

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 9, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**APPLICATION NO. 133**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING - APPLICATION NO. 133**

Request of William J. Bethel, Jr., owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial (C) on the following described property, to-wit:

Lot 4, Block 3, Skyway Manor, HTBRR Survey, A-241, Brazoria County, Texas. (2743 Manvel Road)

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

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

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

**VI. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Loring at 281-485-2411 prior to the meeting so that appropriate arrangements can be made.



3519 Liberty Drive • Pearland, Texas 77581-5416  
(281) 485-2411 • Fax (281) 485-8764

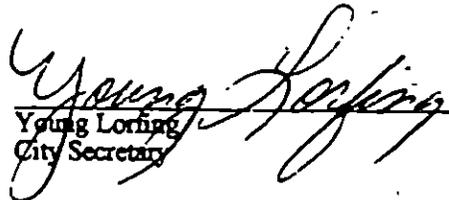
**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL  
AND  
THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF PEARLAND, TEXAS**

Notice is hereby given that on the 9th day of June, 1997, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Commercial (C) on the following described property, to wit:

1. Application No. 132  
Owner: Rudolph J. Stepan  
Agent: None  
Legal Description: Tract 35, Westchester Estates, HTBRR Survey, A-242, Brazoria County, Texas.  
Address: 2816 Manvel Road
  
2. Application No. 133  
Owner: William J. Bethel, Jr.  
Agent: None  
Legal Description: Lot 4, Block 3, Skyway Manor, HTBRR Survey, A-241, Brazoria County, Texas.  
Address: 2743 Manvel Road
  
3. Application No. 136  
Owner: Jose David Rosa  
Agent: None  
Legal Description: Lot 19, Block 3, Skyway Manor, HTBRR Survey, A-241, Brazoria County, Texas.  
Address: 2961 Manvel Road

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 Loring  
City Secretary

ZONE GB

ZONE SD



BROADWAY STREET

2743 MANVEL ROAD

ZONE SD

200'  
(TYP.)

ZONE R-1

ZONE SD

LOT 4

200'  
(TYP.)

BLOCK 2

ZONE SD

BLOCK 3

MANVEL ROAD

ZONE SD

PIPER ROAD

- C COMMERCIAL DISTRICT
- SD SUBURBAN DISTRICT
- R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT
- GB GENERAL BUSINESS DISTRICT



133

City of Pearland, Texas

WILLIAM J. BETHEL, JR.

ZONE CHANGE  
FROM  
SD TO C

Job No.	Scale	SHEET <b>1</b> OF 1
Date: NOV., 1986	HORIZ: 1" = 200'	
Drawn By: J.E.B.	VERT: 1" = 100'	
Check By: C.R. LONG	CAD FILE: 86-1218	

ZONE CHANGE APPLICATION  
revised 3/5/96

Change in Zoning Classification from: Suburban Development to: ~~Business C~~  
SD

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

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

Property address: 2743 Manuel Rd. Pearland, Tex. 77584

Lot: (4) Four Block: (3) Three Subdivision: SKYWAY MANOR Subdivision

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

Tax I.D. number:

Proposed use of land within requested designation: Air Condition Business

~~With Mobile Home in Rear~~

Record owner's name: William J. Bethel Jr

Owner's mailing address: 2743 Manuel Rd Pearland, Tex. 77584

Owner's telephone number: 713-997-9893

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: [Signature]

Agent's signature:

Fees paid: \$ 0

Date paid: 11-7-96

Received by: J. Hegliburger

Application number:

24

49

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50

E R Spradley

D Keller Jr. 1748 488 9 95

32

Ruby Lee Cox

K.E. Spradley 1726 570

Francis Powell 145/343 10.0

E.P. Crow Jr 438, 573 10.0

Bill E. Holley 1717 183 10.0

23

Nati

10.0

2

3A1 3A2 3A3 3A4

Elaine St. Germain, Jr. 1760 27 13.30

Jon G. Hawk

1266 /742 13.31

Jose Rodriguez RODRIGUEZ

826

WEST CHESTER ESTATES

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32

31

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R. R. CO

Mary B. Miller

Jon G. Hawk Tr. 1294/887 9.389

Alfred C. Hrbacek

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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 JUNE 9, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**APPLICATION NO. 132**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING - APPLICATION NO. 132**

Request of Rudolph J. Stepan, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial (C) on the following described property, to-wit:

Tract 35, Westchester Estates, HTBRR Survey, A-242, Brazoria County, Texas. (2816 Marvel Road)

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

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

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

**VI. ADJOURNMENT**

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# CITY OF PEARLAND

3519 Liberty Drive • Pearland, Texas 77581-5416  
(281) 485-2411 • Fax (281) 485-8764

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

AND

## THE PLANNING AND ZONING COMMISSION

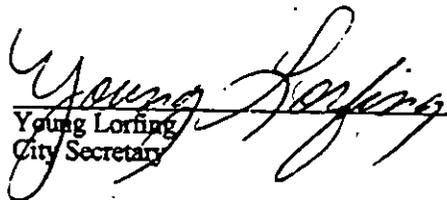
## OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 9th day of June, 1997, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Commercial (C) on the following described property, to wit:

1.     Application No. 132  
      Owner:         Rudolph J. Stepan  
      Agent:         None  
      Legal Description:     Tract 35, Westchester Estates, HTBRR Survey, A-242, Brazoria County, Texas.  
      Address:         2816 Manvel Road
  
2.     Application No. 133  
      Owner:         William J. Bethel, Jr.  
      Agent:         None  
      Legal Description:     Lot 4, Block 3, Skyway Manor, HTBRR Survey, A-241, Brazoria County, Texas.  
      Address:         2743 Manvel Road
  
3.     Application No. 136  
      Owner:         Jose David Rosa  
      Agent:         None  
      Legal Description:     Lot 19, Block 3, Skyway Manor, HTBRR Survey, A-241, Brazoria County,  
                                  Texas.  
      Address:         2961 Manvel Road

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 Loring  
City Secretary

ZONE CHANGE APPLICATION  
revised 3/5/96

12-17-96

Change in Zoning Classification from: SP to: COMMERCIAL  
Change in Regulations in Section #: —  
Specific Use for: \* T—

Property address: 2816 MANVEL RD. PID: R263059, 8215-0032-000

Lot: 35 Block: AD242 HT+BRR Subdivision: WESTCHESTER

Metes & Bounds Description:  
(unplatted property only; attach survey) — SEE PLOT PLAN

Tax I.D. number: A49-38-8060

Proposed use of land within requested designation: TAVERN - POSSIBLE RESTAURANT  
BAR AND GRILL IN FUTURE

Record owner's name: RUDOLPH J. STEPAN

Owner's mailing address: 2816 MANVEL RD. PEARLAND, TX 77584

Owner's telephone number: 218-485-7805 or 485-9325

Agent's name: OWNER

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: Rudolph J. Stepan 12/17/96

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

Fees paid: \$ WAIVED

Date paid: \_\_\_\_\_

Received by: J. Hightberger (via mail)  
12/20/96 incomplete

Application number: \_\_\_\_\_

BROADWAY STREET



16

17

26

29

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25

30

WESTCHESTER CIRCLE

MANVEL ROAD

ZONE SD

200'  
(TYP.)

ZONE SD

200'  
(TYP.)

