

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 10, 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 existing Shadow Creek Ranch Planned Unit Development (PUD) to add a comprehensive sign program, on the following described property, to wit:

Zone Change Application No. 1040

Legal Description: Being 3305 acres of land, more or less, located in the Dupuy and Roberts Survey, Abstract 726, Brazoria Co.; William Morris Survey, Abstract 344, Brazoria Co.; T.C. R.R. Co. Survey, Section 3, Abstract 678, Brazoria Co.; T.C.R.R. Co. Survey, Section 4 (John W. Maxey), Abstract 675, Brazoria Co.; Obediah Pitts Survey, Abstract 717, Brazoria Co.; H. T. & B. R.R. Co. survey, Section 80 (J.S. Talmage), Abstract 564, Brazoria Co.; H. T. & B. R.R. Co. Survey, Section 81, Abstract 300, Brazoria Co.; H. T. & B. R.R. Co. Survey, Section 82 (J.S. Talmage), Abstract 565, Brazoria Co.; H. T. & B. R.R. Co. Survey, Section 83, Abstract 305 in Brazoria Co. and Abstract 761 in Fort Bend Co.; S.G. Haynie Survey, Abstract 212 in Brazoria Co. and Abstract 620 in Fort Bend Co.; Franklin Hooper Survey, Abstract 198, Fort Bend Co.; George W. McDonald Survey, Abstract 577, Fort Bend Co.; I.C. Stafford Survey, Abstract 668, Fort Bend Co. and the H. Levering Survey, Abstract 279, Fort Bend Co., TX (Shadow Creek Ranch Development)

Owner: Shadow Creek Ranch Development Company, L.P.  
2947 Broadway St, Suite 303  
Pearland, TX 77581

Agent: Kerry R. Gilbert & Associates, 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.**

5/22/02

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

X Change in Zoning Classification from: PUD to: PUD  
(ADDENDUM TO ADD SIGN REGULATIONS)

Change In Regulations In Section #:

Specific Use for: \*

Property address: SHADOW CREEK RANCH

Lot: --- Block: --- Subdivision: SHADOW CREEK RANCH

Metes & Bounds Description:  
(unplatted property only; attach survey) SEE ORIGINAL PUD (NO CHANGE)

Tax I.D. number:

Current use of land: PUD (ADDENDUM TO ADD SIGN REGULATIONS)

Proposed use of land: PUD

Record owner's name: SHADOW CREEK RANCH DEVELOPMENT COMPANY, L.P.

Owner's mailing address: 2947 E. BROADWAY, SUITE 303; PEARLAND, TX 77581

Owner's telephone number: (281) 412-3773

Agent's name: KERRY R. GILBERT & ASSOCIATES, INC.

Agent's mailing address: 15810 PARK TEN PLACE, SUITE 160; HOUSTON, TX 77084

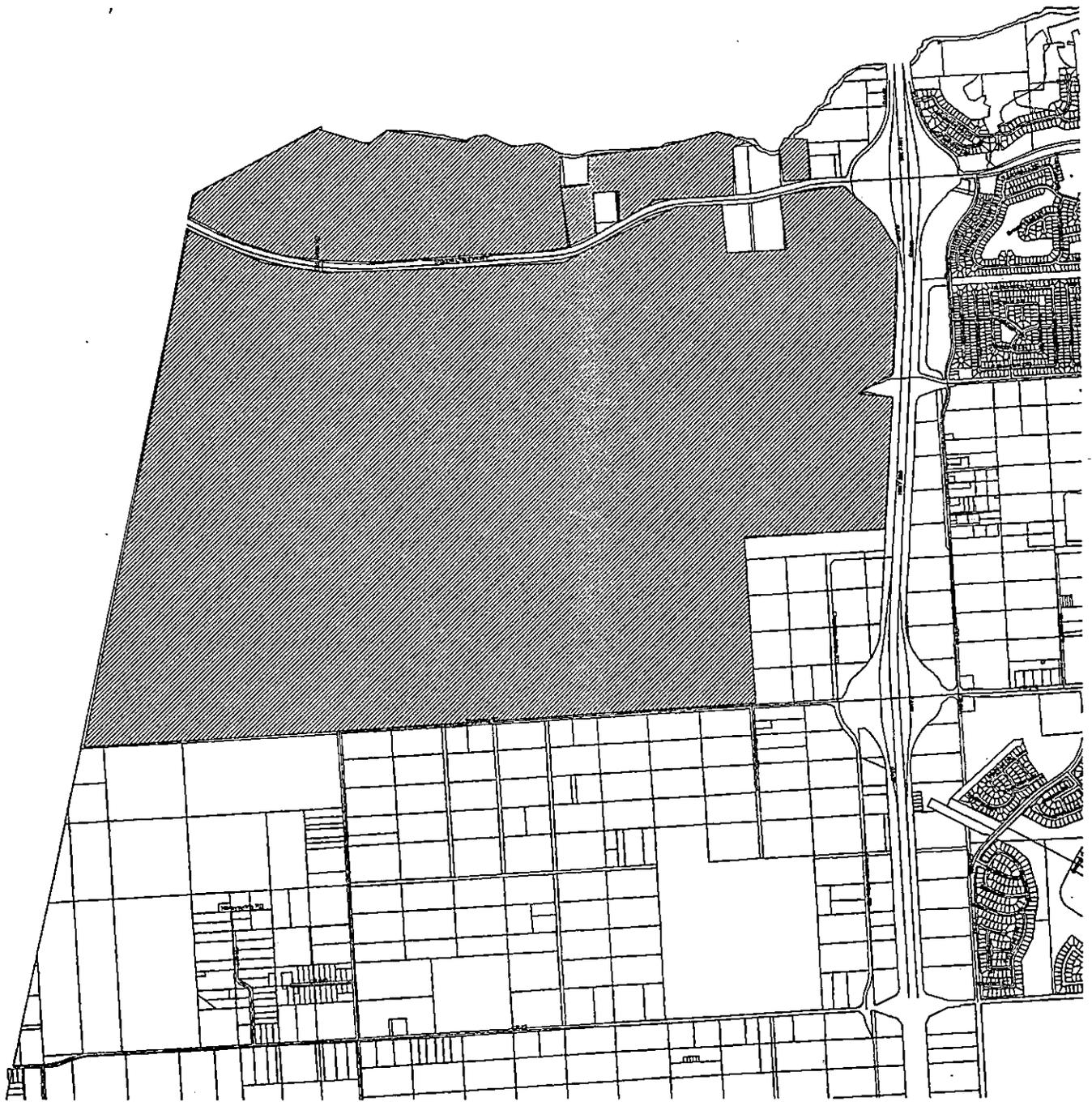
Agent's telephone number: (281) 579-0340

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. \*On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: *[Signature]* Agent's signature: *[Signature]*

Fees paid: \$ 600.00 Date paid: 5/23/02

Received by: *[Signature]* Application number: 1040



ZONE CHANGE APPLICATION NO. 1040  
Shadow Creek Ranch Development Co., L.P.  
Kerry R. Gilbert & Associates, Inc.  
PUD amendment



15810 Park Ten Place  
Suite 160  
Houston, Texas 77084  
(281) 579-0340  
Fax (281) 579-8212

May 21, 2002

Honorable Mayor and City Council Members  
City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

Dear Mayor and City Council Members,

As anticipated in Section V of the Shadow Creek Ranch Planned Unit Development (PUD) document adopted by the City of Pearland, we are hereby submitting an addendum for the regulation of signage within Shadow Creek Ranch.

The addendum specifies the height, size and type of signs allowed within Shadow Creek Ranch while limiting the number of signs and their location. Examples of each sign type are also provided for your review.

The primary difference between the sign regulations for Shadow Creek Ranch and the current City of Pearland sign ordinance is the size and height of certain signs. The overall number of signs allowed will be considerably less. Due to the enormous size and scale of the project, coupled with the high speed of traffic on F.M. 521 and Shadow Creek Parkway, the signs are larger in order to be readable. The larger signs also allow for the necessary information regarding the community to be conveyed to the general public without a proliferation of signage throughout the project. For example, the current City of Pearland sign ordinance allows each builder four (4) directional signs plus a builder / subdivision sign at the entry for a total of five (5) signs for each subdivision. The Shadow Creek regulations will permit a maximum of three (3) per subdivision. In many instances, multiple neighborhoods and builders will be used on one sign to further reduce the overall number of signs. For example, the first three subdivisions within Shadow Creek Ranch will have a total of only three (3) directional signs utilizing this concept.

Additionally, a preliminary implementation plan for the current phase of the development illustrating the sign type and approximate location is provided as an example of how the signage program will function. The exhibit is for information only and is subject to change, but any changes will conform to the Shadow Creek Ranch PUD addendum.

Although the neighborhood entry identification monuments planned for Shadow Creek Ranch comply with the current City of Pearland sign ordinance, a package illustrating the various types to be utilized throughout the project are being provided for information purposes only to demonstrate how they relate to the overall signage program within Shadow Creek Ranch. The various monuments will be permanent structures maintained by the Shadow Creek Ranch Maintenance Association.

Should you have any comments or require additional information, please do not hesitate to contact us.

Sincerely,



Kerry R. Gilbert  
President

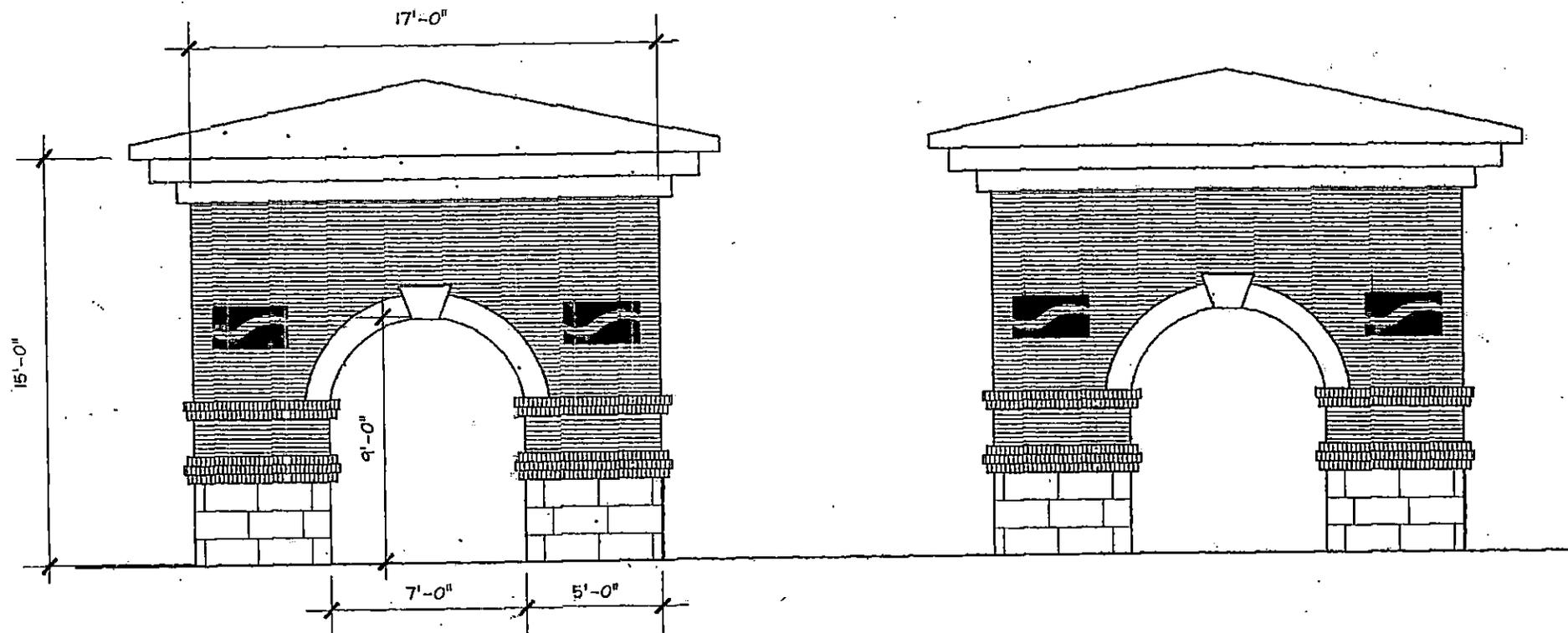
**SHADOW CREEK RANCH  
PLANNED UNIT DEVELOPMENT  
(Addendum)**

**VA. COMMUNITY SIGN REGULATIONS**

The following sign types are permitted within the Shadow Creek Ranch Planned Unit Development subject to the limitations regarding height, size, number and location:

- 1. COMMUNITY INTRODUCTION**
  - No more than four (4) signs located along the frontages of each of the following streets:
    - Shadow Creek Parkway
    - Broadway and F.M. 521
  - Maximum size: 8' x 16'
  - Maximum height: 13' with posts
  
- 2. INFORMATION CENTER**
  - No more than four (4) signs located on the frontages of each of the following streets:
    - Shadow Creek Parkway
    - Broadway
    - Kirby Drive
    - Hampton Drive
  - Maximum size: 8' x 16'
  - Maximum height: 13' with posts
  
- 3. FUTURE LAND USE**
  - Limit one (1) per site (corner sites – limit two (2))
  - Maximum size: 8' x 16'
  - Maximum height: 10' with posts
  
- 4. DIRECTIONAL SIGNS FOR BUILDERS / NEIGHBORHOODS**
  - Limit three (3) per neighborhood (subdivision) to located along the frontage of Kirby Drive, Hampton Drive and/or the collector loop / entry streets
  - Maximum size: 16' x 8'
  - Maximum height: 17' with base
  - \* Multiple neighborhoods / builders listed on one sign count as one sign.

