

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 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-3) on the following described property, to wit:

Zone Change Application No. 1027

Legal Description: Lots 4, 5 and 6, Block 3, of replat of Buena Vida, an addition in Brazoria Co., TX, according to the map or plat thereof recorded in Volume 9, Page 6, plat records of Brazoria Co., TX (5722 and 5734 Ochoa)

Owner: Loreto Moreno  
5722 Ochoa  
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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**

Posted: 4<sup>th</sup> day of March, 2002

Removed: 12<sup>th</sup> day of March, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

Zone Change Application No. 1028

Legal Description: Tract 1: 57.231 acres, being all of tracts 41, 42, 55, 56, 57 & 58, Allison Richey Gulf Coast Home Co. subdivision, as recorded in plat book 2, pg 24, Brazoria Co., plat records, H. T. & B. R.R. Co. survey, Section 20, A-506, Brazoria Co., TX

Tract 2: 10 acres, more or less, being Lot 12, 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 recorded in Vol. 2, pg 23, plat records of Brazoria Co., TX

Tract 3: 20.0737 acres, being all of Lots 13, 29 and the most easterly 80' of Lot 12, Allison Richey Gulf Coast Home Co. survey, A-243, Brazoria Co., TX (2426 Cullen Boulevard)

Owner: Houston Memorial Gardens  
P.O. Box 330350  
Houston, TX 77233

Agent: Greystone Builders

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

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

Posted: 4<sup>th</sup> day of March, 2002

Removed: 12<sup>th</sup> day of March, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 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:

1. Zone Change Application No. 1024

Legal Description: 1.26 acres, out of 10 acre Lot 16, Allison Richey Gulf Coast Homes Subdivision, Section 21, A-309, as recorded in Volume 2, pg 23-24, plat records of Brazoria Co., TX (3030 Navarro)

Owner: John and Wensday Stanley  
7762 Red Robin  
Houston, TX 77075

2. Zone Change Application No. 1025

Legal Description: .927 acres, being a part of the South ½ of Lot 42, Allison Richey Gulf Coast Home Co.'s Subdivision, Section 8, H. T. & B. R.R. Co. survey, A-504, according to the map of record in Volume 2, pgs 23-24, plat records of Brazoria Co., TX (2426 Garden Road)

Owner: Dennis J. Werner  
2426 Garden 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, Executive Director of Community Services*

**VI. ADJOURNMENT**

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

Posted: 4<sup>th</sup> day of March, 2002

Removed: 12<sup>th</sup> day of March, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 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-2) on the following described property, to wit:

Zone Change Application No. 1026

Legal Description: A 30 acre tract and a 10 acre tract; both out of Section 12, H. T. & B. R.R. Co. survey, A-508, Brazoria Co., TX (Northeast corner of Veterans Road @ Bailey Road)

Owner: Read Partners, L.P. and Kitty L. Read  
6135 Olympia  
Houston, TX 77057

Agent: E. Mauris Hardcastle

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**

Posted: 4<sup>th</sup> day of March, 2002

Removed: 12<sup>th</sup> day of March, 2002

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

Posted: 4<sup>th</sup> day of March, 2002

Removed: 12<sup>th</sup> day of March, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE  
PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND,  
TEXAS, TO BE HELD MARCH 11, 2002, 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 for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Suburban Development District – Specific Use (SD(S)) for a detention pond on the following described property, to wit:

1. Specific Use Application No. 103

Legal Description: 3.545 acres, being Tract 29A and part of Lot 29B, H. T. & B. R.R. Co. survey, A-304, Brazoria Co., TX (Wooten Road)

Owner: Winnifred Wooten  
P.O. Box 1682  
Pearland, TX 77588-1682

Agent: Chad Moss of Property Commerce Development Company

2. Specific Use Application No. 104

Legal Description: 1 acre, being part of Tract 29, H. T. & B. R.R. Co. survey, A-304, Brazoria Co., TX (Wooten Road)

Owner: Winnifred Wooten  
P.O. Box 1682  
Pearland, TX 77588-1682

Agent: Chad Moss of Property Commerce Development Company

**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, Executive Director of Community Services*

**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 11, 2002, 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 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. 102

Legal Description: Lot 1, Block 1, Old Chocolate Bayou Subdivision, Brazoria Co., TX (Broadway Street)

Owner: James and Dorothy Medearis  
P.O. Box 937  
Pearland, TX 77588

Agent: Osborn & Vane Architects, Inc.

**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, Executive Director of Community Services*

**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 March, 2002

Removed: 12<sup>th</sup> day of March, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District – Planned Unit Development (GB PUD) on the following described property, to wit:

Zone Change Application No. 1029

Legal Description: 3 acres, out of a 12 acre tract, being out of the South 99 acres of the H. T. & B. R.R. Co. survey, Section 7, A-219, and recorded in Volume 868, page 239, Deed Records of Brazoria Co., TX (6301 Broadway Street)

Owner: Jim Marsh  
7919 Montglen  
Houston, TX 77061

Agent: Jimmy Vaughan

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**

Posted: 4<sup>th</sup> day of March, 2002

Removed: 12<sup>th</sup> day of March, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development Residential District (SD) to Suburban Development Residential District – Specific Use (SDR(S)) for a church on the following described property, to wit:

Specific Use Application No. 101

Legal Description: 9.998 acres, out of Lots 105 and 108, a subdivision of A. C. H. & B. R.R. Co. survey, Section 1, A-147, Brazoria Co., TX (2209 Old Alvin Road)

Owner: Diocese of Galveston-Houston  
P.O. Box 907  
1700 San Jacinto Street  
Houston, TX 77002

Agent: Msgr. Reginald R. Nesvadba

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**

Posted: 4<sup>th</sup> day of March, 2002

Removed: 12<sup>th</sup> day of March, 2002

**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 March, 2002, 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 Greystone Builders, agent for Houston Memorial Gardens, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

Tract I: 5 acres, being the North 1/2 of Lot 28, Allison Richey Gulf Coast Subdivision, Section 20, H. T. & B. R.R. Co. survey, A-506, Brazoria Co., TX; Tract II: 10 acres, being Lot 12, 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 record in Volume 2, Page 23, plat records of Brazoria Co., TX; Tract III: 57.231 acres, being all of tracts 41, 42, 55, 56, 57 and 58, Allison Richey Gulf Coast Home Co. Subdivision, as recorded in Plat Book 2, Page 24, Brazoria Co. plat records; located in H. T. & B. Co. survey, Section 20, A-506, Brazoria Co., TX; Tract IV: 20.0737 acres, being Lots 13 & 29 and part of Lot 12, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (2426 Cullen Boulevard)

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll.

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

**APPLICATION NO. 1028**

**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 March, 2002, 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 Greystone Builders, agent for Houston Memorial Gardens, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

Tract I: 5 acres, being the North 1/2 of Lot 28, Allison Richey Gulf Coast Subdivision, Section 20, H. T. & B. R.R. Co. survey, A-506, Brazoria Co., TX; Tract II: 10 acres, being Lot 12, 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 record in Volume 2, Page 23, plat records of Brazoria Co., TX; Tract III: 57.231 acres, being all of tracts 41, 42, 55, 56, 57 and 58, Allison Richey Gulf Coast Home Co. Subdivision, as recorded in Plat Book 2, Page 24, Brazoria Co. plat records, located in H. T. & B. Co. survey, Section 20, A-506, Brazoria Co., TX; Tract IV: 20.0737 acres, being Lots 13 & 29 and part of Lot 12, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (2426 Cullen Boulevard)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

Date Posted \_\_\_\_\_

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

**APPLICATION NO. 1028**

**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 March, 2002, 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 Osborn & Vane Architects, Inc., agent for James and Dorothy Medearis, owner, for a Specific Use Permit for storage and mini-warehouse on the following described property, to wit:

Lot 1, Block 1, Old Chocolate Bayou Subdivision, Brazoria Co., TX (Broadway Street)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

Date Posted \_\_\_\_\_

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

**SPECIFIC USE PERMIT APPLICATION NO. 102**

Notices not  
posted - Agendas  
posted early  
instead.

**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 March, 2002, 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 Greystone Builders, agent for Houston Memorial Gardens, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

Tract 1: 57.231 acres, being all of tracts 41, 42, 55, 56, 57 & 58, Allison Richey Gulf Coast Home Co. subdivision, as recorded in plat book 2, pg 24, Brazoria Co. Plat records, H. T. & B. R.R. Co. survey, Section 20, A-506, Brazoria Co., TX

Tract 2: 10 acres, more or less, being Lot 12, 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 record in Vol 2, pg 23, plat records of Brazoria Co., TX

Tract 3: 20.0737 acres, being all of Lots 13, 29 and the most easterly 80' of Lot 12, Allison Richey Gulf Coast Home Co. survey, A-243, Brazoria Co., TX(2426 Cullen Boulevard)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

Date Posted March 4, 2002

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

**APPLICATION NO. 1028**

**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 March, 2002, 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 Jimmy Vaughan, agent for Jim Marsh, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business District - Planned Unit Development (GB-PUD) on the following described property, to wit:

3 acres, out of a 12 acre tract, being out of the South 99 acres of the H. T. & B. R.R. Co. survey, Section 7, A-219, and recorded in Volume 868, page 239, Deed Records of Brazoria Co., TX (6301 Broadway Street)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

Date Posted \_\_\_\_\_

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

**APPLICATION NO. 1029**

**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 March, 2002, 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 Chad Moss of Property Commerce Development Company, agent for Winnifred Wooten, owner, for a Specific Use Permit for a detention pond on the following described property, to wit:

3.545 acres being Tract 29A & part of Lot 29B, H. T. & B. R.R. Co. survey, A-304, Brazoria Co., TX (Wooten Road)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

Date Posted March 4, 2002

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

**SPECIFIC USE PERMIT APPLICATION NO. 103**

**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 March, 2002, 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 Chad Moss of Property Commerce Development Company, agent for Winnifred Wooten, owner, for a Specific Use Permit on the following described property, to wit:

1 acre being part of Tract 29, H. T. & B. R.R. Co. survey, A-304, Brazoria Co., TX  
(Wooten Road)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

Date Posted \_\_\_\_\_

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

**SPECIFIC USE PERMIT APPLICATION NO. 104**

**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 March, 2002, 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 Msgr. Reginald R. Nesvadba, agent for Diocese of Galveston-Houston, owner, for a Specific Use Permit for a church on the following described property, to wit:

9.998 acres out of Lots 105 and 108, a subdivision of A. C. H. & B. R.R. Co. survey, Section 1, A-147, Brazoria Co., TX (2209 Old Alvin Road)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

Date Posted \_\_\_\_\_

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

**SPECIFIC USE PERMIT APPLICATION NO. 101**

**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 March, 2002, 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 Loreto Moreno, 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-3) on the following described property, to wit:

Lots 4, 5 & 6, Block 3, of replat of Buena Vida, an addition in Brazoria Co., TX, according to the map or plat thereof recorded in Volume 9, Page 6, plat records of Brazoria Co., TX (5722 & 5734 Ochoa)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

Date Posted \_\_\_\_\_

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

**APPLICATION NO. 1027**

**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 March, 2002, 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 E. Mauris Hardcastle, agent for Read Partners L.P. & Kitty L. Read, 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-2) on the following described property, to wit:

A 30 acre tract and a 10 acre tract; both out of Section 12, H. T. & B. R.R. Co. survey, A-508, Brazoria Co., TX (Northeast corner of Veterans Road @ Bailey Road)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

Date Posted \_\_\_\_\_

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

**APPLICATION NO. 1026**

**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 March, 2002, 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 Wensday Stanley, 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:

1.26 acres, out of 10 acre Lot 16, Allison Richey Gulf Coast Homes Subdivision, Section 21, A-309, as recorded in Volume 2, pg 23-24, plat records of Brazoria Co., TX (3030 Navarro)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

Date Posted \_\_\_\_\_

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

**APPLICATION NO. 1024**

**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 March, 2002, 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 Dennis J. Werner, 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:

.927 acres, being a part of the South 1/2 of Lot 42, Allison Richey Gulf Coast Home Co.'s Subdivision, Section 8, H. T. & B. R.R. Co. survey, A-504, according to the map of record in Volume 2, pgs 23-24, plat records of Brazoria Co., TX (2426 Garden Road)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

Date Posted \_\_\_\_\_

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

**APPLICATION NO. 1025**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 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. 102

Legal Description: Lot 1, Block 1, Old Chocolate Bayou Subdivision, Brazoria Co., TX (Broadway Street)

Owner: James and Dorothy Medearis  
P.O. Box 937  
Pearland, TX 77588

Agent: Osborn & Vane Architects, Inc.

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**

Posted: 4<sup>th</sup> day of March, 2002

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

Zone Change Application No. 1028

Legal Description: Tract 1: 57.231 acres, being all of tracts 41, 42, 55, 56, 57 & 58, Allison Richey Gulf Coast Home Co. subdivision, as recorded in plat book 2, pg 24, Brazoria Co., plat records, H. T. & B. R.R. Co. survey, Section 20, A-506, Brazoria Co., TX

Tract 2: 10 acres, more or less, being Lot 12, 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 recorded in Vol. 2, pg 23, plat records of Brazoria Co., TX

Tract 3: 20.0737 acres, being all of Lots 13, 29 and the most easterly 80' of Lot 12, Allison Richey Gulf Coast Home Co. survey, A-243, Brazoria Co., TX (2426 Cullen Boulevard)

Owner: Houston Memorial Gardens  
P.O. Box 330350  
Houston, TX 77233

Agent: Greystone Builders

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**

**Posted:** 4<sup>th</sup> day of March, 2002

**Removed:** \_\_\_\_\_ day of \_\_\_\_\_, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District – Planned Unit Development (GB PUD) on the following described property, to wit:

Zone Change Application No. 1029

Legal Description: 3 acres, out of a 12 acre tract, being out of the South 99 acres of the H. T. & B. R.R. Co. survey, Section 7, A-219, and recorded in Volume 868, page 239, Deed Records of Brazoria Co., TX (6301 Broadway Street)

Owner: Jim Marsh  
7919 Montglen  
Houston, TX 77061

Agent: Jimmy Vaughan

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**

Posted: 4<sup>th</sup> day of March, 2002

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Suburban Development District – Specific Use (SD(S)) for a detention pond on the following described property, to wit:

1. Specific Use Application No. 103

Legal Description: 3.545 acres, being Tract 29A and part of Lot 29B, H. T. & B. R.R. Co. survey, A-304, Brazoria Co., TX (Wooten Road)

Owner: Winnifred Wooten  
P.O. Box 1682  
Pearland, TX 77588-1682

Agent: Chad Moss of Property Commerce Development Company

2. Specific Use Application No. 104

Legal Description: 1 acre, being part of Tract 29, H. T. & B. R.R. Co. survey, A-304, Brazoria Co., TX (Wooten Road)

Owner: Winnifred Wooten  
P.O. Box 1682  
Pearland, TX 77588-1682

Agent: Chad Moss of Property Commerce Development Company

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**

**Posted:** 14<sup>th</sup> day of March, 2002

**Removed:** \_\_\_\_\_ day of \_\_\_\_\_, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development Residential District (SD) to Suburban Development Residential District – Specific Use (SDR(S)) for a church on the following described property, to wit:

Specific Use Application No. 101

Legal Description: 9.998 acres, out of Lots 105 and 108, a subdivision of A. C. H. & B. R.R. Co. survey, Section 1, A-147, Brazoria Co., TX (2209 Old Alvin Road)

Owner: Diocese of Galveston-Houston  
P.O. Box 907  
1700 San Jacinto Street  
Houston, TX 77002

Agent: Msgr. Reginald R. Nesvadba

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**

Posted: 4<sup>th</sup> day of March, 2002

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 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-3) on the following described property, to wit:

Zone Change Application No. 1027

Legal Description: Lots 4, 5 and 6, Block 3, of replat of Buena Vida, an addition in Brazoria Co., TX, according to the map or plat thereof recorded in Volume 9, Page 6, plat records of Brazoria Co., TX (5722 and 5734 Ochoa)

Owner: Loreto Moreno  
5722 Ochoa  
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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**

Posted: 11th day of March, 2002

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 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-2) on the following described property, to wit:

Zone Change Application No. 1026

Legal Description: A 30 acre tract and a 10 acre tract; both out of Section 12, H. T. & B. R.R. Co. survey, A-508, Brazoria Co., TX (Northeast corner of Veterans Road @ Bailey Road)

Owner: Read Partners, L.P. and Kitty L. Read  
6135 Olympia  
Houston, TX 77057

Agent: E. Mauris Hardcastle

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**

Posted: 11<sup>th</sup> day of March, 2002

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 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:

1. Zone Change Application No. 1024

Legal Description: 1.26 acres, out of 10 acre Lot 16, Allison Richey Gulf Coast Homes Subdivision, Section 21, A-309, as recorded in Volume 2, pg 23-24, plat records of Brazoria Co., TX (3030 Navarro)

Owner: John and Wensday Stanley  
7762 Red Robin  
Houston, TX 77075

2. Zone Change Application No. 1025

Legal Description: .927 acres, being a part of the South ½ of Lot 42, Allison Richey Gulf Coast Home Co.'s Subdivision, Section 8, H. T. & B. R.R. Co. survey, A-504, according to the map of record in Volume 2, pgs 23-24, plat records of Brazoria Co., TX (2426 Garden Road)

Owner: Dennis J. Werner  
2426 Garden 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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**

**Posted:** 14<sup>th</sup> day of March, 2002

**Removed:** \_\_\_\_\_ day of \_\_\_\_\_, 2002

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 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. 102

Legal Description: Lot 1, Block 1, Old Chocolate Bayou Subdivision, Brazoria Co., TX (Broadway Street)

Owner: James and Dorothy Medearis  
P.O. Box 937  
Pearland, TX 77588

Agent: Osborn & Vane Architects, Inc.

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**



## Specific Use Application No. 102

---

City Council and Planning and Zoning Commission Joint Public Hearing: March 11, 2002

Owner: James & Dorothy Medearis

Applicant/Agent: Jason Chapman of Osborn & Vane Architects, Inc.

---

Location: South side of Broadway Street, just East of Old Chocolate Bayou Road

Existing Zoning: Commerical District (C)

Requested Zoning: Commercial District – Specific Use (C(S))

---

### Summary:

The applicant is requesting a specific use in order to expand a storage and mini-warehouse development existing on an adjacent property (American Eagle Public Storage). The property to the North is vacant land zoned Suburban Development District (SD). The properties to the South, West and East are zoned Commercial District (C). The property to the South is developed with American Eagle Public Storage. The property to the West is developed with a Shell Gas Station. The property to the East is proposed to develop with Dos Hermandos Mexican Restaurant.

Public Notice/Comment Forms were mailed to five (5) 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 uses for this area. The recommended zoning districts for Retail, Offices, and Services are Office Professional (OP), Neighborhood Services (NS), and General Business (GB). However, this is an existing Commercial zoned property. The request is to expand an existing use and complies with the surrounding uses.
- The applicant is aware that a Traffic Impact Analysis may be required.

**Staff Recommendation:**

**Approval**

**Attachments:**

- Public Hearing Notice
- Zone Change Application
- Location Map
- Area Zoning Map
- Property Owner Notification Map
- Property Owner Notification List

**CITY OF PEARLAND**  
**ZONE CHANGE APPLICATION**  
revised 10/20/01

Change in Zoning Classification from: \_\_\_\_\_ to: \_\_\_\_\_

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

Specific Use for: \* STORAGE & MINI-WAREHOUSE

Property address:

Lot: ONE Block: ONE Subdivision: OLD CHOCOLATE BAYOU

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

Tax I.D. number: 466-92-4961

Current use of land: VACANT

Proposed use of land: STORAGE & MINI-WAREHOUSE

Record owner's name: JAMES & DOROTHY MEDEARIS

Owner's mailing address: P. O. Box 937 Pearland, TX 77588

Owner's telephone number: 281-485-1273

Agent's name: OSBORN & VANE ARCHITECTS, INC.

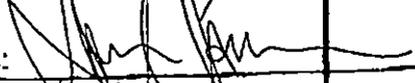
Agent's mailing address: 2000 Bering Dr., Suite 410 Houston, TX 77057

Agent's telephone number: 713-781-5262

02-02-02 05:07  
0123

**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: 

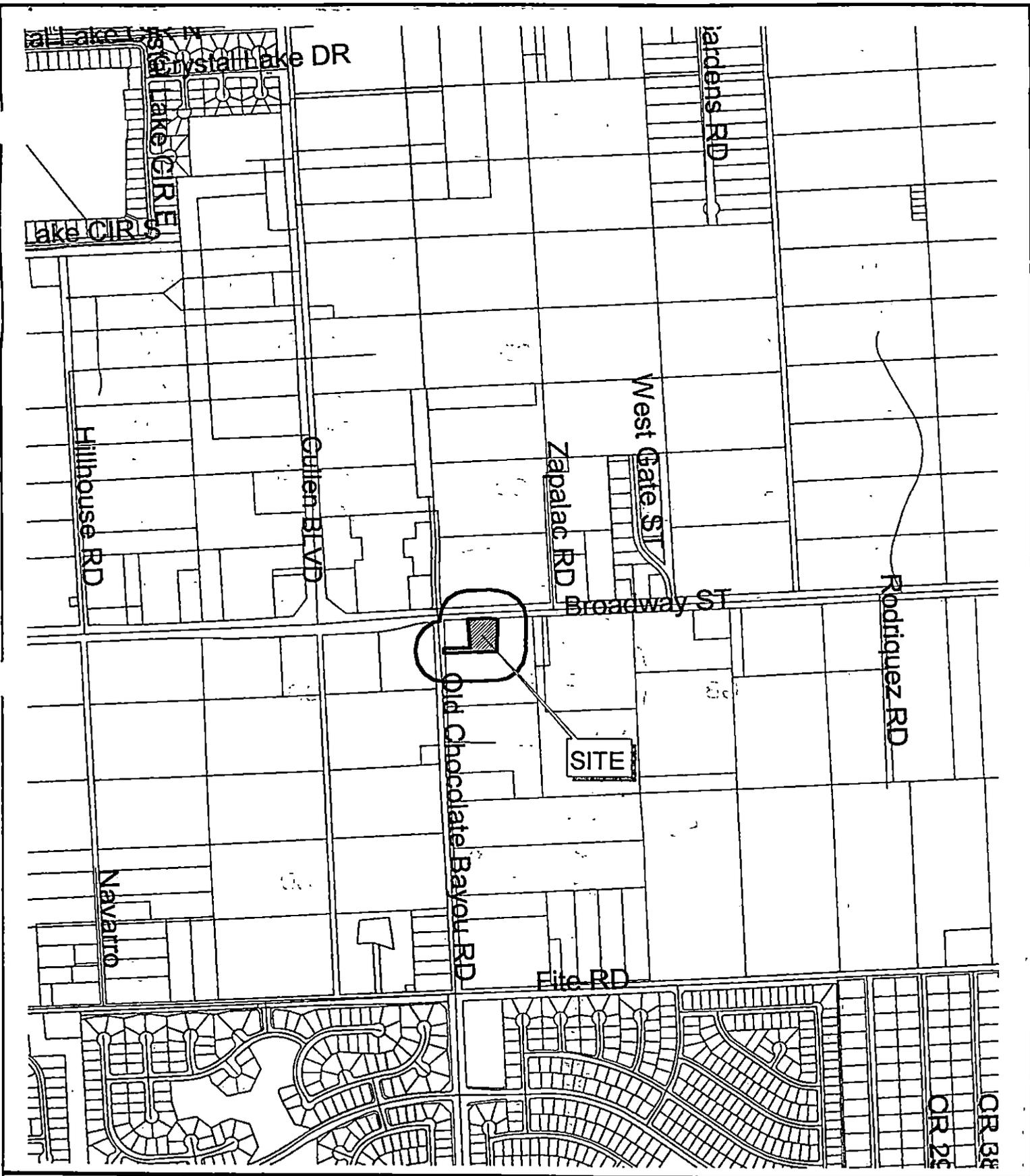
Agent's signature: 