10

35

CITY LIMIT LINE

18

37

2816 MANVEL ROAD

ZONE R-1

ZONE SD



132

City of Pearland, Texas

RUDOLPH J. STEPAN

ZONE CHANGE  
FROM  
SD TO C

- C COMMERCIAL DISTRICT
- GB GENERAL BUSINESS DISTRICT
- SD SUBURBAN DISTRICT
- R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT

Job No.	Scale	SHEET
Dated JAN, 1997	HORIZ 1" = 200'	1
Drawn By J.E.S.	VERT 1" =	
Check By C.R. LONG	CAD FILE	OF 1
	97-1003	

W. W. 621  
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 est 73 10.0  
 3. 64  
 s Jr. 590

Emme 1279  
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 24  
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Fan Will. Crow Mo  
 1737 9  
 1737 11

47  
 W.R. Pietsch 874, 417  
 48  
 Hurst Barbree 636/38  
 49  
 E.R. Spradley  
 50  
 D. Keller, Jr. 1748 488  
 31  
 32

Louis E. Lentz 1143/214  
 32  
 20 0  
 12 280 10.0

W.D. Weir 730 227  
 1304 332  
 J.F. Heywo  
 E.P. Crow J 438/573 10  
 Bill E. Hoite 1717 183  
 10.0

2 3A1 3A2 3A3 3A1 826 7 10 8 7 6 9

Elaine St. Germain, Jr. 1760/27 13.30  
 Jon G. Hawk 1266 /742 13.31  
 Jose Rodriquez RDRRIQUEZ  
 Kirby Runge  
 Mary B. Miller  
 Jon G. Hawk Tr. 1294/887 9.389  
 Alfred C. Hrbacek  
 WEST CHESTER ESTATES  
 SKYWAY MANOR  
 PIPER ST.  
 Ed. R. Spradley 1286/3  
 12.0  
 M. R. Rogers 1697/683 16  
 Donald R. Cate 983/130  
 941/133

5 23 45 67 89 68 90 67 89 20 21 20  
 3 25 47 68 90 20 21 20  
 7 29 298 4 3 2 1 20 21 20  
 297 298 389 20 21 20

MANVEL RD.  
 OAK RD.  
 COVEY LN.  
 QUAIL MEADOWS  
 John P. Smith, Jr. 1766/931 35.00  
 John P. Smith, Jr. 1557/819 35.00  
 L.M. Smith 96-778  
 Petro-Chem Transport 1318 842  
 1196/150 5.0  
 9.24  
 FM 1128  
 MANVEL RD.  
 John R. Massey 708/109 160.0

1  
 20 42 64 44 66 22  
 15 35 56 75 81 15 35  
 10 32 56 75 81 15 35  
 7 29 298 4 3 2 1 20 21 20  
 297 298 389 20 21 20  
 15 35 56 75 81 15 35  
 10 32 56 75 81 15 35  
 7 29 298 4 3 2 1 20 21 20  
 297 298 389 20 21 20

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 9, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**APPLICATION NO. 213**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING - APPLICATION NO. 213**

Request of Josephine M. Leggio, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business (GB) on the following described property, to-wit:

Lots A and B, Section 3, Garden Acres, 2.617 acres out of Tract 36, HTBRR Survey, Section 7, A-219, recorded in Volume 10, page 77 of the plat records of Brazoria County, Texas. (5800 Broadway)

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

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

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

**VI. ADJOURNMENT**

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**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL  
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 OF THE CITY OF PEARLAND, TEXAS**

Notice is hereby given that on the 9th day of June, 1997, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to General Business (GB) on the following described property, to wit:

1. Application No. 213  
 Owner: Josephine M. Leggio  
 Agent: None  
 Legal Description: Lots A and B, Section 3, Garden Acres, 2.617 acres out of Tract 36, HTBRR Survey, Section 7, A-219, recorded in volume 10, page 77 of the plat records of Brazoria County, Texas.  
 Address: 5800 Broadway
  
2. Application No. 212  
 Owner: Robert Gary Forrest & Gary Wayne Forrest & Craig Allen Forrest  
 Agent: None  
 Legal Description: Lot 46C1, a .5 Acre tract in the F.B. Drake Survey, A-504, (Tax Account #: 05040070120), Brazoria County, Texas.  
 Address: 6709 Broadway

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 Loring*  
 Young Loring  
 City Secretary

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

Change in Zoning Classification from: SD to: GB

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

Specific Use for: \*

Property address: 5800 BROADWAY

Lot: A + B Block: \_\_\_\_\_

Subdivision: GARDEN ACRES

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

Tax I.D. number: N.A.

Proposed use of land within requested designation: REACTAL (Retail) PZ.  
Josephine M. Leggio

Record owner's name: JOSEPHINE M. LEGGIO

Owner's mailing address: 4517 MERIE LN

Owner's telephone number: (713) 664-5957

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: Josephine M. Leggio

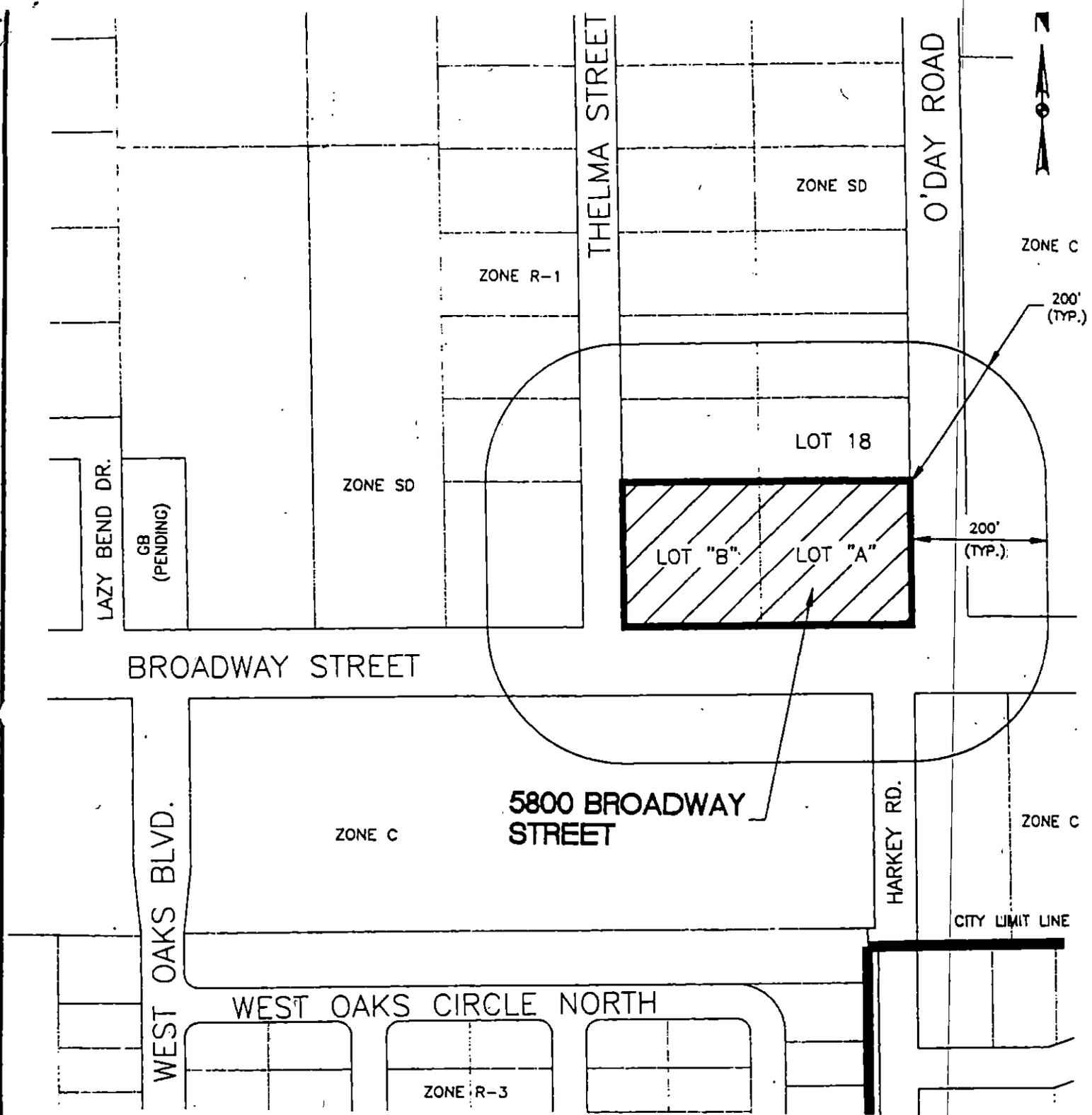
Agent's signature: \_\_\_\_\_

Fees paid. \$ N/A

Date paid: 4/16/97

Received by: Alan Mueller

Application number: 213



- C COMMERCIAL DISTRICT
- SD SUBURBAN DISTRICT
- R-3 MEDIUM DENSITY SINGLE FAMILY DETACHED DWELLING DISTRICT
- GB GENERAL BUSINESS DISTRICT