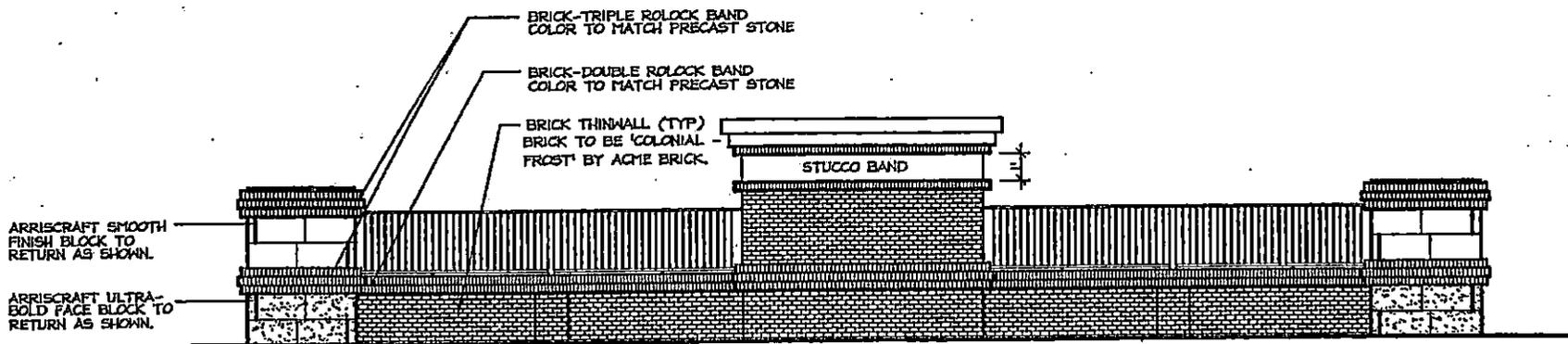
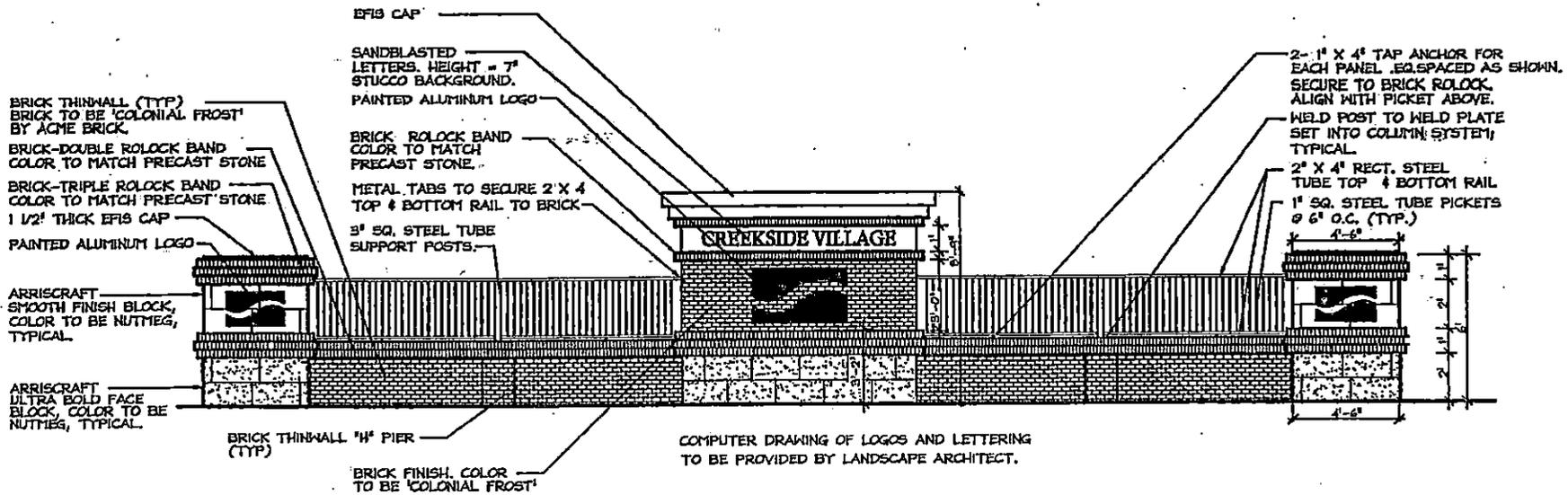
The above signs are temporary and will be removed and/or relocated as dictated by project completion.



NOTE: FOR ILLUSTRATION PURPOSES ONLY:  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