Fees paid: \$ 250.00

Date paid: 2/8/02

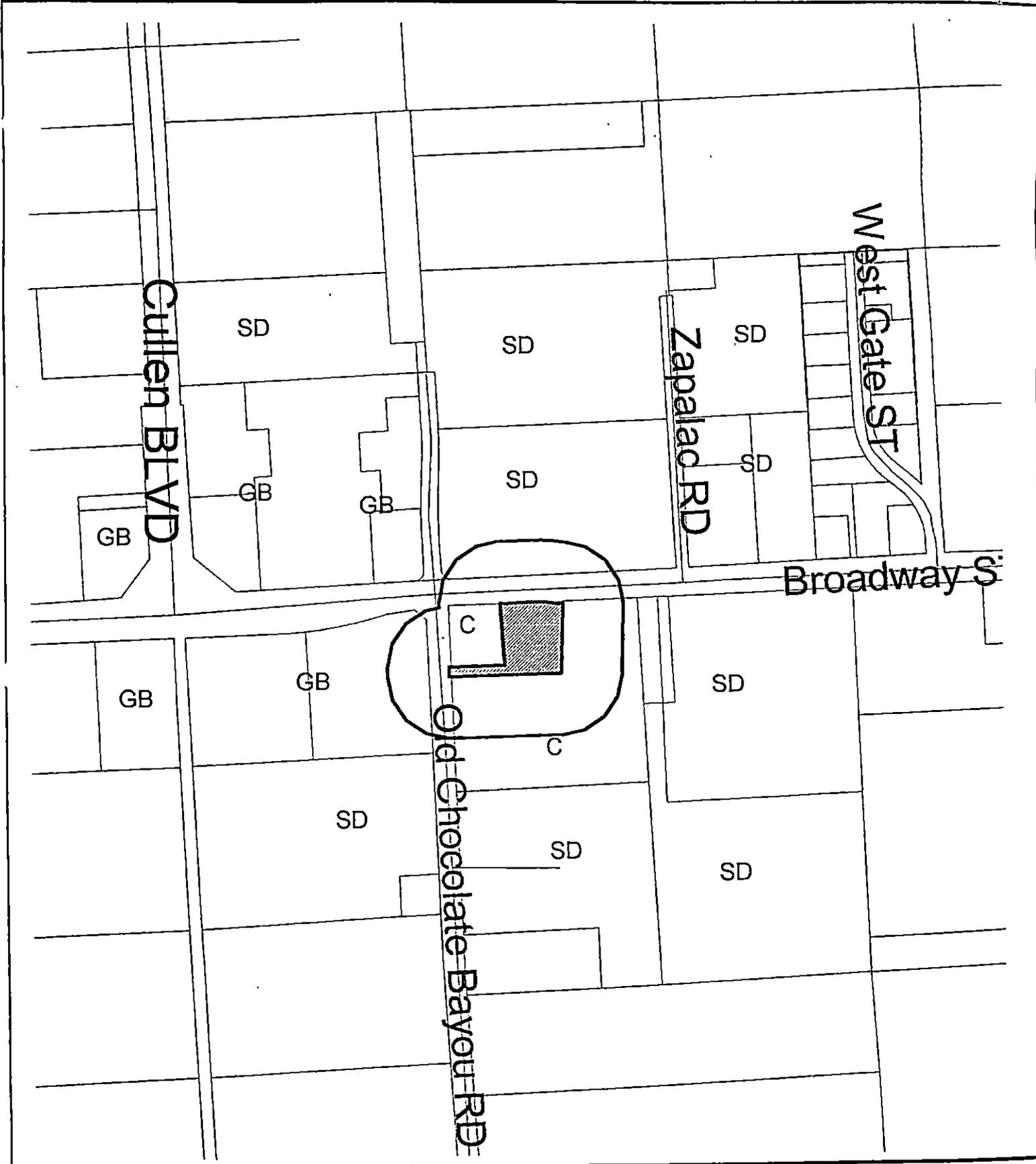
Received by: Memo Phipps

Application number: 02



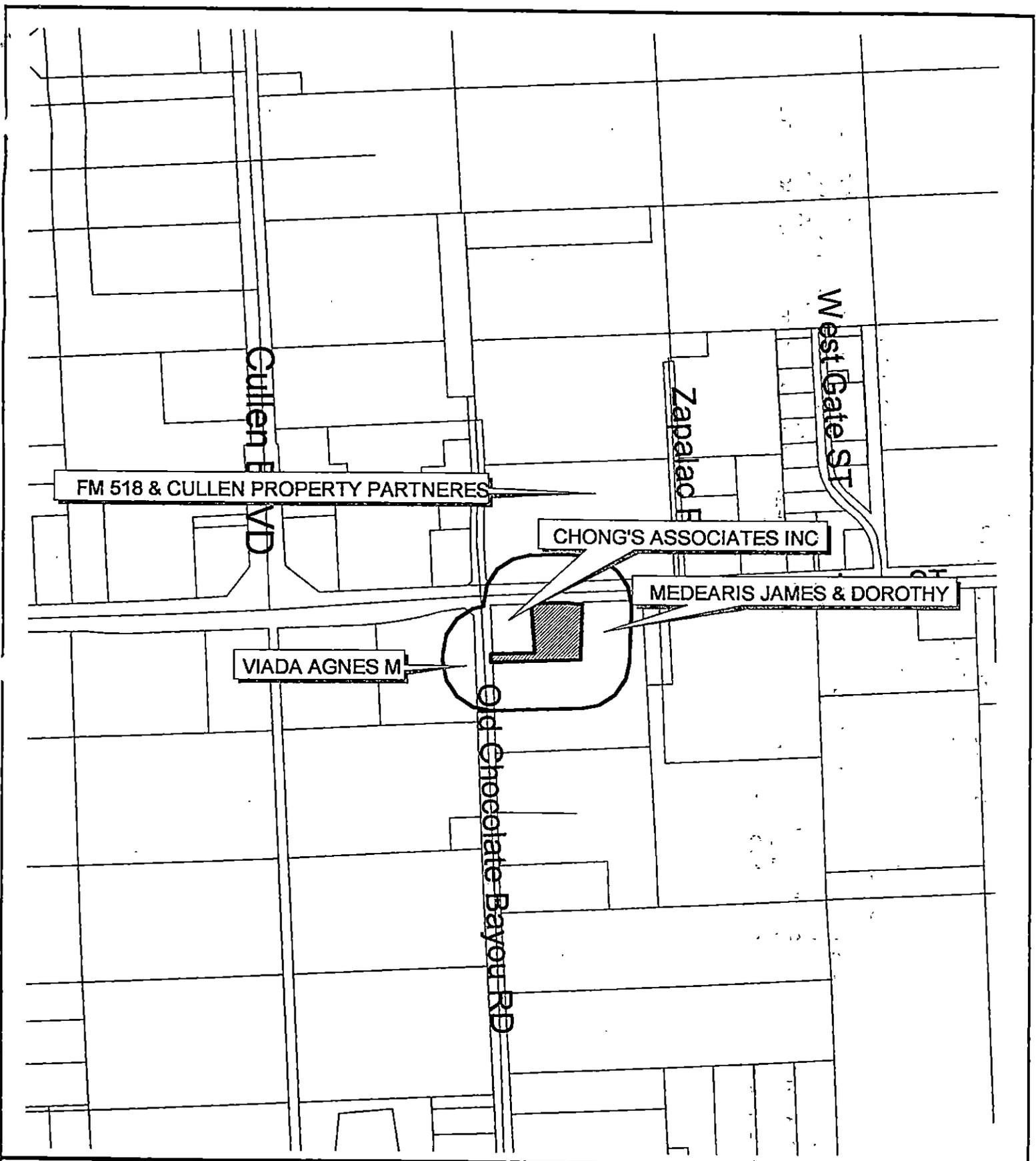
Specific Use Application No. 102  
 James & Dorothy Medearis  
 Osborn & Vane Architects, Inc.  
 Broadway Street  
 (C-C(S))





Specific Use Application No. 102  
James & Dorothy Medearis  
Osborn & Vane Architects, Inc.  
Broadway Street  
(C-C(S))





Specific Use Application No. 102  
James & Dorothy Medearis  
Osborn & Vane Architects, Inc.  
Broadway Street  
(C-C(S))



**SPECIFIC USE APPLICATION NO. 102**  
**Notification list**

<b>TAX ACCT #</b>	<b>OWNER</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>LEGAL DESCRIPTION</b>
02430060110	FM 518 & CULLEN PROPERTY PARTNERES	G FERGUSON, 11753 W BELLFORT ST	STAFFORD, TX 77477-	A0243 H T & B R R, TRACT 32, ACRES 7.6501, PEARLAND
02420019000	MEDEARIS JAMES & DOROTHY	PO BOX 937	PEARLAND, TX 77588-0937	A0242 H T & B R R, TRACT 1B, ACRES 8.319
02420019110	CHONG'S ASSOCIATES INC	2719 BELGRAVIA	PEARLAND, TX 77584-	A0242 H T & B R R, TRACT 1B1, ACRES 0.781
03090038000	VIADA AGNES M	2718 OLD CHOCOLATE BAYO	PEARLAND, TX 77584-8977	A0309 H T & B R R, TRACT 27(PT)-27A, ACRES 8.502
AGENT	OSBORN & VANE ARCHITECTS INC	2000 BERING DR, STE 410	HOUSTON, TX 77057	

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

Zone Change Application No. 1028

Legal Description: Tract 1: 57.231 acres, being all of tracts 41, 42, 55, 56, 57 & 58, Allison Richey Gulf Coast Home Co. subdivision, as recorded in plat book 2, pg 24, Brazoria Co., plat records, H. T. & B. R.R. Co. survey, Section 20, A-506, Brazoria Co., TX

Tract 2: 10 acres, more or less, being Lot 12, 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 recorded in Vol. 2, pg 23, plat records of Brazoria Co., TX

Tract 3: 20.0737 acres, being all of Lots 13, 29 and the most easterly 80' of Lot 12, Allison Richey Gulf Coast Home Co. survey, A-243, Brazoria Co., TX (2426 Cullen Boulevard)

Owner: Houston Memorial Gardens  
P.O. Box 330350  
Houston, TX 77233

Agent: Greystone Builders

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**



## **Zone Change Application No. 1028**

---

**City Council and Planning and Zoning Commission Joint Public Hearing: March 11, 2002**

**Owner:**

**Houston Memorial Gardens**

**Applicant/Agent:**

**Greystone Builders**

---

**Location:**

**2426 Cullen Boulevard**

**Existing Zoning:**

**Suburban Development District (SD)**

**Requested Zoning:**

**General Business District (GB)**

---

### **Summary:**

The applicant is requesting a zone change on 87.30 acres in order to build an office building in an existing Cemetery and continue developing the cemetery. The property to the North is zoned Suburban Development District (SD) and developed with a single family home. The property to the South is vacant land zoned Suburban Development District (SD). The majority of the property to the West is zoned Single Family Dwelling District (R-3) and is being developed as Sunrise subdivision. One vacant tract to the West is zoned Suburban Development District (SD). The properties to the East are vacant land zoned Suburban Development District (SD).

Public Notice/Comment Forms were mailed to thirty-one (31) property owners within 200 feet of this request. No Public Comment Forms have been returned.

**Other Considerations:**

- The Comprehensive Plan recommends Public/Semi-Public uses for this area. Specifically, Public/Semi-Public uses allow Cemeteries.

**Staff Recommendation:**

Approval

**Attachments:**

Public Hearing Notice  
Zone Change Application  
Location Map  
Area Zoning Map  
Property Owner Notification Map  
Property Owner Notification List

TOBIN - 281-652-1660

~~281-652-1635~~

CITY OF PEARLAND  
ZONE CHANGE APPLICATION  
revised 10/20/01

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

Property address: 2426 CULLEN BOULEVARD

Lot:

Block:

Subdivision:

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

Tax I.D. number: 1-74-12757860

Current use of land: CEMETERY

Proposed use of land: CEMETERY

Record owner's name: HOUSTON MEMORIAL GARDENS

Owner's mailing address: P.O. BOX 330350 HOUSTON, TX 77233

Owner's telephone number: 281-485-2221

Agent's name: Greystone Builders

Agent's mailing address:

Agent's telephone number: 281-265-0137

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: Jenice B. Howard

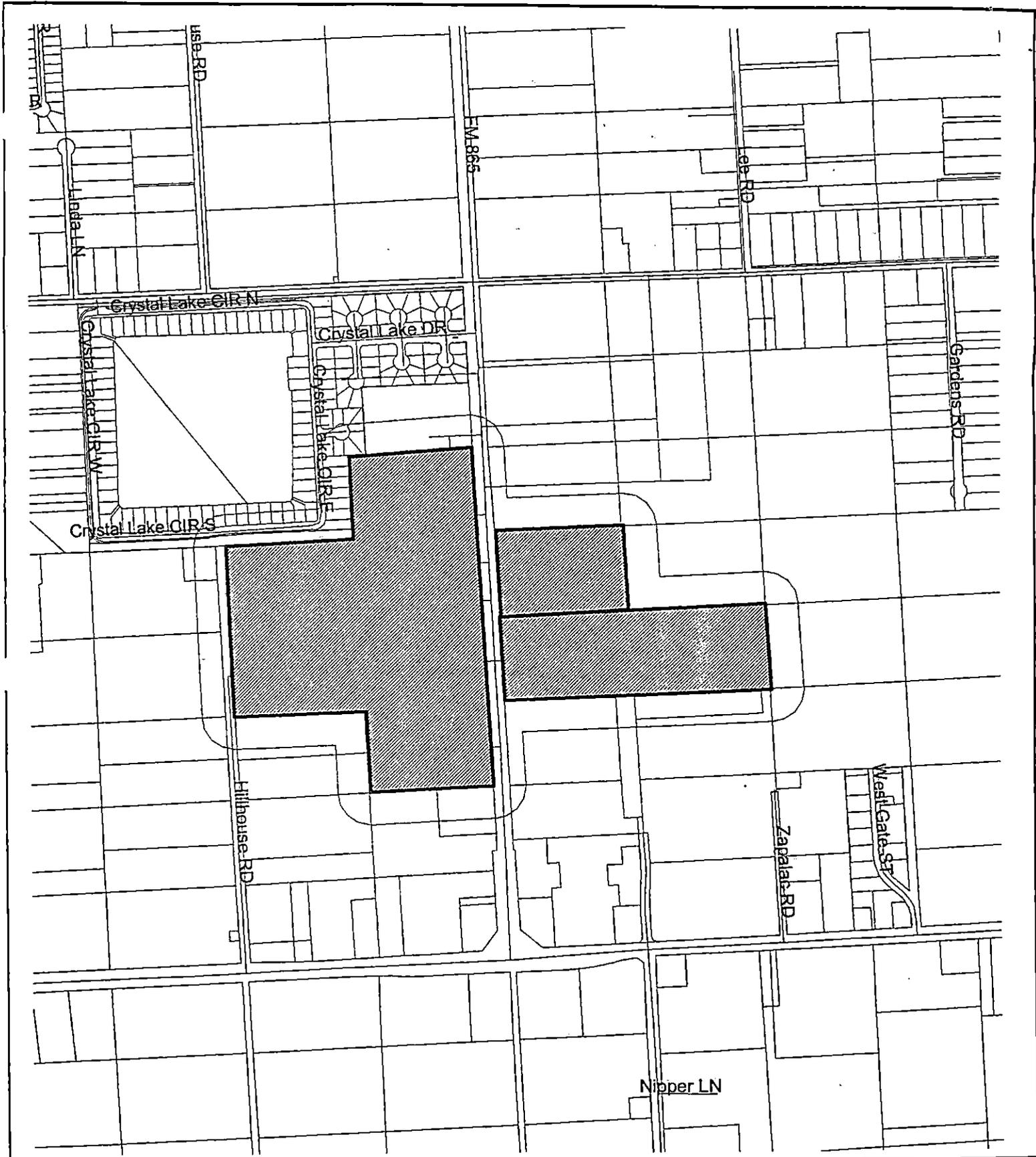
Agent's signature:

Fees paid: \$ 400<sup>00</sup>

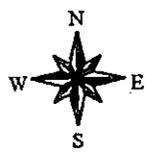
Date paid: 2-5-02

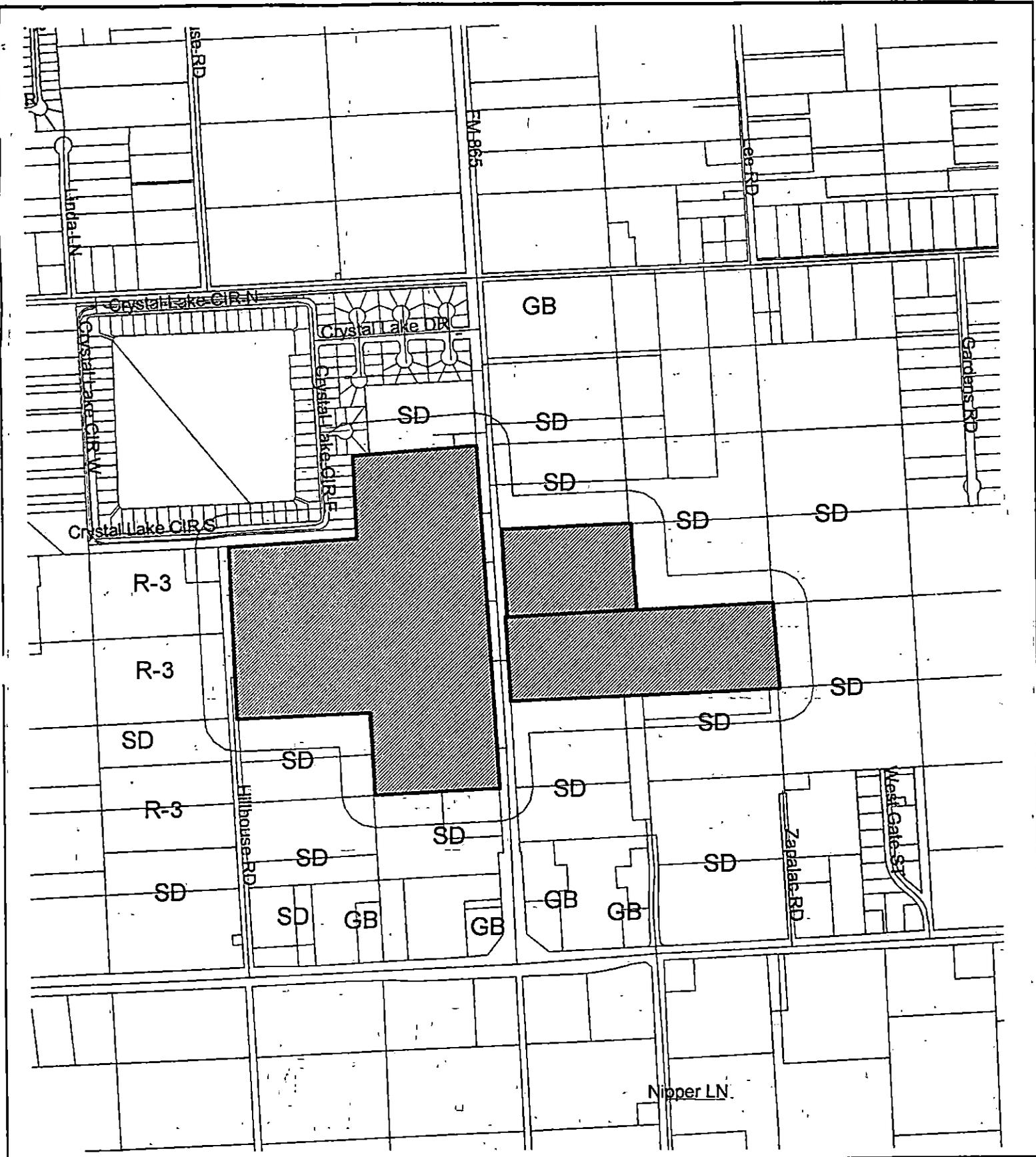
Received by: Wino Phipps

Application number: 1028

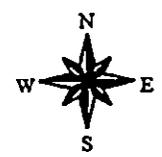


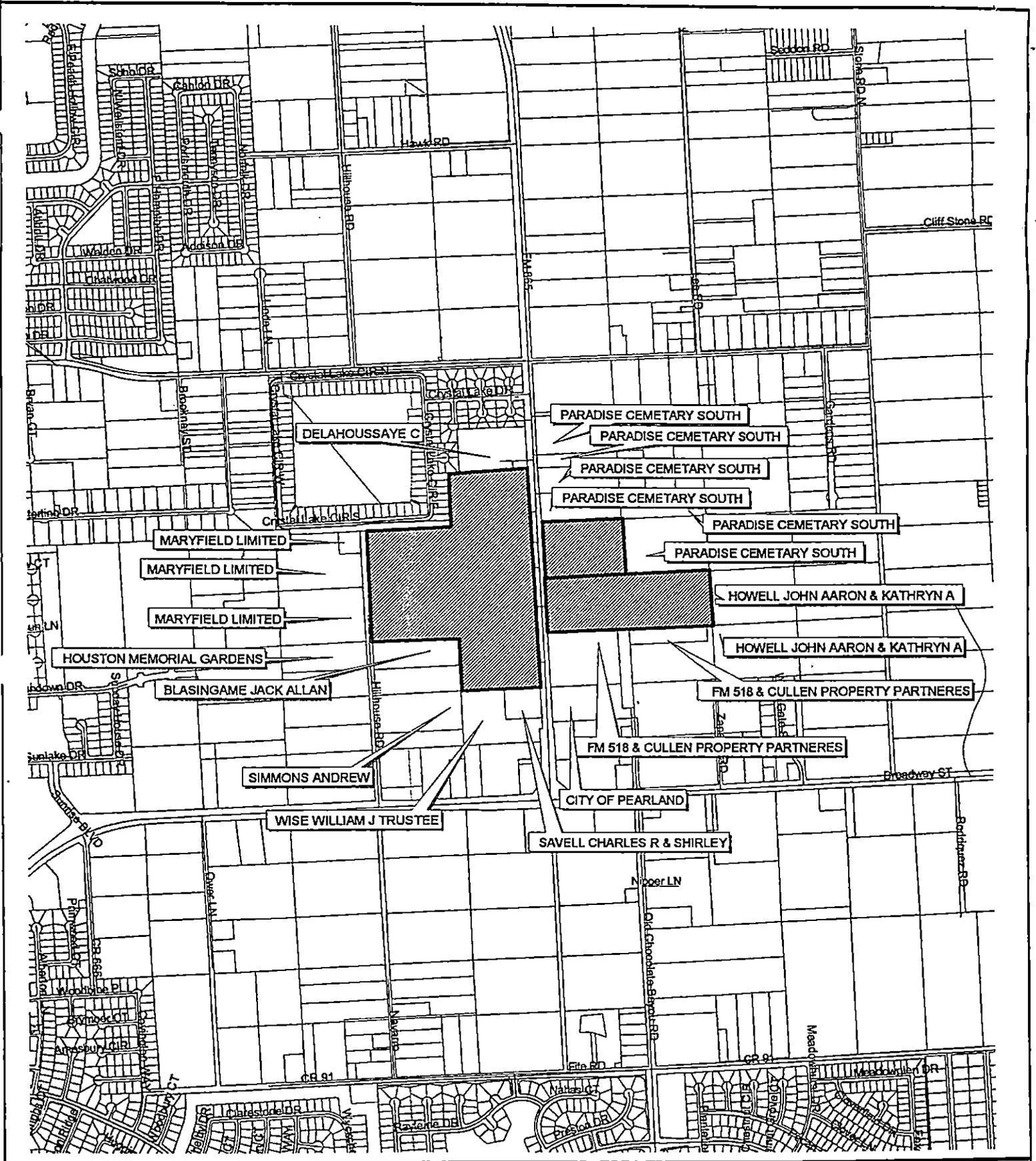
Zone Change Application No. 1028  
Houston Memorial Gardens  
Greystone Builders  
2426 Cullen Boulevard  
(SD-GB)