REVISED: 4/30/97

		213
City of Pearland, Texas		
JOSEPHINE LEGGIO		
<b>ZONE CHANGE FROM SD TO GB</b>		
Job No.:	Scale:	SHEET
Date: DEC. 1996	HORIZ: 1" = 200'	<b>1</b>
Drawn By: J.E.B.	VERT: 1" = 100'	
Checked By: C.R. LONG	CAD FILE:	OF 1
	95-1256	

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 9, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**APPLICATION NO. 174**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING - APPLICATION NO. 174**

Request of Billy R. & Carolyn Gibson, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Multi-Family Dwelling District (MF) on the following described property, to-wit:

Lot 22, Block 3, Skyway Manor, HTBRR Survey, A-241, recorded in Volume 7, Page 67 of the Plat Records of Brazoria County, Texas. (3017 Marvel)

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

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

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

**VI. ADJOURNMENT**

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# CITY OF PEARLAND

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

AND

## THE PLANNING AND ZONING COMMISSION

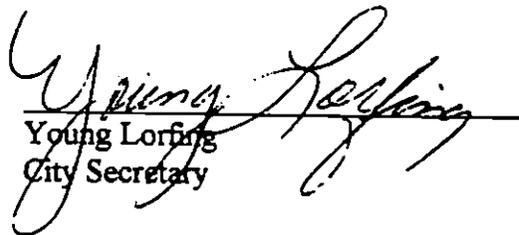
## OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 9th day of June, 1997, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Billy R. & Carolyn Gibson, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Multi-Family Dwelling District (MF) on the following described property, to wit:

Lot 22, Block 3, Skyway Manor, HTBRR Survey, A-241, recorded in Volume 7, Page 67 of the Plat Records of Brazoria County, Texas. (3017 Manvel)

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 Loring  
City Secretary

**APPLICATION NO. 174**

Change in Zoning Classification from: SD to: ~~RES~~ MF BRG

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

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

Property address: 3017 MANVEL RD.

Lot: 22 Block: 3 Subdivision: SKYWAY MANOR

Metes & Bounds Description:  
(unplatted property only; attach survey) SEE ATTACHED WARRANTY DEED

Tax I.D. number: N/A

Proposed use of land within requested designation: SINGLE FAMILY

DWELLING - MULTIFAMILY FUTURE USE

Record owner's name: BILLY R. + WIFE CAROLYN G. GIBSON

Owner's mailing address: 3017 MANVEL RD. PEARLAND, TX 77584

Owner's telephone number: 281-485-2630

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: Billy R. Gibson

Agent's signature: N/A

Fees paid \$ 0

Date paid: 2/7/97

Received by: J. Hightberger

Application number: \_\_\_\_\_

WESTCHESTER CIRCLE

MANVEL ROAD

PIPER ROAD



CITY LIMIT LINE

LOT 15

BLOCK 2

BLOCK 3

ZONE R-1

ZONE SD

LOT 15

ZONE SD

200'  
(TYP.)

LOT 20

3017 MANVEL ROAD

200'  
(TYP.)

LOT 22

LOT 19

FITE ROAD

- SD SUBURBAN DISTRICT
- R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT
- MF MULTI - FAMILY DWELLING DISTRICT

		174
City of Pearland, Texas		
BILLY & CAROLYN GIBSON		
<b>ZONE CHANGE FROM SD TO MF</b>		
Job No.	Scale	SHEET <b>1</b> OF 1
Date FEB. 1997	HORIZ: 1" = 200' VERT: 1" =	
Drawn By J.E.S.	CAD FILE:	
Check By C.R. LONG	97-1021	



**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 9, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**SPECIFIC USE PERMIT NO. 55**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING - SPECIFIC USE PERMIT NO. 55**

Request of Pearland Associates L.P., owner, for a Specific Use Permit on the following described property, to-wit:

Lot 34 of the subdivision of Section 3, HTBRR Co. Survey, A-232, recorded in Volume 29, Page 43, of the Deed Records of Brazoria County, Texas. (1871 Mykawa Road)

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

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

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

**VI. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 485-2411 prior to the meeting so that appropriate arrangements can be made.



# CITY OF PEARLAND

3519 Liberty Drive • Pearland, Texas 77581-5416  
(281) 485-2411 • Fax (281) 485-8764

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

AND

## THE PLANNING AND ZONING COMMISSION

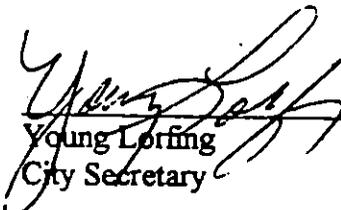
## OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 9th day of June, 1997, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Pearland Associates, L.P., owner, for a Specific Use Permit for blending and storage of petroleum products on the following described property, to wit:

Lot 34 of the subdivision of Section 3, HTBRR Co. Survey, A-232, recorded in Volume 29, Page 43, of the Deed Records of Brazoria County, Texas. (1871 Mykawa Road)

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 Loring  
City Secretary

**SPECIFIC USE PERMIT APPLICATION NO. 55**

X Change in Zoning Classification from: M1 to: M2S

Change in Regulations in Section 7:

Specific Use for: \*

Property address: 1871 Mykawa Road, Pearland, TX

Lot: 34

Block:

Subdivision: Section 3

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

Tax I.D. number: 0232-0037-000

Proposed use of land within requested designation: see attached

Record owner's name: Pearland Associates, L.P.

Owner's mailing address: 400 Skokie Blvd., Suite 420, Northbrook, IL 60062

Owner's telephone number: (847)498-9995

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 (UP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

PEARLAND ASSOCIATES, L.P.  
By: PEARLAND ASSOCIATES, INC.

Owner's signature: [Signature]

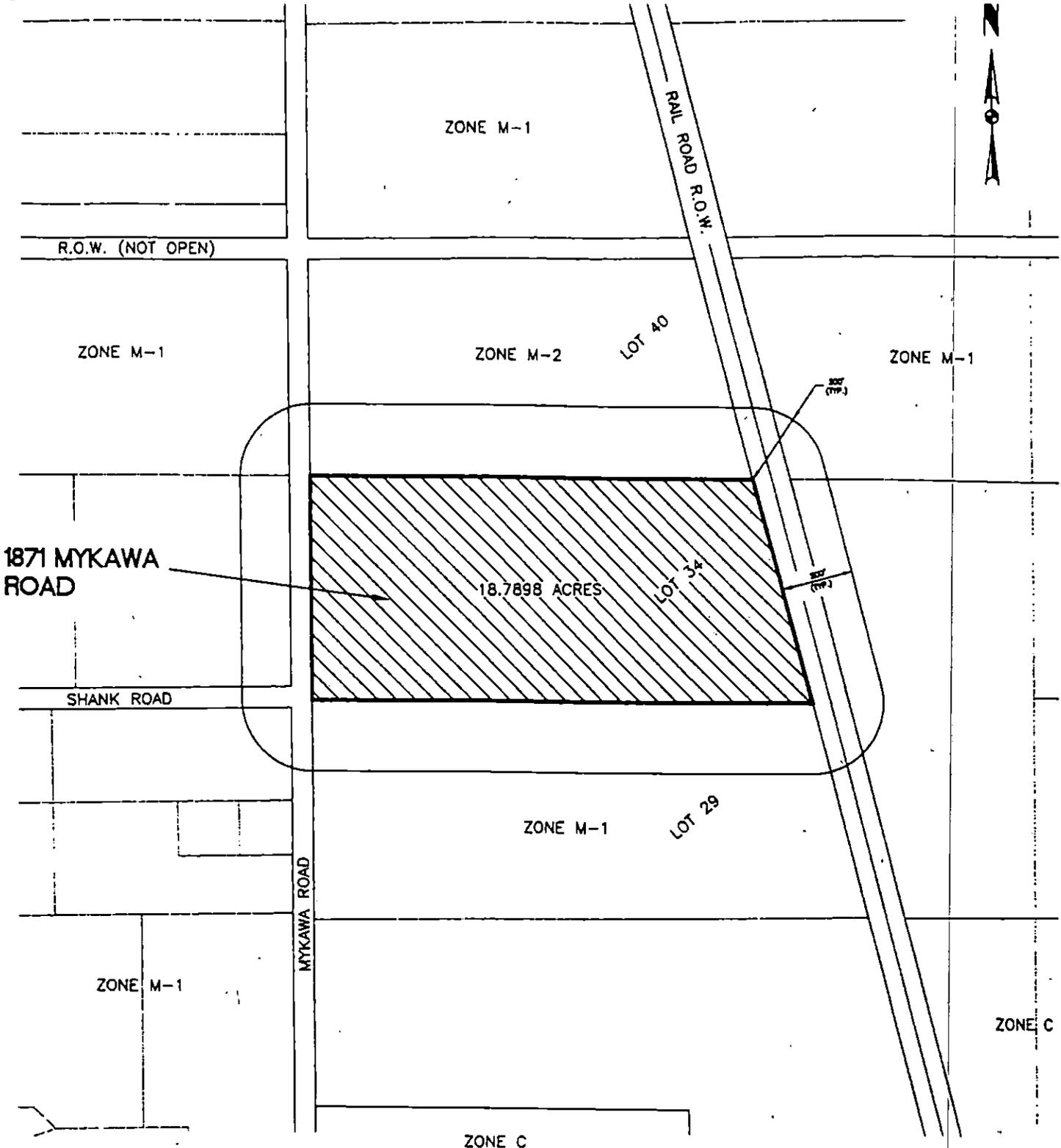
Agent's signature:

