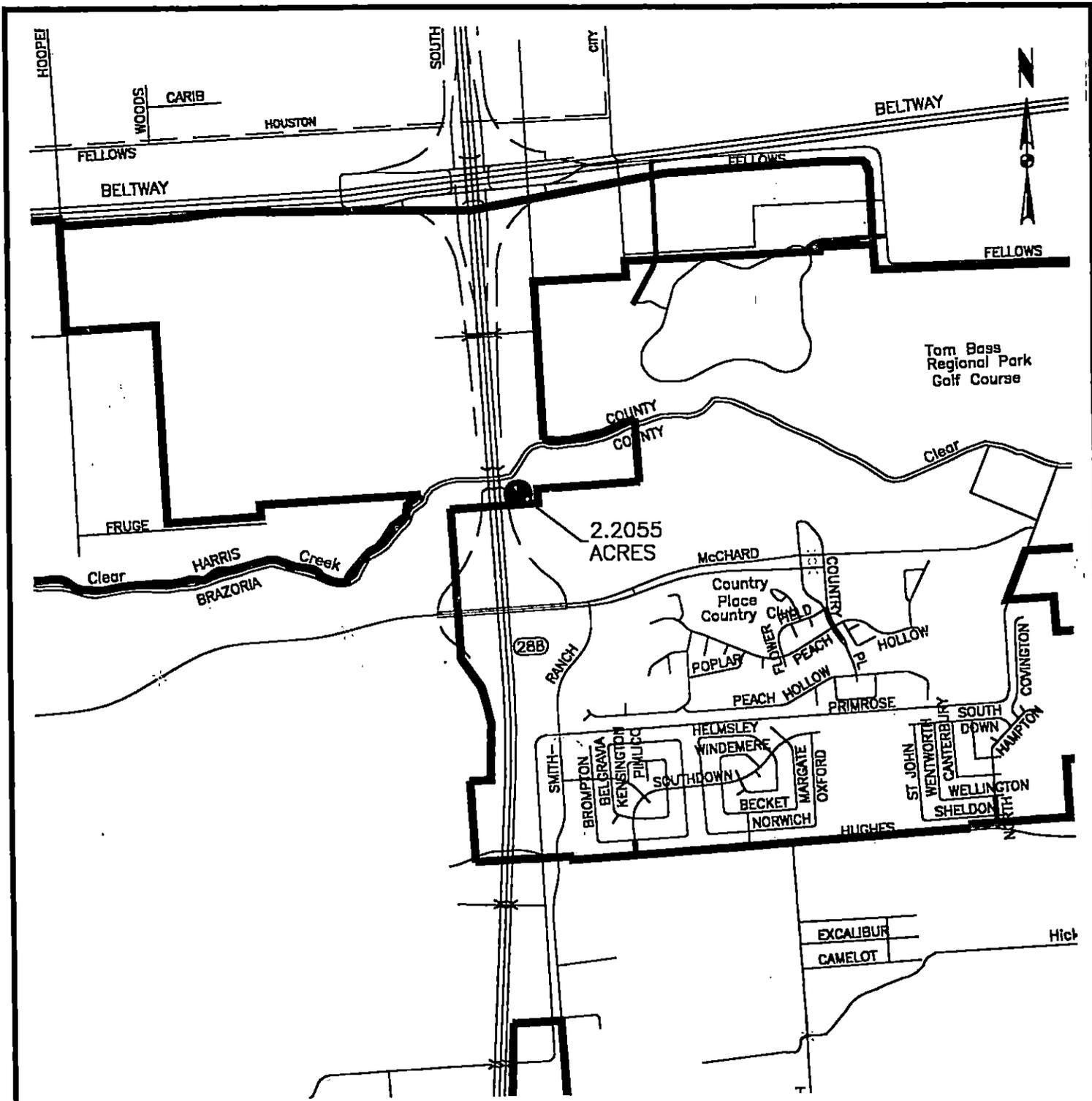
Owner's signature: [Signature] Agent's signature: Louis C. Cortez

Fees paid: \$ 250 Date paid: 2-13-01

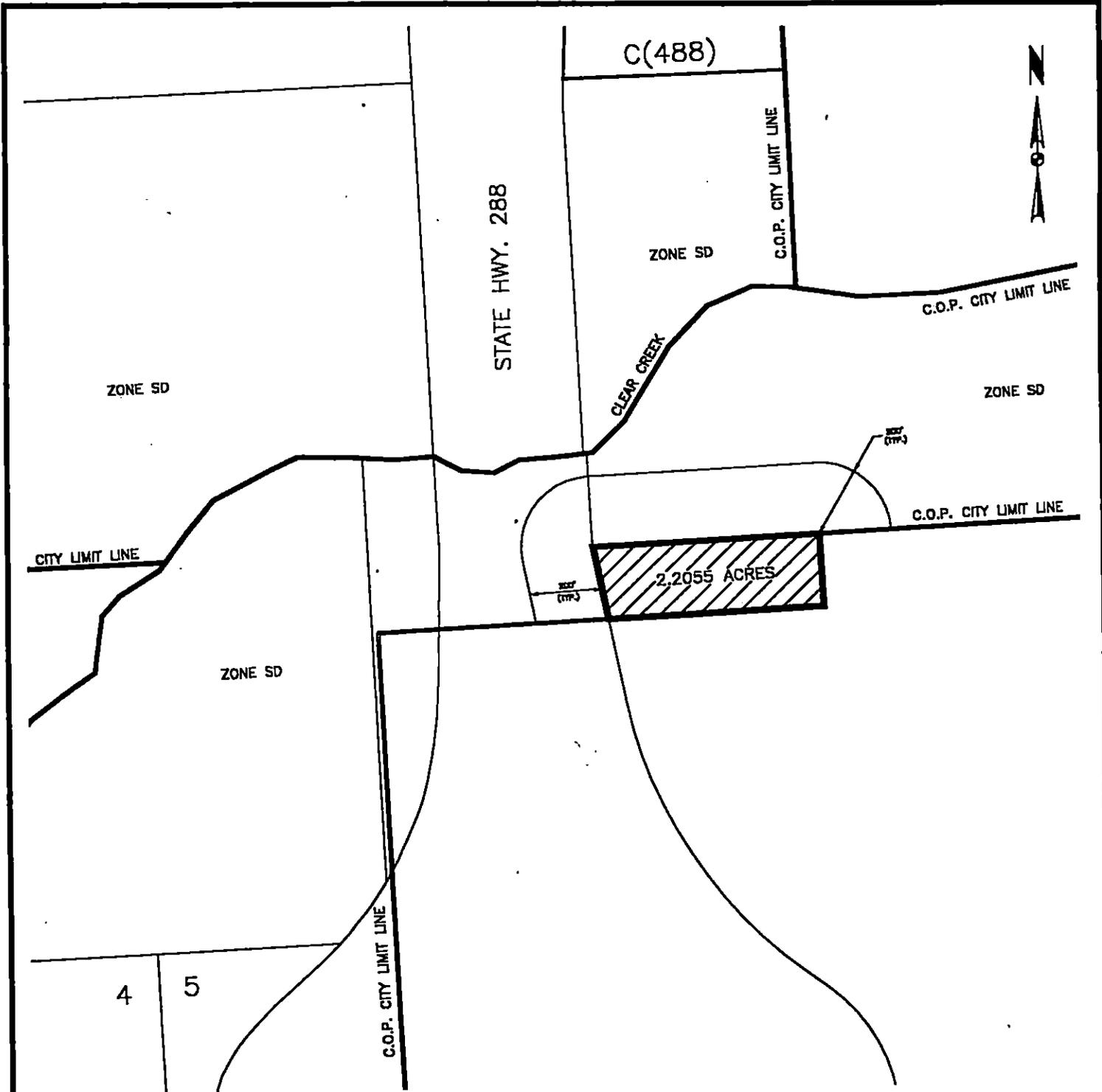
Received by: via mail 2/13/01  
pro Frippo

976+5493

WALTER PHOENIX LLC



		
<b>City of Pearland, Texas</b>		
<b>POWERS/PARKER, L.L.C.</b>		
<b>ZONE CHANGE FROM SD TO GB(S)</b>		
App. No. 978	Scale:	<b>SHEET</b>  <b>1</b> <b>OF 1</b>
Date: MARCH, 2001	HORZ: 1"=2000' VERT: 1"=	
Drawn By: J.E.B.	CAD FILE:	
Checked By: G. TUMLINSON	01-8010	



City of Pearland, Texas

POWERS/PARKER, LLC

**ZONE CHANGE  
FROM  
SD TO GB(S)**

App. No. 976	Scale: HORIZ 1"=400' VERT 1"=	SHEET <b>1</b> OF 1
Date: MARCH, 2001	CAD FILE:	
Drawn By: J.E.B.	01-8010	

Chief Eng. G. TUMILINSON

**ZONE CHANGE APPLICATION NO. 976 SPECIFIC USE NO. 93**

**Notification List**

**OWNER NAME**

**MAILING ADDRESS**

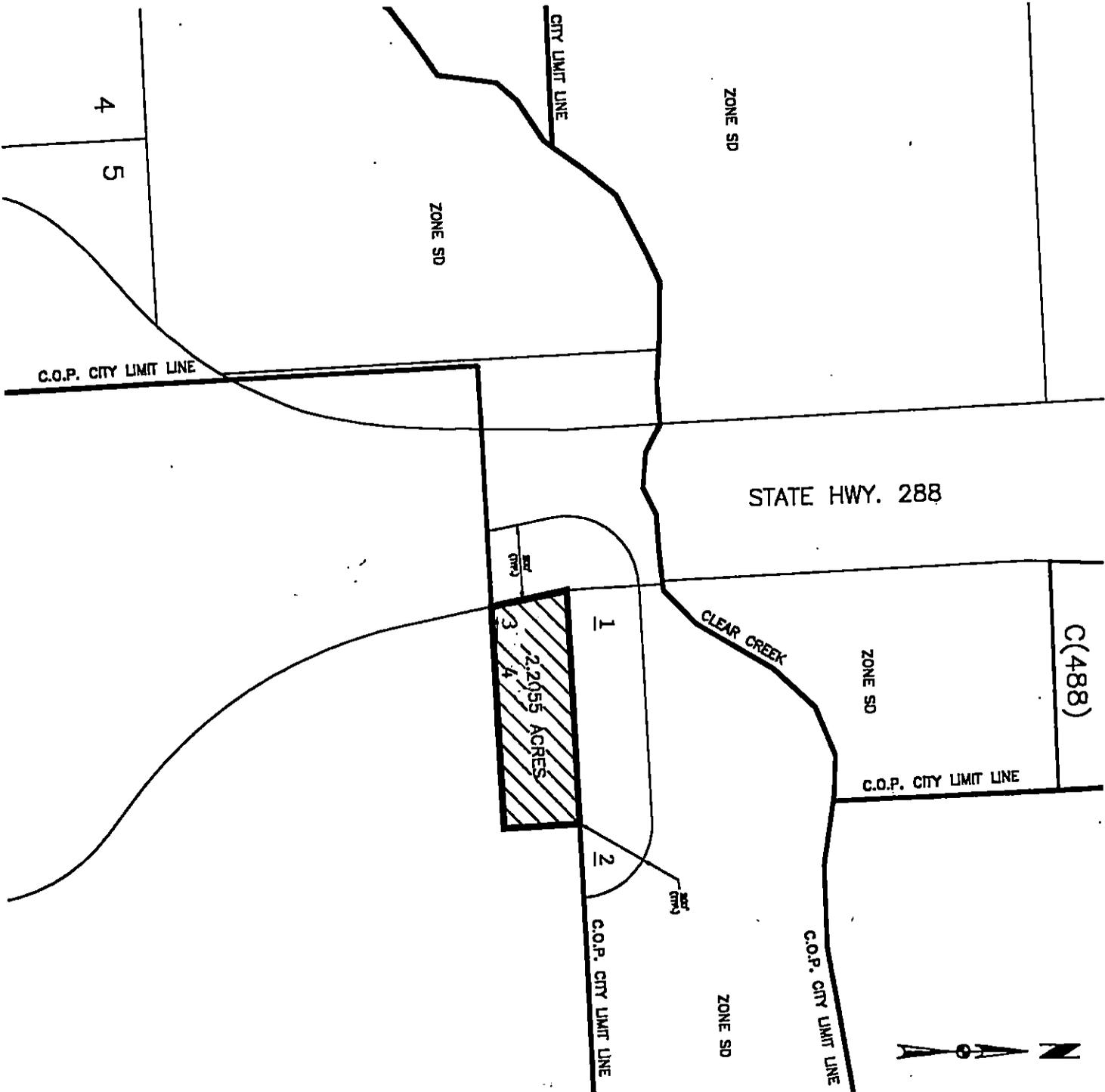
**LEGAL DESCRIPTION**

**BROWN/TRUEHEART LTD  
FRUGE RUTH  
POWERS/PARKER, LLC  
L.A. (LOU) CORTE**

**5701 WOODWAY DR STE 113  
PO BOX 557  
PO BOX 66850  
PO BOX 854**

**HOUSTON, TX 77057-1505  
HOUSTON, TX 77001-0557  
HOUSTON, TX 77266-6850  
PEARLAND, TX 77584**

**A0747 JAS HAMILTON, TRACT 2, ACRES 20.000  
A0747 JAS HAMILTON, TRACT 1 (PT), ACRES 17.360  
A0174 JAMES CRAWLEY, TRACT 2, ACRES 2.205  
agent for zone change applicant**



C(488)



City of Pearland, Texas

POWERS/PARKER, L.L.C.

**ZONE CHANGE  
FROM  
SD TO GB(S)**

App. No. 978	Scale	SHEET
Dated MARCH, 2001	HORIZ. 1"=100'	1
Des. By: L.E.B.	VERT. 1"=10'	
Drawn By: G. TUNLINSO	CAD FILE	OF 1
	01-0010	

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