Zone Change Application No. 1028  
 Houston Memorial Gardens  
 Greystone Builders  
 2426 Cullen Boulevard  
 (SD-GB)





Zone Change Application No. 1028  
 Houston Memorial Gardens  
 Greystone Builders  
 2426 Cullen Boulevard  
 (SD-GB)



**ZONE CHANGE APPLICATION NO. 1028**

**Notification list**

TAX ACCT #	OWNER	ADDRESS	CITY	LEGAL DESCRIPTION
02430068000	PARADISE CEMETARY SOUTH	10401 W MONTGOMERY RD	HOUSTON, TX 77088-3024	A0243 H T & B R R, TRACT 10-11 (CEMETERY), ACRES 20.000
05060015000	DELAHOUSAYE C	2601 EVERGREEN DR	PEARLAND, TX 77581-5899	A0506 H T & B R R, TRACT 54, F B DRAKE, ACRES 6.400
30991002035	NORRIS JAMES O & DAWN	4131 MARTHAS VINEYARD	MORRISTOWN, TN 37814-1160	CRYSTAL LAKE SEC 1 (A0506 H T & B R R), BLOCK 2, LOT 35
02430010000	PARADISE CEMETARY SOUTH	10401 W MONTGOMERY RD	HOUSTON, TX 77088-3024	A0243 H T & B R R, TRACT 9-PT LTS 25-26-27-28, ACRES 32.000
02430068000	PARADISE CEMETARY SOUTH	10401 W MONTGOMERY RD	HOUSTON, TX 77088-3024	A0243 H T & B R R, TRACT 10-11 (CEMETERY), ACRES 20.000
05060063000	SOUTHERN MEMORIAL CEMETERY	PO BOX 33350	HOUSTON, TX 77033-	A0506 H T & B R R, TRACT 55, ACRES 10.000
02430010000	PARADISE CEMETARY SOUTH	10401 W MONTGOMERY RD	HOUSTON, TX 77088-3024	A0243 H T & B R R, TRACT 9-PT LTS 25-26-27-28, ACRES 32.000
05060031000	HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON, TX 77233-0350	A0506 H T & B R R, TRACT 41, ACRES 10.000
02430032000	HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON, TX 77233-0350	A0243 H T & B R R, TRACT 12 (PT), ACRES 5.000
05060064000	HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON, TX 77233-0350	A0506 H T & B R R, TRACT 56, ACRES 10.000
05060059110	MARYFIELD LIMITED	7676 WOODWAY DR STE 238	HOUSTON, TX 77063-1522	A0506 H T & B R R, TRACT 26-27, ACRES 19.410, PEARLAND
02430034000	HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON, TX 77233-0350	A0243 H T & B R R, TRACT 12B-13-29, ACRES 20.0737
02430047000	HOWELL J A & KATHRYN A	2519 ZAPALAC RD	PEARLAND, TX 77581-7776	A0243 H T & B R R, TRACT 46 (PT), ACRES 5.125
02430032120	HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON, TX 77233-0350	A0243 H T & B R R, TRACT 12A, ACRES 0.360
02430034000	HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON, TX 77233-0350	A0243 H T & B R R, TRACT 12B-13-29, ACRES 20.0737
05060014000	HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON, TX 77233-0350	A0506 H T & B R R, TRACT PT 57, ACRES 0.650
05060031110	HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON, TX 77233-0350	A0506 H T & B R R, TRACT PT 42, ACRES 5.000
05060059110	MARYFIELD LIMITED	7676 WOODWAY DR STE 238	HOUSTON, TX 77063-1522	A0506 H T & B R R, TRACT 26-27, ACRES 19.410, PEARLAND
02430047000	HOWELL J A & KATHRYN A	2519 ZAPALAC RD	PEARLAND, TX 77581-7776	A0243 H T & B R R, TRACT 46 (PT), ACRES 5.125
02430060000	FM518 & CULLEN PROP PRTNERS	%G FERGUSON 11753 W BELLFORT	STAFFORD, TX 77477-	A0243 H T & B R R, TRACT 30-31, ACRES 16.7864
02430060000	FM518 & CULLEN PROP PRTNERS	%G FERGUSON 11753 W BELLFORT	STAFFORD, TX 77477-	A0243 H T & B R R, TRACT 30-31, ACRES 16.7864
05060010000	HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON, TX 77233-0350	A0506 H T & B R R, TRACT 58, ACRES 9.280
05060003000	BLASINGAME JACK ALLAN	19620 HAUDE RD	SPRING, TX 77388-5257	A0506 H T & B R R, TRACT 43 N/2, ACRES 5.00
05060001000	HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON, TX 77233-0350	A0506 H T & B R R, TRACT 28A, ACRES 5.000, PEARLAND
05060045110	SAVELL CHARLES R & SHIRLEY	8535 BROADWAY ST	PEARLAND, TX 77584-7717	A0506 H T & B R R, TRACT 59, ACRES 2.390
05060046110	WISE WILLIAM J TRUSTEE	%SAVELL LTD 4618 PIN OAK LN	BELLAIRE, TX 77401-2504	A0506 H T & B R R, TRACT 59A-60A, ACRES 13.1041
05060048000	SIMMONS ANDREW	4830 MALLOW ST	HOUSTON, TX 77033-4006	A0506 H T & B R R, TRACT 44, ACRES 7.000

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District – Planned Unit Development (GB PUD) on the following described property, to wit:

Zone Change Application No. 1029

Legal Description: 3 acres, out of a 12 acre tract, being out of the South 99 acres of the H. T. & B. R.R. Co. survey, Section 7, A-219, and recorded in Volume 868, page 239, Deed Records of Brazoria Co., TX (6301 Broadway Street)

Owner: Jim Marsh  
7919 Montglen  
Houston, TX 77061

Agent: Jimmy Vaughan

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

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



## **Zone Change Application No. 1029**

---

**City Council and Planning and Zoning Commission Joint Public Hearing: March 11, 2002**

**Owner: Jim Marsh**

**Applicant/Agent: Jimmy Vaughan**

---

**Location: 6301 Broadway Street, North side of Broadway, between Lazybend & O'day Rd**

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

**Requested Zoning: General Business District – Planned Unit Development (GB-PUD)**

---

### **Summary:**

The applicant is requesting a zone change on three (3) acres in order to develop an existing commercial building into a landscape, irrigation and garden shop business. The property to the North is zoned Single Family Dwelling District (R-1) and developed with a single family home. The properties to the South are zoned Commercial District (C) and are developed with the First Community Bank office building and Associated Credit Union. The properties to the West are primarily zoned Commercial District (C) with one General Business (GB) lot fronting Broadway Street. The properties to the East are primarily zoned Single Family Dwelling District (R-1) and developed with single family homes. One lot to the East, fronting Broadway Street, is zoned Suburban Development District (SD) and developed with a church.

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 Retail, Offices and Services uses for this area. The appropriate zoning districts for Retail, Offices and Services include General Business. Specifically, this request is in compliance with the Comprehensive Plan and the majority of the surrounding uses**

**Staff Recommendation:**

**Approval**

**Attachments:**

**Public Hearing Notice  
Zone Change Application  
Location Map  
Area Zoning Map  
Property Owner Notification Map  
Property Owner Notification List**

CITY OF PEARLAND  
ZONE CHANGE APPLICATION  
revised 10/20/01

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

Property address: 10301 W Broadway

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

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

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

Current use of land: \_\_\_\_\_

Proposed use of land: Landscape Irrigation/Garden Shop

Record owner's name: Jim Marsh

Owner's mailing address: 7919 Montglen

Owner's telephone number: Houston, TX 77061

Agent's name: Jimmy Vaughan

Agent's mailing address: 4303 Sao Paulo Pasadena TX  
77504

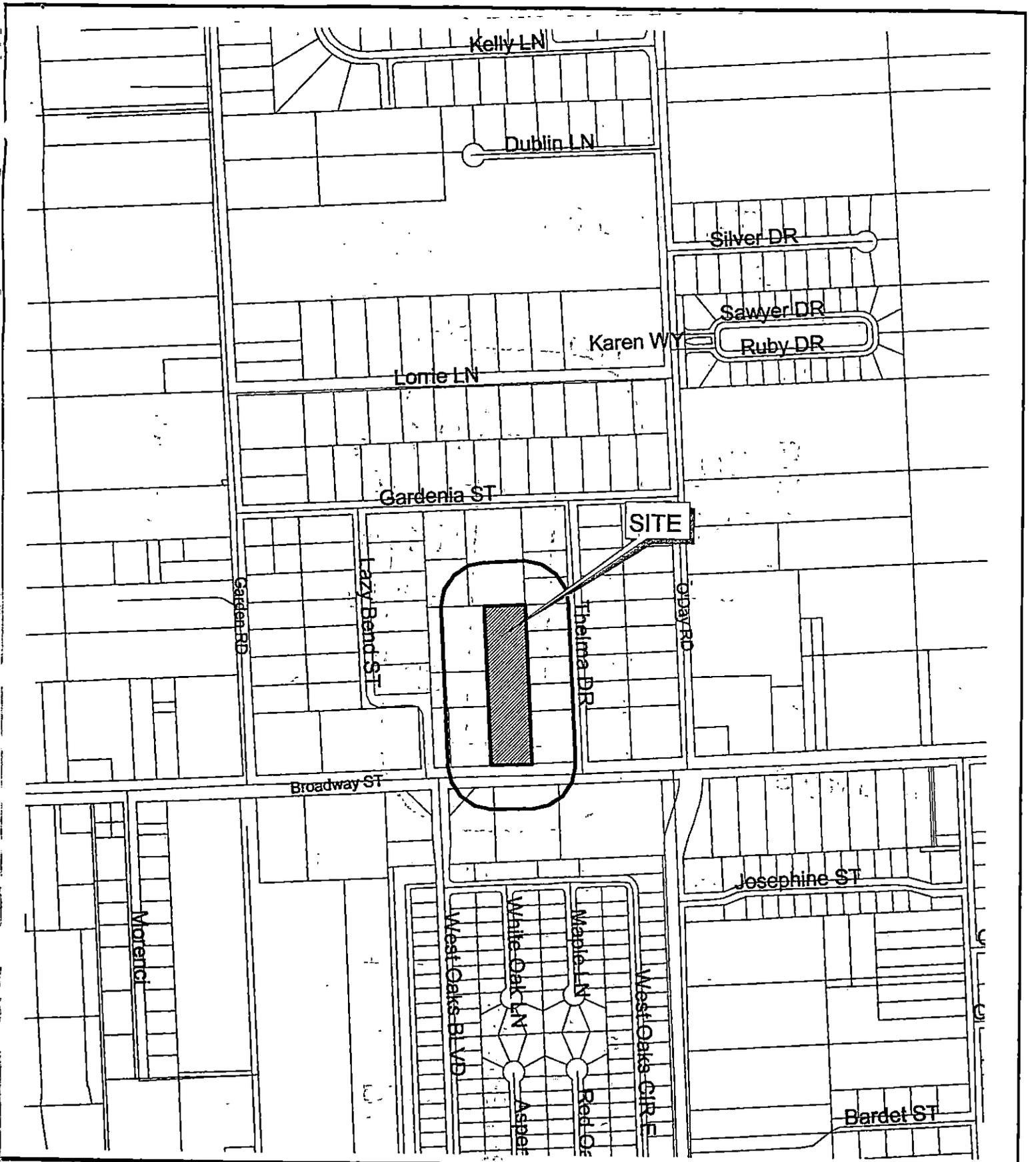
Agent's telephone number: 7139472864

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: Jimmy Vaughan

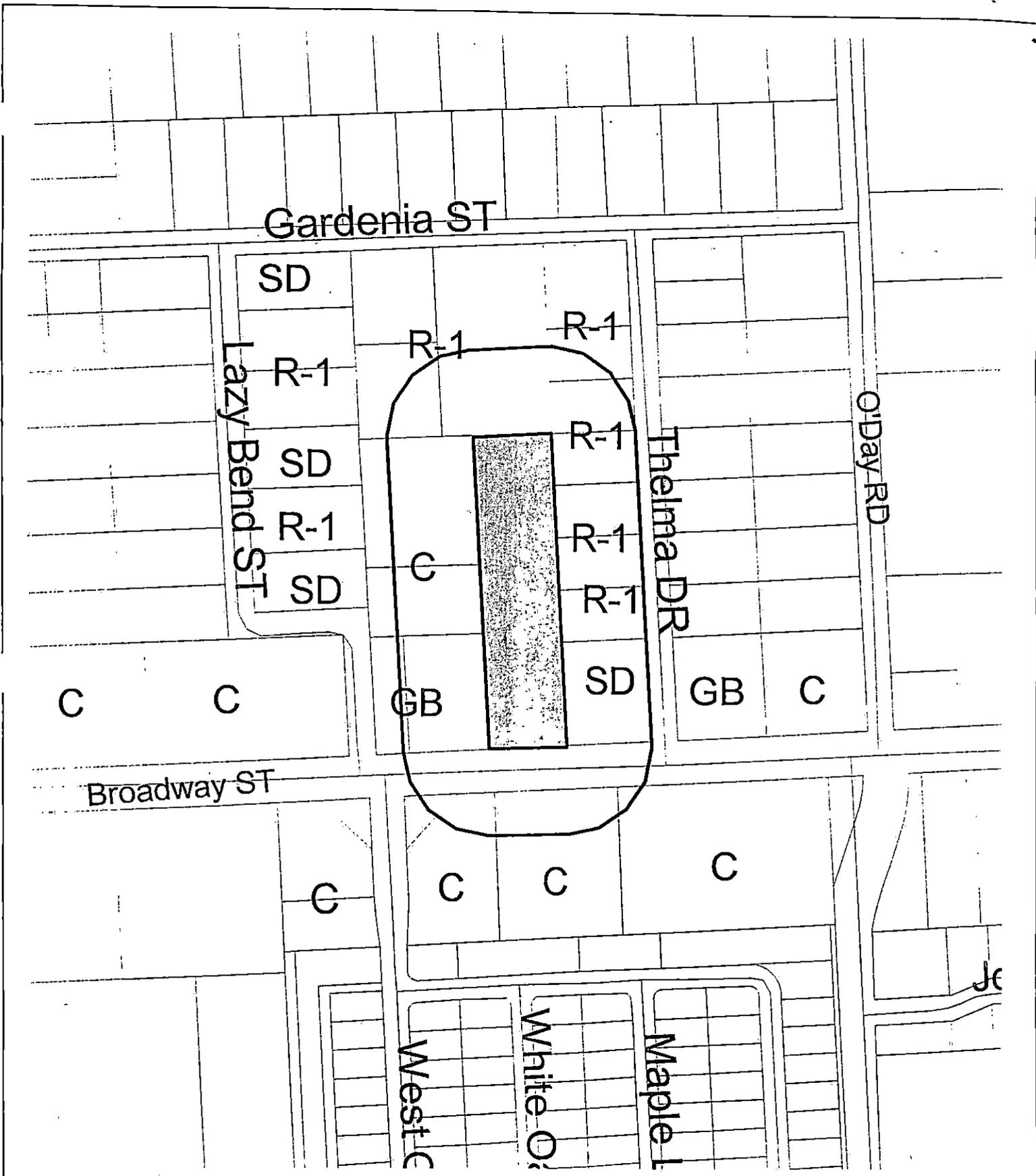
Fees paid: \$ n/c Date paid: 2-13-02

Received by: M. Mathipps Application number: 1029



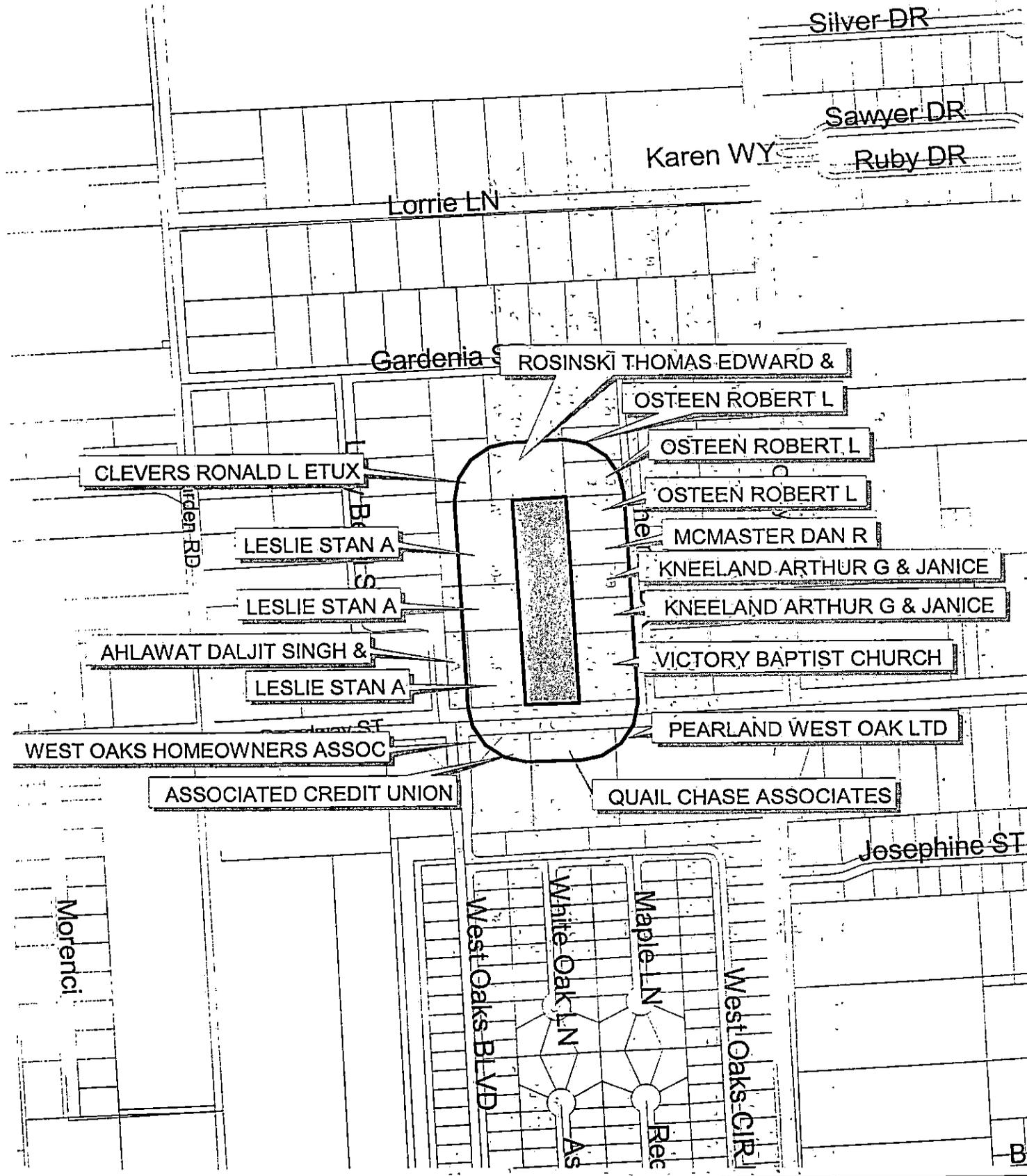
Zone Change Application No. 1029  
James Marsh/Jimmy Vaughan  
6301 Broadway Street  
(SD-GB PUD)



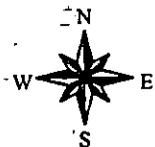


Zone Change Application No. 1029  
 James Marsh/Jimmy Vaughan  
 6301 Broadway Street  
 (SD-GB PUD)





Zone Change Application No: 1029  
 James Marsh/Jimmy Vaughn  
 6301 Broadway Street  
 (SD-GB PUD)



**ZONE CHANGE APPLICATION NO. 1029**

**Notification list**

AX ACCT#	OWNER	ADDRESS	CITY	LEGAL DESCRIPTION
2190038000	ROSINSKI THOMAS E & MELINDA WALSH	6220 GARDENIA ST	PEARLAND, TX 77581-7085	A0219 H T & B R R, TRACT 36H, ACRES 2.590
2710017000	OSTEEN ROBERT L	2550 THELMA ST	PEARLAND, TX 77581-7081	GARDEN ACRES (A0219 H T & B R R), LOT 4-5-6 SEC 3
2190038110	CLEVERS RONALD L ETUX	5914 GARDENIA ST	PEARLAND, TX 77581-7003	A0219 H T & B R R, TRACT 36H1, ACRES 1.000
2710017000	OSTEEN ROBERT L	2550 THELMA ST	PEARLAND, TX 77581-7081	GARDEN ACRES (A0219 H T & B R R), LOT 4-5-6 SEC 3
2710008000	KNEELAND ARTHUR G & JANICE	2626 THELMA ST	PEARLAND, TX 77581-7773	GARDEN ACRES (A0219 H T & B R R), LOT 2 SEC 3
2710017000	OSTEEN ROBERT L	2550 THELMA ST	PEARLAND, TX 77581-7081	GARDEN ACRES (A0219 H T & B R R), LOT 4-5-6 SEC 3
2190038120	CROWN WAREHOUSE SERVICE IN	7919 MONTGLEN ST	HOUSTON, TX 77061-1319	A0219 H T & B R R, TRACT 36H2, ACRES 3.000
2190038130	LESLIE STAN A	2617 LAZY BEND ST	PEARLAND, TX 77581-1005	A0219 H T & B R R, TRACT 36H3, ACRES 1.780
2710009000	MCMASTER DAN R	2614 THELMA ST	PEARLAND, TX 77581-7773	GARDEN ACRES (A0219 H T & B R R), LOT 3 SEC 3
2190038160	LESLIE STAN A	2617 LAZY BEND ST	PEARLAND, TX 77581-1005	A0219 H T & B R R, TR 3 GABRIEL ENT SUB, ACRES 1.00
2710004000	KNEELAND ARTHUR G & JANICE	2626 THELMA ST	PEARLAND, TX 77581-7773	GARDEN ACRES (A0219 H T & B R R), LOT 1 SEC 3
2190038140	LESLIE STAN A	2 VILLAGE OAKS LN	HOUSTON, TX 77055-6533	A0219 H T & B R R, TR 3 GABRIEL ENT SUB, ACRES 1.00
2190038150	AHLAWAT D S & SHOVIITA	2720 HOT SPRINGS DR	PEARLAND, TX 77584-1314	A0219 H T & B R R, TR 3 GABRIEL ENT SUB, ACRES 1.00
2710011111	VICTORY BAPTIST CHURCH	PO BOX 4039	BRAZORIA, TX 77422-4039	GARDEN ACRES (A0219 H T & B R R), LOT C SEC 3
32431004110	WEST OAKS HOA %COMMUNITY MGMT	2563 BAY AREA BLVD	HOUSTON, TX 77058-1521	WEST OAKS S1A-B, S2A-B-C, LT RES A1-B1, ACR 1.557
32431004000	PEARLAND WEST OAK LTD	6802 BROADWAY ST # 250	PEARLAND, TX 77581-7736	WEST OAKS S1A, BLK 4, LT RES A S1A, ACRES 3.752
32431004140	QUAIL CHASE ASSOCIATES	438 CAMBRIDGE AVE	PALO ALTO, CA 94306-1507	WEST OAKS OFFICE BLDG, S1A, BLK 1, RES A, AC 2.334
32431004120	ASSOCIATED CREDIT UNION	PO BOX 756	DEER PARK, TX 77536-0756	WEST OAKS S1A-B/S2A-B-C, S3A, BLK 1, ACRES 1.525
APPLICANT	MARSH JIM	7919 MONTGLEN ST	HOUSTON, TX 77061	
AGENT	VAUGHAN JIMMY	4303 SAO PAULO	PASADENA, TX 77504	

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Suburban Development District – Specific Use (SD(S)) for a detention pond on the following described property, to wit:

1. Specific Use Application No. 103

Legal Description: 3.545 acres, being Tract 29A and part of Lot 29B, H. T. & B. R.R. Co. survey, A-304, Brazoria Co., TX (Wooten Road)

Owner: Winnifred Wooten  
P.O. Box 1682  
Pearland, TX 77588-1682

Agent: Chad Moss of Property Commerce Development Company

2. Specific Use Application No. 104

Legal Description: 1 acre, being part of Tract 29, H. T. & B. R.R. Co. survey, A-304, Brazoria Co., TX (Wooten Road)

Owner: Winnifred Wooten  
P.O. Box 1682  
Pearland, TX 77588-1682

Agent: Chad Moss of Property Commerce Development Company

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**



## **Specific Use Application No. 103**

**City Council and Planning and Zoning Commission Joint Public Hearing: March 11, 2002**

**Owner:**

**Winnifred Wooten**

**Applicant/Agent:**

**Chad Moss of Property Commerce Development Company**

**Location:**

**Wooten Road**

**Existing Zoning:**

**Suburban Development District (SD)**

**Requested Zoning:**

**Suburban Development District – Specific Use (SD(S))**

### **Summary:**

The applicant is requesting a specific use on 3.545 acres, in order to develop off-site detention for a proposed Commercial development (The Home Depot). The properties to the North, West and East are zoned Suburban Development District (SD). The properties to the North and East are vacant. The property to the West is currently developed with mobile home park uses. This property is also being proposed for off-site detention on Specific Use Application No. 104. The property to the South is zoned Commercial District (C) and is proposed to develop with The Home Depot.

Public Notice/Comment Forms were mailed to seven (7) 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 on this tract. However, the property immediately West is recommended for Business Park uses.
- Table III, Schedule of Uses, of the Land Use and Urban Development Ordinance, requires a Specific Use Permit for Unscheduled/New Utility & Related Services Uses (detention pond) in a Suburban Development District.
- The applicant is aware that a Traffic Impact Analysis may be required.

**Staff Recommendation:**

Approval

**Attachments:**

Public Hearing Notice  
Zone Change Application  
Location Map  
Area Zoning Map  
Property Owner Notification Map  
Property Owner Notification List

CITY OF PEARLAND  
ZONE CHANGE APPLICATION  
revised 10/20/01

\_\_\_ Change in Zoning Classification from: \_\_\_\_\_ to: \_\_\_\_\_

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

Specific Use for: \* Detention Pond

Property address: See Attached

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

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

Tax I.D. number:

Current use of land: Vacant Land

Proposed use of land: Detention Pond

Record owner's name: Winnifred Wooten

Owner's mailing address: P.O. Box 1682, Pearland, Texas 77588 - 1682

Owner's telephone number:

Agent's name: Chad Moss, Property Commerce Development Company

Agent's mailing address: 7676 Woodway, Suite 280, Houston, TX 77063

Agent's telephone number: 713-860-0607

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: Winnifred Wooten

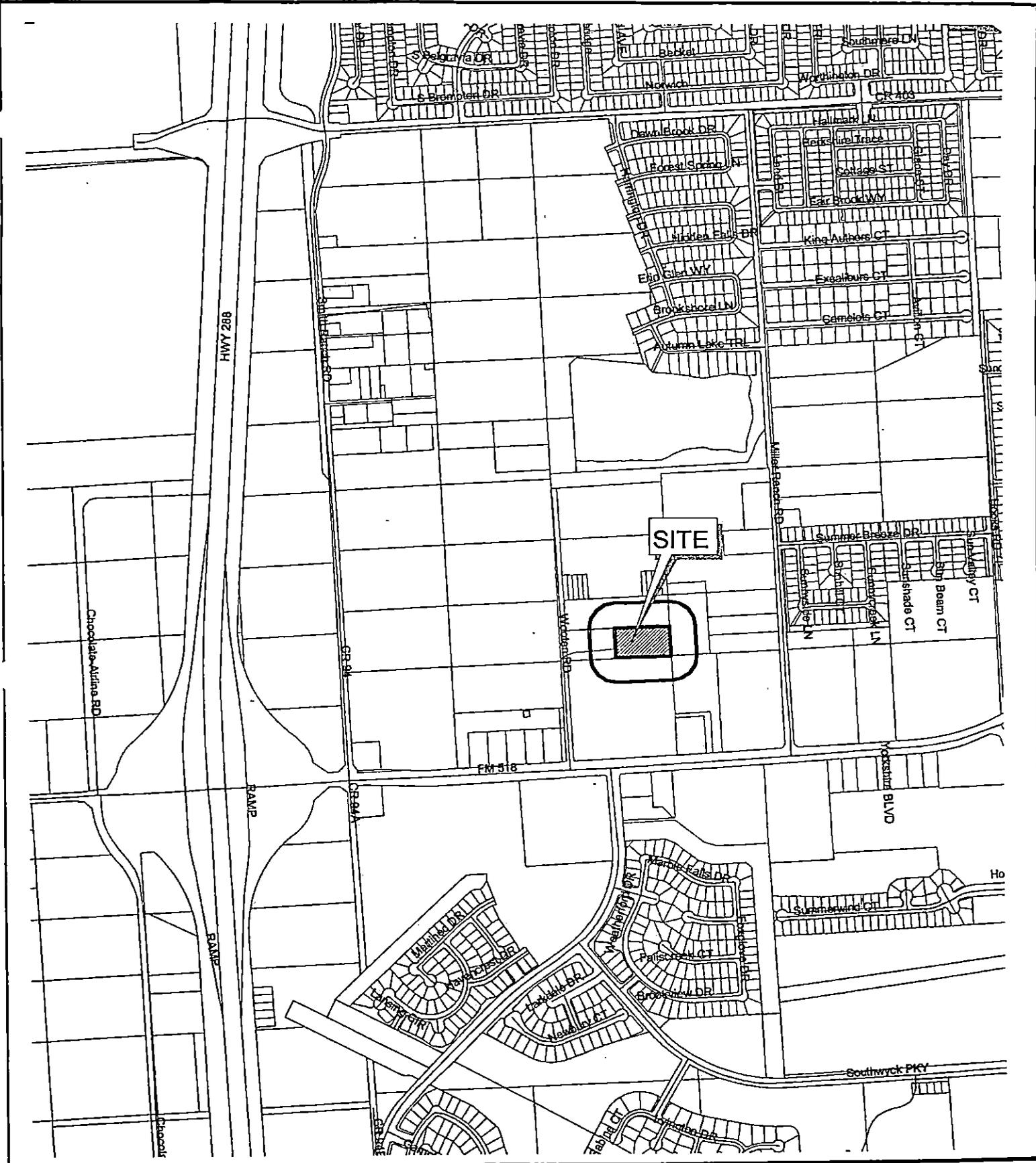
Agent's signature: Chad Moss

Fees paid: \$ 275.00

Date paid: 2-12-02

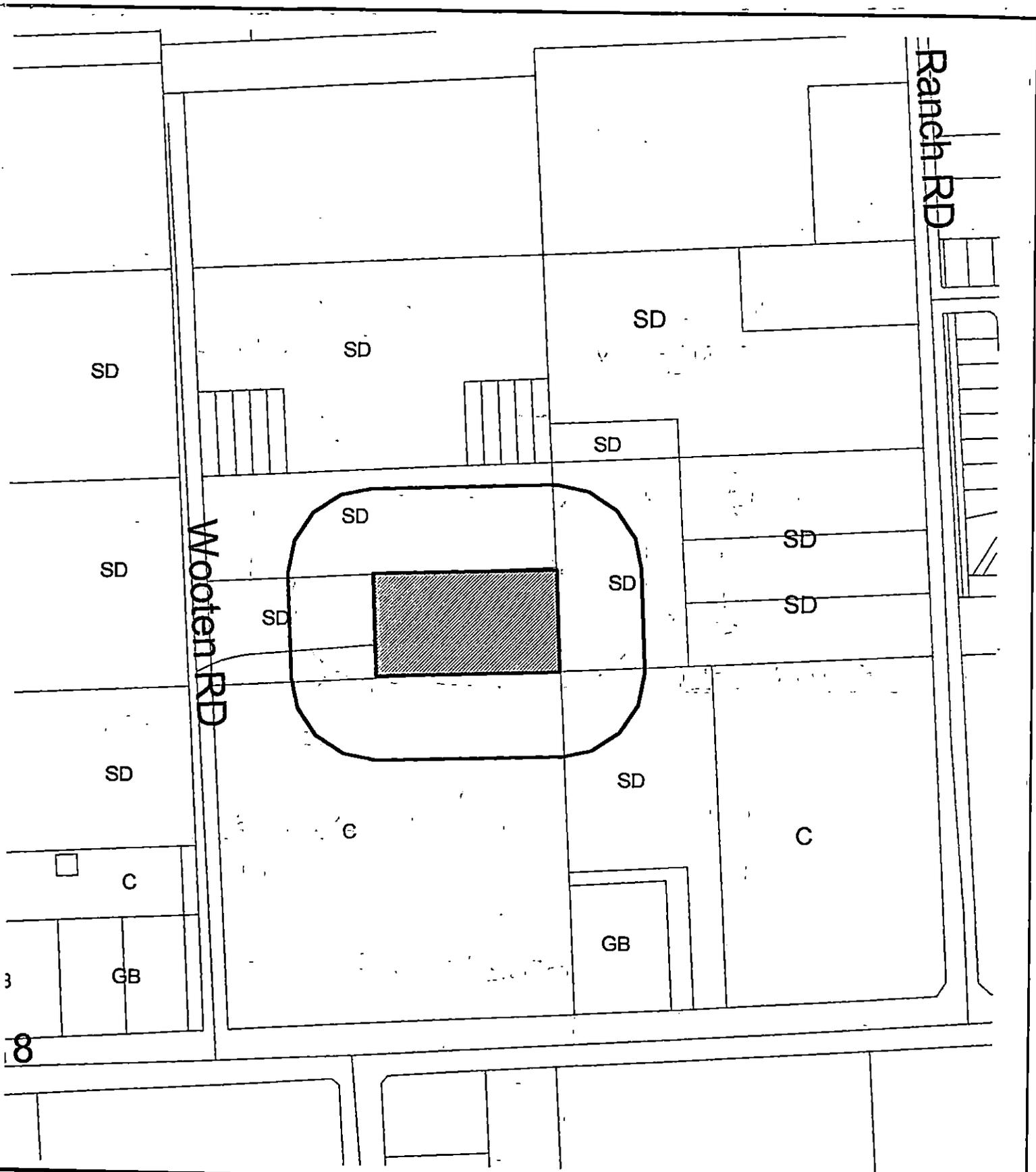
Received by: Mona Phipps

Application number: 103



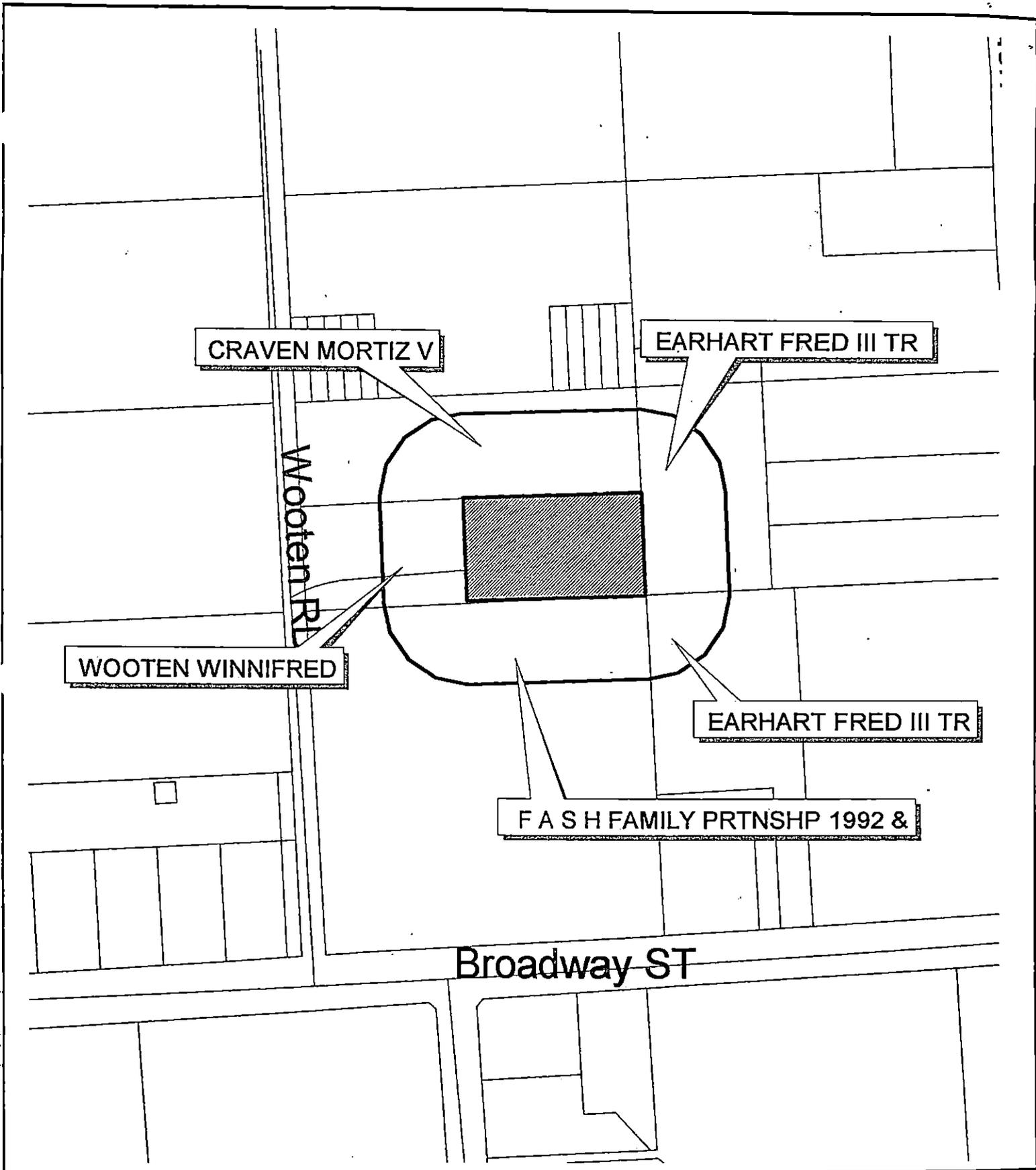
Specific Use Application No. 103  
 Winnifred Wooten  
 Chad Moss @ Property Commerce Dev. Co.  
 Wooten Road  
 (SD-SD(S))





Specific Use Application No. 103  
 Winnifred Wooten  
 Chad Moss @ Property Commerce Dev. Co.  
 Wooten Road  
 (SD-SD(S))





Specific Use Application No. 103  
 Winnifred Wooten  
 Chad Moss @ Property Commerce Dev. Co.  
 Wooten Road  
 (SD-SD(S))



**SPECIFIC USE APPLICATION NO. 103**  
**Notification list**

TAX ACCT #	OWNER_NAME	ADDRESS	CITY_STAT	LEGAL_DESC
13040054000	EARHART FRED III TR	%C KENNEDY JR 5681 BORDLEY DR	HOUSTON, TX 77056	A0304 H T & B R R, TRACT 38B-39-40A, ACRES 8.570
13040007000	CRAVEN MORTIZ V	3212 EWING ST	HOUSTON, TX 77004-7826	A0304 H T & B R R, TRACT 29, ACRES 4.540
13040058110	WOOTEN JOHN E	PO BOX 1682	PEARLAND, TX 77588-1682	A0304 H T & B R R, TRACT 29A-PT LT 29B, ACRES 3.545
13040056000	WOOTEN WINNIFRED	PO BOX 1682	PEARLAND, TX 77588-1682	A0304 H T & B R R, TRACT 29(PT), ACRES 1.00
13040054000	EARHART FRED III TR	%C KENNEDY JR 5681 BORDLEY DR	HOUSTON, TX 77056	A0304 H T & B R R, TRACT 38B-39-40A, ACRES 8.570
13040012000	F A S H FAMILY PRTN SHP 1992 &	%FONDREN OIL CO 3 RIVERWAY STE 120	HOUSTON, TX 77056-1986	A0304 H T & B R R, TRACT 30, ACRES 16.700
AGENT	PROPERTY COMM DEV CO	7676 WOODWAY, STE 280	HOUSTON, TX 77063	



## **Specific Use Application No. 104**

---

**City Council and Planning and Zoning Commission Joint Public Hearing: March 11, 2002**

**Owner: Winnifred Wooten**

**Applicant/Agent: Chad Moss of Property Commerce Development Company**

---

**Location: Wooten Road**

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

**Requested Zoning: Suburban Development District – Specific Use (SD(S))**

---

### **Summary:**

The applicant is requesting a specific use on one (1) acre, in order to develop off-site detention for a proposed Commercial development (The Home Depot). The properties to the North, West and East are zoned Suburban Development District (SD). The property to the North is vacant. The property to the West is developed with a single family home and a large pond. The property to the East is currently developed with mobile home park uses. This property is also being proposed for off-site detention on Specific Use Application No. 103. The property to the South is proposed to develop with The Home Depot.

Public Notice/Comment Forms were mailed to six (6) 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 property. It is in compliance with the Comprehensive Plan and consistent with the surrounding uses.**
- **Table III, Schedule of Uses, of the Land Use and Urban Development Ordinance, requires a Specific Use Permit for: Unscheduled/New-Utility & Related Services Uses (detention pond) in a Suburban Development District.**
- **The applicant is aware that a Traffic Impact Analysis may be required.**

**Staff Recommendation:**

**Approval**

**Attachments:**

- Public Hearing Notice**
- Zone Change Application**
- Location Map**
- Area Zoning Map**
- Property Owner Notification Map**
- Property Owner Notification List**

CITY OF PEARLAND  
ZONE CHANGE APPLICATION  
revised 10/20/01

\_\_\_ Change in Zoning Classification from: \_\_\_\_\_ to: \_\_\_\_\_

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

Specific Use for: Detention Pond

Property address: See Attached

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

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

Tax I.D. number:

Current use of land: Vacant Land

Proposed use of land: Detention Pond

Record owner's name: Winnifred Wooten

Owner's mailing address: P.O. Box 1682, Pearland, Texas 77588 - 1682

Owner's telephone number:

Agent's name: Chad Moss, Property Commerce Development Company

Agent's mailing address: 7676 Woodway, Suite 280, Houston, TX 77063

Agent's telephone number: 713-860-0607

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: Winnifred Wooten

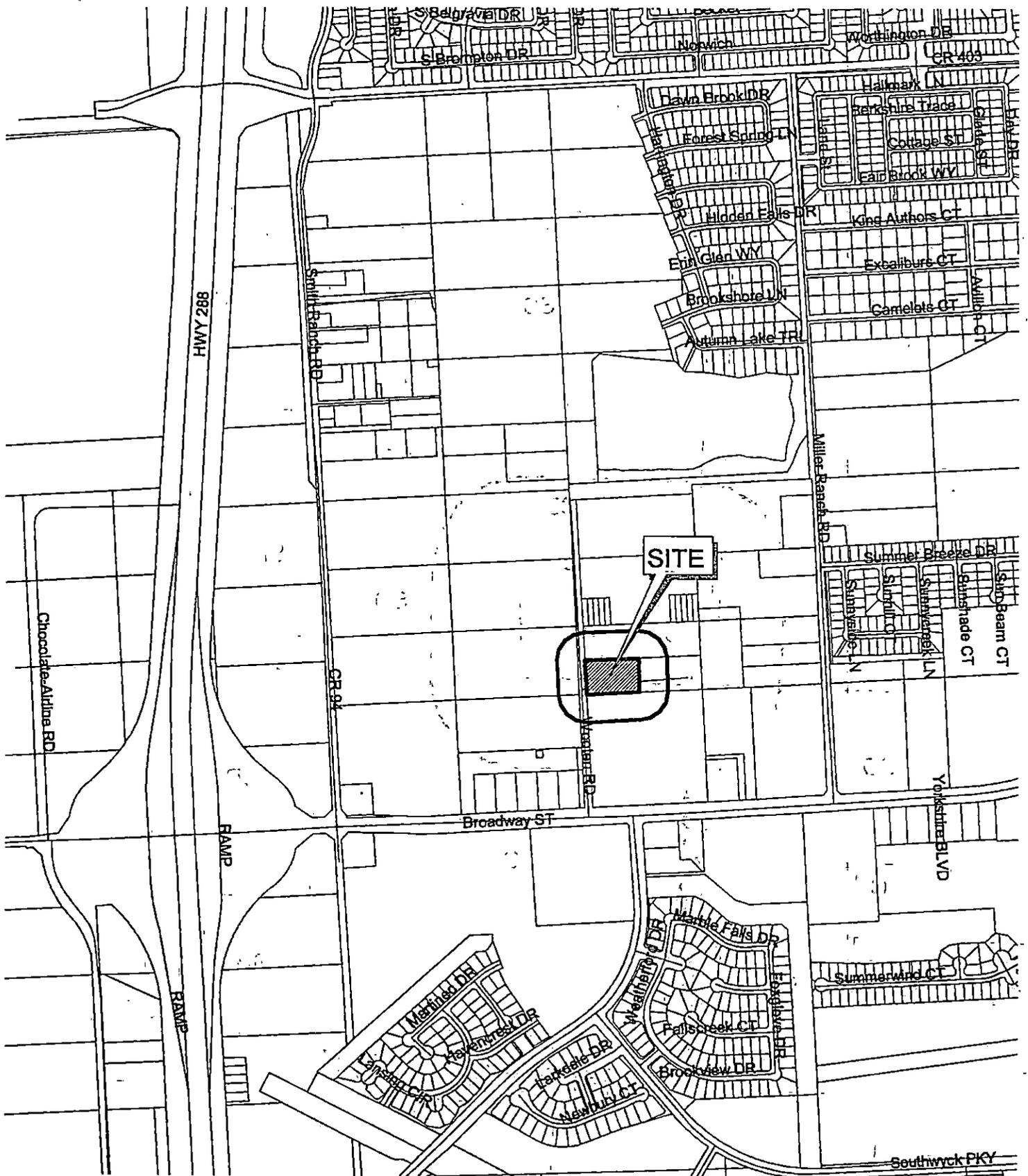
Agent's signature: Chad Moss

Fees paid: \$ 275.<sup>00</sup>

Date paid: 2-12-02

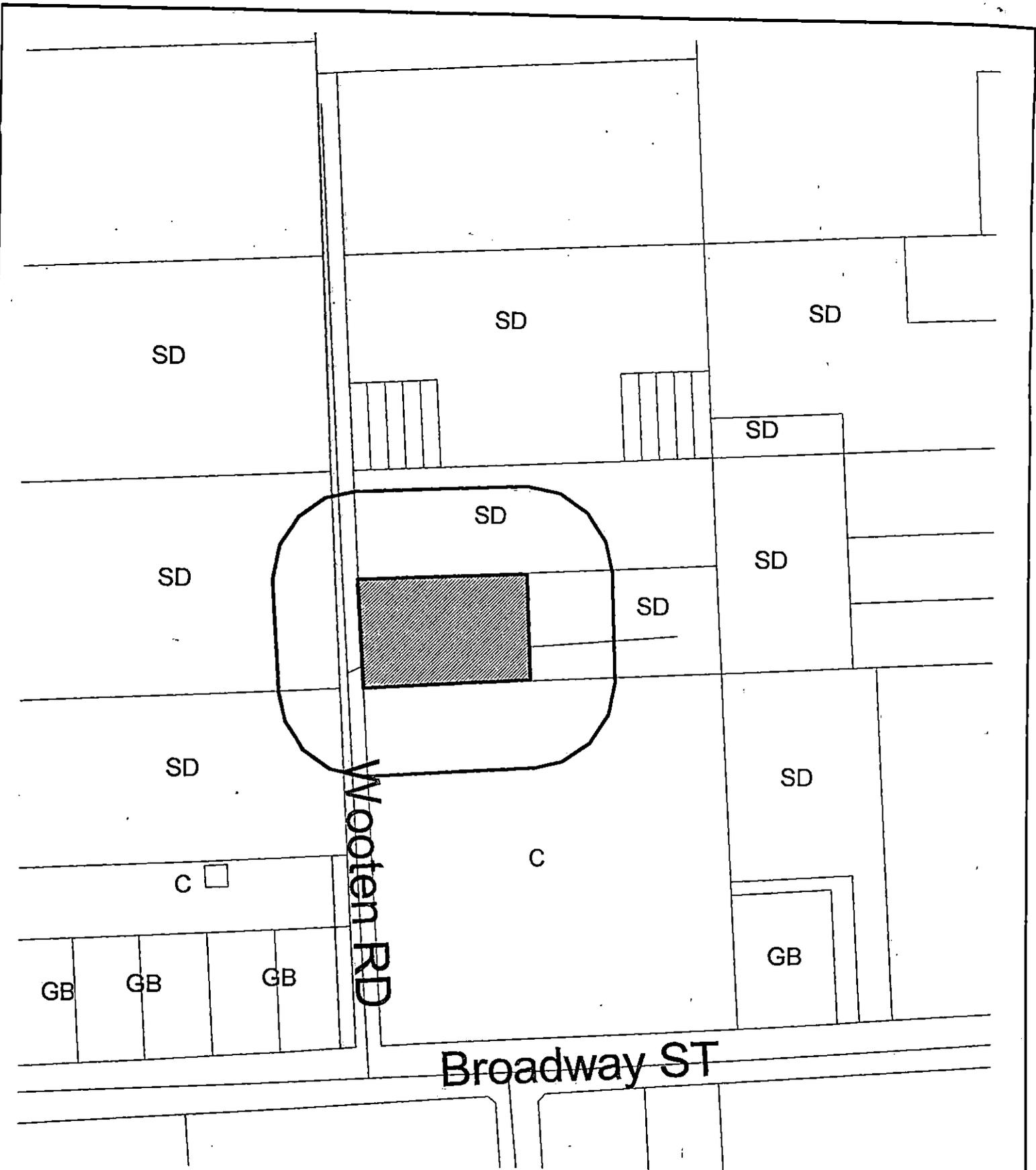
Received by: Marie Rippe

Application number: 104

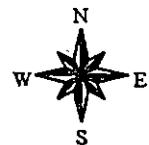


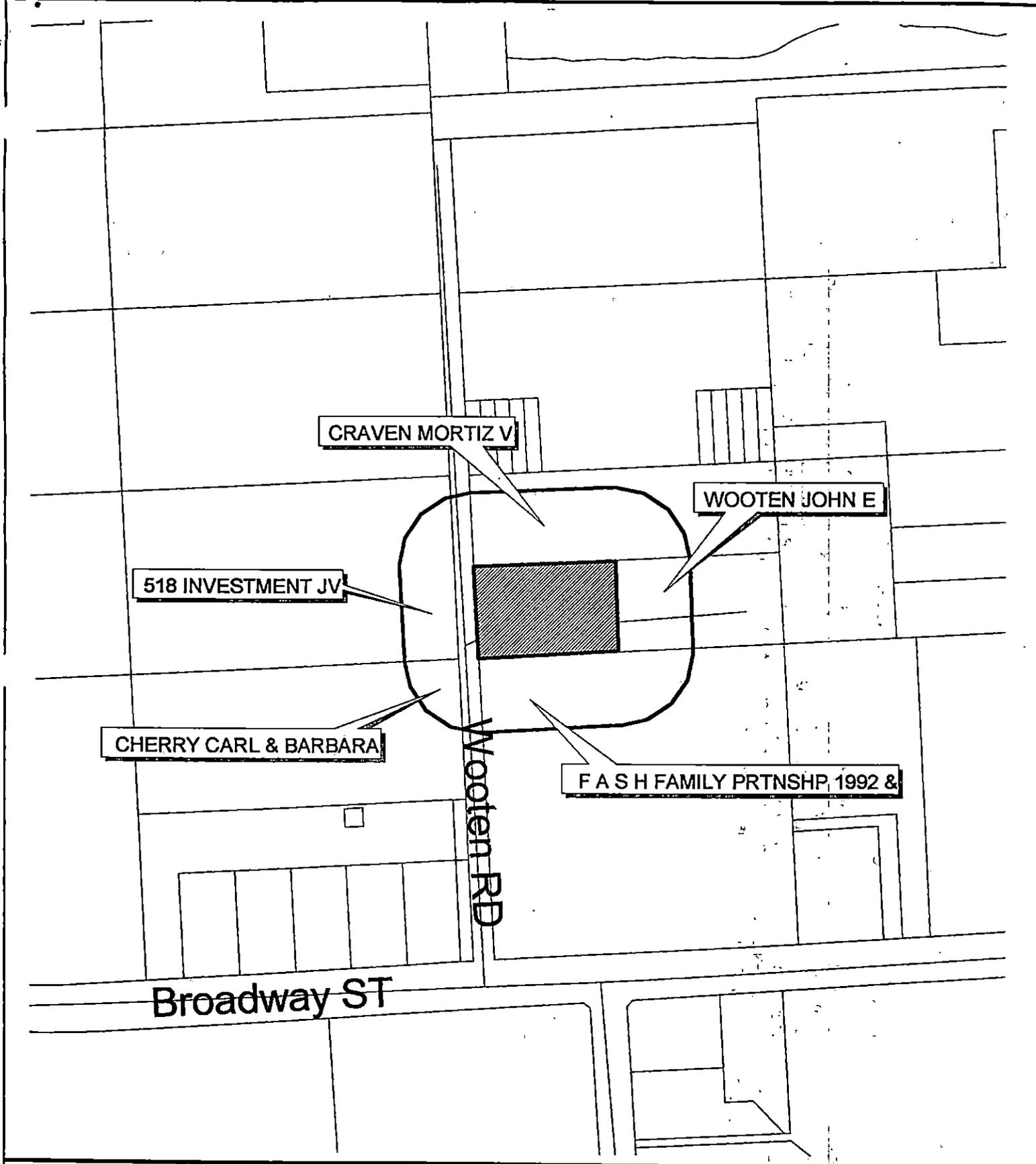
Specific Use Application No. 104  
 Winnifred Wooten  
 Chad Moss @ Property Commerce Dev. Co.  
 Wooten Road  
 (SD-SD(S))





Specific Use Application No. 104  
Winnifred Wooten  
Chad Moss @ Property Commerce Dev. Co.  
Wooten Road  
(SD-SD(S))





Specific Use Application No. 104  
Winnifred Wooten  
Chad Moss @ Property Commerce Dev. Co.  
Wooten Road  
(SD-SD(S))



AX ACCT #	OWNER	ADDRESS	CITY	LEGAL DESCRIPTION
13040007000	CRAVEN MORTIZ V	3212 EWING ST	HOUSTON, TX 77004-7826	A0304 H T & B R R, TRACT 29, ACRES 4.540
13040056110	WOOTEN JOHN E	PO BOX 1682	PEARLAND, TX 77588-1682	A0304 H T & B R R, TRACT 29A-PT LT 29B, ACRES 3.545
13040056000	WOOTEN WINNIFRED	PO BOX 1682	PEARLAND, TX 77588-1682	A0304 H T & B R R, TRACT 29(PT), ACRES 1.00
13040010125	CHERRY CARL & BARBARA	2006 WOOTEN RD	PEARLAND, TX 77584-3100	A0304 H T & B R R, TRACT 8-18-19-20A, ACRES 37.429
13040012000	FASH FMLY PRNTRSHIP 1992	%FONDREN OIL CO	HOUSTON, TX 77056-1986	A0304 H T & B R R, TRACT 30, ACRES 16.700
AGENT	PROPERTY COMM DEV CO	7676 WOODWAY #280	HOUSTON, TX 77063	

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development Residential District (SD) to Suburban Development Residential District – Specific Use (SDR(S)) for a church on the following described property, to wit:

Specific Use Application No. 101

Legal Description: 9.998 acres, out of Lots 105 and 108, a subdivision of A. C. H. & B. R.R. Co. survey, Section 1, A-147, Brazoria Co., TX (2209 Old Alvin Road)

Owner: Diocese of Galveston-Houston  
P.O. Box 907  
1700 San Jacinto Street  
Houston, TX 77002

Agent: Msgr. Reginald R. Nesvadba

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**



## **Specific Use Application No. 101**

---

**City Council and Planning and Zoning Commission Joint Public Hearing: March 11, 2002**

**Owner: Diocese of Galveston-Houston**

**Applicant/Agent: Msgr. Reginald R. Nesvadba**

---

**Location: 2209 Old Alvin Road**

**Existing Zoning: Suburban Development Residential District (SDR)**

**Requested Zoning: Suburban Development Residential District – Specific Use (SDR(S))**

---

### **Summary:**

The applicant is requesting a specific use on 9.998 acres, in order to develop a new church building. The properties to the North are zoned Single Family Dwelling District (R-2) and developed with single family homes. The properties to the South, West and East are zoned Suburban Development Residential District (SDR). The property to the South is developed with Junior High East. The property to the West is developed with Presner Stadium. The property to the East is developed with the Pearland I.S.D. bus barn.

Public Notice/Comment Forms were mailed to forty-three (43) property owners within 200 feet of this request. No Public Comment Forms have been returned.

**Other Considerations:**

- **The Comprehensive Plan recommends Public/Semi-Public uses for this area. This request is in compliance with the Comprehensive Plan and consistent with the surrounding uses. The property is currently developed with a church and a private school.**
- **Table III, Schedule of Uses, of the Land Use and Urban Development Ordinance, requires a Specific Use Permit for Institutions of Religious or Philanthropic Nature (Churches) in a Suburban Development District.**
- **The applicant is aware that a Traffic Impact Analysis may be required.**

**Staff Recommendation:**

Approval

**Attachments:**

Public Hearing Notice  
Zone Change Application  
Location Map  
Area Zoning Map  
Property Owner Notification Map  
Property Owner Notification List

**CITY OF PEARLAND**  
**ZONE CHANGE APPLICATION**  
 revised 10/20/01

Change in Zoning Classification from: \_\_\_\_\_ to: \_\_\_\_\_

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

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

Property address: 2209 Old Alvin Rd.

Lot 105 & 108A Block:

Subdivision:

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

Tax I.D. number: non-profit

Current use of land: Church

Proposed use of land: Church

Record owner's name: Diocese of Galveston-Houston

Owner's mailing address: P. O. Box 907 1700 San Jacinto Street Houston, Texas 77002

Owner's telephone number: 713-659-5461

Agent's name: Msgr. Reginald R. Nesvadba

Agent's mailing address: St. Helen Church 2209 Old Alvin Road Pearland, Texas 77581

Agent's telephone number: 281-485-2421

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: *FR Frank N. Di...*  
 agent & Attorney-in-Fact for the  
 Most Rev. Joseph A. Fiorenza

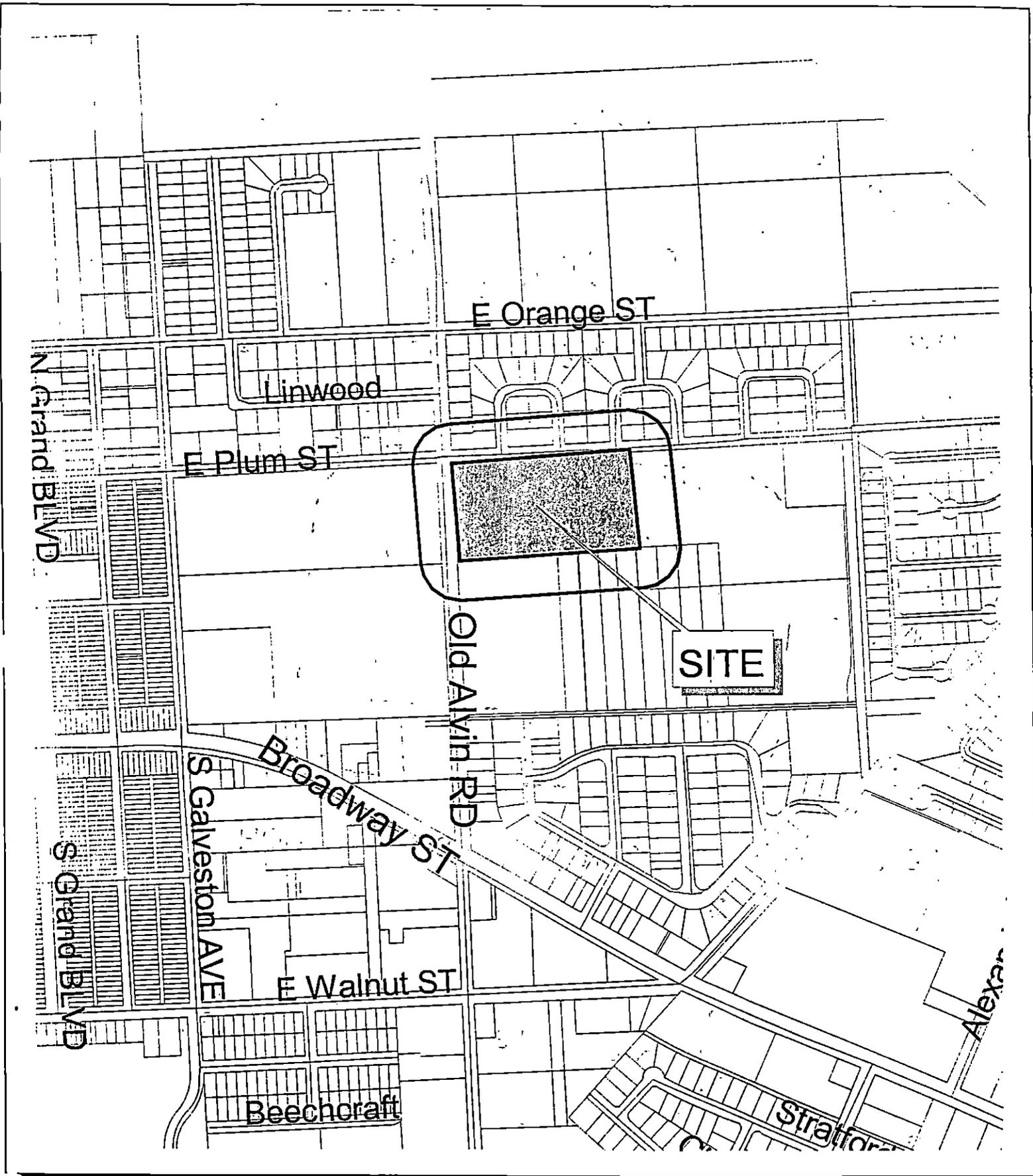
Agent's signature: *Msgr. Reginald R. Nesvadba*

Fees paid: \$ 250.00

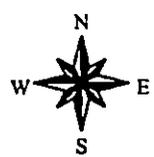
Date paid: 1/25/03

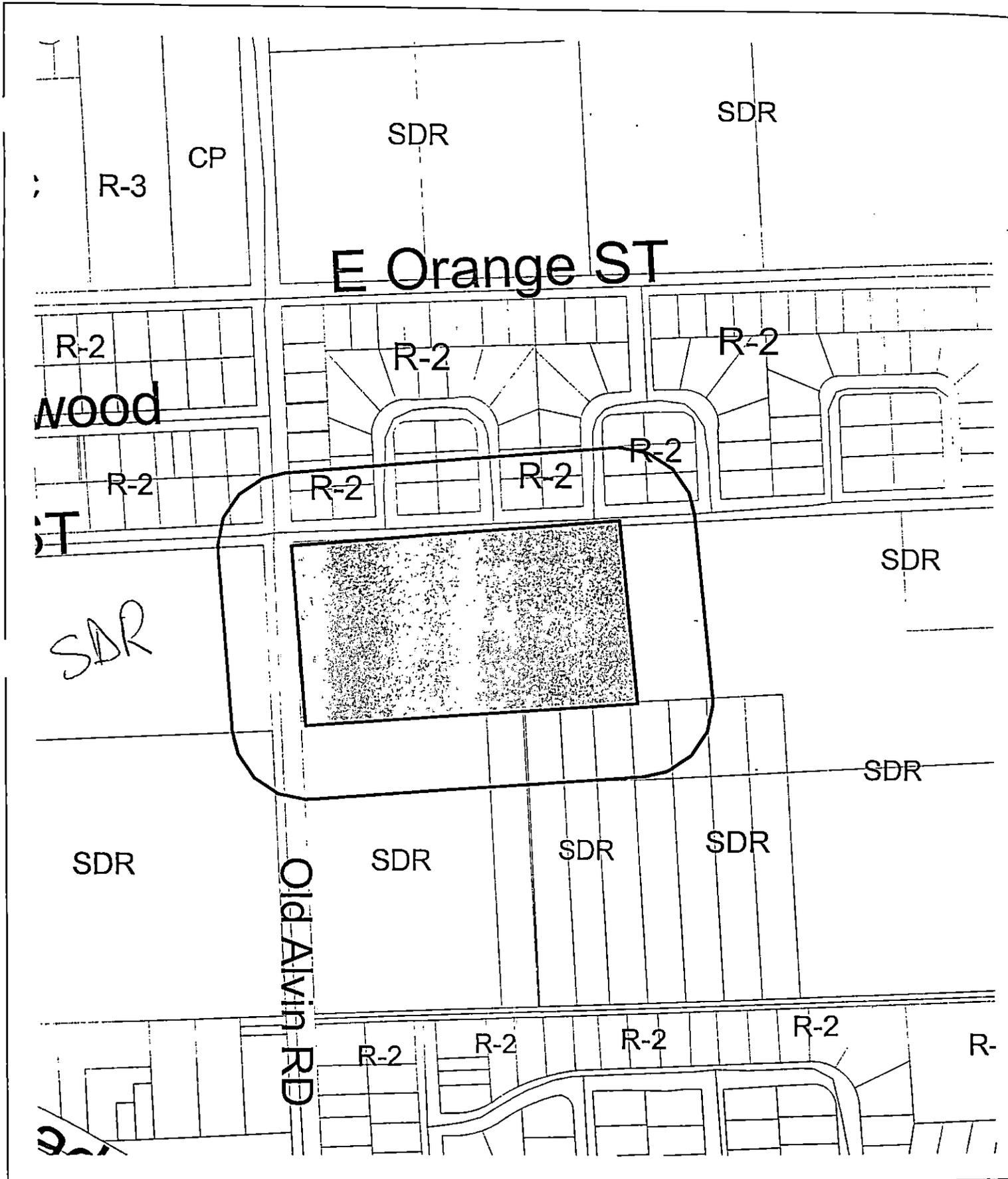
Received by: *Mona Phipps*

Application number: 101



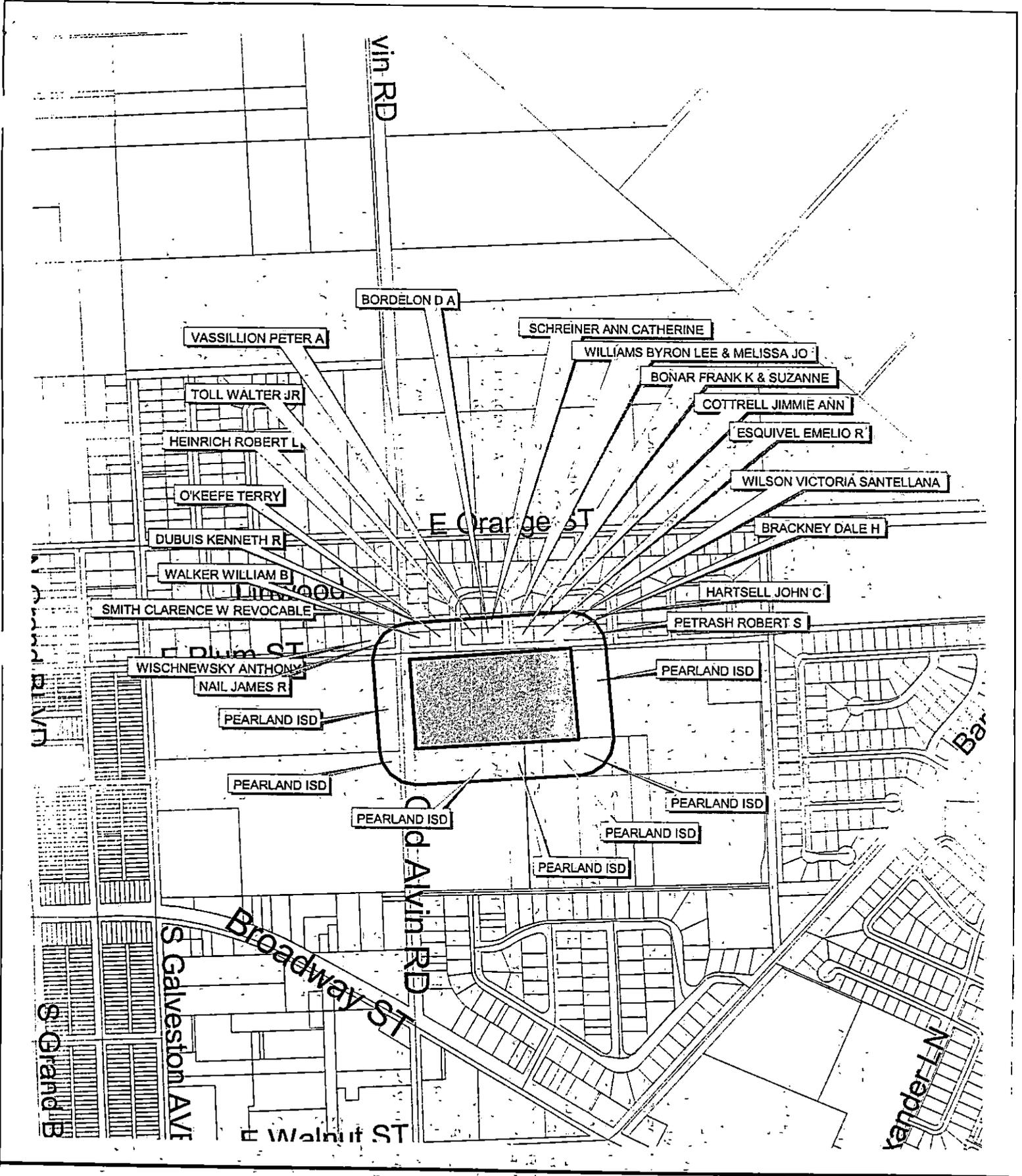
Specific Use Application No. 101  
Diocese of Galveston-Houston  
2209 Old Alvin Road  
(SDR-SDR(S))





Specific Use Application No. 101  
 Diocese of Galveston-Houston  
 2209 Old Alvin Road  
 (SDR-SDR(S))





Specific Use Application No. 101  
 Diocese of Galveston-Houston  
 2209 Old Alvin Road  
 (SDR-SDR(S))



**SPECIFIC USE APPLICATION NO. 101**  
**Notification list**

<b>TAX ACCT #</b>	<b>OWNER</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>LEGAL DESCRIPTION</b>
32600072000	PAVLOVSKY CHARLES V	2120 E LINWOOD OAKS ST	PEARLAND, TX 77581-3508	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 44
32600050000	STRYK DAVID W & RHONDA S	2105 BRIAR CIR	PEARLAND, TX 77581-3505	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 29
32600068000	MCCOY THEDA B	2121 LINWOOD OAK	PEARLAND, TX 77581	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 40
32600063000	IRISH BARRY D & REGINA G	2106 BRIAR CIR	PEARLAND, TX 77581-3506	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 35
32600062000	MCBRIDE JOHN M ET UX	2120 BRIAR CIR	PEARLAND, TX 77581-3506	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 34
32630002000	HARTSELL JOHN C	2104 E LINWOOD OAKS ST	PEARLAND, TX 77581-3510	LINWOOD SEC 3 (PEARLAND), BLOCK 4, LOT 2
32600073000	WILSON V S	2122 LINWOOD OAKS	PEARLAND, TX 77581	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 45
32600067000	COTTRELL JIMMIE ANN	2123 E LINWOOD OAKS ST	PEARLAND, TX 77581-3509	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 39
52600059000	WILLIAMS B L & M J	2103 BRIAR CIR	PEARLAND, TX 77581-3505	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 30
52600064000	SCHREINER ANN CATHERINE	2104 BRIAR CIR	PEARLAND, TX 77581-3506	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 36
52600061000	VASSILLION PETER A	2122 BRIAR CIR	PEARLAND, TX 77581-3506	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 33
52600001000	HEINRICH ROBERT L	2123 BRIAR CIR	PEARLAND, TX 77581-3505	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 20
52600032000	DUBUIS KENNETH R	2111 OLD ALVIN RD	PEARLAND, TX 77581-3511	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 2
52630001000	PETRASH ROBERT S	2102 E LINWOOD OAKS ST	PEARLAND, TX 77581-3510	LINWOOD SEC 3 (PEARLAND), BLOCK 4, LOT 1
52600074000	BRACKNEY DALE H	2124 E LINWOOD OAKS ST	PEARLAND, TX 77581-3508	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 46
52600066000	ESQUIVEL EMELIO R	2125 E LINWOOD OAKS ST	PEARLAND, TX 77581-3509	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 38
52610003000	NAIL JAMES R	3501 E PLUM ST	PEARLAND, TX 77581-3429	LINWOOD SEC 1 (PEARLAND), LOT 1
52600059111	BONAR FRANK K & SUZANNE	2101 BRIAR CIR	PEARLAND, TX 77581-3505	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 31
52610006000	WISCHNEWSKY ANTHONY	3503 E PLUM ST	PEARLAND, TX 77581-3429	LINWOOD SEC 1 (PEARLAND), LOT 2
52600065000	BORDELON D A	2102 BRIAR CIR	PEARLAND, TX 77581-3506	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 37
52600060000	TOLL WALTER JR	2124 BRIAR CIR	PEARLAND, TX 77581-3506	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 32
52600049000	O'KEEFE TERRY	2125 BRIAR CIR	PEARLAND, TX 77581-3505	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 19
52600031000	WALKER WILLIAM B	2113 OLD ALVIN RD	PEARLAND, TX 77581-3511	LINWOOD SEC 2 (PEARLAND), BLOCK 1, LOT 1
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047130	MORKOVSKY J L MOST REV	PO BOX 907	HOUSTON, TX 77001-0907	LTS 105A1-E1 147 A C H & B PEARLAND, ACRES 10.000
01470047130	MORKOVSKY J L MOST REV	PO BOX 907	HOUSTON, TX 77001-0907	LTS 105A1-E1 147 A C H & B PEARLAND, ACRES 10.000
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
01470047000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0147, TR A-B-B1-E-E2-E3-105A-105A2TO150A9-108TO108H
AGENT	MSGR REGINALD NESVADBA	2209 OLD ALVIN RD	PEARLAND, TX 77581	
APPLICANT	DIOCESE OF GALV-HSTN	PO BOX 907	HOUSTON, TX 77002	

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 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-3) on the following described property, to wit:

Zone Change Application No. 1027

Legal Description: Lots 4, 5 and 6, Block 3, of replat of Buena Vida, an addition in Brazoria Co., TX, according to the map or plat thereof recorded in Volume 9, Page 6, plat records of Brazoria Co., TX (5722 and 5734 Ochoa)

Owner: Loreto Moreno  
5722 Ochoa  
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, Executive Director of Community Services*

**VI. ADJOURNMENT**

**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.**



## **Zone Change Application No. 1027**

---

**City Council and Planning and Zoning Commission Joint Public Hearing:** March 11, 2002

**Owner:** Loreto Moreno

**Applicant/Agent:** Loreto Moreno

---

**Location:** 5722 and 5734 Ochoa

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

**Requested Zoning:** Single Family Dwelling District (R-3)

---

### **Summary:**

The applicant is requesting a zone change on three (3) lots in order to bring an existing home into compliance for a possible expansion. The properties to the North, South, West and East are zoned Suburban Development District (SD) and developed with single family homes

Public Notice/Comment Forms were mailed to forty-two (42) 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 appropriate zoning districts for Low Density Residential uses include R-1 and R-2. However, these lots are consistent with the surrounding lot sizes in the area.**
- **The dimensions of the lots are 62' x 141.5'. Specifically, the lots meet the minimum lot size requirements for Single Family Dwelling District (R-3).**

**Staff Recommendation:**

**Approval**

**Attachments:**

**Public Hearing Notice  
Zone Change Application  
Location Map  
Area Zoning Map  
Property Owner Notification Map  
Property Owner Notification List**

**CITY OF PEARLAND**  
**ZONE CHANGE APPLICATION**  
revised 10/20/01

Change in Zoning Classification from: SD to: R3  
 Change in Regulations in Section #: \_\_\_\_\_  
 Specific Use for: \*

Property address: 5734 Ochoa, Lot 42, NO Address, Lot 57, 5722 Ochoa, Lot 6

Lot: 4, 5, 6 Block: 3 Subdivision: \_\_\_\_\_

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

Tax I.D. number: DL: 08489825

Current use of land: Residential

Proposed use of land: Residential

Record owner's name: Loreto Moreno

Owner's mailing address: 5722 Ochoa

Owner's telephone number: # 281-485-2253

Agent's name:

Agent's mailing address:

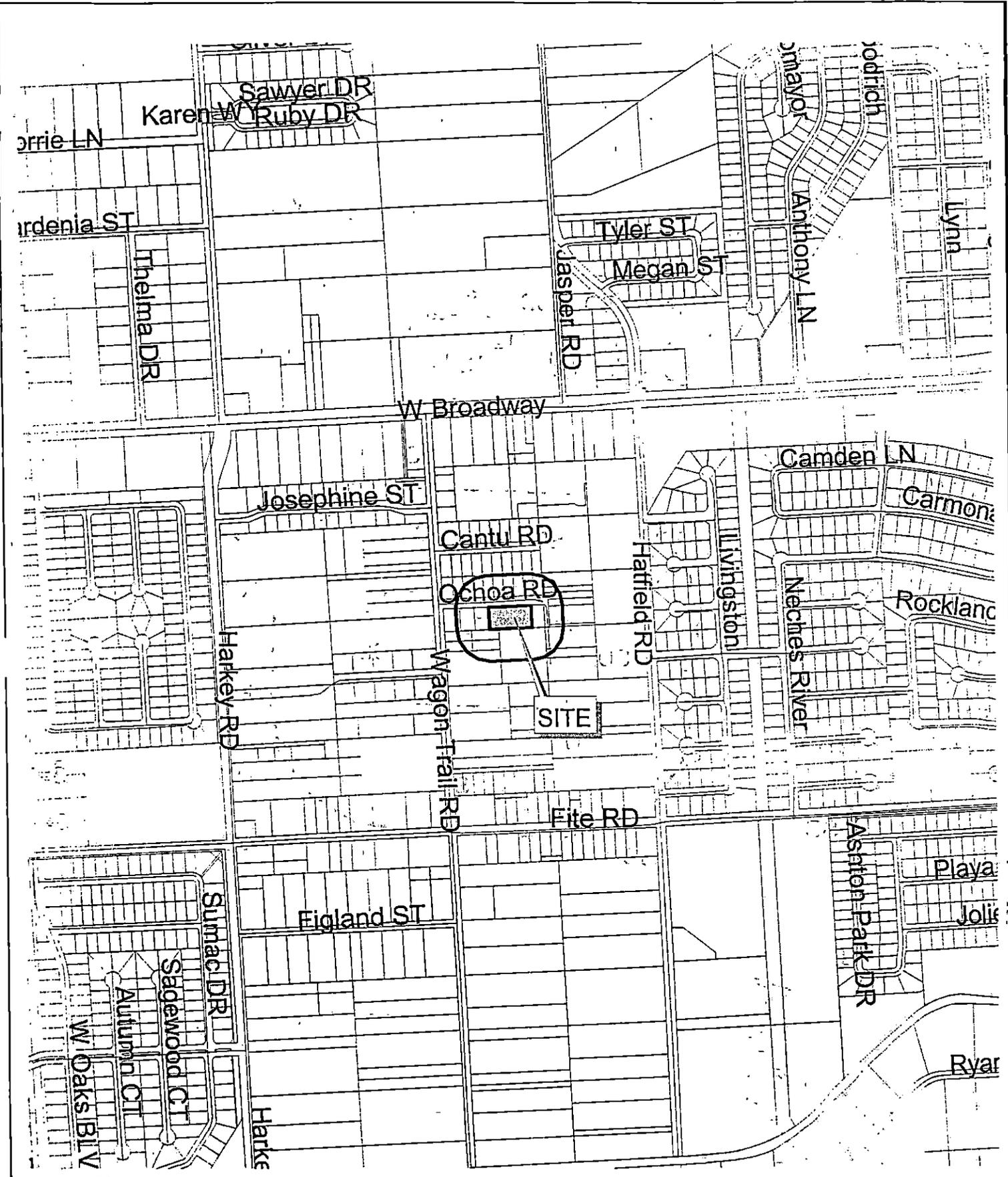
Agent's telephone number:

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: \$ 250.00 Date paid: 2-6-02

Received by: \_\_\_\_\_ Application number: 1027



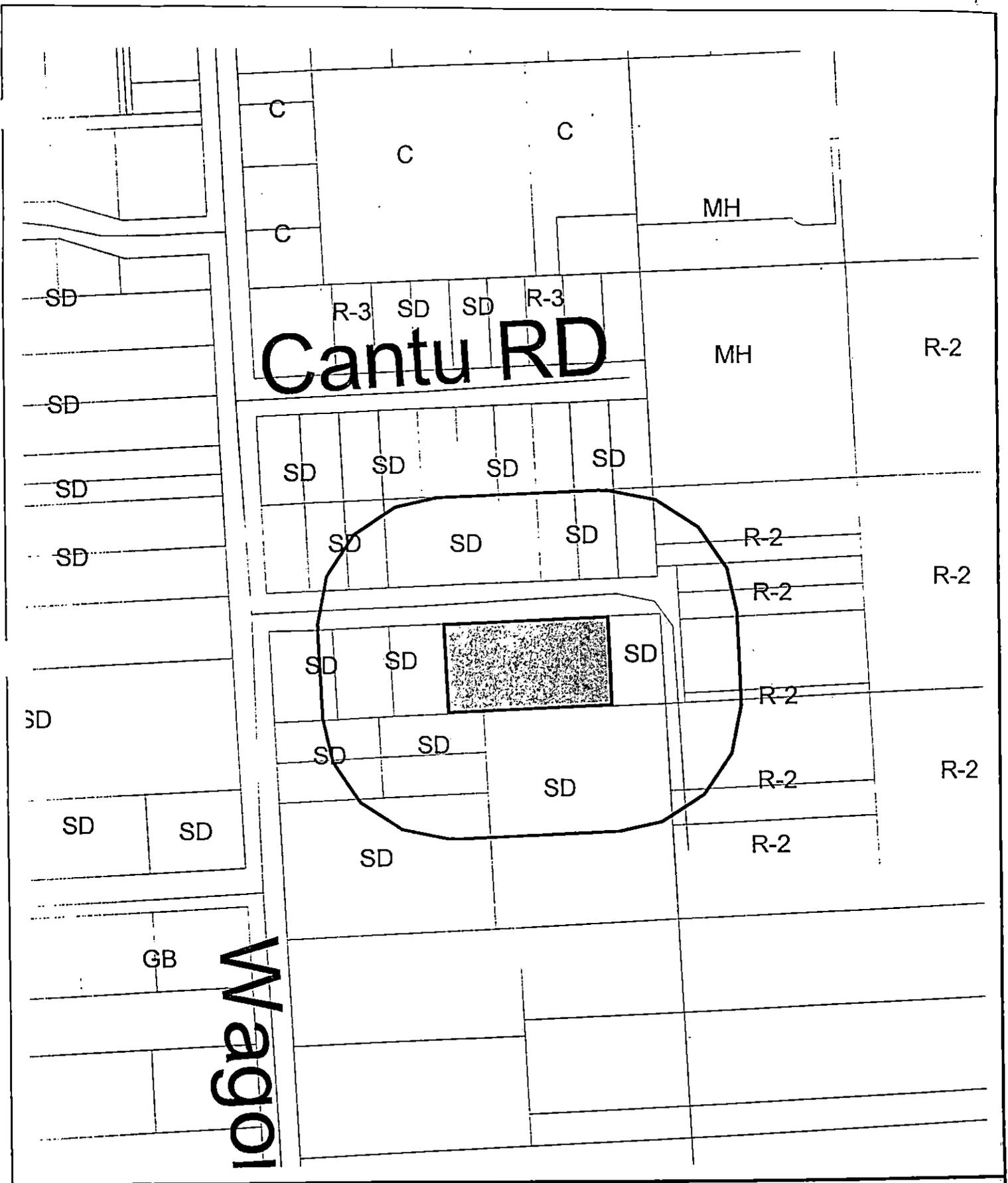
Zone Change Application No. 1027

Loreto Moreno

5722 & 5734 Ochoa Street

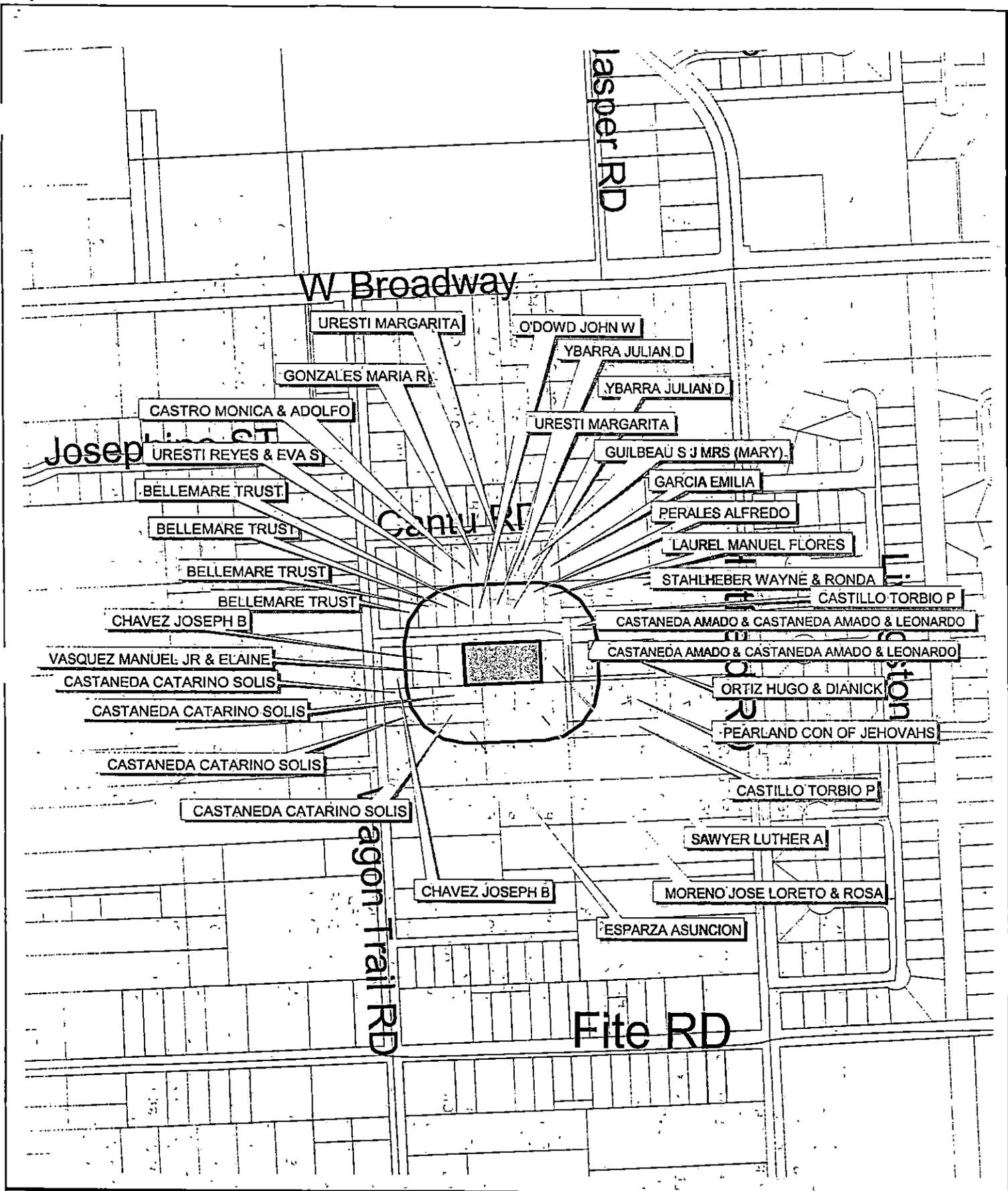
(SD-R3)





Zone Change Application No. 1027  
 Loreto Moreno  
 5722 & 5734 Ochoa Street  
 (SD-R3)





Zone Change Application No. 1027

Loreto Moreno

5722 & 5734 Ochoa Street

(SD-R3)



**ZONE CHANGE APPLICATION NO. 1027**

**Notification list**

TAX ACCT#	OWNER	ADDRESS	CITY	LEGAL DESCRIPTION
11000011100	STAHLHEBER WAYNE & RONDA	12811 EIKER RD	PEARLAND, TX 77581-2640	FIGLAND ORCHARD, LOT 14 15C W/2-PT LOT 11 W/2, ACRES 3.705
23400015000	GARCIA E %MCWHIRTER ELEM	PO BOX 262173	HOUSTON, TX 77207-2173	BUENA VIDA (PEARLAND), BLOCK 2, LOT 10
23400013000	GUILBEAU S J MRS (MARY)	5722 CANTU RD	PEARLAND, TX 77584-7679	BUENA VIDA (PEARLAND), BLOCK 2, LOT 9
23400012000	URESTI MARGARITA	5726 CANTU RD	PEARLAND, TX 77584-7679	BUENA VIDA (PEARLAND), BLOCK 2, LOT 7-8
23400012000	URESTI MARGARITA	5726 CANTU RD	PEARLAND, TX 77584-7679	BUENA VIDA (PEARLAND), BLOCK 2, LOT 7-8
23400011110	GONZALES MARIA R	2017 MAX RD	PEARLAND, TX 77581-7669	BUENA VIDA (PEARLAND), BLOCK 2, LOT 6
23400011109	CASTRO MONICA & ADOLFO	5738 CANTU ROAD	PEARLAND, TX 77584	BUENA VIDA (PEARLAND), BLOCK 2, LOT 5
23400011000	URESTI REYES & EVA S	5805 CANTU RD	PEARLAND, TX 77584-7682	BUENA VIDA (PEARLAND), BLOCK 2, LOT 3-4
41000011140	CASTANEDA A & LEONARDO	6337 CHOA	PEARLAND, TX 77584-	FIGLAND ORCHARD (A0240 H T & B), LOT 15D-15E, ACRES 0.567
41000011100	STAHLHEBER WAYNE & RONDA	12811 EIKER RD	PEARLAND, TX 77581-2640	FIGLAND ORCHARD, LOT 14 15C W/2-PT LOT 11 W/2, ACRES 3.705
23400016000	LAUREL MANUEL FLORES	5709 OCHOA RD	PEARLAND, TX 77584-9094	BUENA VIDA (PEARLAND), BLOCK 2, LOT 11
23400017000	PÉRALES ALFREDO	PO BOX 1894	PEARLAND, TX 77588-1894	BUENA VIDA (PEARLAND), BLOCK 2, LOT 12
23400017110	YBARRA JULIAN D	5721 OCHOA RD	PEARLAND, TX 77584-9094	BUENA VIDA (PEARLAND), BLOCK 2, LOT 13
23400017120	YBARRA JULIAN D	5721 OCHOA RD	PEARLAND, TX 77584-9094	BUENA VIDA (PEARLAND), BLOCK 2, LOT 14
23400018000	O'DOWD JOHN W	PO BOX 2261	HOUSTON, TX 77252-2261	BUENA VIDA (PEARLAND), BLOCK 2, LOT 15
23400021000	BELLEMARE TRUST	14925 WAGON TRAIL RD	PEARLAND, TX 77584-1035	BUENA VIDA (PEARLAND), BLOCK 2, LOT 16TO20
23400021000	BELLEMARE TRUST	14925 WAGON TRAIL RD	PEARLAND, TX 77584-1035	BUENA VIDA (PEARLAND), BLOCK 2, LOT 16TO20
23400021000	BELLEMARE TRUST	14925 WAGON TRAIL RD	PEARLAND, TX 77584-1035	BUENA VIDA (PEARLAND), BLOCK 2, LOT 16TO20
23400021000	BELLEMARE TRUST	14925 WAGON TRAIL RD	PEARLAND, TX 77584-1035	BUENA VIDA (PEARLAND), BLOCK 2, LOT 16TO20
41000011120	CASTILLO TORBIO P	PO BOX 385	LIVINGSTON, TX 77351-0385	FIGLAND ORCHARD (A0240 H T & B), LOT 15, ACRES .404
41000011140	CASTANEDA A & LEONARDO	6337 CHOA	PEARLAND, TX 77584-	FIGLAND ORCHARD (A0240 H T & B), LOT 15D-15E, ACRES 0.567
41000011122	ORTIZ HUGO & DIANICK	2839 OCHOA RD	PEARLAND, TX 77584-9098	FIGLAND ORCHARD, LOT 15F1, ACRES .375
23400029000	SAWYER L A % F & M BE	5718 OCHOA RD	PEARLAND, TX 77584-9093	BUENA VIDA (PEARLAND), BLOCK 3, LOT 7 C/S
23400028000	MORENO JOSE L & ROSA	5722 OCHOA RD	PEARLAND, TX 77584-9093	BUENA VIDA (PEARLAND), BLOCK 3, LOT 6
23400026000	MORENO JOSE LORETO	5722 OCHOA RD	PEARLAND, TX 77584-9093	BUENA VIDA (PEARLAND), BLOCK 3, LOT 4
23400026000	MORENO JOSE LORETO	5722 OCHOA RD	PEARLAND, TX 77584-9093	BUENA VIDA (PEARLAND), BLOCK 3, LOT 4
23400025000	VASQUEZ MANUEL JR & ELAINE	2106 LAKE EDGE DR	PEARLAND, TX 77581-6004	BUENA VIDA (PEARLAND), BLOCK 3, LOT 3
23400024000	CHAVEZ JOSEPH B	2405 WOODY RD	PEARLAND, TX 77581-3704	BUENA VIDA (PEARLAND), BLOCK 3, LOT 2
23400023000	CHAVEZ JOSEPH B	2405 WOODY RD	PEARLAND, TX 77581-3704	BUENA VIDA (PEARLAND), BLOCK 3, LOT 1
41000012110	PEARLAND CON OF JEHOVAHS	7627 MORLEY ST	HOUSTON, TX 77061-2920	FIGLAND ORCHARD (A0240 H T & B) LT 15B-18C, AC 1.00
41000012110	PEARLAND CON OF JEHOVAHS	7627 MORLEY ST	HOUSTON, TX 77061-2920	FIGLAND ORCHARD (A0240 H T & B) LT 15B-18C, AC 1.00
41000013105	MORENO JOSE LORETO & ROSA	5722 OCHOA RD	PEARLAND, TX 77584-1039	FIGLAND ORCHARD (A0240 H T & B), LOT 17A1, ACRES 2.299
41000012000	CASTANEDA CATARINO SOLIS	2841 WAGON TRAIL RD	PEARLAND, TX 77584-9090	FIGLAND ORCHARD (A0240 H T & B), 17-17C-17D, AC .738
41000012000	CASTANEDA CATARINO SOLIS	2841 WAGON TRAIL RD	PEARLAND, TX 77584-9090	FIGLAND ORCHARD (A0240 H T & B), 17-17C-17D, AC .738
41000012000	CASTANEDA CATARINO SOLIS	2841 WAGON TRAIL RD	PEARLAND, TX 77584-9090	FIGLAND ORCHARD (A0240 H T & B), 17-17C-17D, AC .738
41000012000	CASTANEDA CATARINO SOLIS	2841 WAGON TRAIL RD	PEARLAND, TX 77584-9090	FIGLAND ORCHARD (A0240 H T & B), 17-17C-17D, AC .738
41000013110	CASTILLO TORBIO P	PO BOX 385	LIVINGSTON, TX 77351-0385	FIGLAND ORCHARD (A0240 H T & B), LOT 18, AC .510
41000013000	ESPARZA ASUNCION	2853 WAGON TRAIL	PEARLAND, TX 77584	FIGLAND ORCHARD (A0240 H T & B), LOT 17A, AC 1.701
41000014000	CASTILLO AMELIA			FIGLAND ORCHARD (A0240 H T & B), LOT 18B, AC 1.090

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 11, 2002, 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 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-2) on the following described property, to wit:

Zone Change Application No. 1026

Legal Description: A 30 acre tract and a 10 acre tract; both out of Section 12, H. T. & B. R.R. Co. survey, A-508, Brazoria Co., TX (Northeast corner of Veterans Road @ Bailey Road)

Owner: Read Partners, L.P. and Kitty L. Read  
6135 Olympia  
Houston, TX 77057

Agent: E. Mauris Hardcastle

**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, Executive Director of Community Services*

**VI. ADJOURNMENT**

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



## **Zone Change Application No. 1026**

---

**City Council and Planning and Zoning Commission Joint Public Hearing: March 11, 2002**

**Owner: Read Partners, L.P. and Kitty L. Read**

**Applicant/Agent: E. Mauris Hardcastle**

---

**Location: Northeast corner of Veterans Road and Bailey Road**

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

**Requested Zoning: Single Family Dwelling District (R2)**

---

### **Summary:**

**The applicant is requesting a zone change on forty (40) acres in order to develop a residential neighborhood. The property to the North is zoned Single Family Dwelling District (R-2) and is being developed as a residential neighborhood. The properties to the South, West and East are zoned Suburban Development District (SD). The property to the South is vacant land. The property to the West is being developed with a school. The property to the East is vacant land.**

**Public Notice/Comment Forms were mailed to thirteen (13) property owners within 200 feet of this request. No Public Comment Forms have been returned.**

**Other Considerations:**

- The recently amended Comprehensive Plan recommends Low Density Residential uses for this area. The proposed zone change is consistent with the Comprehensive Plan and surrounding uses:
- The applicant is aware that a Traffic Impact Analysis may be required.

**Staff Recommendation:**

**Approval**

**Attachments:**

- Public Hearing Notice
- Zone Change Application
- Location Map
- Area Zoning Map
- Property Owner Notification Map
- Property Owner Notification List

**CITY OF PEARLAND  
ZONE CHANGE APPLICATION**  
revised 10/20/01

Change in Zoning Classification from: SD to: R2

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

Specific Use for: \*

Property address: BEST SIDE VETERANS @ C.R. 101

Lot: 15A+15B Block: \_\_\_\_\_

Subdivision: ABSTRACT 508

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

Tax I.D. number: 0508-0014-000

Current use of land:

Proposed use of land: R2 RESIDENTIAL

Record owner's name: READ PARTNERS L.P. AND KITTY L. READ

Owner's mailing address: 6135 OLYMPIA HOUSTON, TEXAS 77057

Owner's telephone number: 713-782-0227

Agent's name: E. MAURIS HARDCASTLE

Agent's mailing address: 6516 W. BROADWAY, STE. 132, PEARLAND, TX. 77581

Agent's telephone number: 281-485-6000

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: JW Read

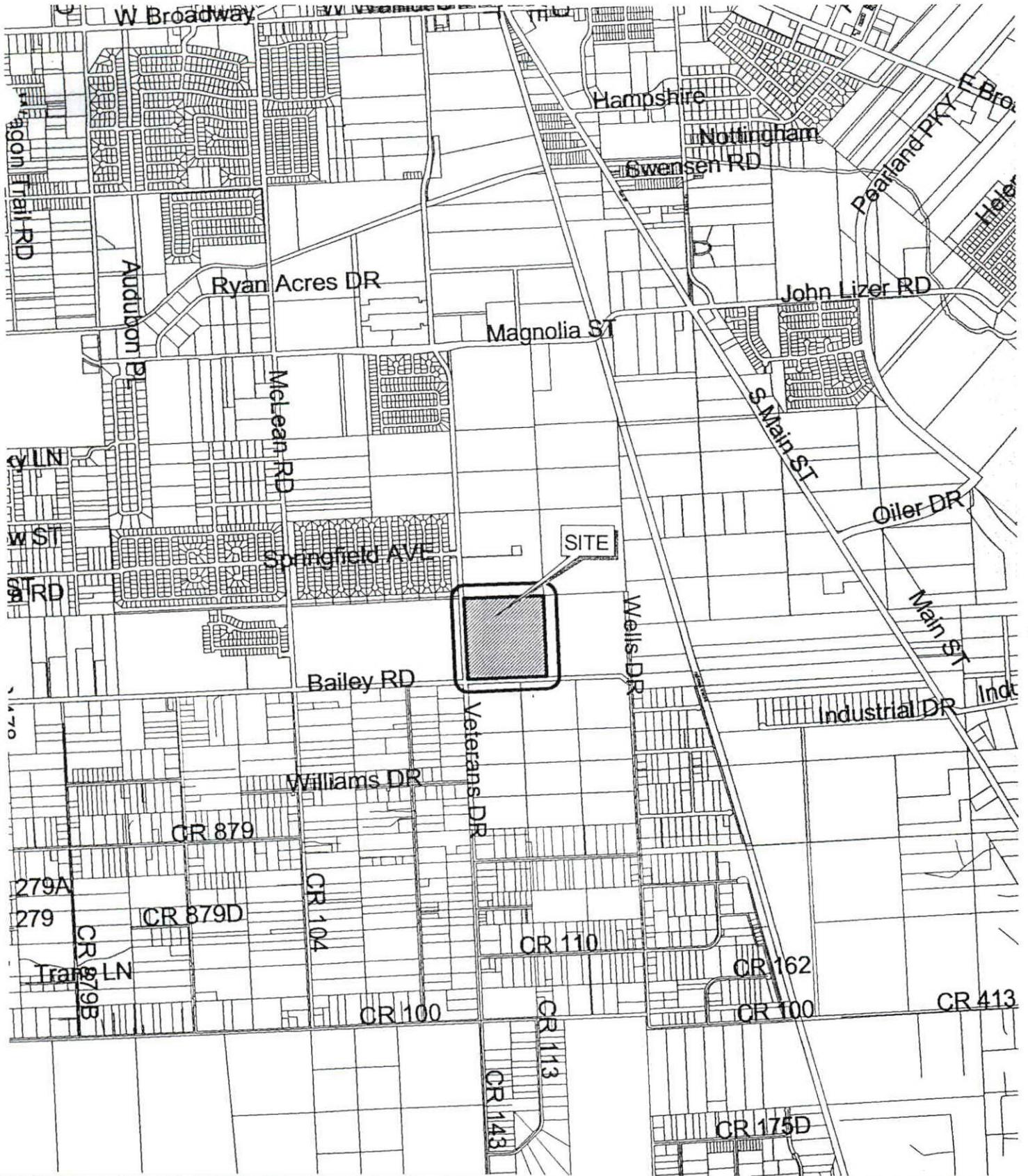
Agent's signature: Mauris Hardcastle

Fees paid: \$ 300.00

Date paid: 1-24-02

Received by: M. J. Hupp

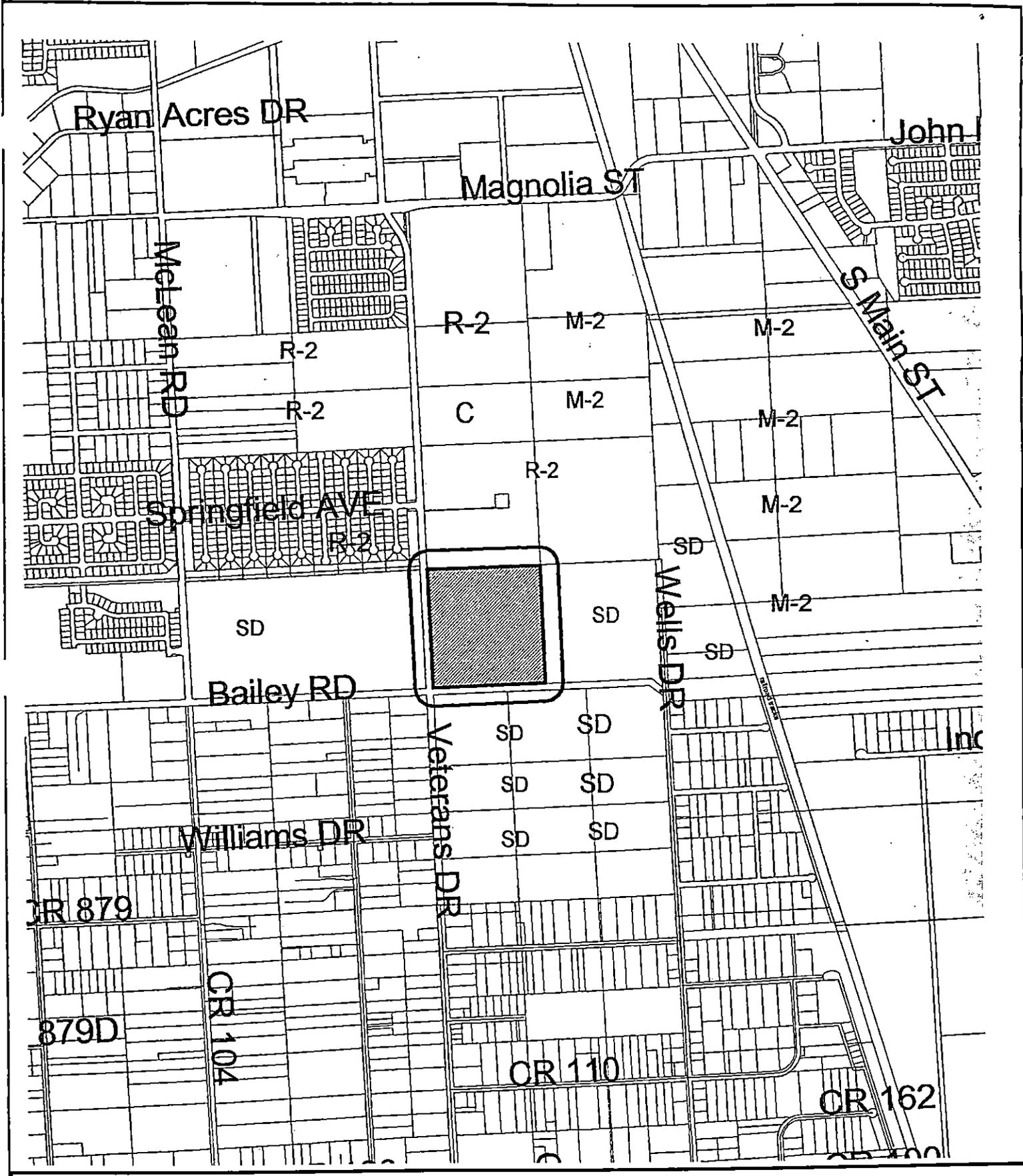
Application number: 1026



Zone Change Application No. 1026  
 Read Partners, L.P., & Kitty L. Read  
 Veterans Road @ Bailey Road  
 (SD-R2)

City limits





Zone Change Application No. 1026  
 Read Partners, L.P., & Kitty L. Read  
 Veterans Road @ Bailey Road  
 (SD-R2)

 City limits



CITY OF PEARLAND  
ZONE CHANGE APPLICATION  
revised 10/20/01

Change in Zoning Classification from: AGRICULTURAL (SD) to: RESIDENTIAL (RE)  
 Change in Regulations in Section #: \_\_\_\_\_  
 Specific Use for: \* \_\_\_\_\_

Property address: 2426 GARDEN RD.

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

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

Tax I.D. number: BRAZARIA PID # R175694 ACCOUNT # 0504-0045-000

Current use of land: RESIDENTIAL

Proposed use of land: RESIDENTIAL

Record owner's name: WERNER DENNIS J.

Owner's mailing address: 2426 GARDEN RD

Owner's telephone number: 281-485-5942

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: Dennis J. Werner

Agent's signature:

Fees paid: \$ 250.

Date paid: 2-1-02

Received by: Maria Rippe

Application number: 1025

**Other Considerations:**

- The Comprehensive Plan recommends Medium Density Residential uses for this area. The appropriate zoning districts for Medium Density Residential uses are Single Family Dwelling Districts R3 and R4. This request exceeds the requirements of the Comprehensive Plan and is consistent with the surrounding uses
- The property dimensions are 154.87' x 261.39'. Specifically, the property meets the minimum requirements for Estate Lot Single Family Dwelling District (RE).

**Staff Recommendation:**

Approval

**Attachments:**

Public Hearing Notice  
Zone Change Application  
Location Map  
Area Zoning Map  
Property Owner Notification Map  
Property Owner Notification List



## Zone Change Application No. 1025

---

City Council and Planning and Zoning Commission Joint Public Hearing: March 11, 2002

Owner: Dennis J. Werner

Applicant/Agent: Dennis J. Werner

---

Location: 2426 Garden Road.

Existing Zoning: Suburban Development District (SD)

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

---

### Summary:

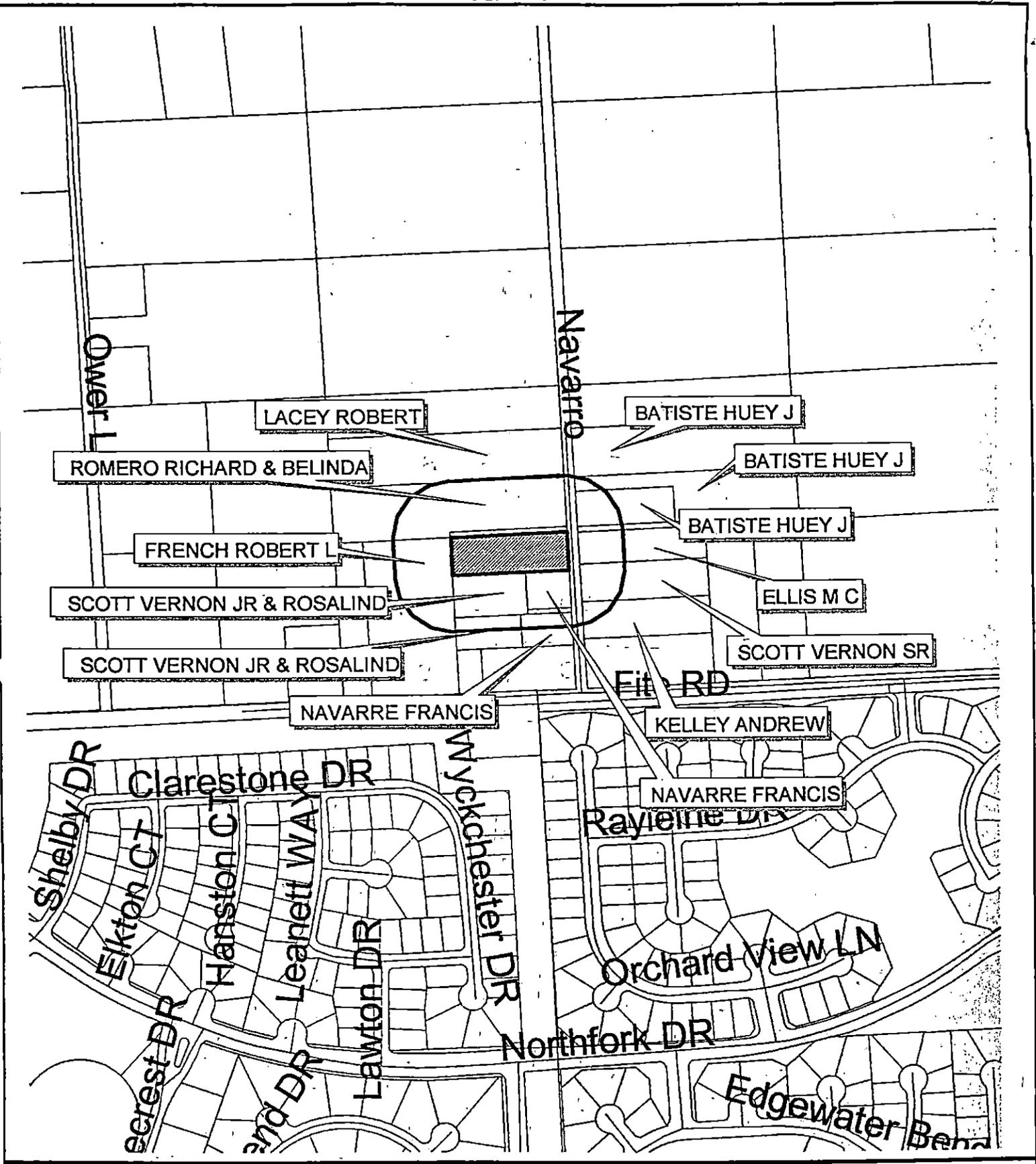
The applicant is requesting a zone change on .927 acres in order to bring an existing home into compliance. The properties to the North, South and West are zoned Suburban Development District (SD) and developed with single family homes. The property to the East is zoned Single Family Dwelling District (R-1) and developed with a single family home.

Public Notice/Comment Forms were mailed to eight (8) property owners within 200 feet of this request. No Public Comment Forms have been returned.

**ZONE CHANGE APPLICATION NO. 1024**

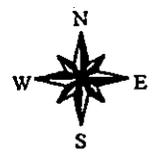
**Notification list**

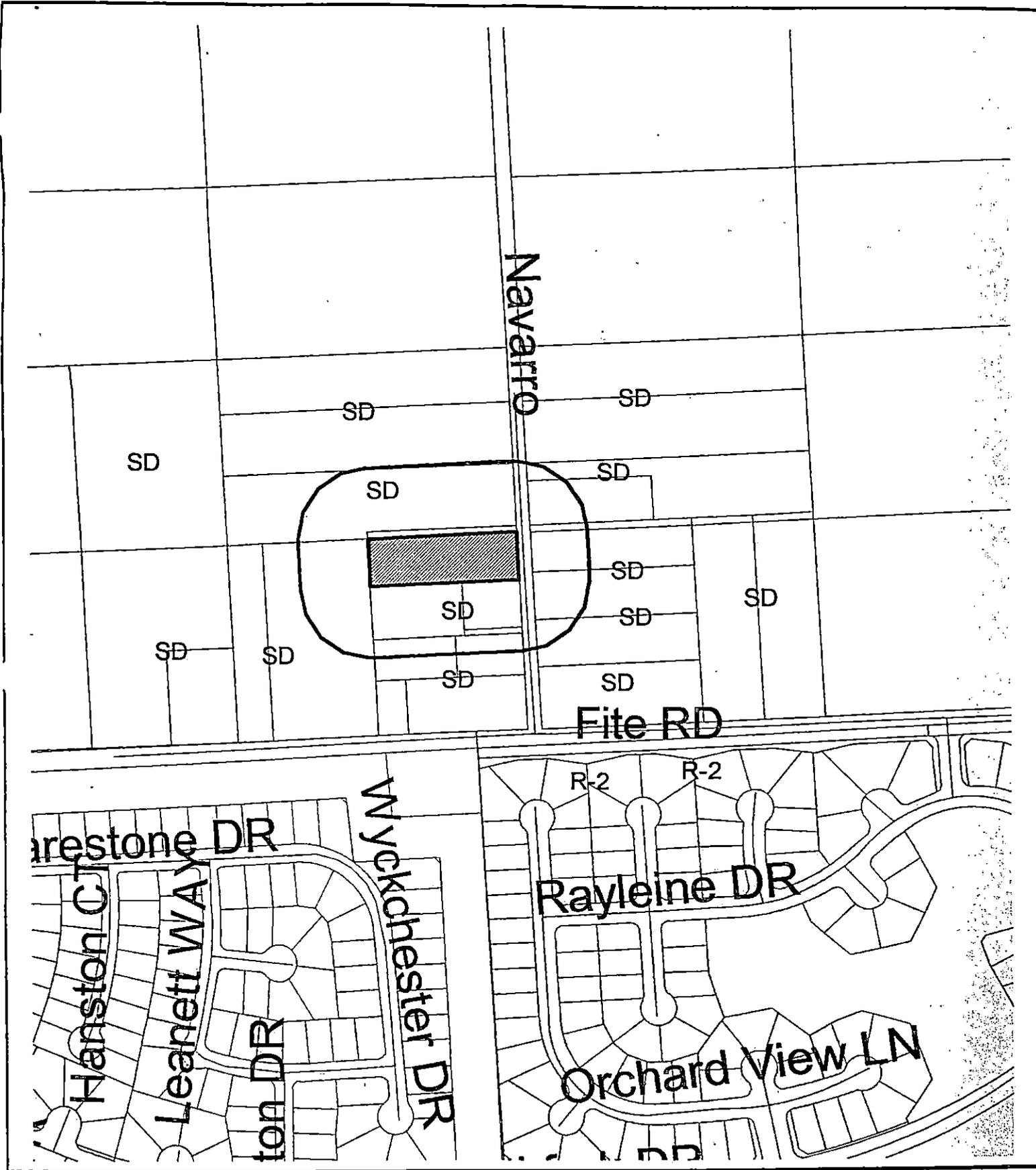
AX ACCT #	OWNER	ADDRESS	CITY	LEGAL DESCRIPTION
13090007120	BATISTE HUEY J	3757 CORK DR	HOUSTON, TX 77047-2801	A0309 H T & B R R, TRACT 20B-20C-20D, ACRES 6.500
13090032000	LACEY ROBERT	4114 MADDEN LN	HOUSTON, TX 77047-1824	A0309 H T & B R R, TRACT 15A (CALLED LT B), ACRES 3.250
13090007000	ROMERO RICHARD & BELINDA	4701 GLENGARRY RD	HOUSTON, TX 77048-4619	A0309 H T & B R R, TRACT 15B, ACRES 3.440
13090007120	BATISTE HUEY J	3757 CORK DR	HOUSTON, TX 77047-2801	A0309 H T & B R R, TRACT 20B-20C-20D, ACRES 6.500
13090007120	BATISTE HUEY J	3757 CORK DR	HOUSTON, TX 77047-2801	A0309 H T & B R R, TRACT 20B-20C-20D, ACRES 6.500
13090014000	FRENCH R L %SOLOMON ROCHA	7018 TANKERSLY RD	MANVEL, TX 77578-4725	A0309 H T & B R R, TRACT 16B(P.T), ACRES 2.500
13090012000	ELLIS M C	704 E WHITNEY	HOUSTON, TX 77022	A0309 H T & B R R, TRACT 21A, ACRES 1.470
13090042000	WHITAKER CHARLES			A0309 H T & B R R, TRACT 16D, ACRES 1.260
13090007001	SCOTT VERNON SR	2425 NAVAIRO RD	PEARLAND, TX 77584-	A0309 H T & B R R, TRACT 21D, ACRES 1.460
13090025000	NAVARRE F %BROUSSARD JULIE	3054 NAVARRE RD	PEARLAND, TX 77584-4833	A0309 H T & B R R, TRACT 16C1-16E, ACRES 0.653
13090024120	SCOTT VERNON JR & ROSALIND	2425 NAVAIRO RD	PEARLAND, TX 77584-	A0309 H T & B R R, TRACT 16C2-16F, ACRES 1.716
13090019000	KELLEY ANDREW	4426 HARTSVILLE RD	HOUSTON, TX 77047-1224	A0309 H T & B R R, TRACT 21B, ACRES 1.460
13090025000	NAVARRE F %BROUSSARD JULIE	3054 NAVARRE RD	PEARLAND, TX 77584-4833	A0309 H T & B R R, TRACT 16C1-16E, ACRES 0.653
13090024110	NAVARRE F %BROUSSARD JULIE	3054 NAVARRE RD	PEARLAND, TX 77584-4833	A0309 H T & B R R, TRACT 16C, ACRES 0.591
13090024120	SCOTT VERNON JR & ROSALIND	2425 NAVAIRO RD	PEARLAND, TX 77584-	A0309 H T & B R R, TRACT 16C2-16F, ACRES 1.716
APPLICANT	STANLEY JOHN & WENSDAY	7762 RED-ROBIN	HOUSTON, TX 77075	



Zone Change Application No. 1024  
 John and Wensday Stanley  
 3030 Navarro  
 (SD-RE)

City limits

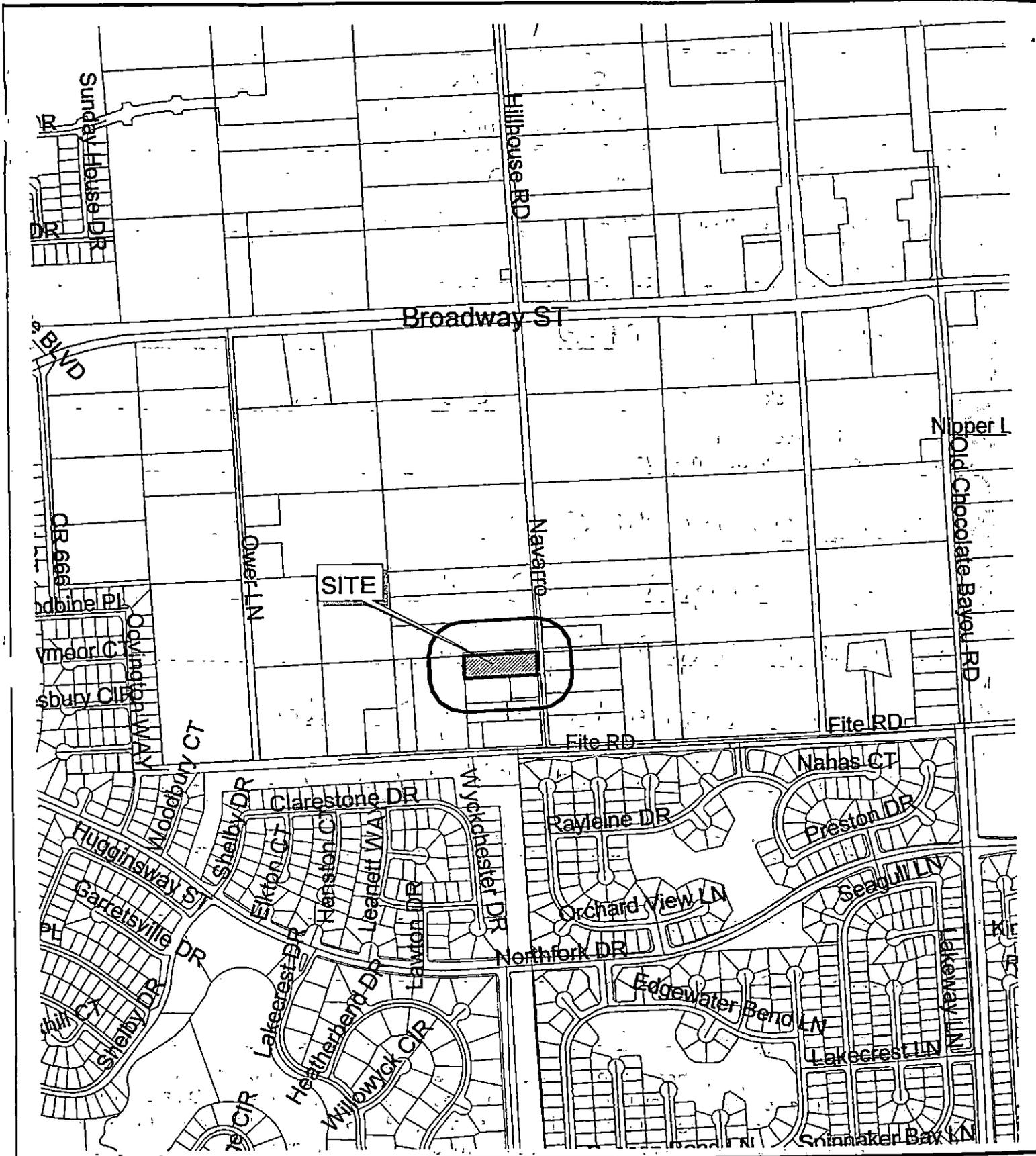




Zone Change Application No: 1024  
 John and Wensday Stanley  
 3030 Navarro  
 (SD-RE)

□ City limits





Zone Change Application No. 1024  
 John and Wensday Stanley  
 3030 Navarro  
 (SD-RE)

□ City limits



CITY OF PEARLAND  
ZONE CHANGE APPLICATION  
revised 10/20/01

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

Property address: 3030 NAVARRE

Lot: 16 Block: A-309 Subdivision: Gulf Coast

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

Tax I.D. number: 0309-0042-000

Current use of land: Single Family Dwelling

Proposed use of land: Single Family Dwelling

Record owner's name: John And Wensday Stanley

Owner's mailing address: 7762 Red Robin Hou, TX. 77075

Owner's telephone number: 713-987-1370

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: Wensday Stanley

Agent's signature:

Fees paid: \$ 250.00

Date paid: 2-5-02

Received by: Memo Phipps

Application number: 1024

**Other Considerations:**

- **The Comprehensive Plan recommends Low Density Residential uses for this area. The proposed zone change is consistent with the Comprehensive Plan and surrounding uses.**
- **The property dimensions are 133.60' x 411.30'. Specifically, the lot complies with the minimum lot size for Estate Lot Single Family Dwelling District (RE).**

**Staff Recommendation:**

**Approval**

**Attachments:**

- Public Hearing Notice**
- Zone Change Application**
- Location Map**
- Area Zoning Map**
- Property Owner Notification Map**
- Property Owner Notification List**



## **Zone Change Application No. 1024**

---

**City Council and Planning and Zoning Commission Joint Public Hearing: March 11, 2002**

**Owner: John and Wensday Stanley**

**Applicant/Agent: John and Wensday Stanley**

---

**Location: 3030 Navarro**

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

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

---

### **Summary:**

**The applicant is requesting a zone change on 1.26 acres in order to build a single family home. The properties to the North, South, West and East are zoned Suburban Development District (SD). The properties to the North and East are developed with single family homes. The properties to the South and West are vacant.**

**Public Notice/Comment Forms were mailed to fifteen (15) property owners within 200 feet of this request. No Public Comment Forms have been returned.**

**This site is accessible to disabled individuals. For special assistance, please call Young Loring 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 11, 2002, 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 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:

1. Zone Change Application No. 1024

Legal Description: 1.26 acres, out of 10 acre Lot 16, Allison Richey Gulf Coast Homes Subdivision, Section 21, A-309, as recorded in Volume 2, pg 23-24, plat records of Brazoria Co., TX (3030 Navarro)

Owner: John and Wensday Stanley  
7762 Red Robin  
Houston, TX 77075

2. Zone Change Application No. 1025

Legal Description: .927 acres, being a part of the South ½ of Lot 42, Allison Richey Gulf Coast Home Co.'s Subdivision, Section 8, H. T. & B. R.R. Co. survey, A-504, according to the map of record in Volume 2, pgs 23-24, plat records of Brazoria Co., TX (2426 Garden Road)

Owner: Dennis J. Werner  
2426 Garden 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**

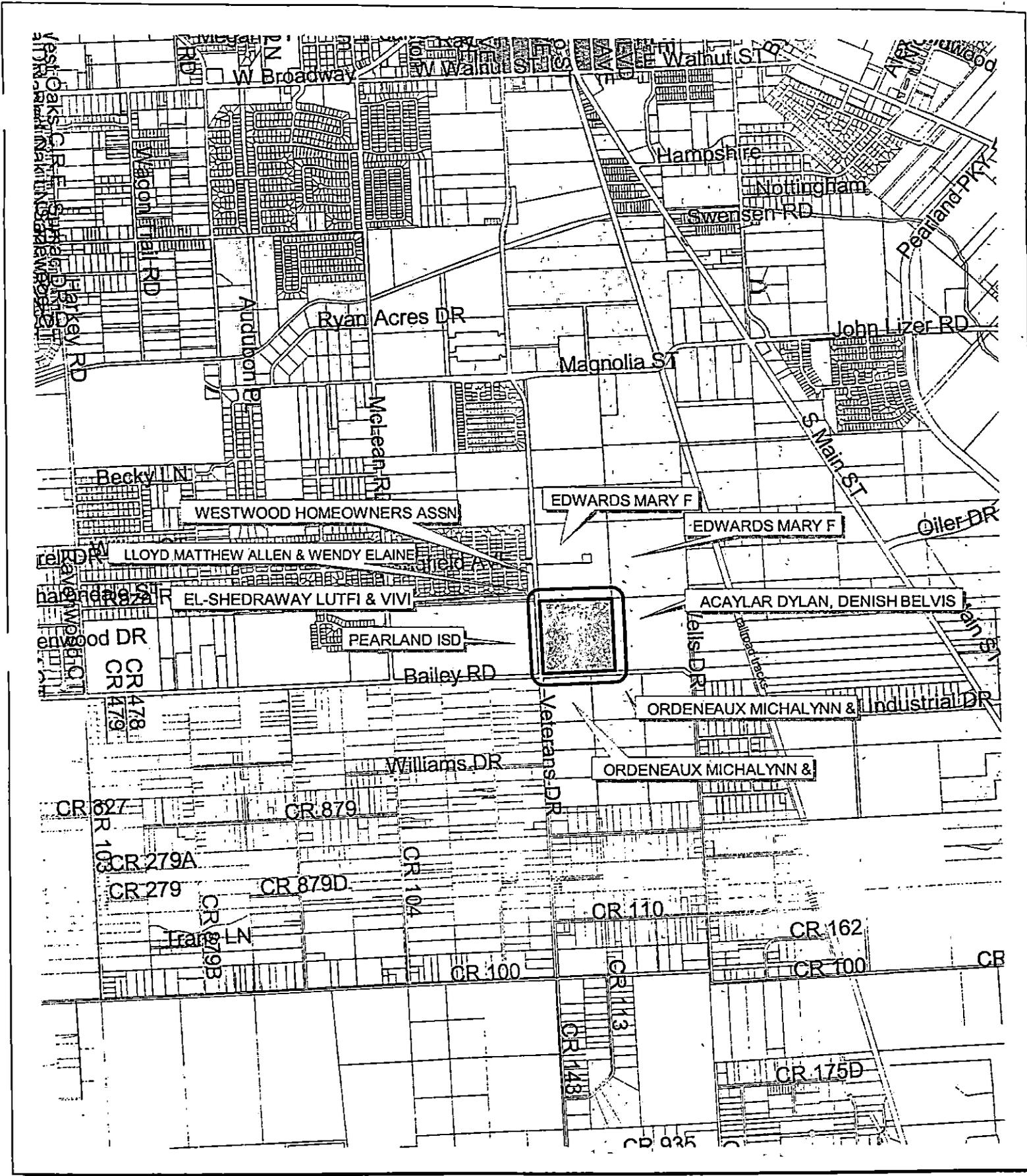
*Mr. Tobin Maples, Executive Director of Community Services*

**VI. ADJOURNMENT**

**ZONE CHANGE APPLICATION NO. 1026**

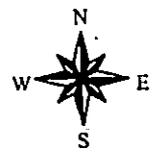
**Notification list**

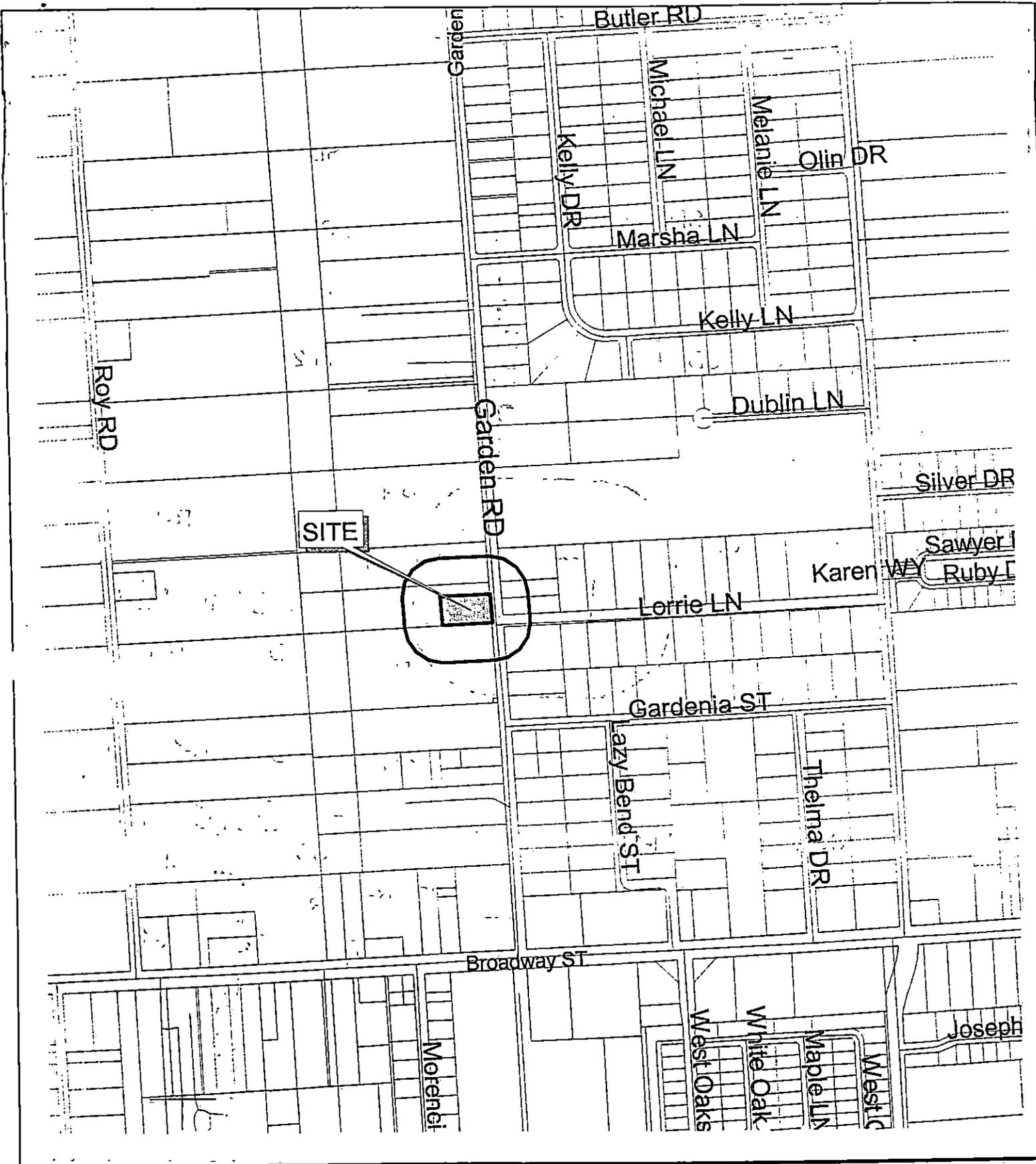
<b>TAX ACCT #</b>	<b>OWNER</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>LEGAL DESCRIPTION</b>
05080004000	EDWARDS MARY F	7412 KELVING ST	HOUSTON, TX 77030-3522	A0508 H T & B R R, TRACT 16-PT LT 15, ACRES 79.000, PEARLAND
05080004000	EDWARDS MARY F	7412 KELVING ST	HOUSTON, TX 77030-3522	A0508 H T & B R R, TRACT 16-PT LT 15, ACRES 79.000, PEARLAND
82660001110	WESTWOOD HOA %AFM MGMT	PO BOX 214	FRIENDSWOOD, TX 77549	WESTWOOD VILLAGE, BLK 1, RES A, BLK 2, RES B1, RES D, BLK 3, RES C1, BLK 4
82660107000	LLOYD M A & W E	4013 ASHWOOD DR	PEARLAND, TX 77584-9264	WESTWOOD VILLAGE SEC 1TO5, BLK 1, LT 7, SEC 1
82660108000	EL-SHEDRAWAY LUTFI & VIVI	4015 ASHWOOD DR	PEARLAND, TX 77584-9264	WESTWOOD VILLAGE SEC 1TO5, BLK 1, LT 8, SEC 1
05080010000	ACAYLAR D, DENISH B, GUZMAN C	3819 FM 1128	PEARLAND, TX 77584	A0508 H T & B R R, TRACT 18, ACRES 40.000
82660003000	WESTWOOD HOA %AFM MGMT	PO BOX 214	FRIENDSWOOD, TX 77549	WESTWOOD VILLAGE SEC 1TO5, BLOCK 1, LOT DETENTION POND
05080014000	READ PARTNERS LP	6135 OLYMPIA DR	HOUSTON, TX 77057-3525	LTS 15A-15B 508 H T & B REF BUFFER #0508-6000-001, ACRES 40.000
05080016000	PEARLAND.ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0508 H T & B R R, TRACT 17, ACRES 79.5168
05080014000	READ PARTNERS LP	6135 OLYMPIA DR	HOUSTON, TX 77057-3525	LTS 15A-15B 508 H T & B REF BUFFER #0508-6000-001, ACRES 40.000
05500096000	ORDENEUX M & J	PO BOX 1721	PEARLAND, TX 77588-1721	A0550 H T & B R R, TRACT 31-33-34-41TO44-51TO54, ACRES 130.000
05500096000	ORDENEUX M & J	PO BOX 1721	PEARLAND, TX 77588-1721	A0550 H T & B R R, TRACT 31-33-34-41TO44-51TO54, ACRES 130.000
AGENT	HARDCASTLE E MAURIS	6516 BROADWAY #132	PEARLAND, TX 77581	



Zone Change Application No. 1026  
 Read Partners, L.P., & Kitty L. Read  
 Veterans Road @ Bailey Road  
 (SD-R2)

City limits

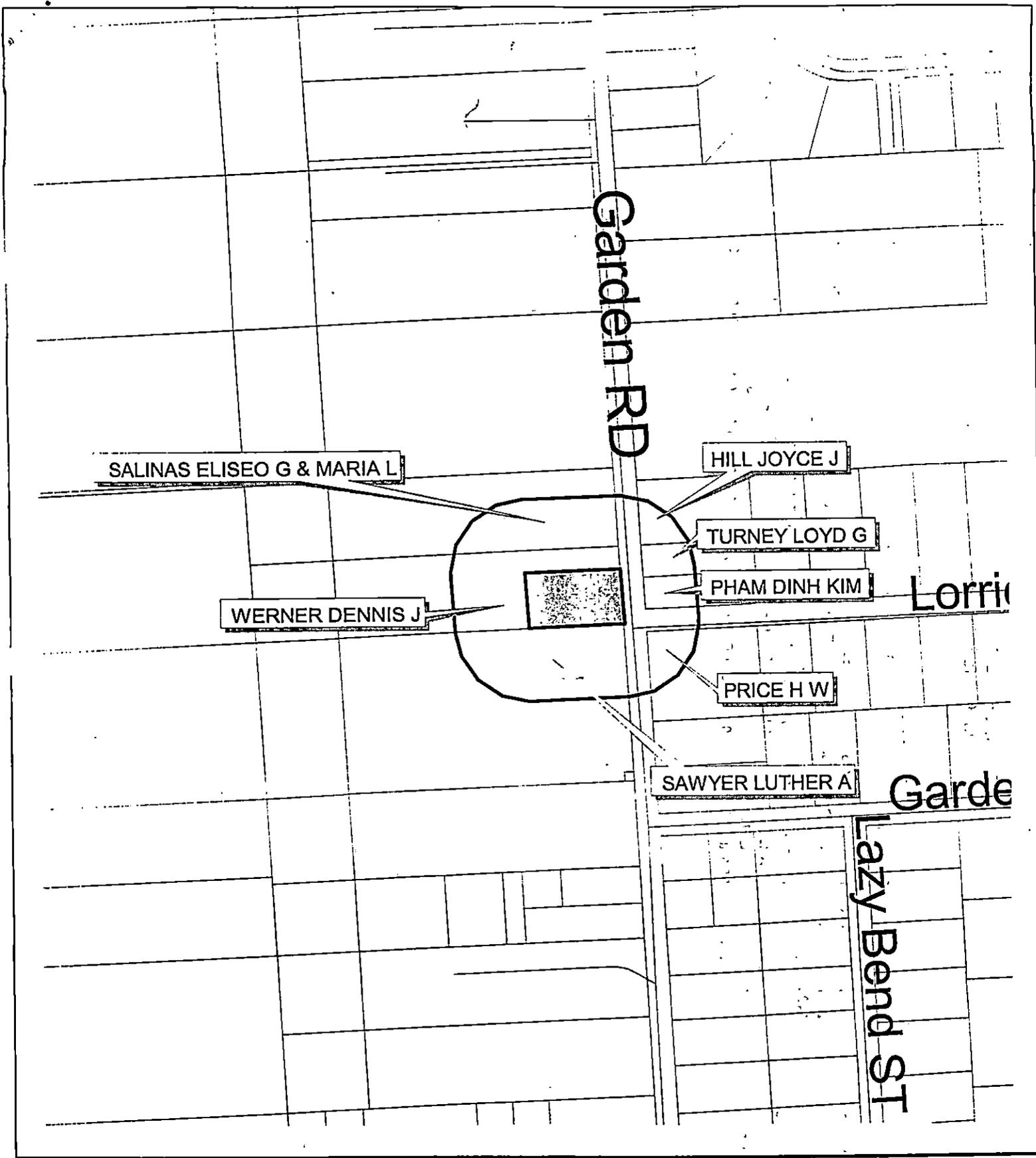




Zone Change Application No. 1025  
 Dennis J. Werner  
 2426 Garden Road  
 (SD-RE)







Zone Change Application No. 1025  
Dennis J. Werner  
2426 Garden Road  
(SD-RE)







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. 1029

Joint Public Hearing to be held Monday, March 11, 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: Dan R. McMaster

Address: 2614 Thelma Dr

Pearland Tax Account No.

(If shown on enclosed map):

Signature: Dan R. McMaster Date: 3/7/02

### COMMENTS:

Water flows from this property through our property to Thelma Dr. Therefore pollution from chemicals + manure will occur. Air pollution from same is not pleasant + commercial vehicle traffic at all times of day + night will cause noise pollution. over

This is a quiet residential area.  
You won't fix our flood problem  
so don't compound our problems  
with commercial pollution in all  
forms.



## 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. SU 101

Joint Public Hearing to be held Monday, March 11, 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: DAVID & Rhonda STRYK

Address: 2105 BRIAR CIRCLE

Pearland Tax Account No.

(If shown on enclosed map):

Signature: David Stryk

Date: 3/03/02

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. 1029

Joint Public Hearing to be held Monday, March 11, 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: Dan R. McMaster

Address: 2614 Thelma Dr

Pearland Tax Account No.

(If shown on enclosed map):

Signature: Dan R. McMaster Date: 3/7/02

### COMMENTS:

Water flows from this property through our property to Thelma Dr. Therefore pollution from chemicals & manure will occur. Air pollution from same is not pleasant. Commercial vehicle traffic all times of day & will cause more pollution. ADEP

This is a quiet residential area.  
You won't fix our flood problems  
so don't compound our problems  
with commercial pollution in all  
forms.

03/11/02  
JP # 1/5 & 2

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

**MEMBER**

**TERM EXPIRES**

**PHONE #'S**

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

*left a message*

November, 2002

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

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

*left a message*

March, 2002

Home: 281-996-1809  
Office: 713-599-4141  
Fax: 713-599-0058

*yes*  
TODD IOCCO  
3510 Shadycrest  
Pearland, TX 77581

March, 2002

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

*yes*  
KEVIN A. MCDONALD  
1802 Oak Hollow Dr. W  
Pearland, TX 77581

September, 2004

Office: 832-736-9300  
Home: 281-992-1693  
Fax: 832-736-9333  
Cell: 832-736-9300

*NO*  
ROBERT SCHERRER  
5315 Colonial Drive  
Pearland, TX 77584

April, 2004

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

DON W. SEDERDAHL  
3418 Shady Crest  
Pearland, TX 77581

*left a message*

September, 2004

Office: 713-942-7575  
Work: 281-412-0091

RUSS SELEMON  
2312 John  
Pearland, TX 77581

*left a message*

November, 2002

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