Fees paid \$ 250.00

Date paid: 4-16-97

Received by: KC

SP 55



1871 MYKAWA ROAD

18.7898 ACRES

- C COMMERCIAL DISTRICT
- M-1 LIGHT INDUSTRIAL DISTRICT
- M-2 HEAVY INDUSTRIAL DISTRICT
- S SPECIFIC USE PERMIT

		
City of Pearland, Texas		
PEARLAND ASSOCIATED, L.P.		
<b>ZONE CHANGE FROM M-2 TO M-2(S)</b>		
Job No.	Scale	SHEET <b>1</b> of 1
Date MAY, 1997	HORIZ: 1" = 400' VERT: 1" = 20'	
Drawn By J.E.S.	CAD FILE:	
Checked By C.R. LONG	97-1045	

6 1/2

Charles (Jack) Alexander  
15/570 78.15

Kory Slough

SUB

15 H. T. -26  
Joint Venture  
1671/68 26.75

14 Joseph Perkhurst  
43-939 16.537

13 Mildred S. Ferguson  
1280/486  
1629/570  
170/992 29.20

12 Calvin Forest  
Garner et al  
814/588  
408/305  
885/135 28.75

11  
10  
9

Griffith  
Webb  
Webb  
Hatfield

Fleming

Jett Fleming &  
E.W. Newman  
914/458 20.0

ROAD

47 Sanders  
875/779 7.5  
Henry Flake Jr.  
etal 1288/92 4.5  
C.L. Bowling et ux 2.5

4 Juno Dev. Corp.  
1061 1 29.9

ZYCHINSKI SUB. 4  
MYKAWA

S.V. Ivy  
Randolph  
788/700  
V.E. Rogers  
Allstate  
Vacuum  
1443/800  
Houston  
Pipe  
Line  
10.0

30 SHANKS  
G. Baizan  
1282/199  
A.J. Novell  
955/164 9.61  
Olimpia  
Services

W.G. Richter  
37-484 6.352  
Eastman  
HORSESHOE  
BEND

ROSE  
ELM  
PLUM  
WEST

F.E. Foster  
806/671  
817/671  
836/413  
42.27

Montalbano  
Lbr. Co.  
1487 688  
26.58

(15.5) 9.74

40 Einstein &  
Rosenberger  
917/939 16.91

39 D.A. Ferr  
385/65  
5.0  
Baptist  
Ferr

34 Pearland  
Associates  
1694/562  
19.18

29 Danum Acquisition Corp.  
1676/977  
20.9

19 G. Baizan  
1380/630  
20.0  
ZYCHINSKI  
SUB.

ORANGE  
WISLON  
H.T.  
PLUM  
IVE  
AVE

49  
10.0  
Kollwitye  
557/442  
HALIK

38 D.A. Ferr  
385/65  
5.0  
Baptist  
Ferr

28 RICE  
DRYER  
RD.  
Foster  
4.17  
Wal-Mart  
Prop. Inc.  
133-888  
9.18

17 G. Baizan  
1380/630  
20.0  
Capitol Pipe  
and Steel  
1657/182

16 Hastings O  
1441  
686

15 Sue Morrispn  
1596 102

STREET  
3  
4  
5

General

ALICE

B C

A. Ma  
1457  
R. I  
1584

Donal  
762/2  
525/3

Mar  
R.L.

B  
49

White  
SAFE  
WAY  
NO. 1

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 9, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**APPLICATION NO. 214**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING - APPLICATION NO. 214**

Request of Pearland Associates, L.P., owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Light Industrial (M1) to Heavy Industrial District (M2) on the following described property, to-wit:

Lot 34 of the subdivision of Section 3, HTBRR Co. Survey, A-232, recorded in Volume 29, Page 43, of the Deed Records of Brazoria County, Texas. (1871 Mykawa Road)

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

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

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

**VI. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 485-2411 prior to the meeting so that appropriate arrangements can be made.



# CITY OF PEARLAND

3519 Liberty Drive • Pearland, Texas 77581-5416  
(281) 485-2411 • Fax (281) 485-8764

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

AND

## THE PLANNING AND ZONING COMMISSION

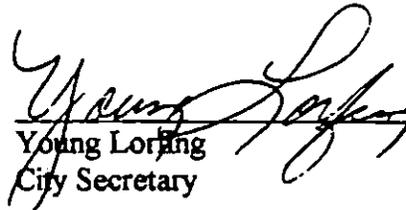
## OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 9th day of June, 1997, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Pearland Associates, L.P., owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Light Industrial District (M1) to Heavy Industrial District (M2) on the following described property, to wit:

Lot 34 of the subdivision of Section 3, HTBRR Co. Survey, A-232, recorded in Volume 29, Page 43, of the Deed Records of Brazoria County, Texas. (1871 Mykawa Road)

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 Loring  
City Secretary

APPLICATION NO. 214

Change in Zoning Classification from: M1 to: M2

Change in Regulations in Section 8: \_\_\_\_\_

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

Property address: 1871 Mykawa Road, Pearland, TX

Lot: 34

Block: \_\_\_\_\_

Subdivision: Section 3

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

Tax I.D. number: 0232-0037-000

Proposed use of land within requested designation: see attached

Record owner's name: Pearland Associates, L.P.

Owner's mailing address: 400 Skokie Blvd., Suite 420, Northbrook, IL 60062

Owner's telephone number: (847)498-9995

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, CB). I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

PEARLAND ASSOCIATES, L.P.  
By: PEARLAND ASSOCIATES, INC.  
Owner's signature: [Signature]