GATEWAY MONUMENTS

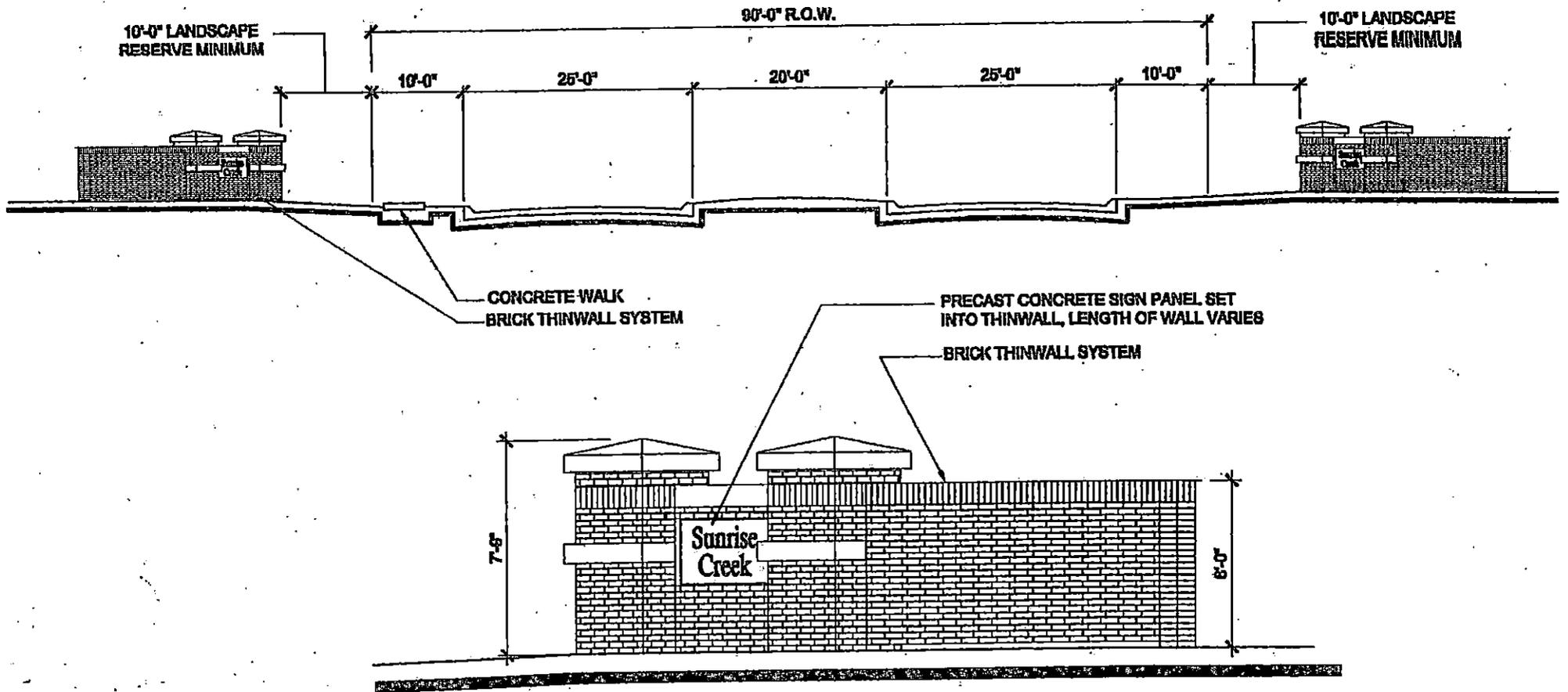
ILLUSTRATION I-6



**NOTE FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.**

**VILLAGE ENTRY IDENTIFIER**

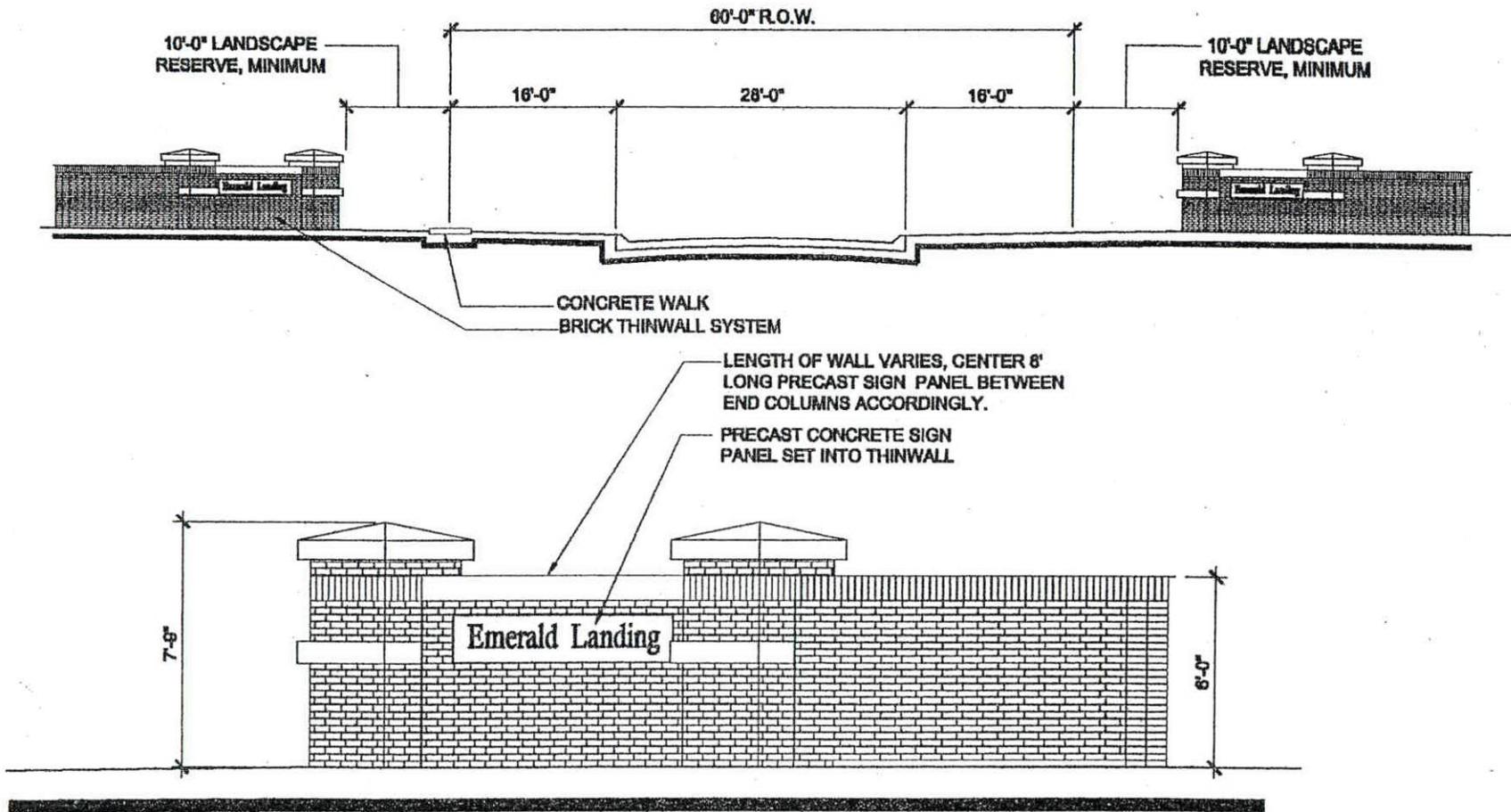
**ILLUSTRATION V-2**



NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

**TYPICAL NEIGHBORHOOD ENTRY IDENTIFIER (90' R.O.W.)**

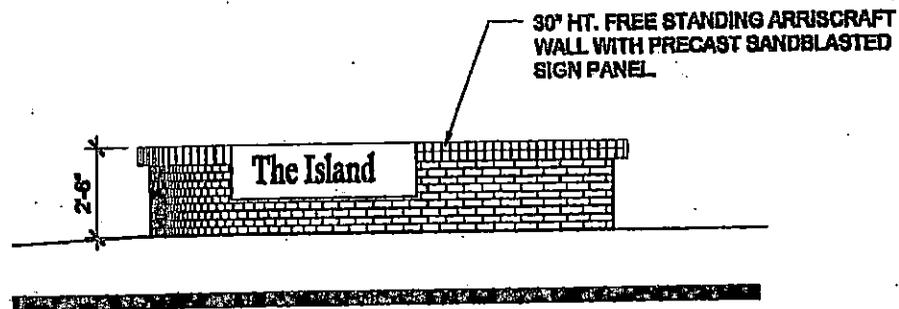
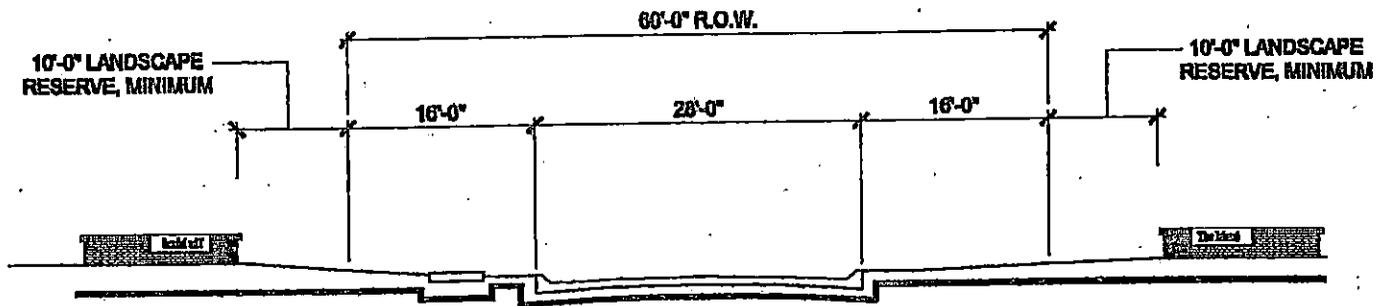
**ILLUSTRATION III-1**



NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

**TYPICAL NEIGHBORHOOD ENTRY IDENTIFIER (60' R.O.W.)**

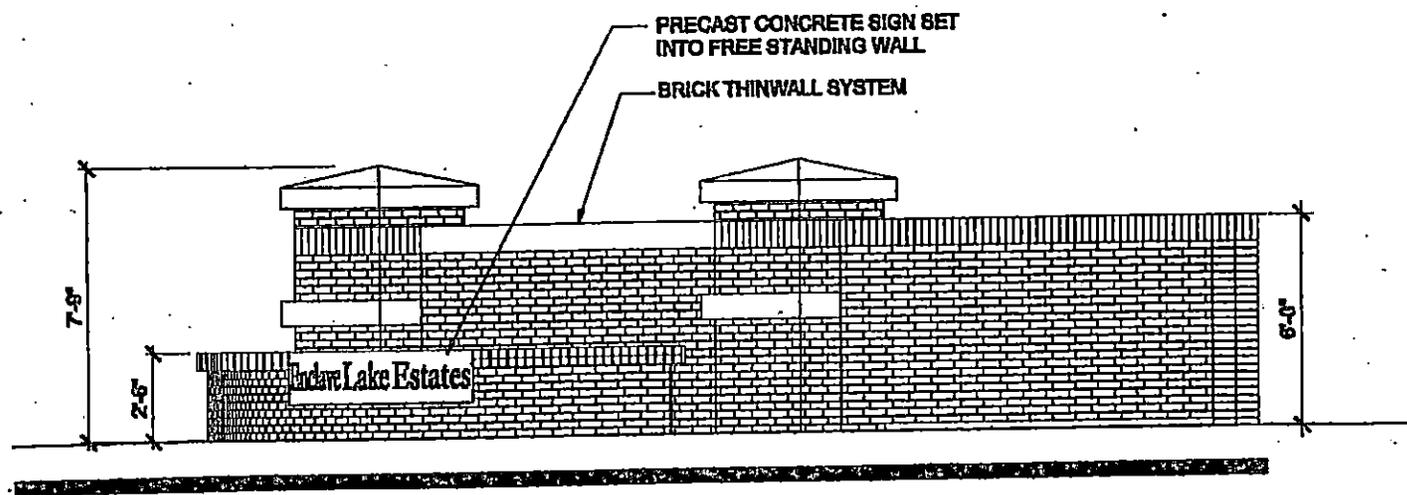
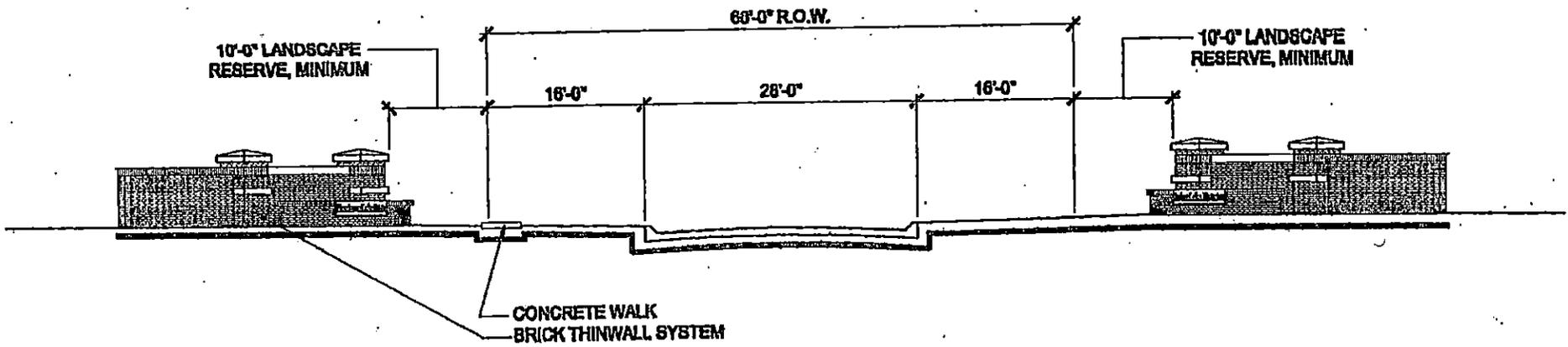
**ILLUSTRATION III-1.1**



NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

**FREE STANDING SIGN WALL AT SPECIALTY "BRIDGE" ENTRY**

**ILLUSTRATION III-1.2**



NOTE FOR ILLUSTRATION PURPOSES ONLY.  
 REFER TO CONSTRUCTION PLANS FOR  
 COMPLETE DETAILS AND SPECIFICATIONS.

**FREE STANDING SIGN WALL AT SPECIAL SECTION ENTRY**

**ILLUSTRATION III-1.3**

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**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 Commercial District (C), on the following described property, to wit:

Zone Change Application No. 1039

Legal Description: 8.842 acres, H. T. & B. R.R. Co. Survey, A-243, Brazoria Co., TX, being a portion of Lot 8, Section 19, Allison Richey Gulf Coast Home Co. Subdivision, as recorded on a map or plat in Volume 2, page 23, Brazoria Co. map records, Brazoria Co., TX (1115 Cullen Boulevard)

Owner: Paul Brent Durrett  
6120 Brookside Drive  
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**

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## **Zone Change Application No. 1039**

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**City Council and Planning and Zoning Commission Joint Public Hearing: June 10, 2002**

**Owner: Paul Brent Durrett**

**Applicant/Agent: Paul Brent Durrett**

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**Location: 1115 Cullen Boulevard**

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

**Requested Zoning: Commercial District (C)**

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### **Summary:**

The applicant is requesting a zone change on approximately 8.84 acres in order to bring an existing Commercial building into compliance. The property to the North is zoned Commercial District (C) with a Specific Use for mini-storage warehouses and is being developed with Classic Storage Station. The properties to the South, West and East are zoned Suburban Development District (SD) with the exception of a portion of the cemetery to the South zoned General Business District (GB). The properties to the East and West are vacant land.

Public Notice/Comment Forms were mailed to twelve (12) 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. However, the Comprehensive Plan recommends General Business uses for the area just South of this and the property immediately North is zoned Commercial District (C) with a Specific Use Permit for mini-storage warehouse uses.**
- **The applicant is aware that a Traffic Impact Analysis may be required.**
- **The Thoroughfare Plan indicates this property is located at the intersection of a Major Thoroughfare (Cullen Blvd, 120' Right of Way with 6 lanes) and a Major Collector/Secondary Thoroughfare (Hughes Ranch Road, 80'-100' Right of way with 4 lanes).**

**Staff Recommendation:**

**Approval due to the fact that the property is located at the intersection of Major Thoroughfares and between properties zoned for Commercial and General Business uses.**

**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 5/9/00

Change in Zoning Classification from: SD to: COMMERCIAL

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

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

Property address: 1115 COLLEN (FM 865) - CORNER OF COLLEN & CR 403

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

Metes & Bounds Description:  
(unplatted property only; attach survey) 8.85 ACRES / A0243 - TR 8 HT & BER

