

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

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES: March 4, 2002**

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE APPLICATION NO. 102**

**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.**

**B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1028**

**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**

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

**C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1029**

**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

**D. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE APPLICATION NO. 103 & 104**

**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

**E. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE APPLICATION NO. 101**

**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

**F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1027**

**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 Moreño  
5722 Ochoa  
Pearland, TX 77584

**G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1026**

**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

**H. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NOS. 1024 & 1025**

**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

**IV. NEXT MEETING DATE:** March 18, 2002 – Regular Meeting  
March 25, 2002 – No Meeting

**V. 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: 7<sup>th</sup> DAY OF March, 2002 A.D.  
REMOVED: 13<sup>th</sup> DAY OF March, 2002 A.D.

**Planning and Zoning Commission**

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

**I. CALL TO ORDER**

The regular meeting was called to order at 8:04 p.m. with the following present:

P&Z Chairman	H. Charles Viktorin
P&Z Vice-Chairman	Donald Glenn
P&Z Commissioner	Todd Iocco
P&Z Commissioner	Kevin McDonald
P&Z Commissioner	Don Sederdahl
P&Z Commissioner	Russ Selemon
Director of Community Development	Gene Tumlinson
P&Z Secretary	Jennifer Gonzales

P&Z Commissioner Robert Scherrer was absent.

**II. APPROVAL OF MINUTES: March 4, 2002**

Commissioner Sederdahl made a motion to approve the March 4, 2002 minutes with a second made by Vice-Chairman Glenn.

Commissioner Selemon stated that on page 10, in the third paragraph it should read that he was for "Option C" and not just "Commercial".

**Motion to approve passed 6 to 0.**

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE APPLICATION NO. 102**

**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)**

**Planning and Zoning Commission**

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

**Agent:** Osborn & Vane Architects, Inc.

Commissioner Sederdahl made a motion to forward Specific Use Application NO. 102 to City Council for approval with a second made by Vice-Chairman Glenn.

**Motion to approve passed 6 to 0.**

**B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1028**

**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

Vice-Chairman Glenn made a motion to forward Zoning Application NO. 1028 to City Council for approval with a second made by Commissioner McDonald.

Commissioner Iocco asked if it would be in the best interests of the Commission to table this item until their Cullen Boulevard Land Use plan is finished.

## Planning and Zoning Commission

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Vice-Chairman Donald Glenn stated that it would be consistent either way the plan goes.

Director of Community Services Tumlinson agreed that it would be consistent whether the plan is changed or not, however the Commission does have the right to table the item if they choose.

Commissioner Selemon stated that he has a question regarding the traffic control. He stated that there is no consideration for the non-attendees of the funeral session. He stated that he is ultimately in favor of the request, however until something is done about the traffic he cannot support the request.

Chairman Viktorin stated that he has been in that area forever and the business has been good neighbors and he asked if the changing of the zoning would actually have an impact on traffic.

Janice Howard stated that all the only reason they are requesting the zone change is so they can add a luncheon room for their employees. Mrs. Howard stated that she is very well aware of the traffic problem. She pointed out that the favorite hour for the funerals are around 11:00 a.m. on Saturday.

Commissioner Selemon asked if the owners had any input on the police escorts and he asked if maybe they could break in between the different sessions to allow for some cars to pass. He stated that he has witnessed the passing of three different funerals and they did not allow any cars to pass in between them.

Commissioner Sederdahl stated that this sounds like more of a City Council issue.

Director of Community Development Tumlinson stated that traffic is not controllable because they're coming from other areas and the traffic issue of Cullen Boulevard would be addressed when it comes time for expansion.

Mrs. Howard stated that the cemetery has been there for 50 years and it has existed before these residences and most of them are not here complaining anyway.

**Motion to approve passed 5 to 1.**

Voting Record:

"Aye" – Chairman Viktorin, Vice-Chairman Glenn, Commissioner's Iocco, McDonald and Sederdahl.

"No" – Commissioner Selemon.

Commissioner McDonald thanked Mrs. Howard for provided the public services they are providing and he knows it is a tough job.