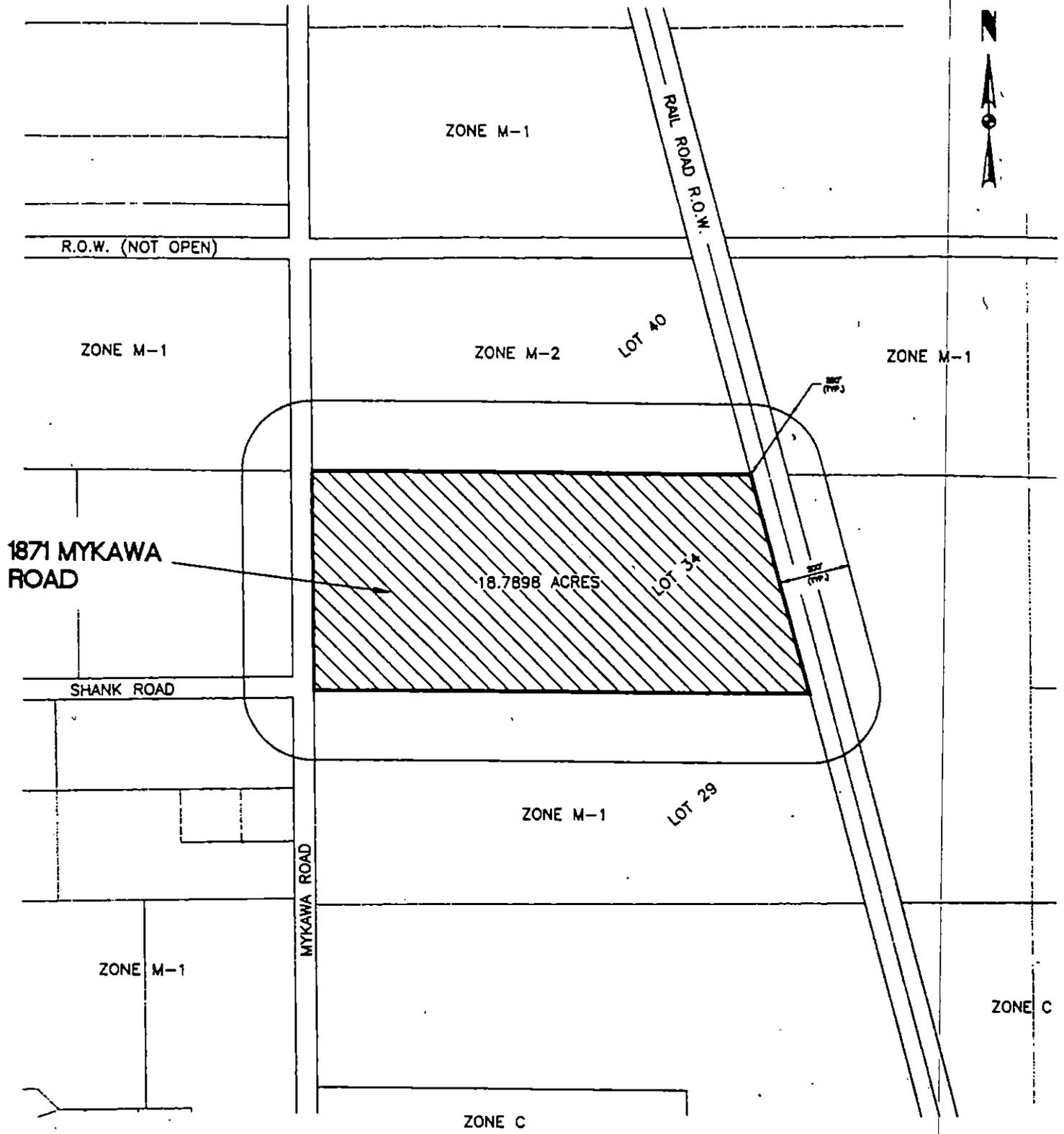
Agent's signature: \_\_\_\_\_

Fees paid \$ 250.00

Date paid: 4-10-97

Received by: \_\_\_\_\_

APPLICATION  
#214



1871 MYKAWA ROAD

ZONE M-1

R.O.W. (NOT OPEN)

ZONE M-1

ZONE M-2

LOT 40

ZONE M-1

18.7898 ACRES

LOT 34

SHANK ROAD

MYKAWA ROAD

ZONE M-1

LOT 29

ZONE M-1

ZONE C

ZONE C

- C COMMERCIAL DISTRICT
- M-1 LIGHT INDUSTRIAL DISTRICT
- M-2 HEAVY INDUSTRIAL DISTRICT

 City of Pearland, Texas		
PEARLAND ASSOCIATES, L.P.		
<b>ZONE CHANGE FROM M-1 TO M-2</b>		
Job No.:	Scale:	SHEET <b>1</b> OF 1
Date: MAY, 1997	HORIZ: 1" = 400'	
Drawn By: J.E.B.	VERT: 1" =	
Check By: C.N. LONG	CAD FILE: 97-1045	

6 1/2

Charles (Jack) Alexander  
315/570 78.15

**Kory Slough**

SUB.

15 H. T. -26  
Joint Venture  
1671/68 26.75

Clark Joseph Perkhurst  
43-939 16.537

Mildred S. Ferguson  
1280/486  
1629/570  
170 /992 29.20

1602/652 16.086  
**A-237**

ORANGE ST. 114

Calvin Forest  
Garner etal  
814/588  
408/305  
885/135 28.75

Griffith  
5 Webb  
Webb  
Hatfield  
Fleming  
Jeff Fleming &  
E.W. Newman  
914/458 20.0  
Mogg

47 Sanders  
806/655  
875/779 7.5  
Henry Flake Jr.  
etal -1288/92  
4.5  
C.L. Bowling etux  
2.5

4 Juno Dev. Corp.  
1061 1 29.9  
ZYCHINSKI SUB.  
MYKAWA

S.V. IVY Randolph 788/700  
V.E. Rogers  
Allstate Vacuum  
1443/8035  
Houston  
Pipe  
Line  
10.0

SHANKS 30 G. Baizan  
1282 /199  
A.J. Novell  
955/164 9.61  
Olimpia  
Services

W.G. Richter  
37-484 6.352  
Eastman  
**R. B. LYLE**  
**A-543**  
HORSESHOE  
BEND

ROSE  
PLUM  
EST.

806/671  
817/671  
836/413  
42.27

40 Einstein &  
Rosenberger  
917/939 16.91

34 Pearl and  
Associates  
1694/562  
19.18

29 Danum Acquisition Corp.  
1676/977  
20.9

20 G. Baizan  
1380/630  
20.0  
ZYCHINSKI SUB.

19 Capitol Pipe  
and Steel  
**A-232**  
1657/182

ORANGE  
ISLON  
H.T.  
W. PLUM  
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AVE

Montalbano  
Lbr. Co.  
1487/688  
26.58  
(15.5) (9.74)

39 Kollwitz  
557/442  
HALIK  
10.0

38 D.A. Fern  
385/65  
5.0  
Baptist  
Ferre

28 RICE  
DRYER  
RD. 33  
Foster  
4.17

27 Wal-Mart  
Prop. Inc.  
133-888  
9.18

15 White  
WAY  
NO. 14  
1441/1  
686

HASTINGS OI  
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STREET

ALICE

B C  
A. Ma  
1457  
R. I  
158

Donal  
762/2  
525/3  
Ma  
R.L

E  
4

Sue Morrisbn  
1596/102

PLUM

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 9, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**SPECIFIC USE PERMIT NO. 54**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING - SPECIFIC USE PERMIT NO. 54**

Request of Robert Gary Forrest & Gary Wayne Forrest & Craig Allen Forrest, owner, for a Specific Use Permit on the following described property, to-wit:

Lot 46C1, a .5 Acre tract in the F.B. Drake Survey, A-504, ( Tax Account #: 05040070120), Brazoria County, Texas. (6709 Broadway)

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

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

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

**VI. ADJOURNMENT**

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# City of Pearland

3519 Liberty Drive • Pearland, Texas 77581-5416  
(281) 485-2411 • Fax (281) 485-8764

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

AND

## THE PLANNING AND ZONING COMMISSION

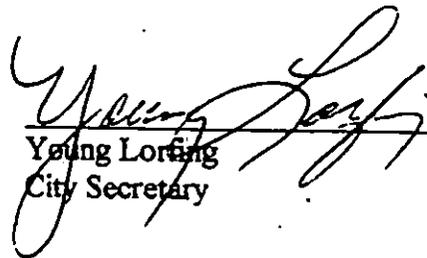
## OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 9th day of June, 1997, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Robert Gary Forrest & Gary Wayne Forrest & Craig Allen Forrest, owner, for a Specific Use Permit for a residential dwelling in a General Business zone on the following described property, to wit:

Lot 46C1, a .5 Acre tract in the F.B. Drake Survey, A-504, (Tax Account #: 05040070120), Brazoria County, Texas. (6709 Broadway)

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 Loring  
City Secretary

**SPECIFIC USE PERMIT APPLICATION NO. 54**

Change in Zoning Classification from: SP GB to: GB (5)

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

✓ Specific Use for: APT

Property address: See attached <sup>Draw</sup> Exhibit (A)

Lot: NA Block: NA Subdivision: N/A

Metes & Bounds Description: (unplatted property only; attach survey) SEE ATTACHED EXHIBIT (A)

Tax I.D. number: NA

Proposed use of land within requested designation: DWELLING

Record owner's name: ROBERT GARY FOREST, GARY WAYNE FOREST, CRAIG ALLEN FOREST

Owner's mailing address: 223 WOODWAY CT, SPRING, TX 77336

Owner's telephone number: 281 362-0672

Agent's name: N/A

Agent's mailing address: NA

Agent's telephone number: N/A

PETITION: As owner/agent, I hereby petition as provided by the laws of the State of Texas and On Permit request to allow a residential use in a busin may be incompatible with current and future uses o

