

**AGENDA OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING ON FEBRUARY 11, 2002, IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – Specific Use Application No. 100**

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Commercial District (C) to Commercial District – Specific Use (C(S)) for storage and mini-warehouse, on the following described property, to wit:

Specific Use Application No. 100

Legal Description: 4.69 acres, being Lot 7A, the South ½ of Lot 7, Allison Richey Gulf Coast Home Co. Subdivision of Suburban Gardens, Section 19, H. T. & B. R.R. Co. survey, A-243, as recorded in Vol. 1099, pg 669, deed records of Brazoria Co., TX (2109 Cullen Boulevard)

Owner: Classic Storage Station, Inc.  
8909 Hughes Ranch Road  
Pearland, TX 77584

*Approved 3 to 1*

**B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 1021 & 1022**

Request 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:

Zone Change Application No. 1021

Legal Description: .76 acres of land situated in a 10 acre tract of land in the South ½ of the Northeast ¼ of the Southeast ¼ of the G.C. Smith Survey, Section 16, A-546, Brazoria Co., TX (6033 Sharondale)

Owner: Hector L. & Elvia M. Guerrero  
3413 Glastonbury Drive  
Pearland, TX 77581

Zone Change Application No. 1022

Legal Description: Lot 11, out of Lot 20, Allison Richey Gulf Coast Homes Subdivision, Section 9, H. T. & B. R.R. Co. survey, A-234, Brazoria Co., TX (7205 Cliff Stone Road)

Owner: Kevin T. Morton  
7205 W. Cliff Stone Road  
Pearland, TX 77581

*Motion to approve Robert S.  
seconded by Kevin M.  
Passed 4 to 0.*

**C. CONSIDERATION & POSSIBLE ACTION – Zone Change Application No. 1019 & 1023**

Request 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:

Zone Change Application No. 1019

Legal Description: 2.2488 acres, out of and being part of a 60.13 acre tract, ~~Allison Richey~~, Allison Richey Gulf Coast Home Co.'s Suburban Gardens, H. T. & B. R.R. Co. survey, Section 10, A-505, Brazoria Co., TX (Brookside Road)

Owner: Tong & Truc Quan Bach Vo  
314 N. Highway 3  
League City, TX 77573

*delete*  
*Motion to approve by Kevin  
seconded by Robert  
Passed 4 to 0.*

Zone Change Application No. 1023

Legal Description: 7219 acre tract out of a 40 acre tract, called Tract 35, H. T. & B. R.R. Co. survey, Section 7, A-219, as recorded in Vol. 850, pg 635, deed records of Brazoria Co., TX (6215 Dublin Lane)

Owner: Kyle Hunt  
P.O. Box 1734  
Pearland, TX 77588

**D. CONSIDERATION & POSSIBLE ACTION – Final Right-of-Way Plat of Shadow Creek Ranch Sapphire Bay Drive, 2.414 acres being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, and the H.T.&B. R.R. Co. Survey, Section 82, Abstract 565, Brazoria County, Texas.**

*Donald motioned to approve  
Robert seconded  
Passed 4 to 0.*

III. NEXT MEETING DATE

February 18, 2002 (JPH & Regular Meeting)

February 25, 2002 – NO MEETING

March 4, 2002 (JPH & Regular Meeting)

IV. ADJOURNEMENT

**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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Owner: Tong & Truc Quan Bach Vo  
314 N. Highway 3  
League City, TX 77573

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Legal Description: .7219 acre tract out of a 40 acre tract, called Tract 35, H. T. & B. R.R. Co. survey, Section 7, A-219, as recorded in Vol. 850, pg 635, deed records of Brazoria Co., TX (6215 Dublin Lane)

Owner: Kyle Hunt  
P.O. Box 1734  
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III. NEXT MEETING DATE                      February 18, 2002 (JPH & Regular Meeting)  
February 25, 2002 – NO MEETING  
March 4, 2002 (JPH & Regular Meeting)

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**Planning and Zoning Commission**

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**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON FEBRUARY 11, 2002, IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The meeting was called to order at 7:26 p.m. with the following present:

P&Z Chairman	H. Charles Viktorin
P&Z Vice-Chairman	Donald Glenn
P&Z Commissioner	Kevin McDonald
P&Z Commissioner	Robert Scherrer
Development Coordinator	Mona Phipps
Plat and Plans Administrator	Richard Keller
P&Z Secretary	Jennifer Gonzales

P&Z Commissioners' Todd Iocco, Don Sederdahl, and Russ Selemon were absent.

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**Owner:** Classic Storage Station, Inc.  
8909 Hughes Ranch Road  
Pearland, TX 77584

Vice-Chairman Glenn made a motion to forward the Specific Use Application No. 100 to City Council for approval with a second made by Commissioner Scherrer.

**Motion to approve passed 3 to 1.**

**Planning and Zoning Commission**

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Voting Record:

“Aye” – Chairman Viktorin, Vice-Chairman Glenn, and Commissioner McDonald.

“No” – Commissioner Scherrer.

**B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 1021 & 1022**

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**Owner:** Kevin T. Morton  
7205 W. Cliff Stone Road  
Pearland, TX 77581

Commissioner Scherrer made a motion to forward Zone Change Application Nos. 1021 & 1022 to City Council for approval with a second made by Commissioner McDonald.

**Motion to approve passed 4 to 0.**

**C. CONSIDERATION & POSSIBLE ACTION – Zone Change Application No. 1019 & 1023**

**Request 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:**

**Planning and Zoning Commission**

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**Owner:** Tong & Truc Quan Bach Vo  
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**Owner:** Kyle Hunt  
P.O. Box 1734  
Pearland, TX 77588

Commissioner McDonald made a motion to forward Zone Change Application Nos. 1019 & 1023 to City Council for approval with a second by Commissioner Scherrer.

**Motion to approve passed 4 to 0.**

**D. CONSIDERATION & POSSIBLE ACTION – Final Right-of-Way Plat of Shadow Creek Ranch Sapphire Bay Drive, 2.414 acres being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, and the H.T.&B. R.R. Co. Survey, Section 82, Abstract 565, Brazoria County, Texas.**

Plat and Plans Administrator Richard Keller stated that staff recommends approval with the following comments:

1. They need to submit an updated detention status ledger.
2. They need to delete numbers C11-C25 on the curve table.
3. The 5' electrical easement for the street lights needs to be centered on the right-of-way line.

Vice-Chairman Glenn made a motion to Final Right-of-Way Plat of Shadow Creek Ranch Sapphire Bay Drive with staff's comments with a second made by Commissioner Scherrer.

**Motion to approve passed 4 to 0.**

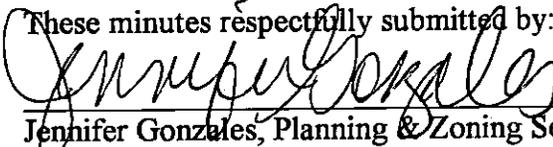
**Planning and Zoning Commission**

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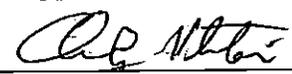
- III. NEXT MEETING DATE**                      **February 18, 2002 (JPH & Regular Meeting)**  
**February 25, 2002 – NO MEETING**  
**March 4, 2002 (JPH & Regular Meeting)**

**IV. ADJOURNMENT**

The meeting adjourned at 7:25 p.m.

These minutes respectfully submitted by:  
  
\_\_\_\_\_  
Jennifer Gonzales, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this 18 day of Feb, 2002.

  
\_\_\_\_\_  
Charles Viktorin, Planning & Zoning Chairman

02/11/02

original

**MEMBERS OF THE PLANNING & ZONING COMMISSION  
 (3 YEAR TERM)  
 (2 TERMS ALLOWED)  
 as of 09/20/01**

<u>MEMBER</u>	<u>TERM EXPIRES</u>	<u>PHONE #'S</u>
<p><i>Use</i>            H. CHARLES VIKTORIN, Chairman            2905 Smith Road            Pearland, TX 77584</p>	November, 2002	Home: 281-485-4111 Mobile: 281-413-1844 Work: 281-997-3438 Fax: 281-997-3728
<p><i>No</i>            DONALD GLENN, Vice-Chairman            1112 Gulfton            Pearland, TX 77581</p> <p><i>left a message</i></p>	March, 2002	Home: 281-996-1809 Office: 713-599-4141 Fax: 713-599-0058
<p><i>No</i>            TODD IOCCO            3510 Shadycrest            Pearland, TX 77581</p> <p><i>left a message</i></p>	March, 2002	Office: 281-997-3747 Mobile: 281-923-8633 Fax: 281-403-1433
<p><i>Use</i>            KEVIN A. MCDONALD            1802 Oak Hollow Dr. W            Pearland, TX 77581</p> <p><i>left a message</i></p>	September, 2004	Office: 832-736-9300 Home: 281-992-1693 Fax: 832-736-9333 Cell: 832-736-9300
<p><i>Use</i>            ROBERT SCHERRER            5315 Colonial Drive            Pearland, TX 77584</p> <p><i>left a message</i></p>	April, 2004	Office: 713-529-3992 Fax: 713-529-8161
<p><i>No</i>            DON W. SEDERDAHL            3418 Shady Crest            Pearland, TX 77581</p> <p><i>left a message</i></p>	September, 2004	Office: 713-942-7575 Work: 281-412-0091
<p><i>No</i>            RUSS SELEMON            2312 John            Pearland, TX 77581</p>	November, 2002	Office: 409-766-6445 Home: 281-996-9785 Fax: 409-766-6541



## 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. 1023

Joint Public Hearing to be held Monday, February 7, 2002, 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: Orlen & Phyrna O'Day  
Address: PO Box 162 Pearland TX 77588

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

Signature: [Handwritten Signature] Date: 2-4-02

### COMMENTS:

In favor of zone change, entire  
area has been residential  
since 1975.



# PUBLIC COMMENT FORM

(Please type or print in black ink)

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

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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: Todd & Wendy Standerf

Address: 7125 Robin Meadow, Pearland, TX 77581

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

Signature: Todd Standerf Date: 2/5/02  
Wendy Standerf

COMMENTS:

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



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

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I am **FOR** the requested zoning as explained on the attached public notice.  
*As long as it improves the property.*

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Signature: *Wala Rajp* Date: *2-11-02*

### COMMENTS:

I am for anything that would improve the  
said property, as this property needs cleaning  
up.