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

Current use of land: COMMERCIAL BUILDINGS

Proposed use of land within requested designation: COMMERCIAL BUILDINGS

Record owner's name: PAUL BRENT DURRETT

Owner's mailing address: 6120 BROOKSIDE DR., PEARLAND TX 77581

Owner's telephone number: (281) 9976978

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: B. D. 4/8/02

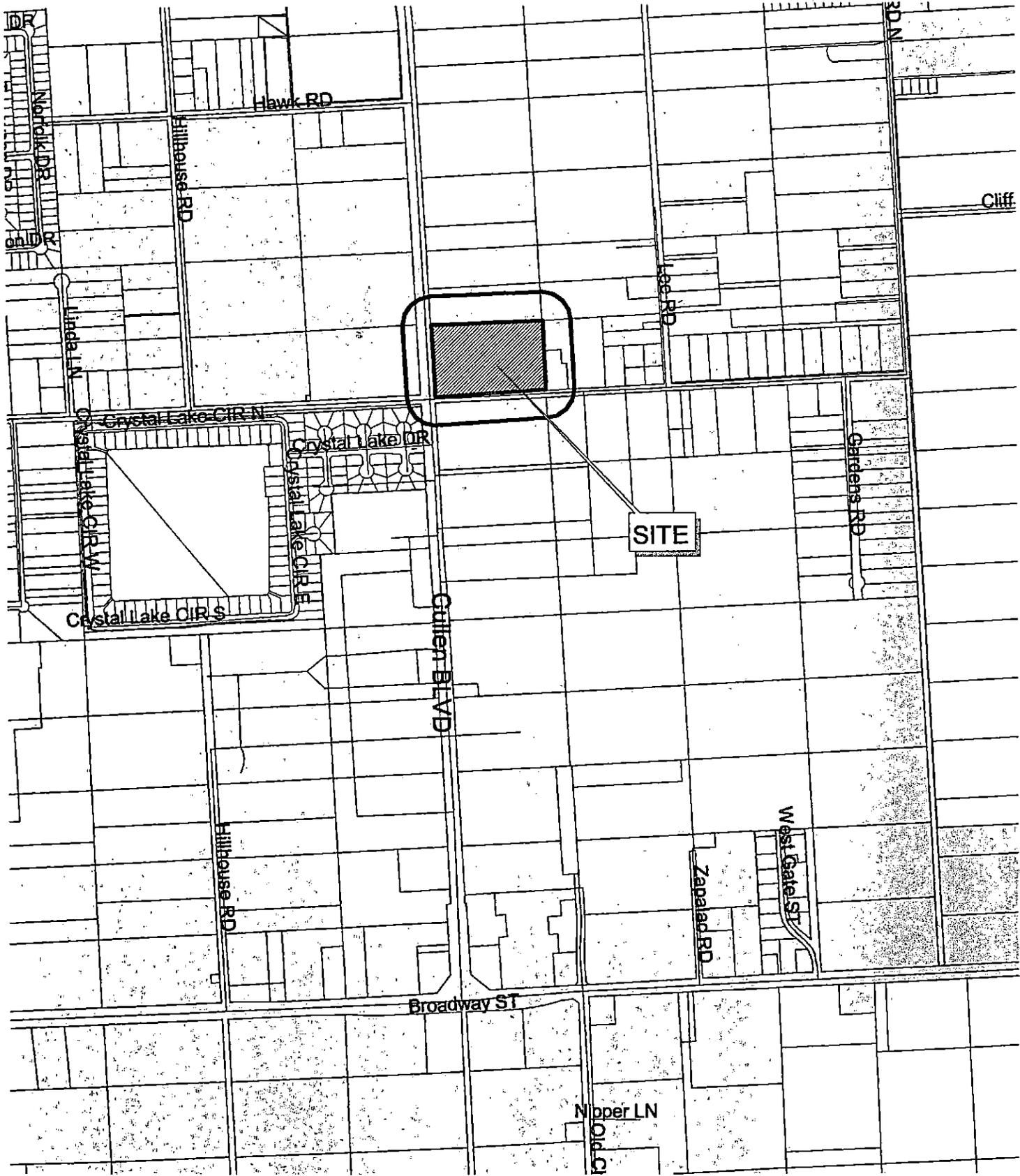
Fees paid: \$ fees pd on Appl 946

Received by: Mona Phipps

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

Date paid: 4-23-02

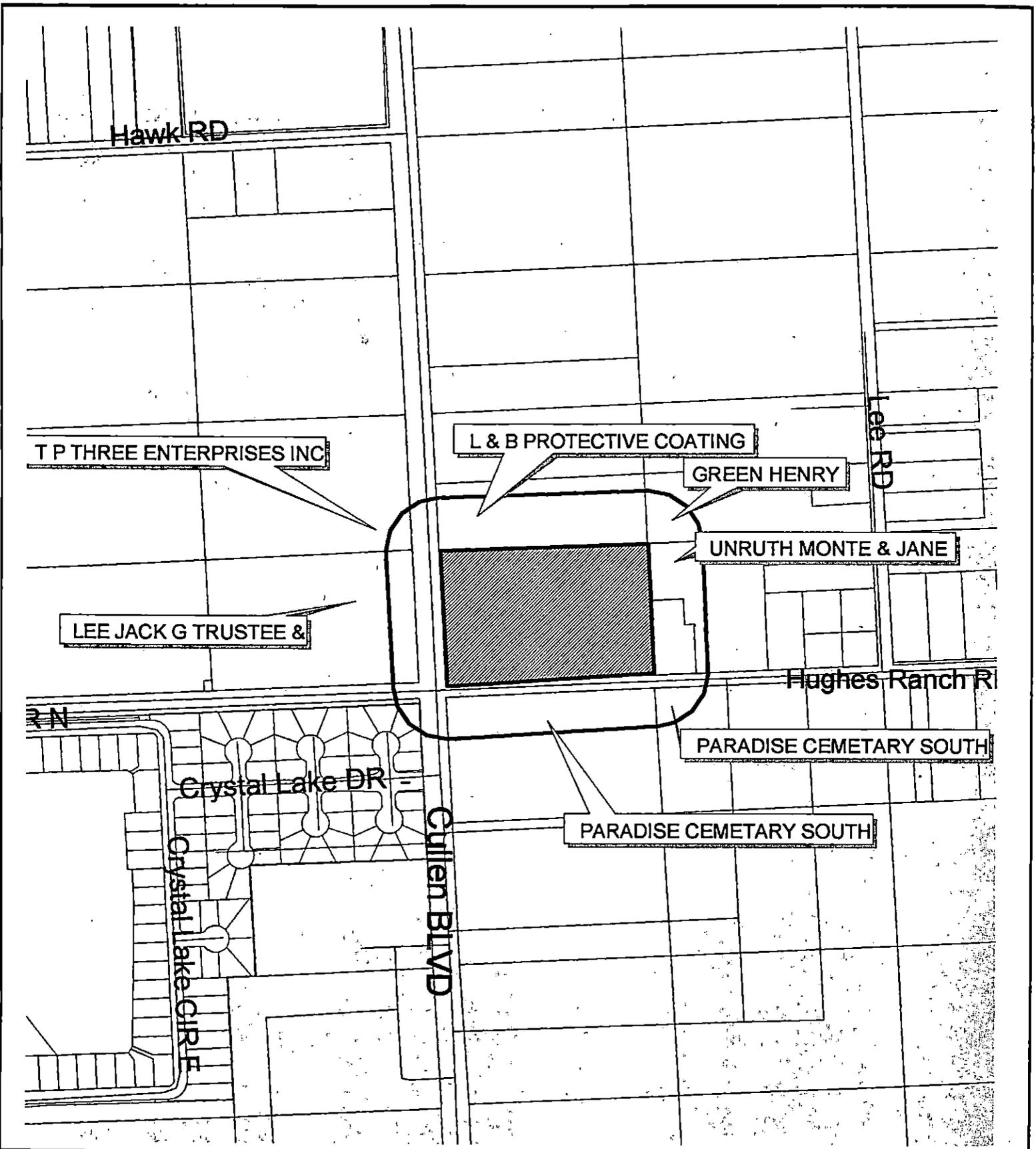
Application number: 1039



Zone Change Application No. 1039  
 Paul Brent Durrett  
 1115 Cullen Boulevard  
 (SD-C)

 City limits





Zone Change Application No. 1039  
 Paul Brent Durrett  
 1115 Cullen Boulevard  
 (SD-C)

City limits



**ZONE CHANGE APPLICATION NO. 1039**

**Notification list**

<u>TAX ACCT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
05060061000	T P THREE ENTERPRISES INC	4230 HAWK RD	PEARLAND, TX 77584-2720	A0506 H T & B R R, TRACT 49-50-51, ACRES 23.190
02430026000	GREEN HENRY	1026 LEE RD	PEARLAND, TX 77581-8928	A0243 H T & B R R, TRACT 23A1, ACRES 4.270
02430042002	L & B PROTECTIVE COATING	PO BOX 218	PEARLAND, TX 77588-0218	A0243 H T & B R R, TRACT 7A, ACRES 5.000
02430033000	UNRUTH MONTE & JANE	4431 COUNTY ROAD 403	PEARLAND, TX 77581-7788	A0243 H T & B R R, TRACT 24A (PT), ACRES 3.089
02430008000	DURRETT PAUL BRENT	6120 BROOKSIDE RD	PEARLAND, TX 77581-2042	A0243 H T & B R R, TRACT 8, ACRES 8.850
05060019000	LEE JACK G TRUSTEE &	13201 NORTHWEST FRWY	HOUSTON, TX 77040-	A0506 H T & B R R, TRACT 52, ACRES 10.00
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
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
30991001100	CRYSTAL LAKE POA	9800 CENTRE PKWY #625	HOUSTON, TX 77036	CRYSTAL LAKE SEC 1, LT RES A-B-D-E-F-G-H-I, ACRES .547
30991001003	PLEASANT MARGARET E	1207 SANDPIPER CT N	PEARLAND, TX 77584-2595	CRYSTAL LAKE SEC 1 (A0506 H T & B R R), BLOCK 1, LOT 3
30991001004	HUDDLESTON L & D M	1203 SANDPIPER CT N	PEARLAND, TX 77584-2595	CRYSTAL LAKE SEC 1 (A0506 H T & B R R), BLOCK 1, LOT 4
30991001002	GEORGE WIMPEY OF TEXAS INC	9766 WHITHORN DR	HOUSTON, TX 77095-5025	CRYSTAL LAKE SEC 1 (A0506 H T & B R R), BLOCK 1, LOT 2

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 10, 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. 108

Legal Description: Lot 3, Block 1, Old Chocolate Bayou, Brazoria Co., TX (2737 Old Chocolate Bayou Road)

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**

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## **Specific Use Application No. 108**

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**City Council and Planning and Zoning Commission Joint Public Hearing: June 10, 2002**

**Owner: James & Dorothy Medearis**

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

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**Location: 2737 Old Chocolate Bayou Road**

**Existing Zoning: Commercial District (C)**

**Requested Zoning: Commercial District - Specific Use (C(S))**

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### **Summary:**

**The applicant is requesting a specific use on approximately 3.36 acres, in order to expand an existing mini-storage facility. The properties to the North and South are zoned Commercial District (C). The property to the North is partially developed with a Shell Station and is currently being developed with a restaurant. A portion of the property to the North was recently granted a Specific Use to expand this existing mini-storage facility. The property to the South is vacant. The property to the West is zoned General Business District (GB) and is developed with a single family home. The property to the East is zoned Suburban Development District (SD) and is vacant land.**

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

### **Other Considerations:**

- **The Comprehensive Plan recommends Retail, Offices and Services uses for the area. This request is in compliance with the Comprehensive Plan and consistent with the surrounding uses.**
- **The applicant is aware of facade and masonry wall requirements for the proposed expansion.**
- **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**

**PAID**  
58102

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

Change in Zoning Classification from: C to: C(S)

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

Specific Use for: Storage & Mini-Warehouse

Property address: 2737 Old Chocolate Bayou Rd., Pearland, TX 77584

Lot: 3 Block: 1 Subdivision: Old Chocolate Bayou

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

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

Current use of land: Storage & Mini-Warehouse

Proposed use of land: Storage & Mini-Warehouse

Record owner's name: James & Dorothy Madearis

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 Drive, Suite 410, Houston, TX 77057

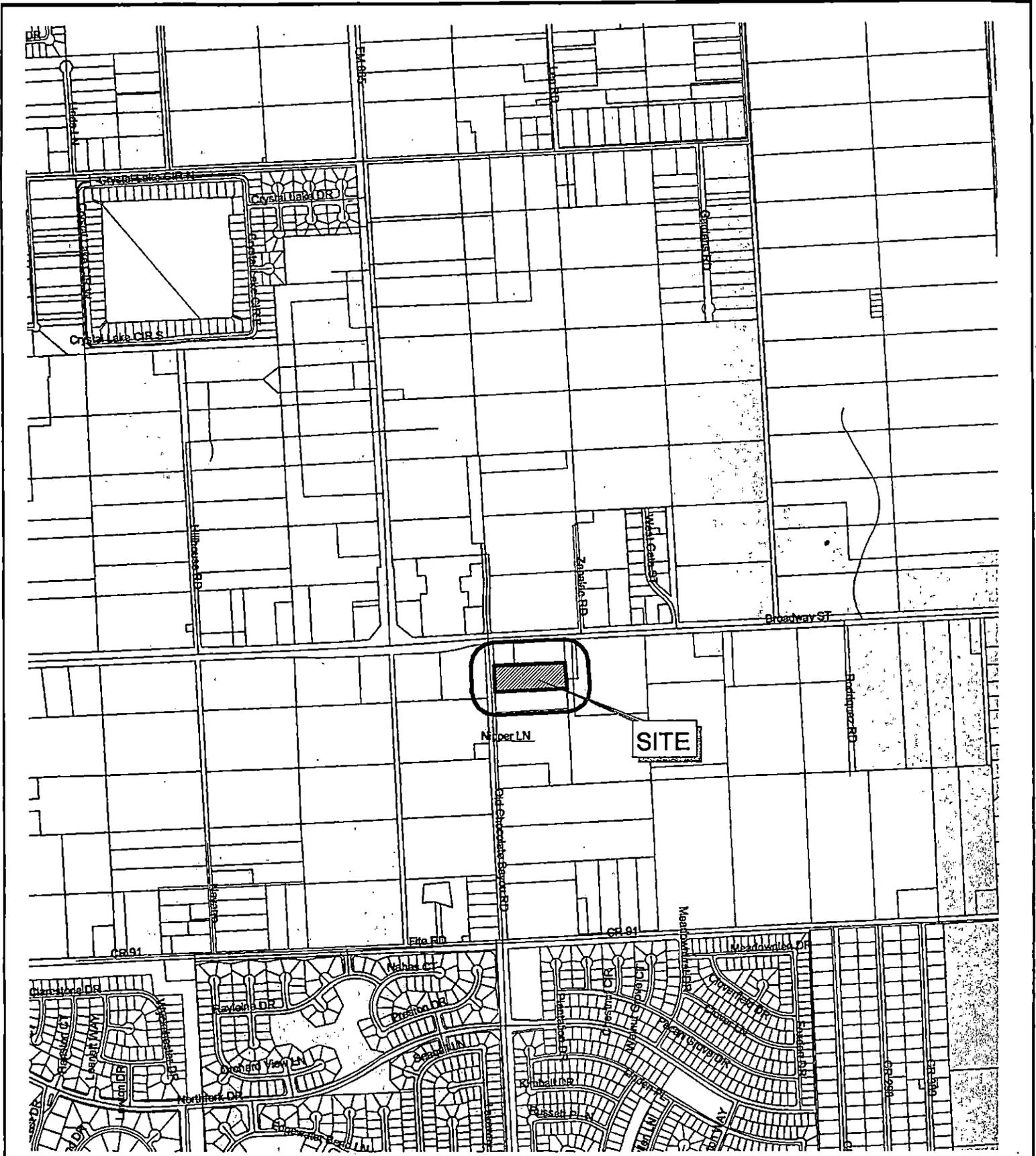
Agent's telephone number: 713-781-5262

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: James Madearis Agent's signature: [Signature]

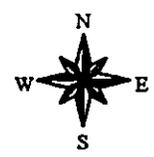
Fees paid: \$ 250.00 Date paid: 5-8-02

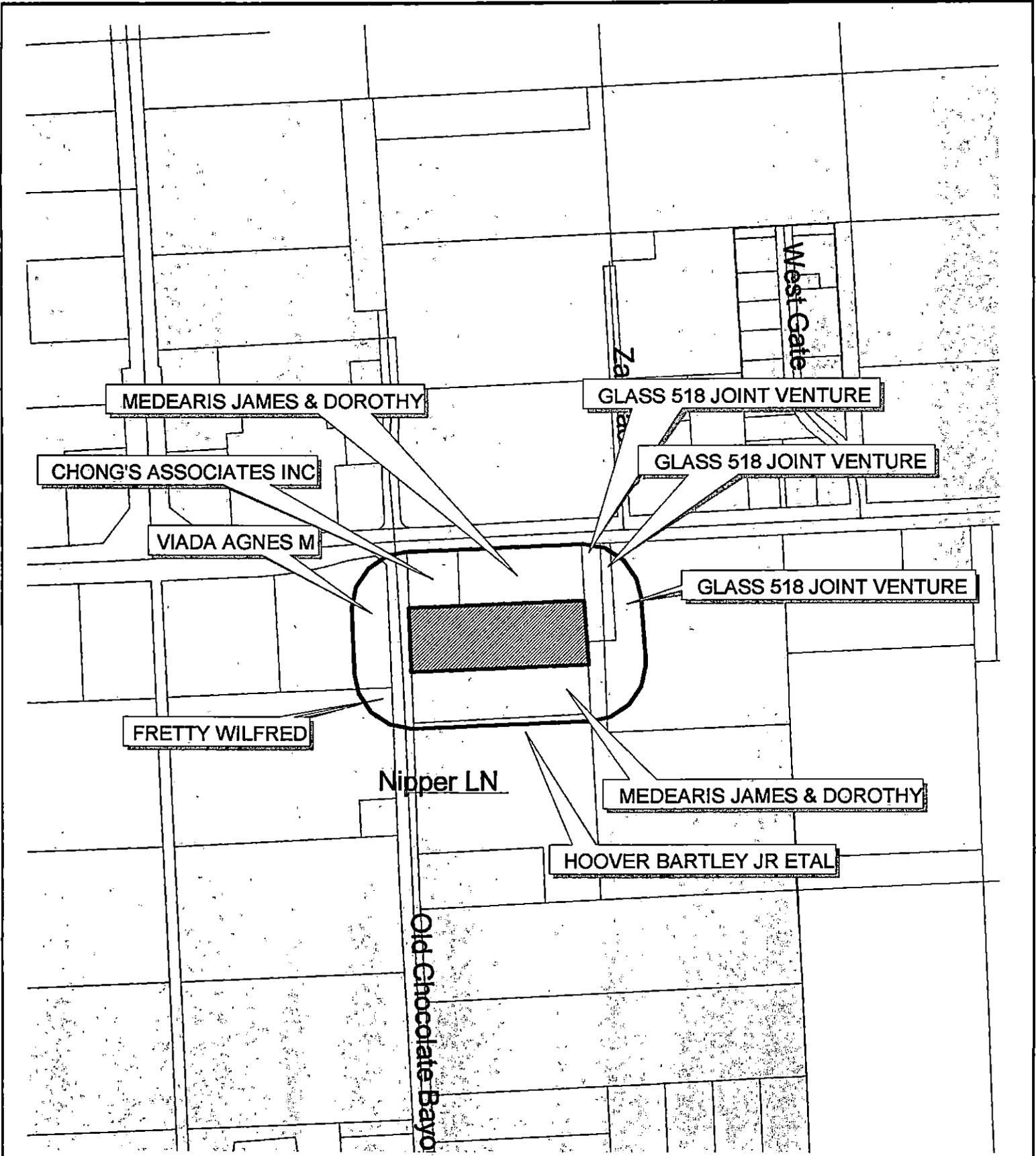
Received by: Maria Application number: SU108



Specific Use Application No. 108  
 James & Dorothy Medearis  
 Osborn & Vane Architects, Inc.  
 2737 Old Chocolate Bayou Road  
 (C-C(S))

City limits





Specific Use Application No. 108  
 James & Dorothy Medearis  
 Osborn & Vane Architects, Inc.  
 2737 Old Chocolate Bayou Road  
 (C-C(S))

 City limits



**SPECIFIC USE APPLICATION NO. 108**  
**Notification list**

<u>TAX ACCT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
02420002005	GLASS 518 JOINT VENTURE	TRS3232 HUNTINGDON PL	HOUSTON, TX 77019-5926	A0242 H T & B R R, TRACT 1-1D-1D1-PT TR 1E, ACRES 10.169, PEARLAND
02420002005	GLASS 518 JOINT VENTURE	TRS3232 HUNTINGDON PL	HOUSTON, TX 77019-5926	A0242 H T & B R R, TRACT 1-1D-1D1-PT TR 1E, ACRES 10.169, PEARLAND
02420002005	GLASS 518 JOINT VENTURE	TRS3232 HUNTINGDON PL	HOUSTON, TX 77019-5926	A0242 H T & B R R, TRACT 1-1D-1D1-PT TR 1E, ACRES 10.169, 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
02420002005	GLASS 518 JOINT VENTURE	TRS3232 HUNTINGDON PL	HOUSTON, TX 77019-5926	A0242 H T & B R R, TRACT 1-1D-1D1-PT TR 1E, ACRES 10.169, PEARLAND
03090010000	FRETTY WILFRED	PO BOX 789	PEARLAND, TX 77588-0789	A0309 H T & B R R, TRACT 28, ACRES 9.600
02420011000	HOOVER BARTLEY JR ETAL	1622 KENWICK PL	PASADENA, TX 77504-3111	A0242 H T & B R R, TRACT 1C PT, ACRES 7.000
AGENT	OSBORN & VANE ARCHITECTS	2000 BERING DR #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 JUNE 10, 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 Single Family Dwelling District (R1) to Single Family Dwelling District – Specific Use (R1(S)) for a church, on the following described property, to wit:

Specific Use Application No. 107

Legal Description: 9.521 acres, W.D.C. Hall League, A-70, Brazoria Co., TX (3007 and 3017 Yost Road and 3214 Hamm Road)

Owner: Shadycrest Baptist Church  
3214 Hamm Road  
Pearland, TX 77581

Agent: Sidney Kliesing

**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. 107**

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**City Council and Planning and Zoning Commission Joint Public Hearing: June 10, 2002**

**Owner: Shadycrest Baptist Church**

**Applicant/Agent: Sidney Kliesing**

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**Location: 3007 & 3017 Yost Road and 3214 Hamm Road**

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

**Requested Zoning: Single Family Dwelling District - Specific Use (R-1(S))**

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### **Summary:**

**The applicant is requesting a specific use on approximately 9.52 acres, in order to expand an existing church. The property is surrounded by Single Family Dwelling District (R-1) zoning. The surrounding property is developed with single family homes.**

**Public Notice/Comment Forms were mailed to thirty-two (32) 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 the area. This request is in compliance with the Comprehensive Plan and consistent with the surrounding uses.**
- **The applicant is aware that a Traffic Impact Analysis may be required.**

**Staff Recommendation:**

**Approval due to the fact that this property is developed with existing church uses and provides a buffer between Broadway Street and the existing R-1 development to the North.**

**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: R-1 to: R-1 (S)

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

Specific Use for: \* Proposed Church Expansion

Property address: 3017 Yost Road - 3007 Yost Road - 3214 Hamm Road

Lot: N/A Block: N/A Subdivision: N/A

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

Tax I.D. number: 74-1743322

Current use of land: Church Uses

Proposed use of land: Church Uses

Record owner's name: Shadycrest Baptist Church

Owner's mailing address: 3214 Hamm Road Pearland, Texas 77581

Owner's telephone number: 281-485-1481

Agent's name: Sidney Kliesing

Agent's mailing address: 2110 Shadybend, Pearland, Texas 77581

Agent's telephone number: 281-485-2386

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. \*On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: [Signature]

Agent's signature: [Signature]

Fees paid: \$ 275.00

Date paid: 4-29-02

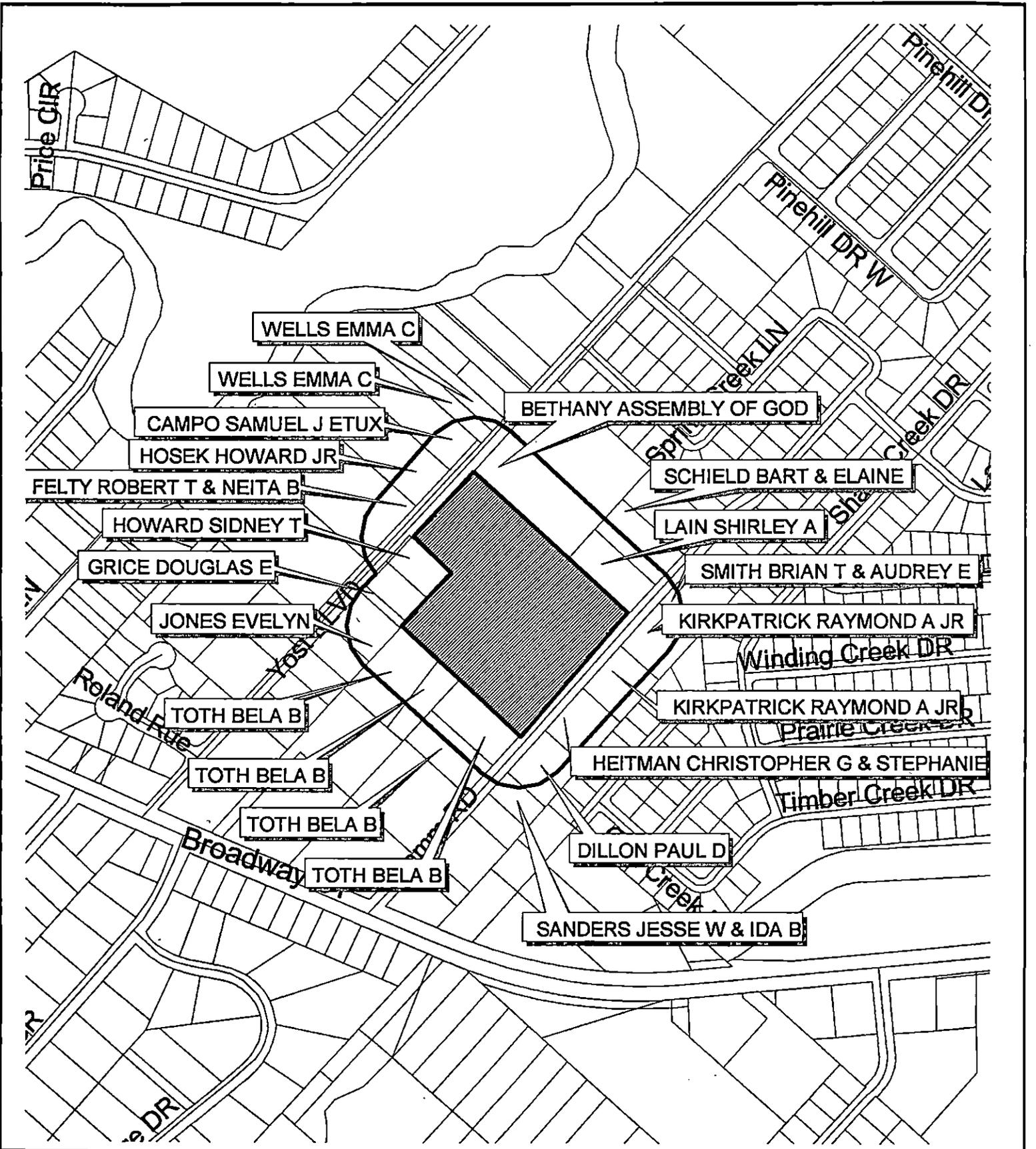
Received by: Mona Phipps

Application number: SU107

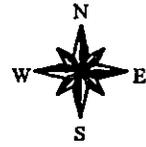


Specific Use Application No. 107  
 Shadycrest Baptist Church/Sidney Kliesing  
 3007 & 3017 Yost Rd & 3214 Hamm Rd  
 (R1-R1(S))





Specific Use Application No. 107  
 Shadycrest Baptist Church/Sidney Kliesing  
 3007 & 3017 Yost Rd & 3214 Hamm Rd  
 (R1-R1(S))



SPECIFIC USE APPLICATION NO. 107

Notification list

<u>TAX ACCT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
00700062000	WELLS EMMA C	3008 YOST RD	PEARLAND, TX 77581-5544	A0070 W D C HALL (PEARLAND), TRACT 10A-10B, ACRES 2.000
00700062000	WELLS EMMA C	3008 YOST RD	PEARLAND, TX 77581-5544	A0070 W D C HALL (PEARLAND), TRACT 10A-10B, ACRES 2.000
84320004000	CAMPO SAMUEL J ETUX	3106 YOST RD	PEARLAND, TX 77581-5546	WOODS ESTATE (A0070 W D C HALL)(PEARLAND), BLOCK 1, LOT 4, ACRES 2.455
84320003000	HOSEK HOWARD JR	3126 YOST RD	PEARLAND, TX 77581-5546	WOODS ESTATE (A0070 W D C HALL)(PEARLAND), BLOCK 1, LOT 3, ACRES 2.668
84320002000	FELTY ROBERT T & NEITA B	3156 YOST RD	PEARLAND, TX 77581-5546	WOODS ESTATE (A0070 W D C HALL)(PEARLAND), BLOCK 1, LOT 2, ACRES 4.073
00700045000	BETHANY ASSEMBLY OF GOD	3011 YOST RD	PEARLAND, TX 77581-5543	A0070 W D C HALL (PEARLAND), TRACT 5B, LOT 1D, ACRES 5.100
84320000000	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND, TX 77581-5416	WOODS ESTATE, ROW YOST ROAD, ACRES .826
84320000000	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND, TX 77581-5416	WOODS ESTATE, ROW YOST ROAD, ACRES .826
00700065130	SHADYCREST BAPTIST CHURCH	3214 HAMM RD	PEARLAND, TX 77581-5504	A0070 W D C HALL (PEARLAND), TRACT 5B1F2, ACRES 3.130
00700052000	SCHIELD BART & ELAINE	3218 HAMM RD	PEARLAND, TX 77581-5504	A0070 W D C HALL (PEARLAND), TRACT 5B2, LOT 7, ACRES 1.000
00700065121	SHARP GARY W	3017 YOST RD	PEARLAND, TX 77581-5543	A0070 W D C HALL (PEARLAND), TRACT 5B1F1, ACRES 2.390
00700057000	LAIN SHIRLEY A	PO BOX 2236	PEARLAND, TX 77588-2236	A0070 W D C HALL (PEARLAND), TRACT 5B2, LOT 6, ACRES 1.000
00700004000	HOWARD SIDNEY T	3101 YOST RD	PEARLAND, TX 77581-5545	A0070 W D C HALL (PEARLAND), TRACT 5B1, LOTS C1-E, ACRES 0.600
00700004000	HOWARD SIDNEY T	3101 YOST RD	PEARLAND, TX 77581-5545	A0070 W D C HALL (PEARLAND), TRACT 5B1, LOTS C1-E, ACRES 0.600
00700065110	SHADYCREST BAPTIST CHURCH	3214 HAMM RD	PEARLAND, TX 77581-5504	A0070 W D C HALL (PEARLAND), TRACT 5B-2, LOTS 14-15-16A, ACRES 4.000
00700027000	SMITH BRIAN T & AUDREY E	3215 HAMM RD	PEARLAND, TX 77581-5503	A0070 W D C HALL (PEARLAND), TRACT 5B2, LOT 8A, ACRES 1.000
00700004110	GRICE DOUGLAS E			A0070 W D C HALL (PEARLAND), TRACT 5B1, LOTS C1A-C2-E1, ACRES 0.586
00700004110	GRICE DOUGLAS E			A0070 W D C HALL (PEARLAND), TRACT 5B1, LOTS C1A-C2-E1, ACRES 0.586
00700004110	GRICE DOUGLAS E			A0070 W D C HALL (PEARLAND), TRACT 5B1, LOTS C1A-C2-E1, ACRES 0.586
00700065110	SHADYCREST BAPTIST CHURCH	3214 HAMM RD	PEARLAND, TX 77581-5504	A0070 W D C HALL (PEARLAND), TRACT 5B-2, LOTS 14-15-16A, ACRES 4.000
00700013000	JONES EVELYN	3105 YOST RD	PEARLAND, TX 77581-5545	A0070 W D C HALL (PEARLAND), TRACT 5B1C, ACRES 0.860
00700039110	KIRKPATRICK RAYMOND A JR	3213 HAMM RD	PEARLAND, TX 77581-5503	A0070 W D C HALL (PEARLAND), TRACT 5B2, LOT 8, ACRES 1.000
00700065110	SHADYCREST BAPTIST CHURCH	3214 HAMM RD	PEARLAND, TX 77581-5504	A0070 W D C HALL (PEARLAND), TRACT 5B-2, LOTS 14-15-16A, ACRES 4.000
00700065125	TOTH BELA B	PO BOX 3025	PEARLAND, TX 77588-3025	A0070 W D C HALL (PEARLAND), TRACT 5B1, LOTS F1A-F2A, ACRES 1.980
00700003110	TOTH BELA B	PO BOX 3025	PEARLAND, TX 77588-3025	A0070 W D C HALL (PEARLAND), TRACT 5B2, LOTS 16-17, ACRES 2.00
00700039000	KIRKPATRICK RAYMOND A JR	3213 HAMM RD	PEARLAND, TX 77581-5503	A0070 W D C HALL (PEARLAND), TRACT 5B2, LOT 13, ACRES 1.000
00700065125	TOTH BELA B	PO BOX 3025	PEARLAND, TX 77588-3025	A0070 W D C HALL (PEARLAND), TRACT 5B1, LOTS F1A-F2A, ACRES 1.980
00700023000	HEITMAN CHRISTOPHER G & STEPHANIE	3209 HAMM RD	PEARLAND, TX 77581-5503	A0070 W D C HALL (PEARLAND), TRACT 5B2, LOT 5, ACRES 1.000
00700003110	TOTH BELA B	PO BOX 3025	PEARLAND, TX 77588-3025	A0070 W D C HALL (PEARLAND), TRACT 5B2, LOTS 16-17, ACRES 2.00
00700015000	DILLON PAUL D	3207 HAMM RD	PEARLAND, TX 77581-5503	A0070 W D C HALL (PEARLAND), TRACT 5B2, LOT 4, ACRES 1.000
84480002000	SANDERS JESSE W & IDA B	3205 HAMM RD	PEARLAND, TX 77581-5503	YOST ADDITION NO 3 (A0070 W D C HALL PEARLAND), LOT 1-2, ACRES 0.904
AGENT	KLIESING SIDNEY	2110 SHADYBEND	PEARLAND, TX 77581	

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 10, 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 (R2) on the following described property, to wit:

Zone Change Application No. 1037

Legal Description: 40 acres, being all of Lots 44, 45, 54 and 55, out of the Allison Richey Gulf Coast Home Co. Subdivision, according to the plat recorded in Volume 2, page 98, Brazoria Co. plat records, situated in the J.S. Talmage Survey, Section 80, A-564, Brazoria Co., TX (CR 59)

Owner: Family Care Medical Clinic/Ulysses Watkins, Jr., M.D.  
14215 S. Post Oak  
Houston, TX 77045

Agent: James Johnson

**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. 1037**

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**City Council and Planning and Zoning Commission Joint Public Hearing: June 10, 2002**

**Owner: Family Care Medical Clinic/Ulysses Watkins, Jr., M.D.**

**Applicant/Agent: James M. Johnson**

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**Location: North of County Road 59, between Chocolate Airline Road and County Road 48**

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

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

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### **Summary:**

**The applicant is requesting a zone change on approximately 40 acres in order to develop a single family subdivision. The property to the East is zoned Single Family Dwelling District (R-2) and is proposed to be developed as Southgate Subdivision. The properties to the North, South and West are zoned Suburban Development District (SD) and are all vacant with the exception of one tract to the South developed with a single family home fronting CR 59.**

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

**Other Considerations:**

- **The Comprehensive Plan recommends Low Density Residential uses for this area. Specifically, the Comprehensive Plan allows R-2 zoning in Low Density Residential areas. This request is in compliance with the Comprehensive Plan and consistent with 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: R-2

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

Specific Use for: \*

Property address: Pearland, TX

Abstract 564  
Lot: 44, 45, 54, 55 Block: \_\_\_\_\_ J.S. TALMAGE Survey  
Subdivision:

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

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

Current use of land: Vacant

Proposed use of land: Single Family Residential

Record owner's name: Family Care Medical Clinic/Ulysses Watkins, Jr. M.D.

Owner's mailing address: 14215 S. Post Oak, Houston, TX 77045

Owner's telephone number: 713/433-4536

Agent's name: James M. Johnson

Agent's mailing address: 900 Apollo Lane, Suite C, Houston, TX 77058

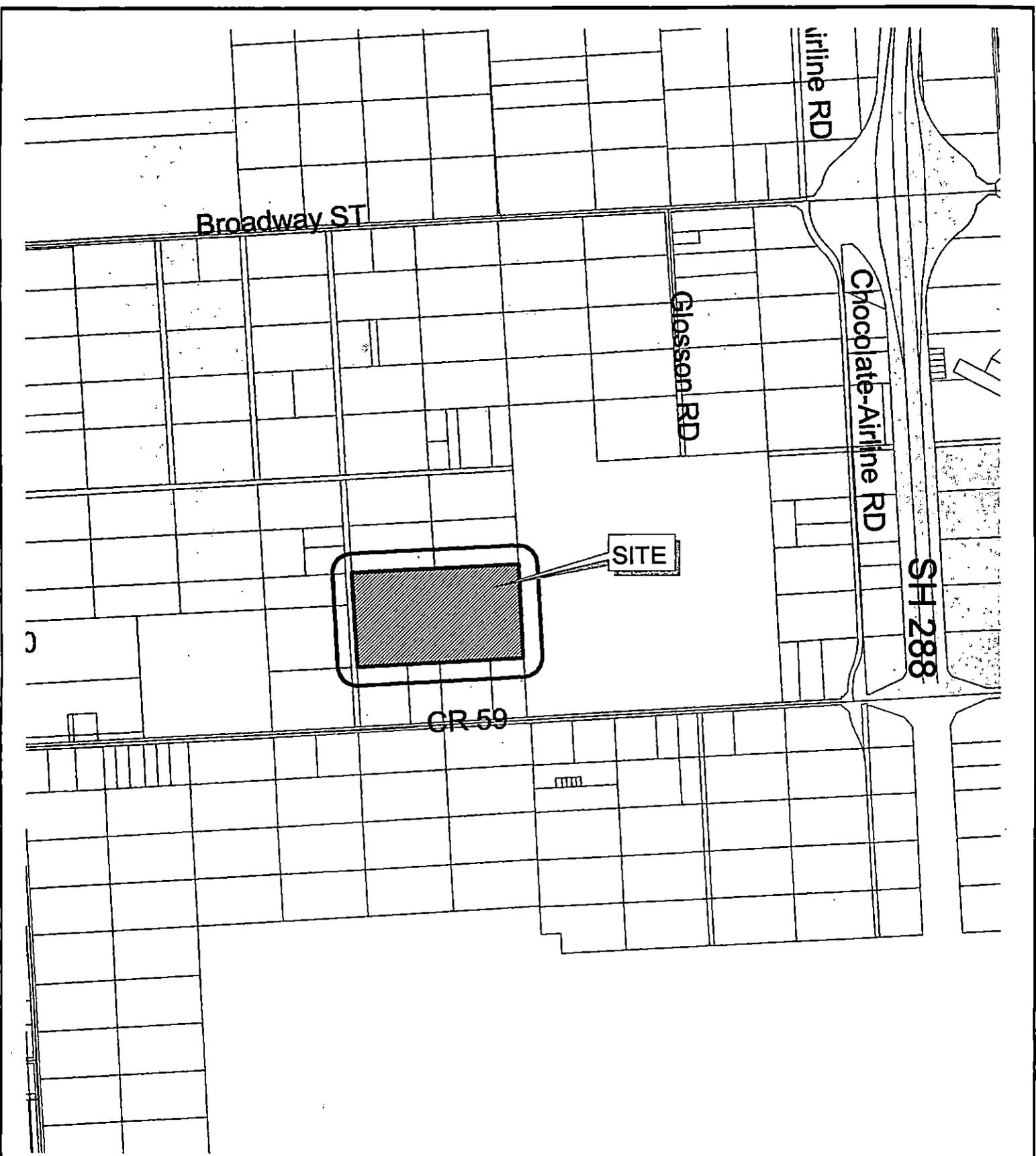
Agent's telephone number: 281/731-4840

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. \*On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: [Signature] Agent's signature: [Signature]

Fees paid: \$ \_\_\_\_\_ Date paid: 4-17-02

Received by: Mona Ripps Application number: 1037

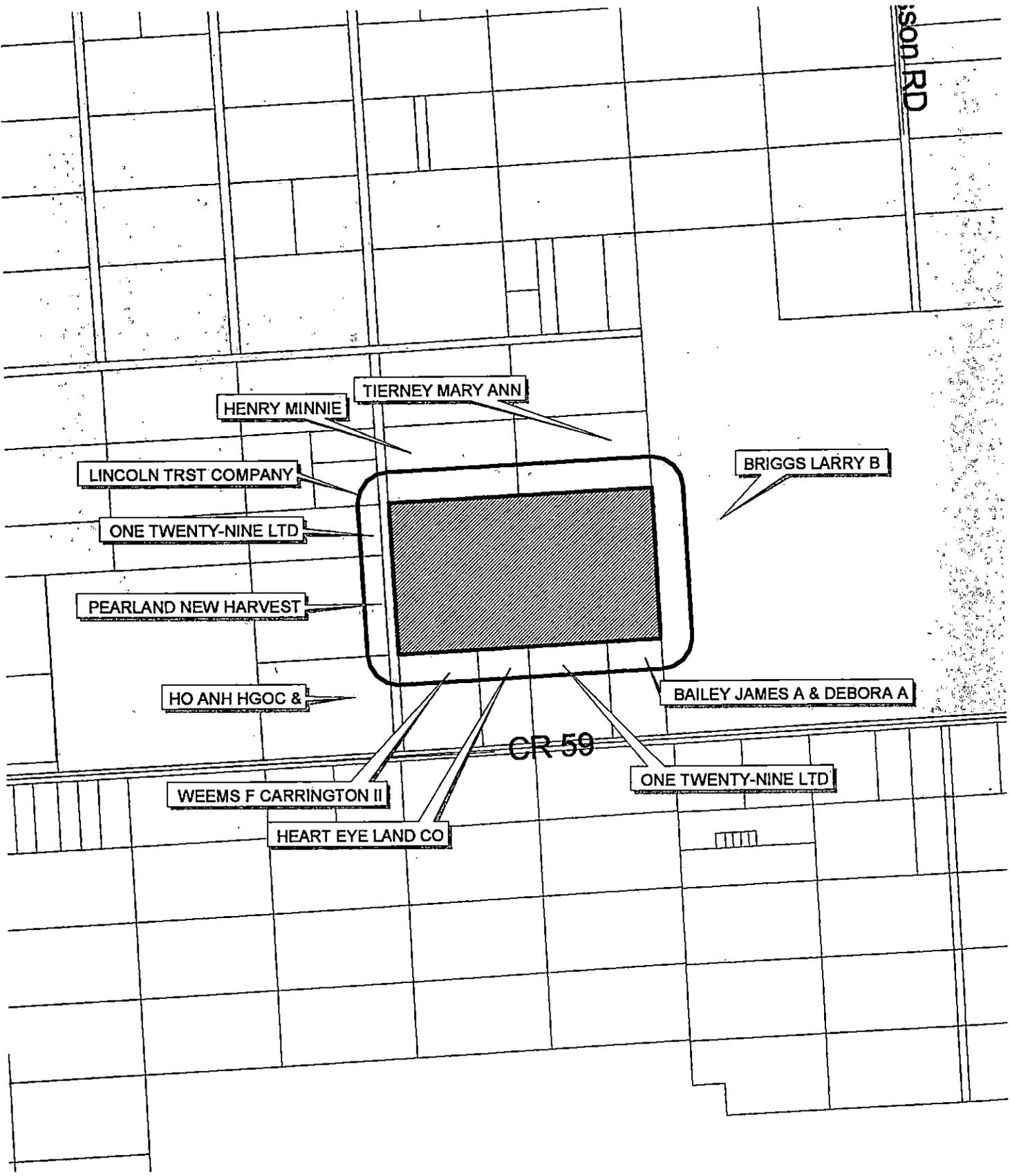


Zone Change Application No. 1037  
Family Care Medical Clinic/James Johnson  
CR 59  
(SD-R2)

 City limits



son RD



Zone Change Application No. 1037  
 Family Care Medical Clinic/James Johnson  
 CR 59  
 (SD-R2)

 City limits



**ZONE CHANGE APPLICATION NO. 1037****Notification list**

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
03000013000	BRIGGS LARRY B	% DEATON & BRIGGS 5110 SAN FELIPE	HOUSTON, TX 77056-3624	A0300 H T & B R R, TRACT 5-TRACT A, ACRES 173.300
05640027000	TIERNEY MARY ANN	8000 SPRINGER RD	BETHESDA, MD 20817-5559	A0564 H T & B R R, TRACT 52-53, ACRES 20.000
05640005000	HENRY MINNIE	%MRS. R ROSOW 4001 N NEW BRAUNFELS	SAN ANTONIO, TX 78209-6349	A0564 H T & B R R, TRACT 43, ACRES 10.000
05640003110	LINCOLN TRST COMPANY	%DOUGLAS P GREEN #61087PO BOX 5831	DENVER, CO 80217-5831	A0564 H T & B R R, TRACT 33A1, ACRES 2.910
05640012000	FAMILY CARE MEDICAL CLINIC	14215 S POST OAK	HOUSTON, TX 77045	A0564 H T & B R R, TRACT 54, ACRES 10.000
05640010000	FAMILY CARE MEDICAL CLINIC	14215 S POST OAK	HOUSTON, TX 77045	A0564 H T & B R R, TRACT 44, ACRES 10.000
05640036010	ONE TWENTY-NINE LTD	%RAYMOND KERR 1800 BERING DR #600	HOUSTON, TX 77057-3156	A0564 H T & B R R, TRACT 34, ACRES 6.400
05640034005	PEARLAND NEW HARVEST	CHRISTIAN FELLOWSHIP INPO BOX 1966	PEARLAND, TX 77588	A0564 H T & B R R, TRACT 19, ACRES 5.00
05640011000	FAMILY CARE MEDICAL CLINIC	14215 S POST OAK	HOUSTON, TX 77045	A0564 H T & B R R, TRACT 55, ACRES 10.000
05640014000	FAMILY CARE MEDICAL CLINIC	14215 S POST OAK	HOUSTON, TX 77045	A0564 H T & B R R, TRACT 45, ACRES 10.000
05640033105	BAILEY JAMES A & DEBORA A	1218 WYND AVE	PASADENA, TX 77503-2033	A0564 H T & B R R, TRACT 56A, ACRES 5.00
05640036012	ONE TWENTY-NINE LTD	%RAYMOND KERR 1800 BERING DR #600	HOUSTON, TX 77057-3156	A0564 H T & B R R, TRACT 56, ACRES 8.200
05640034018	WEEMS F CARRINGTON II	%WEEMS & CO INC 909 FANNIN #3205	HOUSTON, TX 77010-1014	A0564 H T & B R R, TRACT 46A (UND 1/4), ACRES 2.027
05640016000	HO ANH HGOC &	ARLIN O HARWELL 5005 WOODVILLE LN	PEARLAND, TX 77584-1222	A0564 H T & B R R, TRACT 36, ACRES 13.300
AGENT	JOHNSON JAMES	900 APOLLO LANE #C	HOUSTON, TX 77058	

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 10, 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 (R1) on the following described property, to wit:

Zone Change Application No. 1042

Legal Description: Lot 8, Block 7, Hickory Creek Place, H. T. & B. R.R. Co. Survey, Section 7, A-219, Brazoria Co., TX, according to the map or plat thereof recorded in Volume 11, page 1, Brazoria Co., TX (O'Day Road)

Owner: Phillip W. & Terri Rutter  
12719 Max Road  
Pearland, TX 77581

Agent: Lynda Taylor Kennedy

**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. 1042**

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**City Council and Planning and Zoning Commission Joint Public Hearing: June 10, 2002**

**Owner: Phillip W. & Terri Rutter**

**Applicant/Agent: Lynda Taylor Kennedy**

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**Location: O'Day Road, between Kelly Lane and Olin Drive**

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

**Requested Zoning: Single Family Dwelling District (R1)**

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### **Summary:**

**The applicant is requesting a zone change on one lot in order to develop a single family home. The property to the North is zoned Suburban Development District (SD) and is developed with Texas Screen Printing. The properties to the South and West are zoned Single Family Dwelling District (R-1) and are developed with single family homes. The property to the East is zoned Mobile Home Park District (MH) and is developed with Brazoria Place Mobile Home Park.**

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

**Other Considerations:**

- The Comprehensive Plan recommends Low Density Residential uses for this property with General Business uses immediately North. This request is in compliance with the Comprehensive Plan and consistent with the majority of the surrounding uses.
- The applicant is aware that the property dimensions (125' wide x 220' deep) would allow Estate Lot Single Family Dwelling District (RE). However, the applicant chose to request Single Family Dwelling District (R-1) in order to allow more flexibility in the placement of his home because of the business located on the North side. Specifically, the RE zoning district requires a 30' separation between buildings. The R-1 zoning district allows a minimum 15' separation between dwellings.

**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: R-1

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

Specific Use for: \*

Property address: O'DAY Rd

Lot: 8 Block: 7

Subdivision: HICKORY CREEK PLACE

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

Tax I.D. number: 4860-0095-000

Current use of land: UNIMPROVED (VACANT)

Proposed use of land: HOMESITE (

Record owner's name: PHILLIP W. & TERRI RUTTER

Owner's mailing address: 12719 MAX RD., PEARLAND TX 77581

Owner's telephone number: \_\_\_\_\_

Agent's name: Synda Layla Kennedy

Agent's mailing address: PO Box 1976 PEARLAND TX 77581

Agent's telephone number: 281-485-3371

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: Phillip W. Rutter

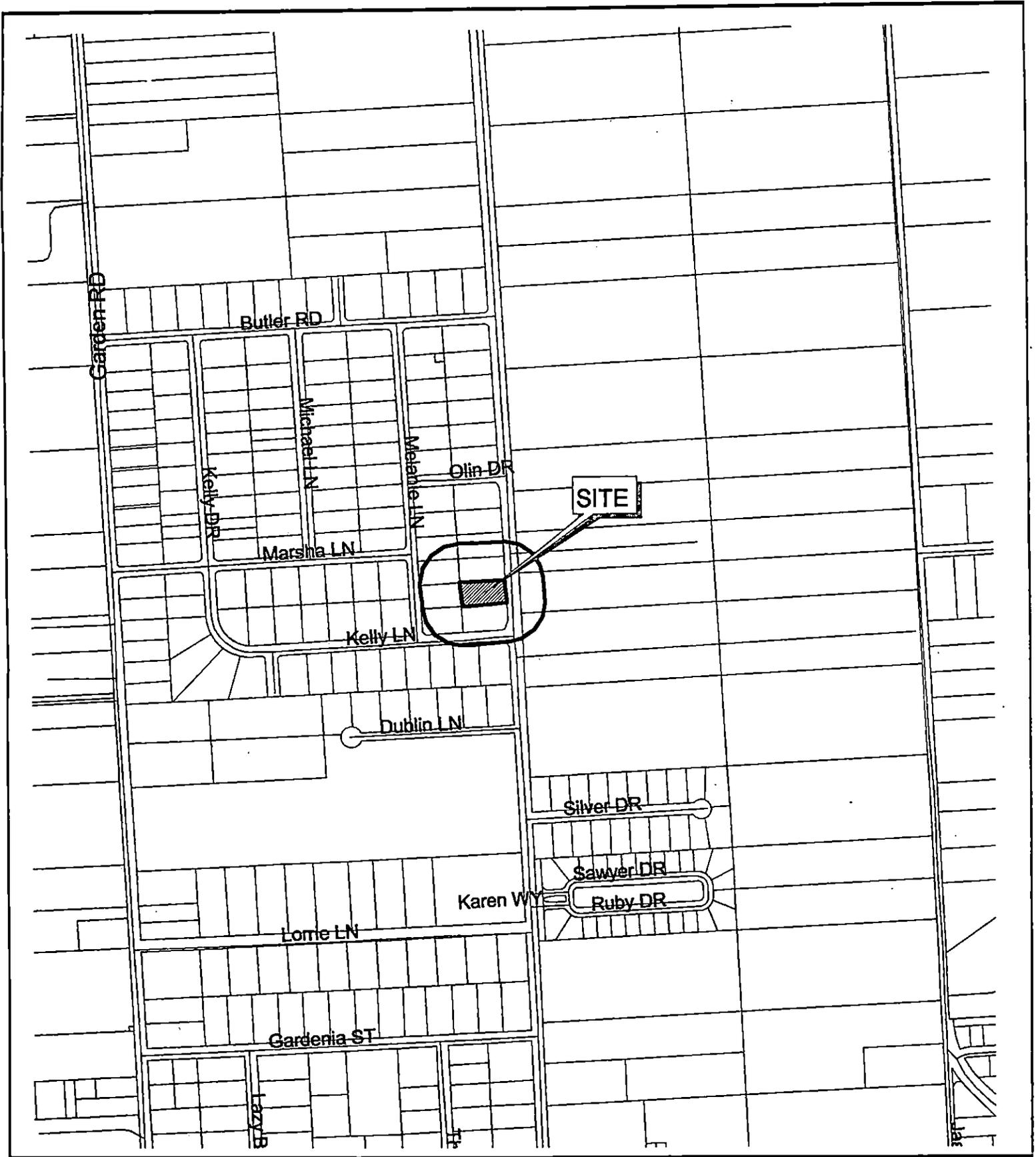
Agent's signature: Synda Kennedy

Fees paid: \$ 215.00

Date paid: 5/10/02

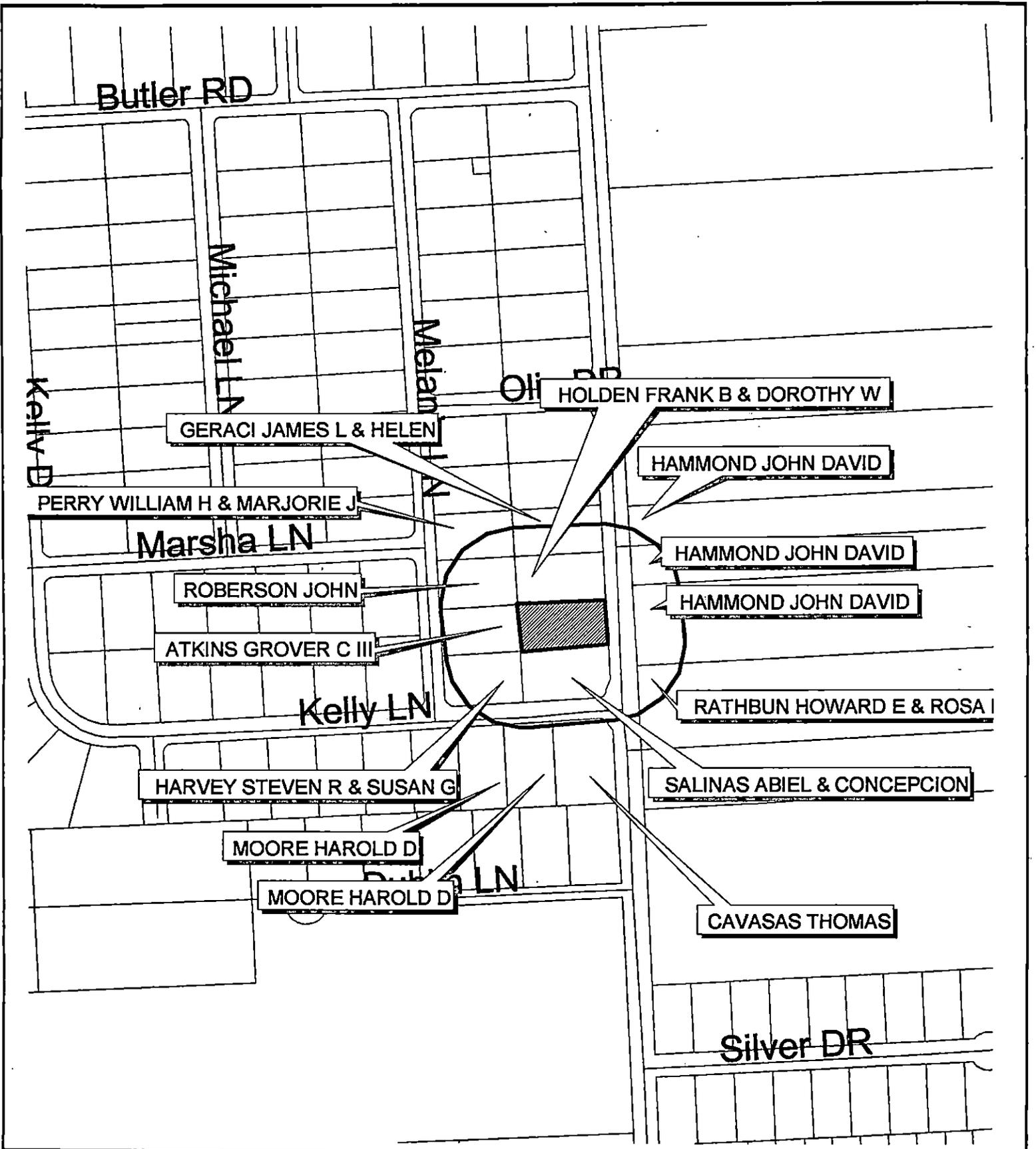
Received by: MARLOW

Application number: 1042

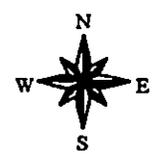


Zone Change Application No. 1042  
Phillip & Terri Rutter  
O'Day Road  
(SD-R1)





Zone Change Application No. 1042  
 Phillip & Terri Rutter  
 O'Day Road  
 (SD-R1)



**ZONE CHANGE APPLICATION NO. 1042**

**Notification list**

<u>TAX ACCT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
05440010110	HAMMOND JOHN DAVID	4536 MAPLE ST	BELLAIRE, TX 77401	A0544 H T & B R R, TRACT 36-36A, ACRES 10.000, PEARLAND
48600097110	GERACI JAMES L & HELEN	2607 GUN POWDER LN	PEARLAND, TX 77581-5507	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 10
48600089000	PERRY WILLIAM H & MARJORIE J	2154 MELANIE LN	PEARLAND, TX 77581-8024	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 3
48600096000	HOLDEN FRANK B & DOROTHY W	2315 COUNTRY CLUB DR	PEARLAND, TX 77581-5111	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 9
05440010110	HAMMOND JOHN DAVID	4536 MAPLE ST	BELLAIRE, TX 77401	A0544 H T & B R R, TRACT 36-36A, ACRES 10.000, PEARLAND
48600090000	ROBERSON JOHN	2213 MELANIE LN	PEARLAND, TX 77581-8027	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 4
48600095000	RUTTER PHILLIP W & TERRI	12719 MAX RD	PEARLAND, TX 77581-7905	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 8 (C/S), 219 H T & B
48600092000	ATKINS GROVER C III	PO BOX 2155	PEARLAND, TX 77588-2155	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 5
48600094000	SALINAS ABIEL & CONCEPCION	6125 KELLY LN	PEARLAND, TX 77581-8039	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 7, A0219 H T & B
05440010006	COUNTRY MEADOWS MH EST	2241 O'DAY RD #53	PEARLAND, TX 77581-3176	A0544 H T & B R R, TRACT 38-39, ACRES 17.495, PEARLAND
48600093000	HARVEY STEVEN R & SUSAN G	2229 MELANIE LN	PEARLAND, TX 77581-8027	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 6
48600134000	CAVASAS THOMAS	6126 KELLY LN	PEARLAND, TX 77581-8038	HICKORY CREEK PLACE (PEARLAND), BLOCK 10, LOT 9
48600132000	MOORE HAROLD D	6206 KELLY LN	PEARLAND, TX 77581-8040	HICKORY CREEK PLACE (PEARLAND), BLOCK 10, LOT 7-8
AGENT	KENNEDY LYNDA TAYLOR	PO BOX 1976	PEARLAND, TX 77588	