NEW ADDRESS IS 6709 BROADWAY STREET

Owner's signature: [Signature]

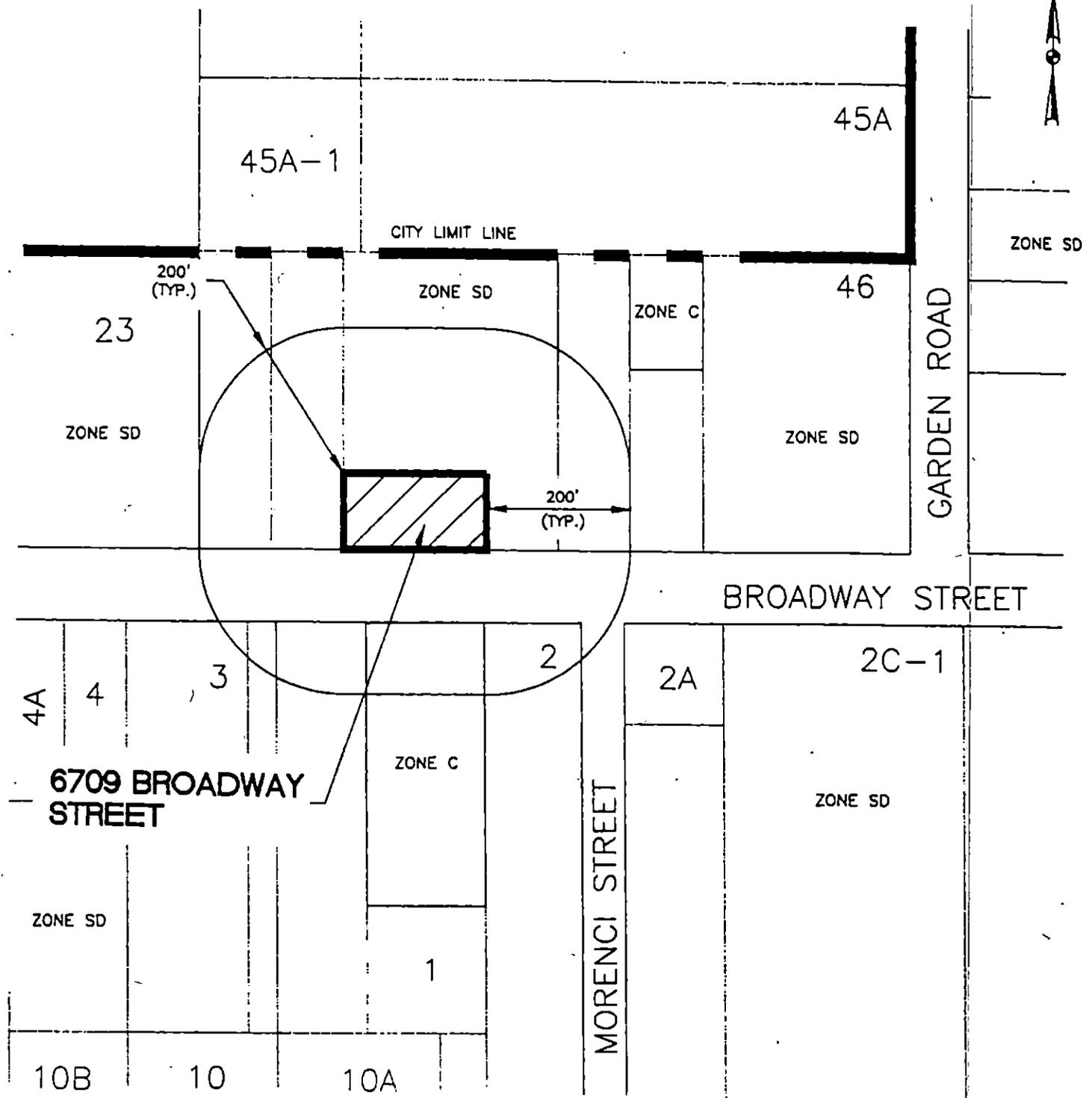
Fees paid: \$ NA

Received by: [Signature]

Use Use Use

**Hawk Jr.** 673 353 10.0 RD  
**L. G. Dimitt** 58 411 378 17  
 693 381 20.0  
**L. Lyons** 784  
**Anthony** 27 J.D. Smith 59 18  
 335 C. L. Anderson  
**64-261** 28 Wm. R. Morgan 60 19  
**bleston** 1125 105 Brazoria Fabricating Inc. 1289 922  
 9.92 **Billy C. Long**  
**R. Pietsch** 29 61 20  
 4 417 **Louis E. Lentz** 730/227  
 1143/214  
**1st Barbee** 30 20.0 32  
 38 **W.D. Weir** 21  
 1304 332  
**J.F. Hegwood**  
**E.P. Crow Jr** 45  
 438/573 10.0  
**Francis Powell** 145 343  
 10.0  
**Bill E. Holtey** 23  
 1717 183 10.0  
**Nation** 46  
**J. Blumenthal** 46  
 1761/360  
**R.E. Arbuickle** 40  
 411/378 23.31  
**Guy F. Allen** 42  
 634/566  
**L.A. Sawyer** 43  
**Don L. Ferrell** 44  
**GARDENIA DR.**  
**LAZY BEND**  
**GARDEN ACRES**  
**THELMA DR.**  
**Superior Homes** 4.4  
**J. Swanney DUBLIN**  
**Orlen W. O'Day** 42  
 850.635  
**LAURIE** 103  
**751**  
**782**  
**782B**  
**Rbt. Duck**  
**L. E. Twilligear** 46  
**C.R. 48**  
**Killian**  
**Bennie Oddo** 2  
 1274 661 8.885  
**Kelly (10) DR.**  
**883 H STEVEN**  
**C.S. Oujesky** 40  
 999/423  
**Country Meadow**  
**Szopski**  
**1403**  
**SILVER RD.** 512  
**ROY**  
**H.L. & P.**  
**SURBURBAN 6A**

**W. BROADWAY**  
**JOSEPHINE RD.** 926  
**RUSH S/D**  
**State Savings and Loan, Lubbock** B-103  
 67-537 54.92  
**Frank Barringer, Tr.** 2A  
 141-602 40.0  
**Ed. R. Spradley** 9  
 1286 43 12.0  
**Bill Holley** 2  
 471-483  
**E.W. Eilo et ux** 2  
 1282 84  
**Alvin Duck** 2C  
 1004-599 9.6  
**M. R. Rogers, Jr.** 13  
 1697 683 16.61  
**SKYWAY MANOR**  
**ER ST.**  
**H.T. & B. R.R. CO.**  
**801**  
**1289 114**  
**1282 84**  
**1004-599 9.6**  
**13**  
**12**  
**11**  
**10**  
**9**  
**8**  
**7**  
**6**  
**5**  
**4**  
**3**  
**2**  
**1**  
**3A**  
**3**  
**12**  
**13**  
**79**  
**78**  
**75**  
**A-240**  
**Pearland ISD**  
**15 16 1**  
**22 23 2**  
**28 29 3**



SD SUBURBAN DISTRICT  
 GB GENERAL BUSINESS DISTRICT  
 C COMMERCIAL DISTRICT

City of Pearland, Texas	
ROBERT, GARY, & CRAIG FORREST	
<b>ZONE CHANGE FROM SD TO GB</b>	
Job No.:	Sheet:
Date APRIL, 1997	HORIZ: 1" = 200'
Drawn By J.E.B.	VERT: 1" = 200'
Check By C.P. LONG	CAD FILE:
	97-1043
	SHEET <b>1</b> of 1

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 9, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**APPLICATION NO. 212**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING - APPLICATION NO. 212**

Request of Robert Gary Forrest & Gary Wayne Forrest & Craig Allen Forrest, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business (GB) on the following described property, to-wit:

Lot 46C1, a .5 Acre tract in the F.B. Drake Survey, A-504, ( Tax Account #: 05040070120), Brazoria County, Texas. (6709 Broadway)

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

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

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

**VI. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-485-2411 prior to the meeting so that appropriate arrangements can be made.



