

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 11, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

1. Zoning Application No. 981

Legal Description: 23.846 acres, Lot 1-2, Block 20 and part Lot 4, Block 20; and 43.34 acres being Lots 1 and 3 and part Lots 2 and 4, Block 22 and all of Lot 1 and part of Lots 2 & 3, Block 23; and 19.22 acres being Lots 3 and 4, Block 21; all within the Allison Richey Gulf Coast Home Co. Suburban Gardens Subdivision, T.C.R.R., Section 4, A-675, Brazoria Co., TX (Northwest corner of SH 288 and Broadway Street)

Owner: Pearland Freeway Partners, Ltd / F. Carrington Weems, II
909 Fannin Street, Suite 3205
Houston, TX 77010

Agent: Wellington Stevens, III

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: 8th day of June, 2001

Removed: _____ day of _____, 2001

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

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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 Neighborhood Services District (NS) on the following described property, to wit:

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Legal Description: Lot 13, Block 3, Skyway Manor Subdivision, H. T. & B. R.R. Co. survey, A-241, Brazoria Co., TX, according to the map or record in Vol. 7, pg 67, plat records of Brazoria Co., TX (2901 Manvel Road)

Owner: Claude and Margaret Bird
2901 Manvel Road
Pearland, TX 77584

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Legal Description: Lot 18, Garden Acres, Section 3, as recorded in Vol. 10, pg 77 of the plat records of Brazoria Co., TX (O'Day Road)

Owner: R. West Development Co., Inc.
6302 Broadway, Suite 250
Pearland, TX 77581

Agent: Bruce Coligan

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Zoning Case No. 981

City Council and Planning and Zoning Commission Joint Public Hearing: June 11, 2001

Owner: Pearland Freeway Partners, Ltd. and F. Carrington Weems, II

Applicant/Agent: Wellington Stevens, III

Location: Northwest corner of South Highway 288 and Broadway Street

Existing Zoning: Suburban Development District (SD)

Requested Zoning: Commercial District (C)

Summary:

The applicant is requesting a zone change on approximately 86.41 acres in order to develop a business park. The property to the North is vacant land zoned for Suburban Development (SD) uses. The property to the West is vacant land zoned for Planned Unit Development (PUD) uses as a part of the Shadow Creek Ranch development. The property to the South is primarily vacant land zoned for Suburban Development uses with a small portion being zoned for General Business (GB) uses and developed with "Cutter's Stockyards Saloon". The property is bordered on the East by South Highway 288.

Public Notice/Comment Forms were mailed to fourteen (14) 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 this area. Therefore, the proposed use is in compliance with the Comprehensive Plan.

Staff Recommendation:

Approval

Attachments:

Public Hearing Notice
Zoning Change Application
Location Map
Property Owner Notification list

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Owner: Claude and Margaret Bird
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Zoning Case No. 980

City Council and Planning and Zoning Commission Joint Public Hearing: June 11, 2001

Owner: Claude and Margaret Bird

Applicant/Agent: Claude and Margaret Bird

Location: 2901 Manvel Road, South of Broadway Street

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

Requested Zoning: Neighborhood Services District (NS)

Summary:

The applicant is requesting a zone change on approximately one acre in order to sale the property. The properties to the North and South are zoned for Suburban Development (SD) uses. The property to the South is vacant. The property to the North is developed with a single family home. The property to the West is zoned for General Business (GB) uses and developed with Fielder Electric. The property to the East is zoned for Suburban Development (SD) uses and developed with a single family home.

Public Notice/Comment Forms were mailed to fourteen (14) property owners within 200 feet of this request. No Public Comment Forms have been returned.

Other Considerations:

- The Comprehensive Plan recommends Low Density Single Family uses for this area. However, it also shows Retail, Offices and Services uses just North of this property and along the West side of Manvel Road. In addition, the majority of the surrounding properties are developing with business uses.
- The Thoroughfare Plan (Figure 7.2) shows Manvel Road as a proposed Major Thoroughfare with six lanes and 120' right of way. Staff discourages single family residences on a major thoroughfare.
- The applicant is aware that they may be required to screen the proposed uses from adjacent properties upon development.
- The applicant is aware that the existing single family dwelling will be considered a non-conforming use if the zoning is changed to Neighborhood Services.

Staff Recommendation:

Approval

Attachments:

Public Hearing Notice
Zoning Change Application
Location Map
Property Owner Notification list

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

Change in Zoning Classification from: R1 to: NS

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 2901 MANUEL Rd. PEARLAND, Tex 77584

Lot: 13 Block: 3 Subdivision: SKYWAY MANOR

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

Tax I.D. number:

Current use of land: Residence

Proposed use of land within requested designation: selling

Record owner's name: Claude J. & MARGARET A. Bird.

Owner's mailing address: 2901 MANUEL Rd.

Owner's telephone number: 281-485-7310

Agent's name: N/A

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: Claude J. Bird.
 Margaret A. Bird

Agent's signature:

Fees paid: \$

Date paid: 5-16-01

Received by: Marie Ripps

Application number: 980

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Legal Description: Lot 18, Garden Acres, Section 3, as recorded in Vol. 10, pg 77 of the plat records of Brazoria Co., TX (O'Day Road)

Owner: R. West Development Co., Inc.
6302 Broadway, Suite 250
Pearland, TX 77581

Agent: Bruce Coligan

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Zoning Case No. 982

City Council and Planning and Zoning Commission Joint Public Hearing: June 11, 2001

Owner: R. West Development Company, Inc.

Applicant/Agent: Bruce A. Coligan

Location: 2632 O'Day Road, just North of Broadway Street, on the West side of O'Day Road

Existing Zoning: Suburban Development District (SD)

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

Summary:

The applicant is requesting a zone change on an approximately one-half acre lot in order to develop a single family home. The properties to the North and West are zoned for Single Family Dwelling (R-1) uses. The property to the North is developed with a single family home. The property to the West is vacant. The properties to the South and East are zoned for Commercial (C) uses. The property to the South is developed with Southwest Fertilizer. The property to the East is developed with O'Day Plaza retail center.

Public Notice/Comment Forms were mailed to ten (10) property owners within 200 feet of this request. No Public Comment Forms have been returned.

Other Considerations:

- The Comprehensive Plan recommends Retail, Offices and Services for this area, however, it also recommends Low Density Residential just North of this site. In addition, the property is bordered by single family uses on the North and West sides.
- Due to an existing large tree on the property and an existing home on the property just North, the applicant can not meet the required 30' aggregate requirement for Estate Lot Single Family Dwelling District (RE) zoning. Therefore, the applicant is requesting Single Family Dwelling District (R-1).

Staff Recommendation:

Approval

Attachments:

Public Hearing Notice
Zoning Change Application
Location Map
Property Owner Notification list

Vicinity Map

ODay

200' Notification Buffer

LATINO MARY FAMILY TRUST

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R WEST DEVELOPMENT CO INC

MGJ HOLDINGS INC

518 SERVICE STATION INC

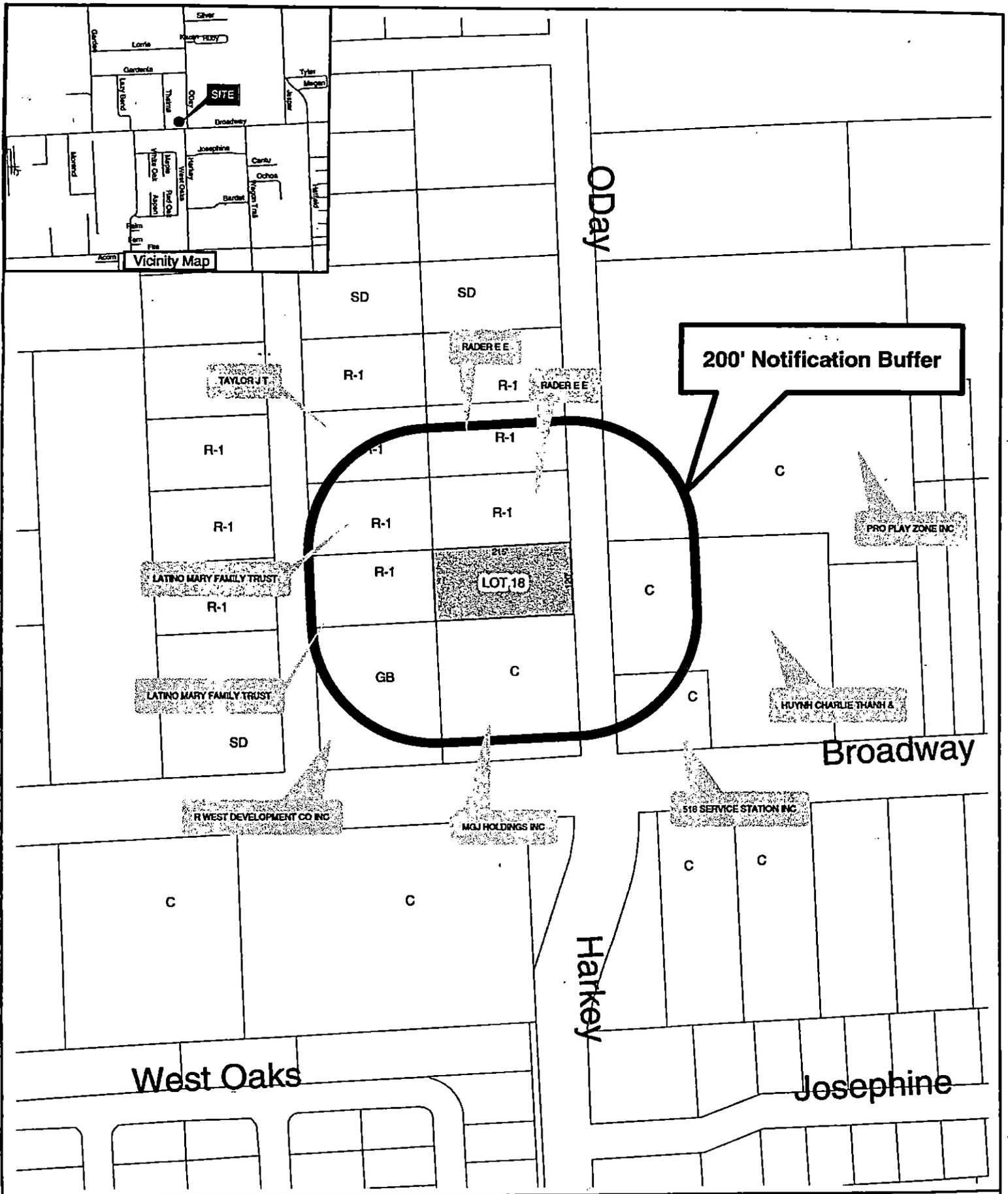
PRO PLAY ZONE INC

HUYNH CHARLIE THANH &

ZONE CHANGE FROM SD TO R-1

R. West Development Company, Inc.

Application No. 982



NOTIFICATION LIST
Zone Change Application
No. 980

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>		<u>LEGAL DESCRIPTION</u>
KAHANEK MARC R & FILLMAN CLARENCE D PETRY FENTON JR LEE ETTA ELIZABETH LEDESMA MARIA A ESPITIA IGNACIO & PATRICIA FIELDER ELECTRIC SUPPLY CO BIRD C J SINGLETON CARL J BREWER ANGIE MAE FIELDER ELECTRIC SUPPLY CO SLAFKA CYRIL M SLAFKA CYRIL M HAWK WILLIAM F	CHRISTINA MOORE, 2852 PIPER RD 2845 MANVEL RD PO BOX 428 2902 PIPER RD 2853 MANVEL RD DL ROSA & J SALAZ, 2906 PIPER RD W FIELDER III, 2900 MANVEL RD 2901 MANVEL RD 2918 PIPER RD 2120 GALVESTON AVE W FIELDER III, 2900 MANVEL RD 11507 KIRKVALLEY DR 11507 KIRKVALLEY DR PO BOX 941	PEARLAND, TX 77584 PEARLAND, TX 77584-7539 MANVEL, TX 77578-0428 PEARLAND, TX 77584-4857 PEARLAND, TX 77584-7539 PEARLAND, TX 77584-4857 PEARLAND, TX 77584-7540 PEARLAND, TX 77584-7541 PEARLAND, TX 77584-4857 PEARLAND, TX 77581-3424 PEARLAND, TX 77584-7540 HOUSTON, TX 77089-2231 HOUSTON, TX 77089-2231 PEARLAND, TX 77588-0941	SKYWAY MANOR (A0241 H T & B), BLOCK 2, LOT 8, ACRES 1.000 SKYWAY MANOR (A0241 H T & B), BLOCK 3, LOT 11, ACRES 1.000 WESTCHESTER LT 37 242 H T & B SKYWAY MANOR (A0241 H T & B), BLOCK 2, LOT 9, ACRES 1.000 SKYWAY MANOR (A0241 H T & B), BLOCK 3, LOT 12, ACRES 1.000 SKYWAY MANOR (A0241 H T & B), BLOCK 2, LOT 10, ACRES 1.000 WESTCHESTER LT 1 242 H T & B, ACRES 1.020 SKYWAY MANOR (A0241 H T & B), BLOCK 3, LOT 13, ACRES 1.000 SKYWAY MANOR (A0241 H T & B), BLOCK 2, LOT 11, ACRES 1.000 SKYWAY MANOR (A0241 H T & B), BLOCK 3, LOT 14, ACRES 1.000 WESTCHESTER LT 2 242 H T & B, ACRES 1.020 SKYWAY MANOR (A0241 H T & B), BLK 2, LT 12-13, LT 15-16, BLK 3, ACR 4 SKYWAY MANOR (A0241 H T & B), BLK 2, LT 12-13, LT 15-16, BLK 3, ACR 4 A0242 H T & B R R, TRACT 4C, ACRES 4.690

**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 11th day of June, 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 Wellington Stevens, III, agent for F. Carrington Weems, II/Pearland Freeway Partners, Ltd., owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

23.846 ac, Lt 1-2, Blk 20 & pt Lt 4, Blk 20; and 43.34 ac being Lts 1 & 3 & pt Lts 2 & 4, Blk 22 & all of Lt 1 & pt Lts 2 & 3, Blk 23, & 19.22 ac being Lts 3 & 4, Blk 21; Allison Richey Gulf Coast Home Co. Suburban Gardens Subdivision, T.C.R.R., Sect 4, A-675, Brazoria Co, TX (Northwest corner of SH 288 and Broadway Street)

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 June 1, 2001

Date Removed June 8, 2001

APPLICATION NO. 981

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AND

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