**C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1029**

**Planning and Zoning Commission**

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**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:**

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**Owner:** Jim Marsh  
7919 Montglen  
Houston, TX 77061

**Agent:** Jimmy Vaughan

Commissioner Iocco made a motion to forward Zoning Application No. 1029 to City Council for approval with a second made by Commissioner Sederdahl.

Mr. Vaughan stated that he has a question regarding the fencing and asked if it had to be masonry. He stated that with his creativeness as a landscaper he feels that he could do something that looked better such as 20' redwood then 20' petunias and 20' redwood and 20 petunias, etc.

Commissioner Iocco suggested that Mr. Vaughan build the masonry fence. He stated that he would have a hard time approving anything other then the masonry fence.

Mr. Vaughan questioned how the other Commissioner's felt. Chairman Viktorin replied that he might want to get with the Commission on an individual basis outside of the meeting. Chairman Viktorin explained that he not feel comfortable having his Commissioners agree to anything outside of the proposed agenda item.

Director of Community Development Tumlinson reassured the Commission in regards to the gentleman who spoke in opposition of this request. He stated that the drainage plan would be reviewed at the time of the site work and building permit application. Mr. Tumlinson stated that the drainage would go to FM 518.

Chairman Viktorin thanked Mr. Vaughan for the time he has spent with the Commission on this project.

**Motion to approve passed 6 to 0.**

**D. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE APPLICATION  
NO. 103 & 104**

**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**

Commissioner McDonald made a motion to table the Specific Use Application Nos. 103 and 104 until the developer and the owner of the land settle any disputes with the tenants. Commissioner Sederdahl seconded the motion.

Director of Community Development Tumlinson stated that from his understanding the trailer park is not a part of the detention area. He explained that the Commission has every right to table the requests, however Home Depot is on a major time frame.

Chairman Viktorin ended discussion and called for a vote.

**Motion to table failed 1 to 5.**

Voting Record:

“Aye” – Commissioner Selemon.

“No” – Chairman Viktorin, Vice-Chairman Donald Glenn, Commissioner’s Iocco, McDonald, and Sederdahl.

## Planning and Zoning Commission

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Commissioner Iocco made a motion to forward Specific Use Application Nos. 103 & 104 to City Council for approval with a second made by Commissioner Sederdahl.

Commissioner Selemon stated that he is confused because he saw the slides, which contained the mobile home park. He also stated that he overheard in the discussion that the mobile homes are on the subject property that is being used for drainage. He stated that this is why he voted for the tabling of these requests.

Chad Moss, agent for the owners, stated that they are only under a contract to acquire the property. He stated the developer has been in contact with Mrs. Wooten, an 80-year old woman who is the owner of the mobile home park. He pointed out that the people who spoke are renters and this is the first time any of this has been brought to his attention.

Commissioner Iocco stated that in the first chapter of the ordinance it states that the Commission is to look out for the safety and morals of the citizens. Mr. Iocco stated that he would like to make a motion to table the motion for approval until they receive written notification from the owner, Mrs. Wooten, stating that something has been worked out. Commissioner Selemon seconded the motion.

**Motion to table the motion for approval failed 3 to 3.**

Voting Record:

“Aye” – Commissioner’s Iocco, McDonald, and Selemon.

“No “ – Chairman Viktorin, Vice-Chairman Glenn, and Commissioner.

Commissioner McDonald expressed his concerns for setting a precedent by sending this to City Council for approval.

Chairman Viktorin called for a vote on the original motion for approval.

**Motion to approve passed 4 to 2.**

Voting Record:

“Aye” – Chairman Viktorin, Vice-Chairman Glenn, Commissioner’s Iocco and Sederdahl.

“No” – Commissioner’s McDonald and Selemon.

### **E. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE APPLICATION NO. 101**

**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**

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**Mission Statement:** To make informed recommendations regarding zoning change requests, capital improvements, and other tasks as mandated by the City Charter.

**Planning and Zoning Commission**

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**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

Vice-Chairman Glenn made a motion to forward Specific Use Application No.101 to City Council for approval and Commissioner Selemo seconded the motion.

Commissioner Iocco stated that this is a wonderful asset to the community.

Commissioner Selemo agreed that it is a wonderful asset with the comment that if there are any members of the church on the Commission or City Council that they would abstain. He explained that he feels this way so that there would not be any hold ups on the Church to get started.

Chairman Viktorin stated that he is a member therefore he will be abstaining from the vote.

**Motion to approve passed 5 to 0 (1 abstention by Chairman Viktorin).**

**F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1027**

**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

## Planning and Zoning Commission

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Commissioner Iocco made a motion to forward the Zoning Application No. 1027 to City Council for approval with a second made by Commissioner McDonald.

Commissioner Iocco questioned if the owner was building one or three homes on the lots and the owner was not present to respond.

**Motion to approve passed 6 to 0.**

### **G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1026**

**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

Commissioner Iocco stated that for a point of information he would like to ask if the Veterans Road amendment has been approved. Director of Community Development Tumlinson replied that it was approved on the 25<sup>th</sup> of February.

Vice-Chairman Glenn made a motion to forward Zoning Application No. 1026 to City Council for approval with a second made by Commissioner Iocco.

Commissioner Selemon stated that Tobin Maples brought up the possibility of the Heavy Industrial zoning's coming back. He stated that he would be much more favorable of the request if there was a physical barrier between the residency and the railroad.

Commissioner Iocco agreed.

**Motion to approve passed 6 to 0.**

### **H. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NOS. 1024 & 1025**

**Planning and Zoning Commission**

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**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

Commissioner Iocco made a motion to forward Zone Change Application Nos. 1024 and 1025 to City Council for approval with a second made by Vice-Chairman Glenn.

**Motion to approve passed 6 to 0.**

**IV. NEXT MEETING DATE:** March 18, 2002 – Regular Meeting  
March 25, 2002 – No Meeting

**V. ADJOURNMENT**

The meeting adjourned at 8:59 p.m.

These minutes respectfully submitted by:

\_\_\_\_\_  
Jennifer Gonzales, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this 1 day of APRIL, 2002.

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

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**Mission Statement:** To make informed recommendations regarding zoning change requests, capital improvements, and other tasks as mandated by the City Charter.

**"BOTANICAL LANDSCAPE DESIGNS"**



# **"BOTANICAL LANDSCAPE DESIGNS"**

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**Site and Resources**

**Graphic # 3: Site Constraints**

**Site Plan and Development**

**Visionary Goals and Layout**

**Graphic # 7: Vertical Elements Detailed**

## **OVERALL DESCRIPTION**

The site for the proposed project is located in Pearland at 6301 West Broadway. The front of the property faces FM 518 with 188 feet of frontage. The site is positioned on the north side of FM 518 and extends towards the back of the property which is 698 feet in depth. It is rectangular in shape and flat in grade.

Currently there is a metal structure on the site that measures 50 feet x 125 feet. It has two roof lines with the 12 foot



**Graphic # 2**

eave height covering the office area and the 16 foot eave height covering the warehouse area. It is situated perpendicular to FM 518 and parallel to the orientation of the site. The building is set back 100 feet from FM 518 and 50 feet from the west boundary of the property.

There is also an open faced shed that run in the same parallel direction as the metal building. It is located approximately 250 feet from FM 518 and on the east edge of the property. The dimension of this structure is approximately 24 feet wide and 64 feet long. It has a single slope roof that slants to the rear of the structure. The back is a vertical wall to the east site boundary and the ends of the building are also fixed walls.

### Goals

The immediate goal of this project is to develop this property into a viable, prosperous and community friendly commercial establishment. This business will provide all levels of landscape services to it's commercial and residential clients. Included services will be consultation, design, installation and maintenance with particular focus on environmentally sympathetic considerations. The long term goals of the endeavor is to establish a retail center for sales and distribution of plant material, landscaping and gardening supplies for the homeowner.

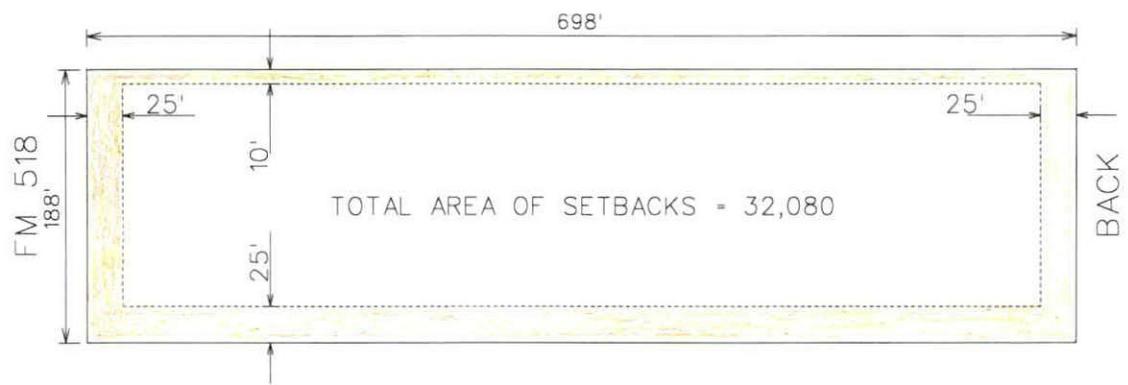
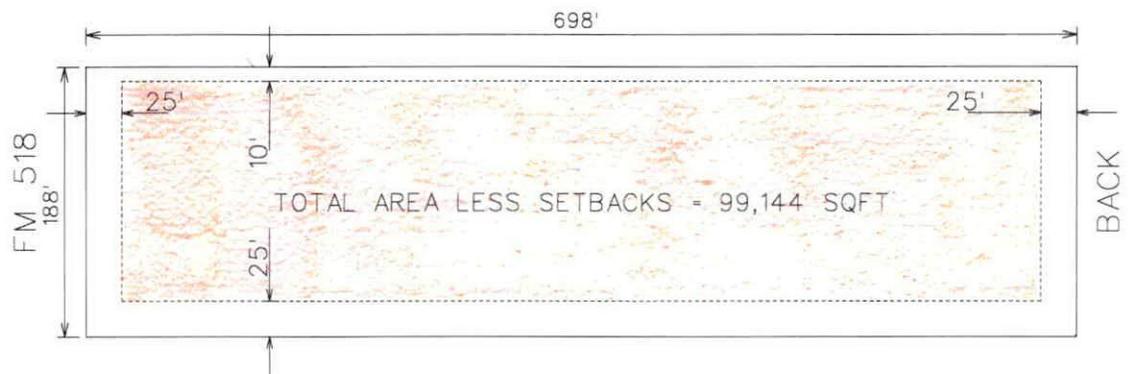
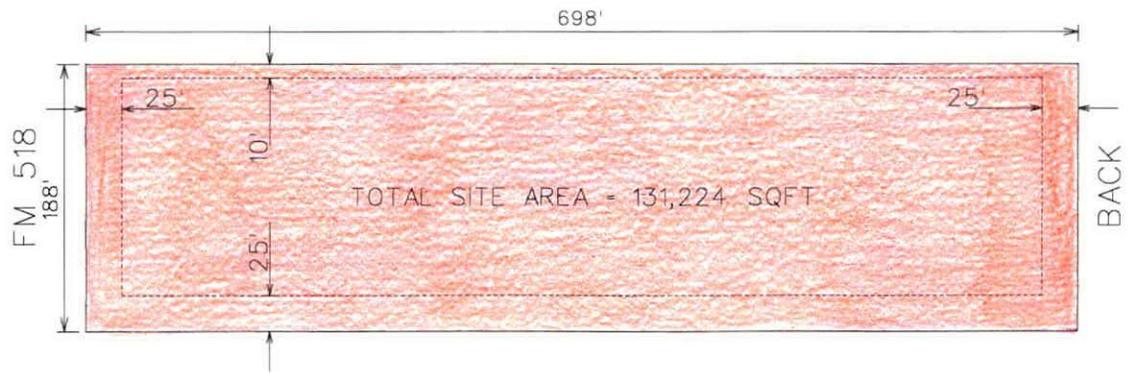
## **SITE AND RESOURCES**

The grounds of the property are mostly cleared of mature vegetation and wild grasses spot the area. (Graphic # 2) The existing building will be utilized as an office/warehouse function. The existing sheds, that are now on the east boundary of the site, will be utilized. The west side yard will have a setback of 10 feet and the east side yard will have a 25 foot setback because of the residential community next to it. (Graphic # 3)

Off street parking will be constructed to prevailing building codes and more than enough area has been provided to meet this need.

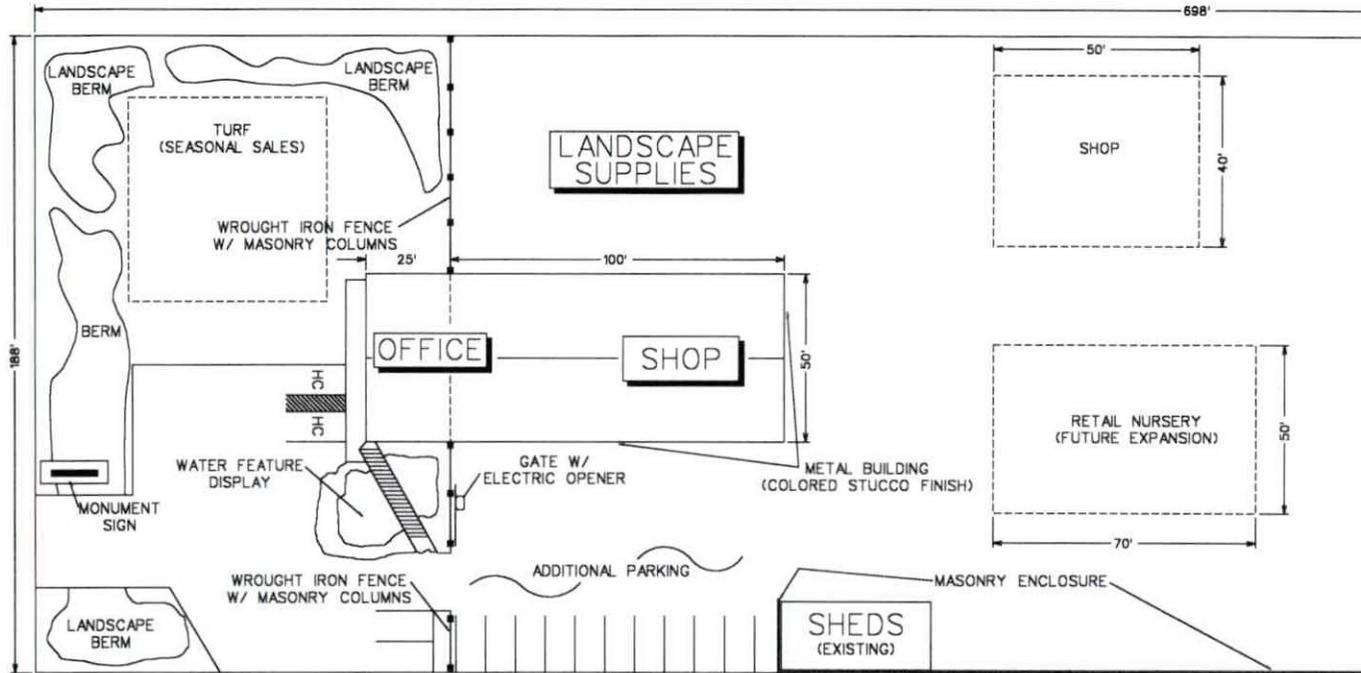
## **SITE PLAN AND DEVELOPMENT**

The site plan is being developed and most of the elements that are being implemented are graphically displayed. Starting at the front of the site is the entry to the development. This area includes the driveway and required setbacks that will incorporate landscape berms and plant material. An area of turf will be to the west edge of entry area. This space will be multi functional with seasonal Christmas tree sales. The area on the east side of the entry will allow for the driveway and



**Graphic # 3**

FM 518



**PROPOSED SITE LAYOUT**

handicapped parking and more general parking spaces also. A wrought iron fence will be installed for both security of the property and screening from West Broadway traffic. It operates with an electric gate device. The fence and gate abut either side



of the metal building, that now exists on site, and stretches the width of the site which divides the property. This front portion of the building will house the main business office space. The offices face south towards West Broadway. The back portion of the building will house the shop area with storage.

Progressing towards the back of the property there is additional parking just

beyond the fence. This will allow for parking overflow and future needs as the company grows. The existing

**Graphic # 4**

sheds will be utilized as material and supply storage. The shop has two overhead doors that open to this area just behind the fence. (Graphic # 4) It will house repairs for the equipment and storage of the same.

The fence will be a wall constructed of CMU and painted to complement the colors on the main office/warehouse. It will conceal the eastern side view and the northern back view. The fence will provide an interesting 'hardscape' to the site as well as security.

The west side of the site between the existing building and property line will house landscape supplies. (Graphic # 5) These items will range from water features, stone, irrigation supplies, etc. that are ready purchased for installation This area will eventually be part of the retail expansion that will be implemented as the company grows. Behind



**Graphic # 5**

the supply area there will be an area for greenhouses. These houses will accommodate propagation operations and plants as seasons change and some plant material that is susceptible to the changes. Again these will be in the future growth of the



company. Just east of the greenhouses will be the main area of the retail nursery. It is geographically central to the site and also intended for future expansion. The back portion of the site is reserved for the plant nursery. This is a large area as plants are in containers and set in rows for production purposes . (Graphic # 6) Flowering

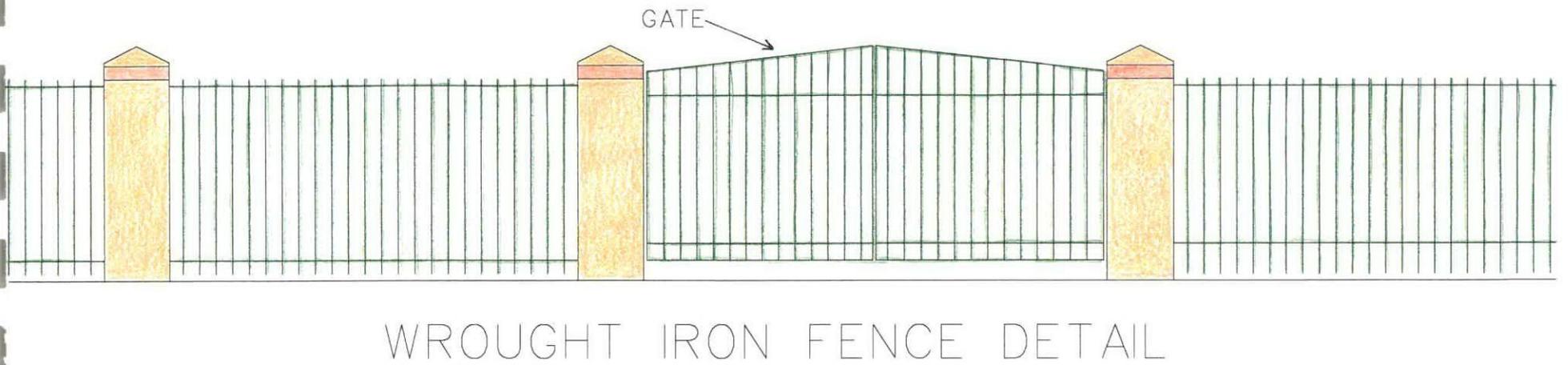
**Graphic # 6**

plant material as well as shrubs and trees will all be grown and maintained in this area.

## **Vision and Goals**

Botanical Landscape Designs is in the business of providing aesthetically pleasing and environmentally sound designs and installations of commercial and residential property. This is accomplished by employing professionals that provide conscientious quality in their designs and their installations.

Botanical Landscape Designs is a community minded entity. The current needs of the company and the forward thinking practices of it's employees will ensure the prosperity and stability for itself and the surrounding community. Every community desires and expects this of local businesses. Every community should receive the quality and commitment that only a responsible organization can provide like Botanical Landscape Designs.



**Graphic # 7**

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

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES: March 4, 2002**

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE APPLICATION NO. 102**

**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.**

**B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1028**

**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**

**C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1029**

**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**

**D. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE APPLICATION NO. 103 & 104**

**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

**E. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE APPLICATION NO. 101**

**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

**F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1027**

**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

**G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1026**

**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

**H. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NOS. 1024 & 1025**

**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

*W. Adm.  
Workshop @ C. Council (R-2) sub  
Zoning*

**IV. NEXT MEETING DATE:** March 18, 2002 – Regular Meeting  
March 25, 2002 – No Meeting

**V. 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.