# City of Pearland

3519 Liberty Drive • Pearland, Texas 77581-5416  
(281) 485-2411 • Fax (281) 485-8764

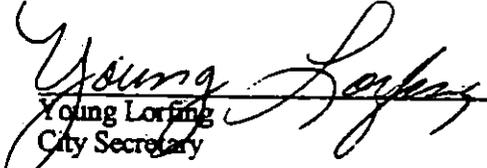
**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL  
AND  
THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF PEARLAND, TEXAS**

Notice is hereby given that on the 9th day of June, 1997, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to General Business (GB) on the following described property, to wit:

1. Application No. 213  
Owner: Josephine M. Leggio  
Agent: None  
Legal Description: Lots A and B, Section 3, Garden Acres, 2.617 acres out of Tract 36, HTBRR Survey, Section 7, A-219, recorded in volume 10, page 77 of the plat records of Brazoria County, Texas.  
Address: 5800 Broadway
2. Application No. 212  
Owner: Robert Gary Forrest & Gary Wayne Forrest & Craig Allen Forrest  
Agent: None  
Legal Description: Lot 46C1, a .5 Acre tract in the F.B. Drake Survey, A-504, (Tax Account #: 05040070120), Brazoria County, Texas.  
Address: 6709 Broadway

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 Loring  
City Secretary

Change in Zoning Classification from: SD to: GB

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

Specific Use for: \*

Property address: 5711 FM 518, Pearland, TX. 77581

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

Metes & Bounds Description:  
(unplatted property only; attach survey) SEE ATTACHED Exhibit (A)

Tax I.D. number: N/A

Proposed use of land within requested designation: Retail businesses

Record owner's name: Robert Gary Forrest, Gary Wayne Forrest, Craig Allen Forrest

Owner's mailing address: 223 Woodway Ct, Spring, Tx. 77386

Owner's telephone number: (281) 362-0672

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: [Signature]

Agent's signature: [Signature]

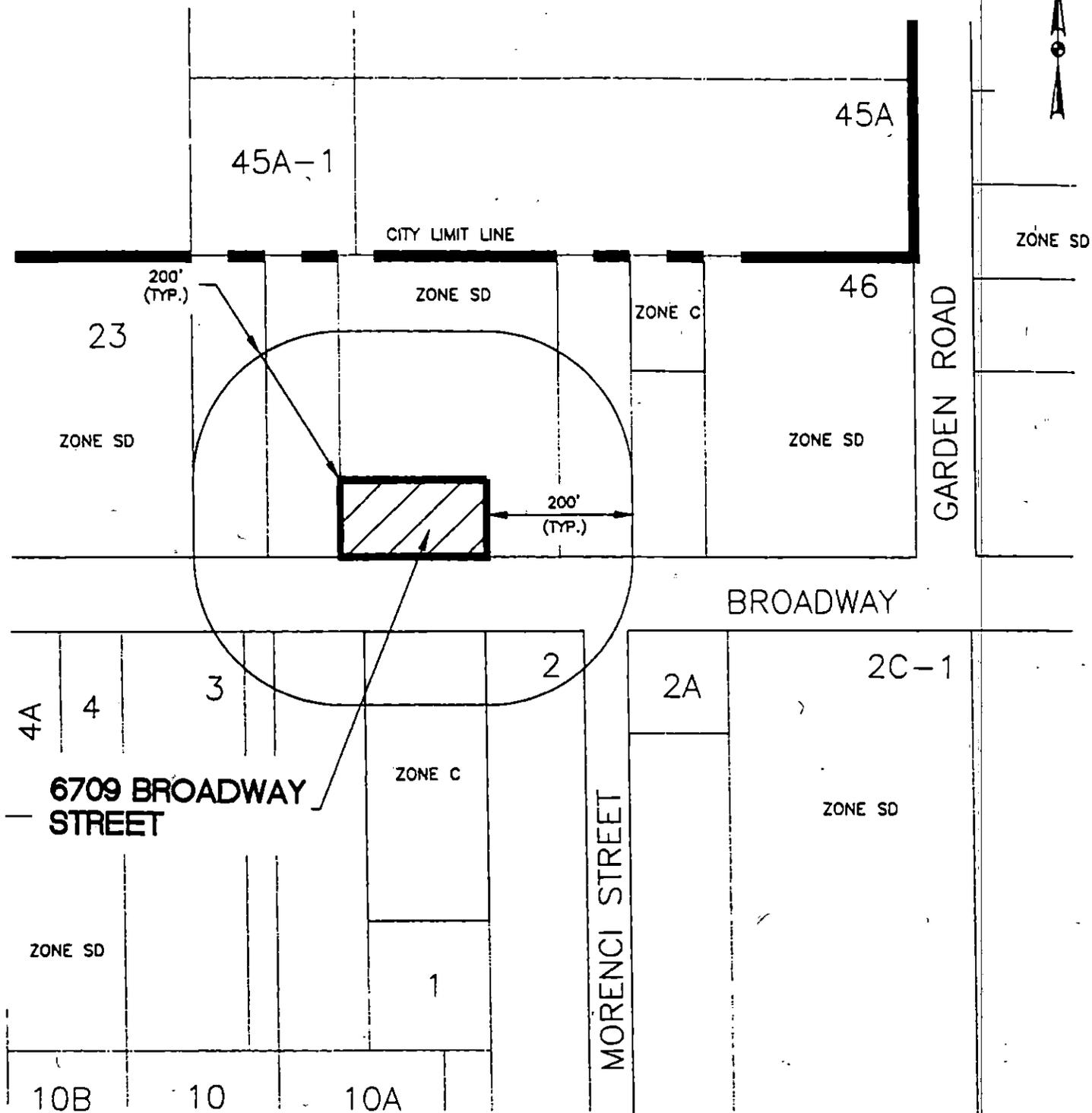
Fees paid: \$ N/A

Date paid: 4-7-97

Received by: [Signature]

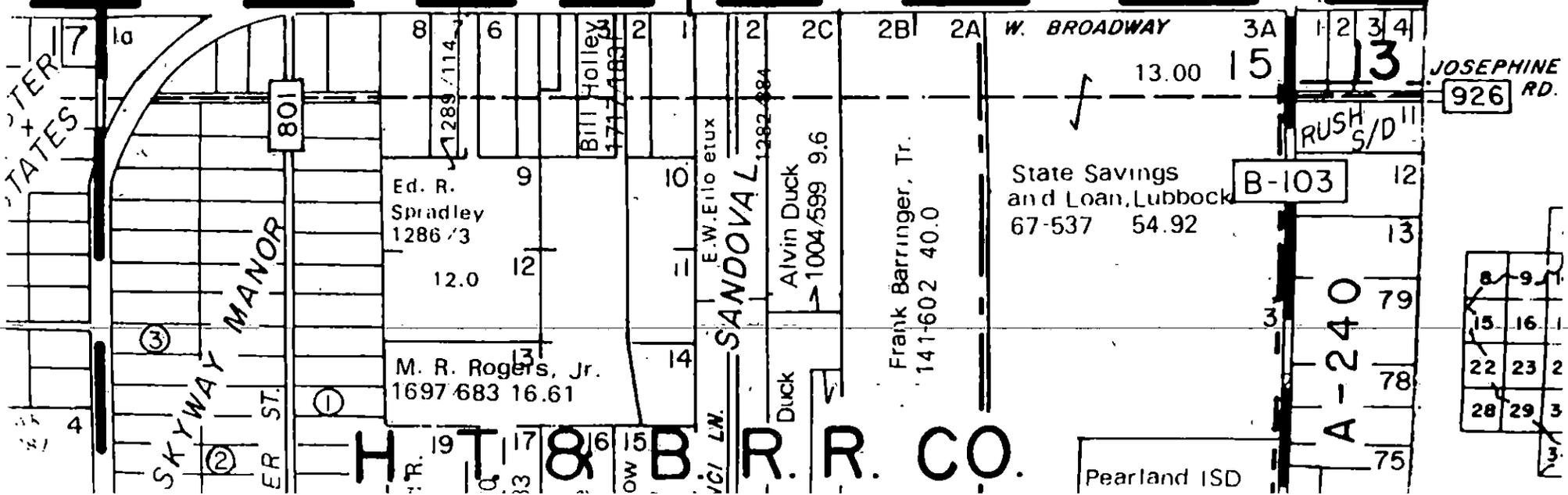
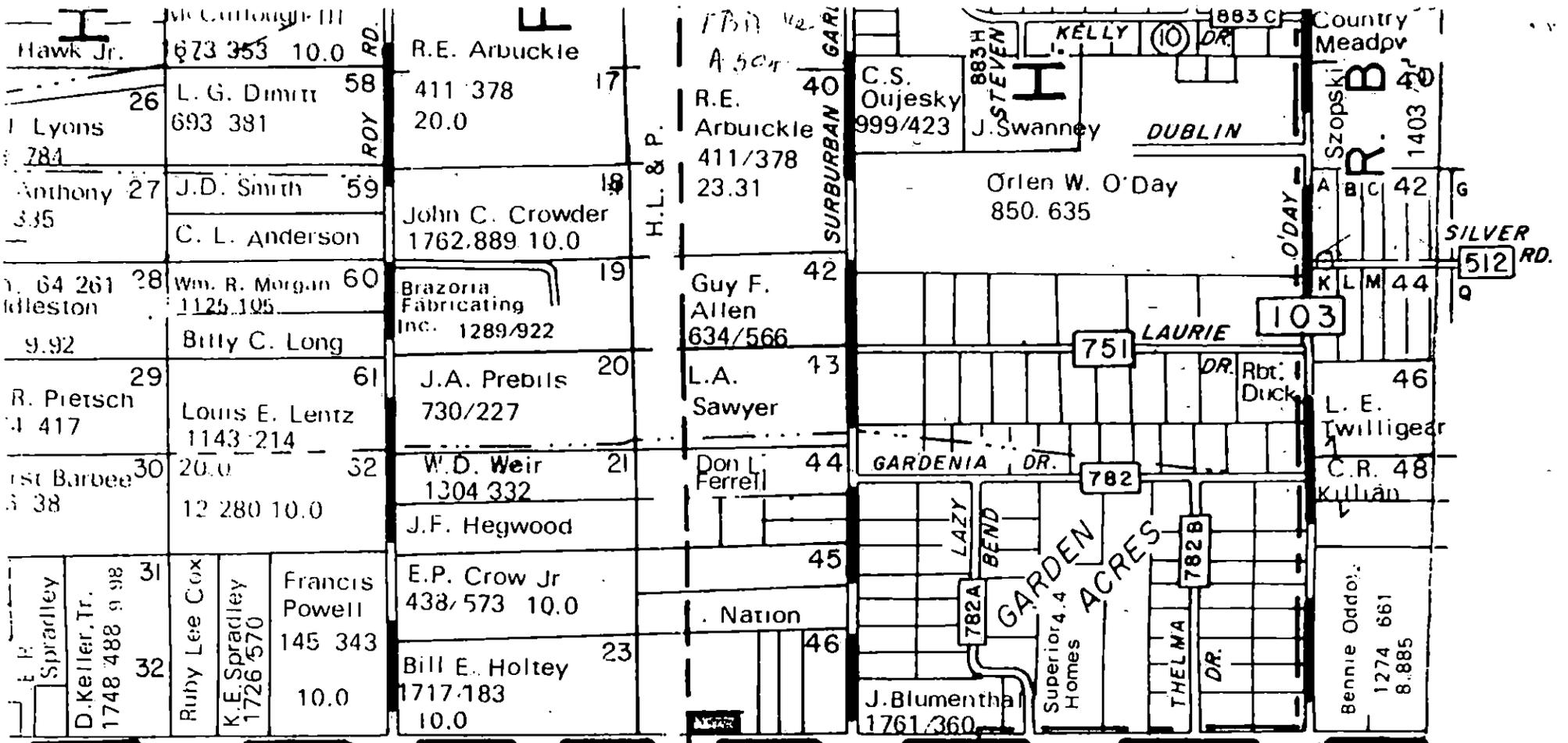
City of Pearland

# 212



- D SUBURBAN DISTRICT
- GB GENERAL BUSINESS DISTRICT
- C COMMERCIAL DISTRICT
- S SPECIFIC USE PERMIT

		
City of Pearland, Texas		
ROBERT, GARY, & CRAIG FORREST		
<b>ZONE CHANGE FROM GB TO GB(S)</b>		
Job No.:	Scale:	SHEET
Date: APRIL, 1997	HORIZ: 1" = 200' VERT: 1" = 200'	1
Des. By: J.E.B.	CAD FILE:	
Chd. By: C.R. LONG	97-1043A	OF 1



8	9
15	16
22	23
28	29

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 9, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**APPLICATION NO. 136**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING - APPLICATION NO. 136**

Request of Jose David Rosa, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial (C) on the following described property, to-wit:

Lot 19, Block 3, Skyway Manor, HTBRR Survey, A-241, Brazoria County, Texas. (2961 Marvel Road)

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

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

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

**VI. ADJOURNMENT**

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WESTCHESTER CIR.

ZONE SD

ZONE SD

MANVEL ROAD

PIPER ROAD

BLOCK 2

BLOCK 3

200'  
(TYP.)

LOT 19

200'  
(TYP.)

2951 MANVEL  
ROAD

ZONE SD

CITY LIMIT LINE

FITE ROAD



136

City of Pearland, Texas

JOSE DAVID ROSA

ZONE CHANGE  
FROM  
SD TO C

C COMMERCIAL DISTRICT  
SD SUBURBAN DISTRICT

Job No.	Scale	SHEET <b>1</b> OF 1
Date DEC. 1996	HORIZ: 1" = 200' VERT: 1" = 200'	
Drawn By J.E.B.	Case File#	
Check By G.R. LONG	96-1233	

Emmert  
1279 4

22  
23

Fan William  
Crow Morr  
1737 9  
1737 11

47

W.R. Pietsch  
874/417

Louis E. Lentz  
1143/214

J.A. Prebills  
730 227

48

Hurst Barbee  
636/38

12-280 10.0

W.D. Weir  
1304 332

24

E.R. Spradley

D.Keller, Tr.  
1748 488 9 98

Ruby Lee Cox

K.E. Spradley  
1726 570

Francis Powell  
145/343

E.P. Crow Jr  
438/573 10.0

Bill E. Holley  
1717-183

49

50

25

2

3A1

3A2

3A3

3A4

8

6

9

31

2

Elaine St. Germain, Jr.  
1760 27 13.30

Jon G. Hawk  
1266 /742  
13.31

Jose Rodriguez  
RODRIGUEZ

WESTCHESTER  
ESTATES

Jon G. Hawk  
Tr. 1294/887  
9.389

801

Ed. R. Spradley  
1286/3

M. R. Rogers, Jr.  
1697/683 16.61

Bill Holley  
1717-183

B. R. R. CO

Kirby Runge  
Mary B. Miller

Alfred C. Hrbacek

PIPER ST.

WAYMANOR

Donald R. Cate

983/130

941/133

E.C. Burrage  
767/40

R. Furlow  
966/40

242

297

298

389

20

21

6

7

9

196/150  
5.0

4

19

17

8

15

1

1

1

1

1

ASH RD.

OAK

COVEY

MEADOWS

MANVEL RD.

John P. Smith, Jr.  
1766/931 35.00

John P. Smith, Jr.  
1557/819 35.00

L.M. Smith  
96-778

Petro-Chem  
Transport  
1318/843

FM 1128

John R. Massey  
708/109 160.0

Laura Massi  
708/108  
772/74

A-

ZONE CHANGE APPLICATION  
Revised 3/5/96

Change in Zoning Classification from: S-D to: C

Change in Regulations in Section #: N/A

Specific Use for: \* N/A

Property address: 2951 MANVEL ROAD, PEARLAND, TX 77581

Lot: 19 Block: 3 Subdivision: N/A

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

Tax I.D. number: 7595/0048/000

Proposed use of land within requested designation: Body Shop

Record owner's name: JOSE DAVID ROSA

Owner's mailing address: 11410 SHARPVIEW HOUSTON TX 77072

Owner's telephone number: (281) 530 4575

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: [Signature]

Agent's signature: N/A

Fees paid: \$ 0

Date paid: 12-3-96

Received by: J. Hejlsberg

Application number: