

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Heavy Industrial District (M-2) on the following described property, to wit:

Zone Change Application No. 1058

Legal Description: Being part of Lot 32 and Lot 33, Section 8 of the H. T. & B. R.R. Co. survey, A-504, as shown by the Allison Richey Gulf Coast Home Co. plat, Volume 2, page 23, plat records of Brazoria Co., TX (1854 Garden Road)

Owner: F.F. & E. Family Limited Partnership
P.O. Box 1462
Delano, CA 93216

Agent: City of Pearland

III. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. 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. 1058

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

August 12, 2002

Property Owner:

FF&E Family Limited Partnership

Applicant or Agent:

City of Pearland

Location or Address of Property:

1854 Garden Road

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Heavy Industrial District (M-2)

SUMMARY:

The applicant is requesting a change in zoning on the subject property for industrial uses.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Office/warehouse building
South	Suburban Development District (SD) for which a parcel is proposed to be rezoned to Commercial (C); Mobile Home Park District (MH)	Single family residence; Mobile Home Park
East	Suburban Development District (SD); Heavy Industrial District (M-2)	Single family residences
West	Suburban Development District (SD)	Undeveloped land

CONFORMANCE TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan recommends Low Density Residential District Uses for the subject property and all of the surrounding areas. The Comprehensive Plan further indicates that the appropriate zoning districts for low density residential uses are Estate Lot Single Family Dwelling District (RE) and Single Family Dwelling Districts R-1 and R-2.

CONFORMANCE TO THE THOROUGHFARE PLAN:

The subject property has frontage on Garden Road, which is designated as a major collector street (ultimate 80' ROW) that is to be widened in the future as needed. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:

When the subject property and surrounding areas were annexed, the City Council granted zone changes in order to accommodate existing commercial and industrial uses within the area. Consequently, Staff is recommending approval in order to remain consistent with previous zoning requests.

PUBLIC COMMENTS:

Public notice/comment forms were mailed to 19 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION:

Staff recommends approval of the zone change.

SUPPORTING DOCUMENTS:

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



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3519 Liberty Drive
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

Please check one:

- Change in Zoning Classification from: SD (list current zoning) to: M-2 (list proposed zoning)
- Specific Use Permit Request for : _____ (list proposed use)

Property Information:

Address: 1854 Garden Road

Subdivision: Allison Richey Gulf Coast Lot: Pt 32 & 33 Block: _____

Tax I.D. Number: 0504-0006-120

** For unplatted property, attach a copy of the metes and bounds description**

Current use of property (type of structures on property): manufacturing building

Proposed use of property: manufacturing building

PROPERTY OWNER INFORMATION:

NAME FF&E Family Limited Partnership

ADDRESS P.O. Box 1462

CITY Delano STATE CA ZIP 93216

PHONE(661) 721-7211

FAX(_____) _____

E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME City of Pearland

ADDRESS 3519 Liberty Drive

CITY Pearland STATE TX ZIP 77581

PHONE(281-652) 1635

FAX(281) 652-1702

E-MAIL ADDRESS _____

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

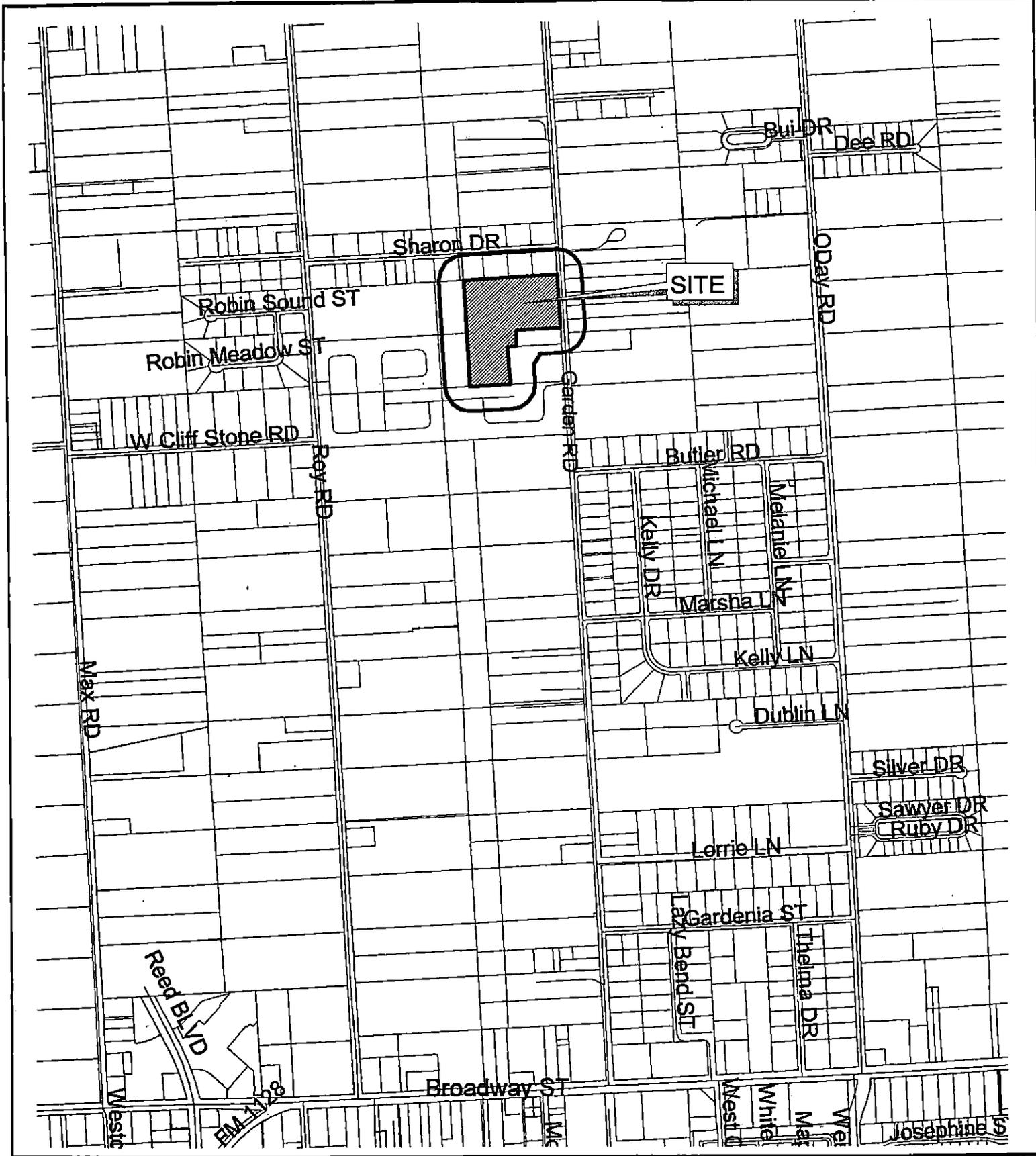
Owner's Signature: _____ Date: _____

Agent's Signature: Dani [Signature] Date: 7-18-02

OFFICE USE ONLY:

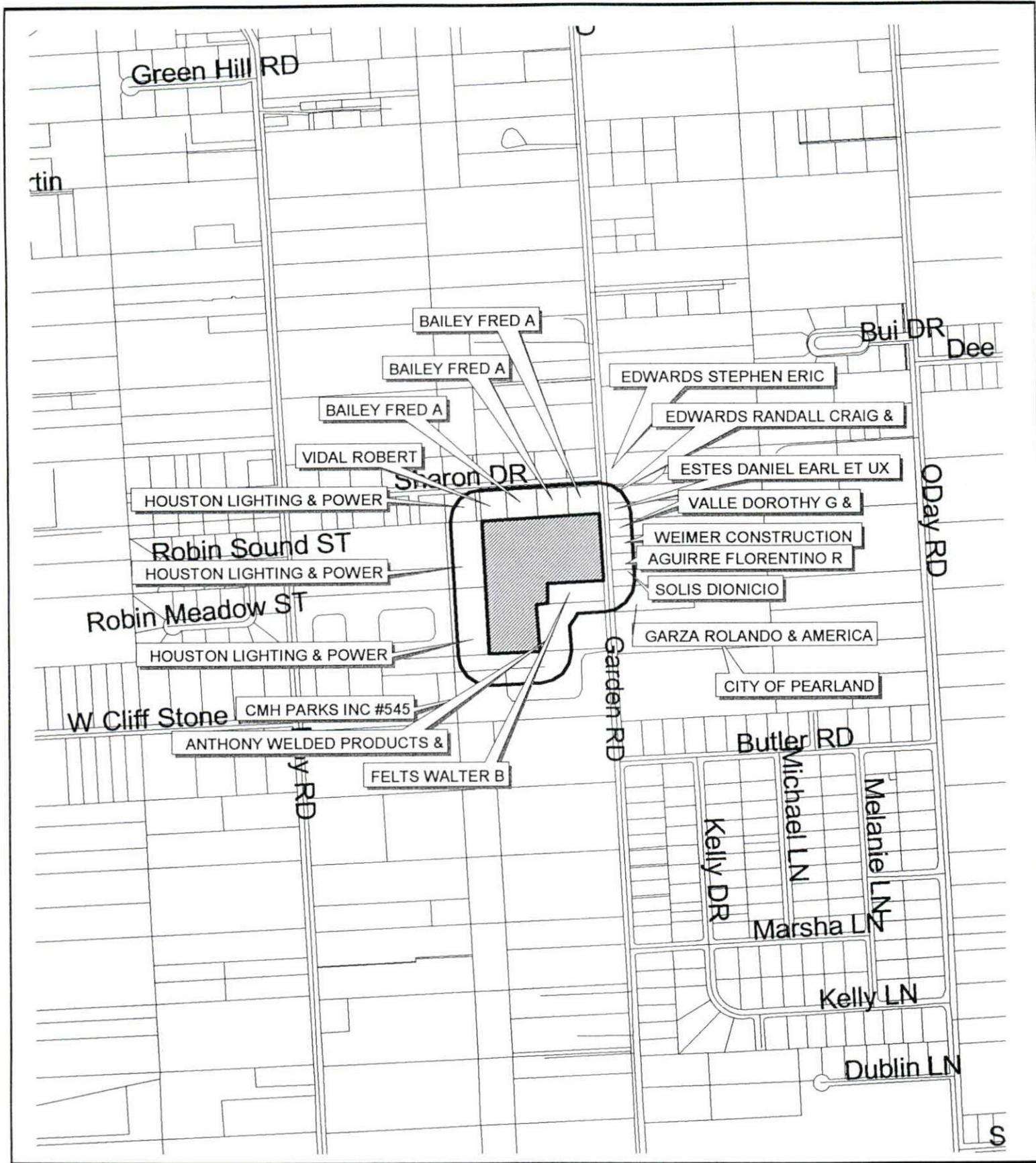
FEES PAID: N/C DATE PAID: July 12, 2002

RECEIVED BY: _____ APPLICATION NO. 1058



Zone Change Application No. 1058
 FF&E Family Ltd Partnership/City of Pearland
 1854 Garden Road
 (SD-M2)





Zone Change Application No. 1058
 FF&E Family Ltd Partnership/City of Pearland
 1854 Garden Road
 (SD-M2)



ZONE CHANGE APPLICATION NO. 1058
Property Owner Notification List

<u>TAX ACCOUNT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
2190016000	EDWARDS STEPHEN ERIC	1821 GARDEN ROAD	PEARLAND, TX 77581-8734	A0219 H T & B R R, TRACT 13, ACRES 4.951
02190016101	EDWARDS RANDALL CRAIG &	CAROL BOYD 1830 TOMPKINS DR	GRAND PRAIRIE, TX 75051-4035	A0219 H T & B R R, TRACT 13B, ACRES 2.500
75500009110	BAILEY FRED A	6622 SHARON DR	PEARLAND, TX 77581-8052	SHARON PLAZA (A0504 H T & B), LOT 10
75500009000	BAILEY FRED A	6622 SHARON DR	PEARLAND, TX 77581-8052	SHARON PLAZA (A0504 H T & B), LOT 9
75500008000	BAILEY FRED A	6622 SHARON DR	PEARLAND, TX 77581-8052	SHARON PLAZA (A0504 H T & B), LOT 8
75500007110	VIDAL ROBERT	PO BOX 2684	PEARLAND, TX 77588-2684	SHARON PLAZA (A0504 H T & B), LOT 7A, ACRES 0.725
75500007115	BUFFINGTON RUBY LEE DAVIS	SHARON DR	PEARLAND, TX 77851	SHARON PLAZA (A0504 H T & B), LOT 7, ACRES 0.109
75500006000	HOUSTON LIGHTING & POWER	PROPERTY TAX DEPT BOX 1475	HOUSTON, TX 77251-1475	SHARON PLAZA (A0504 H T & B), LOT 6, ACRES 0.834
02190016100	ESTES DANIEL EARL ET UX	1829 GARDEN RD	PEARLAND, TX 77581-8734	A0219 H T & B R R, TRACT 13A, ACRES 2.500
02190016140	VALLE DOROTHY G &	EULALIO VALLE SON 1833 GARDEN RD	PEARLAND, TX 77581-8734	A0219 H T & B R R, TRACT 14C (PT), ACRES 1.500
05040006000	ANTHONY WELDED PRODUCTS	FRANK SALVUCCI PO BOX 1462	DELANO, CA 93216-1462	A0504 H T & B R R, TRACT 9-33C LT 32B, ACRES 19.010
05040006130	HOUSTON LIGHTING & POWER	PROPERTY TAX DEPT BOX 1475	HOUSTON, TX 77251-1475	A0504 H T & B R R, TRACT 32A-33A, ACRES 4.417
02190016110	WEIMER CONSTRUCTION	PO BOX 1228	PEARLAND, TX 77588-1228	A0219 H T & B R R, TRACT 14, ACRES 2.500
02190016130	AGUIRRE FLORENTINO R	1849 GARDEN RD	PEARLAND, TX 77581-8734	A0219 H T & B R R, TRACT 14B, ACRES 2.500
05040006121	FELTS WALTER B	RR 1 BOX 1451	SHELBYVILLE, TX 75973-9734	A0504 H T & B R R, TRACT 32-33, ACRES 1.065
02190016120	SOLIS DIONICIO	1853 GARDEN RD	PEARLAND, TX 77581-7268	A0219 H T & B R R, TRACT 14A, ACRES 2.500
02190029000	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND, TX 77581-5416	A0219 H T & B R R, TRACT 15, ACRES 7.984
5040006120	FF&E FAMILY L.P.	P.O. BOX 1462	DELANO, CA 93216-1462	
05040006121	FELTS WALTER B	RR 1 BOX 1451	SHELBYVILLE, TX 75973-9734	A0504 H T & B R R, TRACT 32-33, ACRES 1.065
02190029110	GARZA ROLANDO & AMERICA	5738 TURTLE CREEK	HOUSTON, TX 77017	A0219 H T & B R R, TRACT 15A, ACRES 2.000
05040006000	ANTHONY WELDED PRODUCTS	FRANK SALVUCCI PO BOX 1462	DELANO, CA 93216-1462	A0504 H T & B R R, TRACT 9-33C LT 32B, ACRES 19.010
05040006130	HOUSTON LIGHTING & POWER	PROPERTY TAX DEPT BOX 1475	HOUSTON, TX 77251-1475	A0504 H T & B R R, TRACT 32A-33A, ACRES 4.417
05040006110	ANTHONY WELDED PRODUCTS	FRANK SALVUCCI PO BOX 1462	DELANO, CA 93216-1462	A0504 H T & B R R, TRACT 33B, ACRES 3.000
05040057000	CMH PARKS INC #545	1938 GARDEN RD #209	PEARLAND, TX 77581	A0504 H T & B R R, TRACT 34, ACRES 10.000

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Commercial District (C) on the following described property, to wit:

Zone Change Application No. 1057

Legal Description: 11.515 acres, Lots 32 and Lot 33, Allison Richey Gulf Coast Home Co. subdivision, A-504, Brazoria Co., TX (1930 Garden Road)

Owner: Anthony Welded Products, Inc.
P.O. Box 1462
Delano, CA 93216

Agent: City of Pearland

IV. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. 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. 1057

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

August 12, 2002

Property Owner:

Anthony Welded Products, Inc.

Applicant or Agent:

City of Pearland

Location or Address of Property:

1930 Garden Road

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Commercial District (C)

SUMMARY:

The applicant is requesting a change in zoning on the subject property for commercial district uses.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Office/warehouse facility
South	Mobile Home Park District (MH)	Mobile Home Park
East	Suburban Development District (SD)	City of Pearland water treatment facility
West	Suburban Development District (SD)	Undeveloped land

CONFORMANCE TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan recommends Low Density Residential District Uses for the subject property and all of the surrounding areas. The Comprehensive Plan further indicates that the appropriate zoning districts for low density residential uses are Estate Lot Single Family Dwelling District (RE) and Single Family Dwelling Districts R-1 and R-2.

CONFORMANCE TO THE THOROUGHFARE PLAN:

The subject property has frontage on Garden Road, which is designated as a major collector street (ultimate 80' ROW) that is to be widened in the future as needed. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:

When the subject property and surrounding areas were annexed, the City Council granted zone changes in order to accommodate existing commercial and industrial uses within the area. Consequently, Staff is recommending approval in order to remain consistent with previous zoning requests.

PUBLIC COMMENTS:

Public notice/comment forms were mailed to 8 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION:

Staff recommends approval of the zone change.

SUPPORTING DOCUMENTS:

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



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3519 Liberty Drive
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

Please check one:

Change in Zoning Classification from: SD (list current zoning) to: C (list proposed zoning)

Specific Use Permit Request for : _____ (list proposed use)

Property Information:

Address: 1930 Garden Road

Subdivision: Allison Richey Gulf Coast Lot: pt 33 Block: _____

Tax I.D. Number: 0504-0006-110

** For unplatted property, attach a copy of the metes and bounds description**

Current use of property
(type of structures on property): residence/office

Proposed use of property: residence/office

PROPERTY OWNER INFORMATION:

NAME Anthony Welded Products, Inc.
ADDRESS P.O. Box 1462
CITY Delano STATE CA ZIP 93216
PHONE(661) 721-7211
FAX() _____
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME City of Pearland
ADDRESS 3519 Liberty Drive
CITY Pearland STATE TX ZIP 77581
PHONE(281-) 652-1635
FAX(281) 652-1702
E-MAIL ADDRESS _____

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

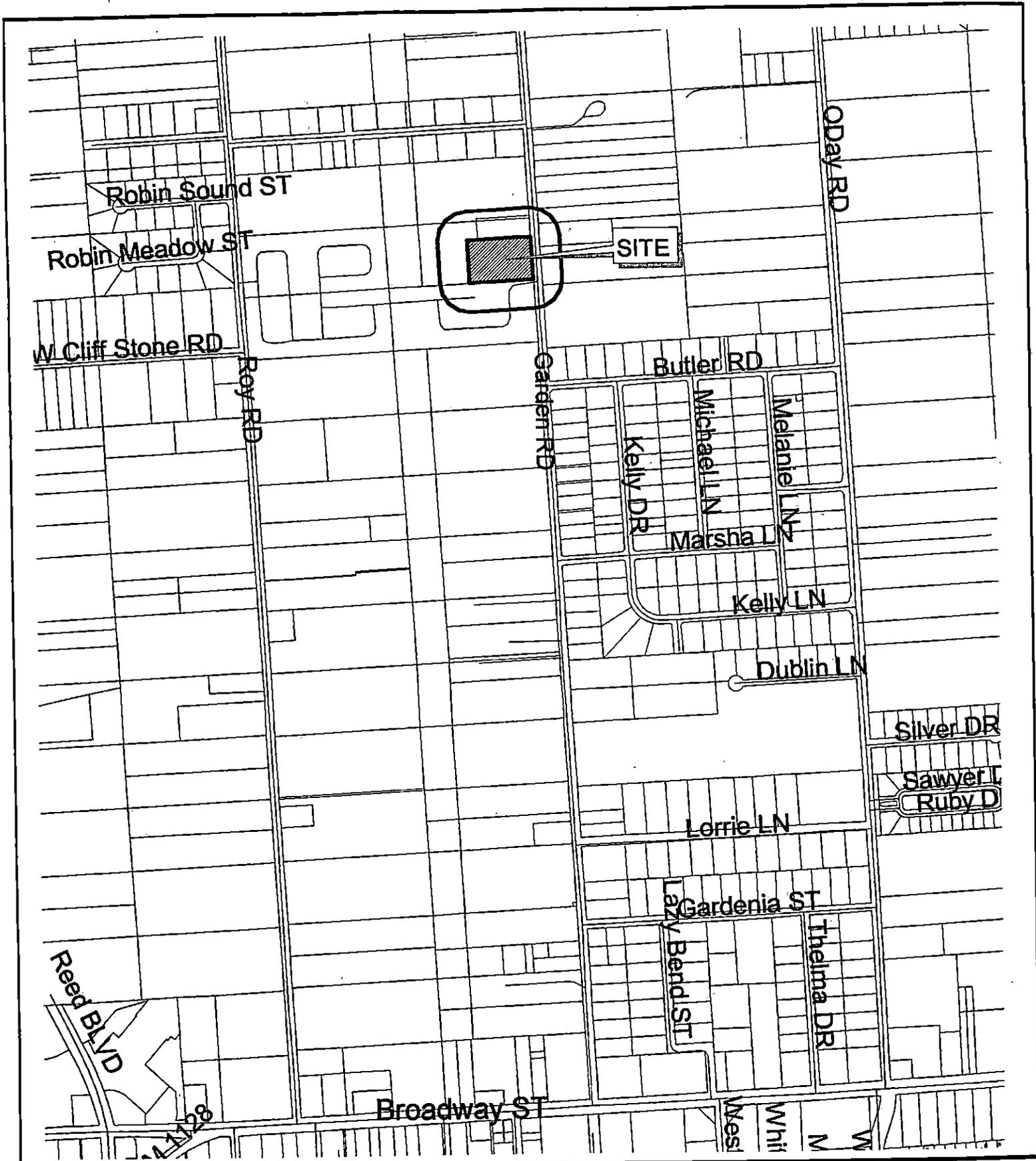
Owner's Signature: _____ Date: _____

Agent's Signature: *Dani* _____ Date: 7-18-02

OFFICE USE ONLY:

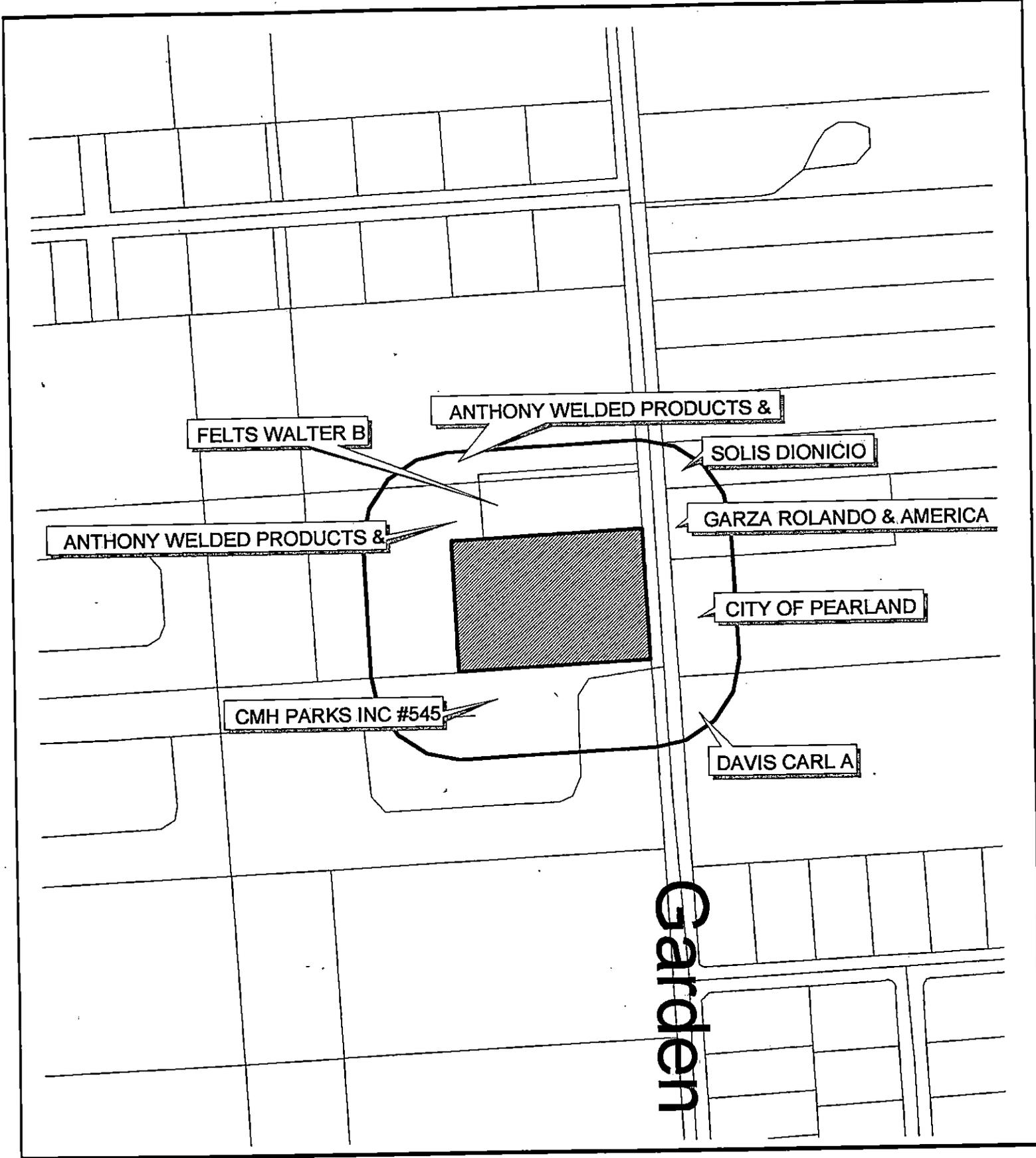
FEES PAID: N/C DATE PAID: July 12, 2002

RECEIVED BY: _____ APPLICATION NO. 1057



Zone Change Application No. 1057
 Anthony Welded Products, Inc./City of Pearland
 1930 Garden Road
 (SD-C)





Zone Change Application No. 1057
Anthony Welded Products, Inc./City of Pearland
1930 Garden Road
(SD-C)



ZONE CHANGE APPLICATION NO. 1057**Property Owner Notification List**

<u>TAX ACCOUNT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
05040006000	ANTHONY WELDED PRODUCTS	FRANK SALVUCCI PO BOX 1462	DELANO, CA 93216-1462	A0504 H T & B R R, TRACT 9-33C LT 32B, ACRES 19.010
02190016130	AGUIRRE FLORENTINO R	1849 GARDEN RD	PEARLAND, TX 77581-8734	A0219 H T & B R R, TRACT 14B, ACRES 2.500
05040006121	FELTS WALTER B	RR 1 BOX 1451	SHELBYVILLE, TX 75973-9734	A0504 H T & B R R, TRACT 32-33, ACRES 1.065
02190016120	SOLIS DIONICIO	1853 GARDEN RD	PEARLAND, TX 77581-7268	A0219 H T & B R R, TRACT 14A, ACRES 2.500
02190029000	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND, TX 77581-5416	A0219 H T & B R R, TRACT 15, ACRES 7.984
05040006121	FELTS WALTER B	RR 1 BOX 1451	SHELBYVILLE, TX 75973-9734	A0504 H T & B R R, TRACT 32-33, ACRES 1.065
02190029110	GARZA ROLANDO & AMERICA	5738 TURTLE CREEK	HOUSTON, TX 77017	A0219 H T & B R R, TRACT 15A, ACRES 2.000
05040006000	ANTHONY WELDED PRODUCTS	FRANK SALVUCCI PO BOX 1462	DELANO, CA 93216-1462	A0504 H T & B R R, TRACT 9-33C LT 32B, ACRES 19.010
05040006110	ANTHONY WELDED PRODUCTS	FRANK SALVUCCI PO BOX 1462	DELANO, CA 93216-1462	A0504 H T & B R R, TRACT 33B, ACRES 3.000
02190030000	DAVIS CARL A	PO BOX 262326	HOUSTON, TX 77207-2326	A0219 H T & B R R, TRACT 16, ACRES 9.191
05040057000	CMH PARKS INC #545	1938 GARDEN RD #209	PEARLAND, TX 77581	A0504 H T & B R R, TRACT 34, ACRES 10.000

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Commercial District (C) on the following described property, to wit:

Zone Change Application No. 1054

Legal Description: Tract 1: 9.51 acres being a part of Lot 18 and all of Lot 19, Allison Richey Gulf Coast Home Co., F.B. Drake Survey, A-504; and Tract 2: .0745 acres, being part of Lot 19, Allison Richey Gulf Coast Home Co., F.B. Drake Survey, A-504, Brazoria Co., TX (2425 Roy Road)

Owner: CPI Group, Inc.
P.O. Box 1710
Pearland, TX 77588

Agent: Becky Cornelius of Pat Griffin Realty, Inc.

V. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. 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. 1054

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

August 12, 2002

Property Owner:

CPI Group, Inc.

Applicant or Agent:

Becky Cornelius – Pat Griffin Realty, Inc.

Location or Address of Property:

2425 Roy Road

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Commercial District (C)

SUMMARY:

The applicant is requesting a change in zoning on the subject property in order to bring an existing commercial business into compliance with the zoning ordinance. The subject property is currently owned and occupied by office/warehouse facilities.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Commercial District (C), with a Specific Use Permit for Hopper Oil Tool Company	Hopper Oil Tool Company
South	Suburban Development District (SD)	Single family residence
East	Suburban Development District (SD)	Single family residence
West	Suburban Development District (SD)	Single family residence

CONFORMANCE TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan recommends General Business District Uses for the subject property and the surrounding areas to the south. The Comprehensive Plan further indicates that the appropriate zoning districts for general business are the Commercial District (C) and General Business District (GB).

CONFORMANCE TO THE THOROUGHFARE PLAN:

The subject property has frontage on Roy Road, which is designated as a major collector street (ultimate 80' ROW) that is to be widened in the future as needed. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:

The proposed rezoning request is consistent with the Comprehensive Plan and several existing uses within the subject area.

PUBLIC COMMENTS:

Public notice/comment forms were mailed to 11 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION:

Staff recommends approval of the zone change.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- 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

PAID
7/2/02

Change in Zoning Classification from: Suburban to: Commercial
 Change in Regulations in Section #: _____
 Specific Use for: *

Property address: 2425 Roy Rd

A0504 H7+BRR TRACT 18-019-19A

Lot:

Block: ACRES 10.255

Subdivision:

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

Tax I.D. number: 05040004000

Current use of land: Screen Manufacturing

Proposed use of land: Same

Record owner's name: CPI Group, Inc.

Owner's mailing address: P.O. Box 1710, fld, 77588

Owner's telephone number: 281-485-2380

Agent's name: Jacky Cornelius - Pat Griffin Realty, Inc

Agent's mailing address: 2640 E. Broadway #104

Agent's telephone number: 281-485-8375

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]

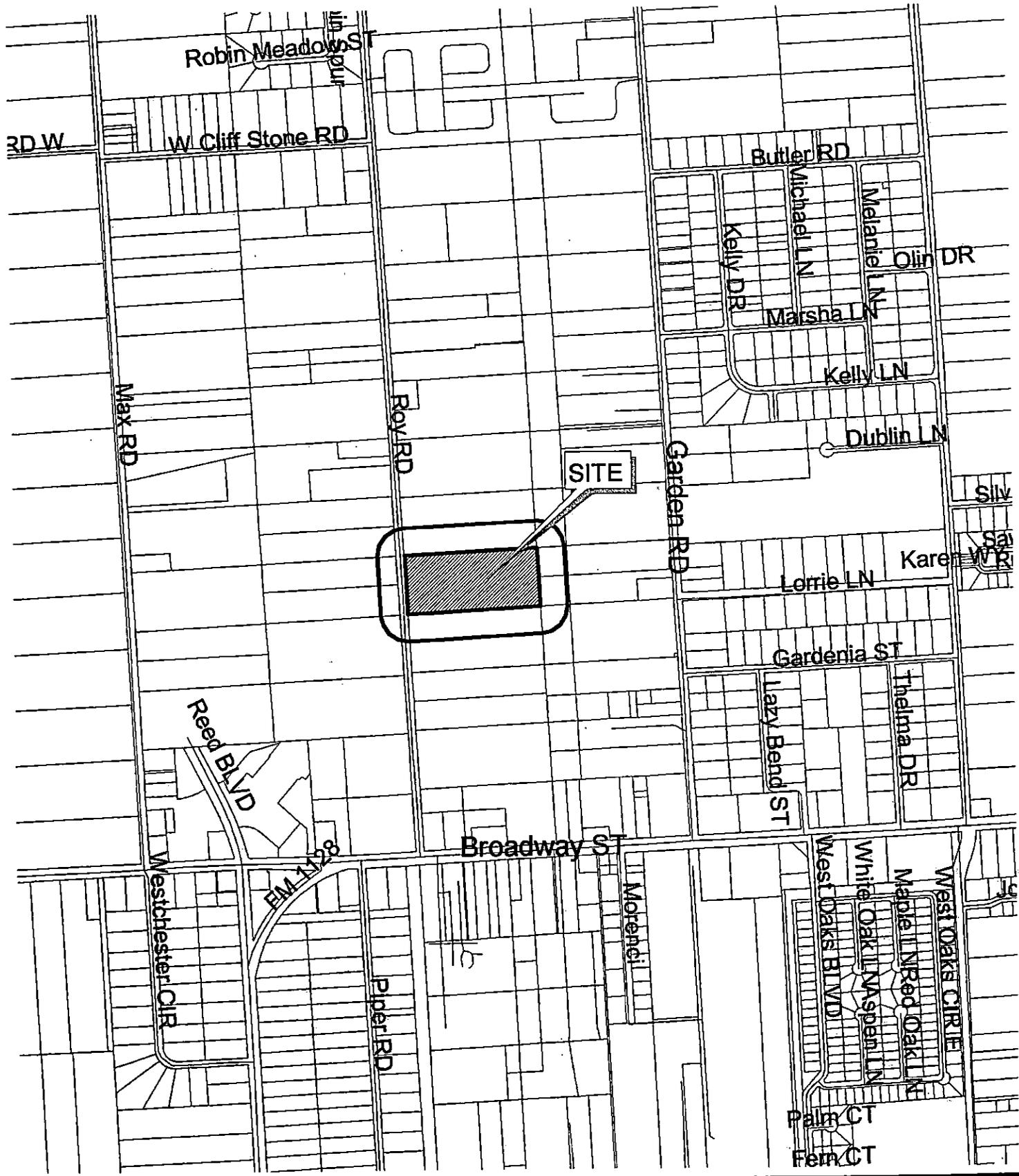
Agent's signature: Jacky Cornelius

Fees paid: \$ 275.00

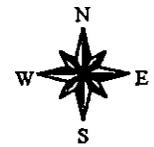
Date paid: 7-2002

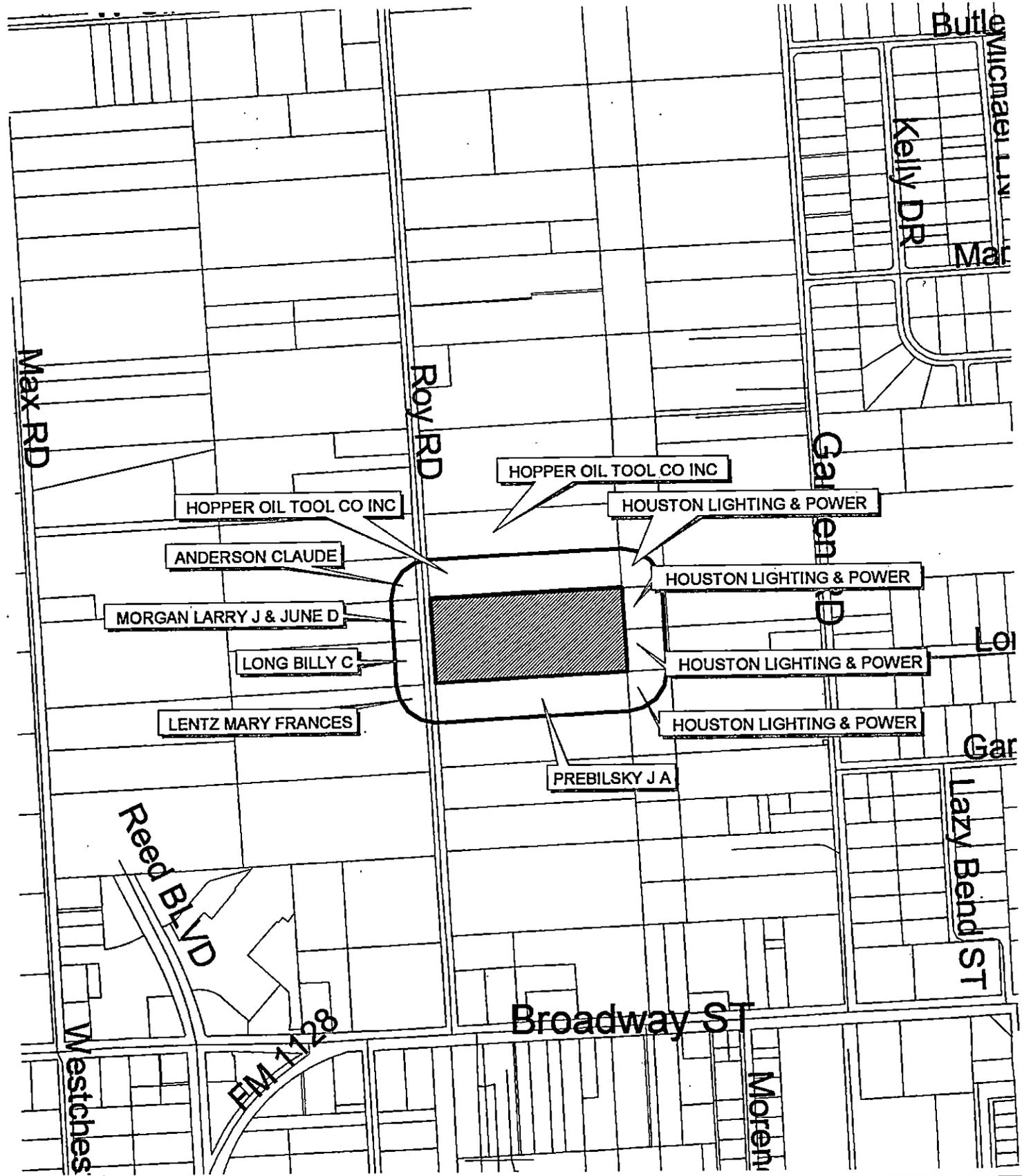
Received by: Maria

Application number: 1054



Zone Change Application No. 1054
 CPI Group, Inc./Pat Griffin Realty, Inc.
 2425 Roy Road
 (SD-C)





Zone Change Application No. 1054
 CPI Group, Inc./Pat Griffin Realty, Inc.
 2425 Roy Road
 (SD-C)



ZONE CHANGE APPLICATION NO. 1054
Property Owner Notification List

<u>TAX ACCOUNT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
05040005110	HOUSTON LIGHTING & POWER	PROPERTY TAX DEPT BOX 1475	HOUSTON, TX 77251-1475	A0504 H T & B R R, TRACT 39A-40A-41A, ACRES 6.695
05040034000	HOPPER OIL TOOL CO INC	2413 ROY RD	PEARLAND, TX 77581-8601	A0504 H T & B R R, TRACT 18A, ACRES 9.743
02340005000	ANDERSON CLAUDE	2414 ROY RD	PEARLAND, TX 77581-8600	S 1/2 LT 59 234 H T & B, ACRES 5.000
05040004000	CPI GROUP INC	PO BOX 1710	PEARLAND, TX 77588-1710	A0504 H T & B R R, TRACT 18-19-19A, ACRES 10.255
	PAT GRIFFIN REALTY, BECKY CORNELIUS	2640 E BROADWAY STE 104	PEARLAND, TX 77584	
05040003110	HOUSTON LIGHTING & POWER	PROPERTY TAX DEPT BOX 1475	HOUSTON, TX 77251-1475	A0504 H T & B R R, TRACT 42B, ACRES 1.087
05040004000	CPI GROUP INC	PO BOX 1710	PEARLAND, TX 77588-1710	A0504 H T & B R R, TRACT 18-19-19A, ACRES 10.255
02340063000	MORGAN LARRY J & JUNE D	2430 ROY RD	PEARLAND, TX 77581-8600	A0234 H T & B R R, TRACT 60 N/2 (LT 60A), ACRES 5.000
05040004000	CPI GROUP INC	PO BOX 1710	PEARLAND, TX 77588-1710	A0504 H T & B R R, TRACT 18-19-19A, ACRES 10.255
05040045110	HOUSTON LIGHTING & POWER	PROPERTY TAX DEPT BOX 1475	HOUSTON, TX 77251-1475	A0504 H T & B R R, TRACT 42A1, ACRES 1.088
02340048000	LONG BILLY C	PO BOX 6307	PASADENA, TX 77506-0307	S 1/2 LT 60 234 H T & B, ACRES 5.000
05040054110	HOUSTON LIGHTING & POWER	PROPERTY TAX DEPT BOX 1475	HOUSTON, TX 77251-1475	A0504 H T & B R R, TRACT 43A, ACRES 2.176
05040044110	PREBILSKY J A	2453 ROY RD	PEARLAND, TX 77581-8601	A0504 H T & B R R, TRACT 20, ACRES 10.000
02340047000	LENTZ MARY FRANCES	5119 BRIARBEND DR	HOUSTON, TX 77035-3105	A0234 H T & B R R, TRACT 61, ACRES 10.000

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Multi-Family District (MF) on the following described property, to wit:

Zone Change Application No. 1056

Legal Description: 1.9488 acres, out of Tract 30, George W. Jenkins Subdivision, J.F. Perry and E.M. Austin Survey, A-111, Brazoria Co., TX (Broadway Street)

Owner: Estate of Francis Jamison,
Jake A. Griffen, Independent Executor
C/o Evelyn Newman, Century 21 Key
Friendswood, TX 77546

Agent: Sally Gaskin

VI. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. 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. 1056

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

August 12, 2002

Property Owner:

Estate of Francis Jamison
Jake A. Griffen, Independent Executor

Applicant or Agent:

Sally Gaskin

Location or Address of Property:

F.M. 518 (Broadway Street)
near Shauntel Street

Existing Zoning:

Commercial District (C)

Requested Zoning:

Multi-Family District (MF)

SUMMARY:

The applicant is requesting a change in zoning on the subject property in order to develop a multi-family residential project. The property to the south is currently zoned Multi-Family District, but it does not have frontage on an existing street. The applicant is proposing to incorporate the subject property into the property to the south in order to develop the multi-family project and provide adequate street access to the future multi-family development.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land use</u>
North	Commercial District (C)	Pine Hollow residential subdivision; undeveloped commercial tracts
South	Multi-Family District (MF)	Undeveloped land
East	Commercial District (C)	Undeveloped commercial tracts; Regal Oaks Apartment Complex
West	General Business District (GB)	Undeveloped tract

CONFORMANCE TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan recommends Retail, Offices, and Services for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for Retail, Offices, and Services are the Office and Professional District (OP), the Neighborhood Service District (NS), and the General Business District (GB).

CONFORMANCE TO THE THOROUGHFARE PLAN:

The subject property has frontage on F.M. 518 (Broadway Street), which is designated as a major thoroughfare (ultimate 120' ROW) of sufficient width. No other roadways abut the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:

The applicant is requesting that the subject property be rezoned to Multi-Family District, in order to incorporate the subject property into a multi-family project on the property to the south that is currently zoned for multi-family uses. If the subject property remains zoned as it currently is, the applicant would be able to construct an entrance through the subject property, but could not construct any apartment buildings nor a clubhouse on the subject property.

PUBLIC COMMENTS:

Public notice/comment forms were mailed to 18 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION:

Staff recommends denial of the proposed zone change.

SUPPORTING DOCUMENTS:

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



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3519 Liberty Drive
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

Please check one:

- Change In Zoning Classification from: Commercial to: Multi Family
(list current zoning) (list proposed zoning)
- Specific Use Permit Request for : _____
(list proposed use)

Property Information:

Address: Jamison Tract, FM 518

Subdivision: See attached Metes & Bounds Lot: _____ Block: _____

Tax I.D. Number: 03-609-1792

** For unplatted property, attach a copy of the metes and bounds description**

Current use of property (type of structures on property): Vacant

Proposed use of property: Clubhouse & Parking for Multifamily Development

PROPERTY OWNER INFORMATION:

NAME Estate of Francis Jamison,
Jake A. Griffen, Independent Executor

** ADDRESS C/O Evelyn Newman, Century 21 Key

CITY Friendswood STATE TX ZIP 77546

PHONE(281) 482-2121

FAX(281) 482-1681

E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME Sally Gaskin

ADDRESS 1800 Bering Dr., Suite 850

CITY Houston STATE TX ZIP 77057

PHONE(713) 334-5514

FAX(713) 334-5614

E-MAIL ADDRESS sally.gaskin@hotmail.com

** 2242 West Bay Area Blvd.,

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

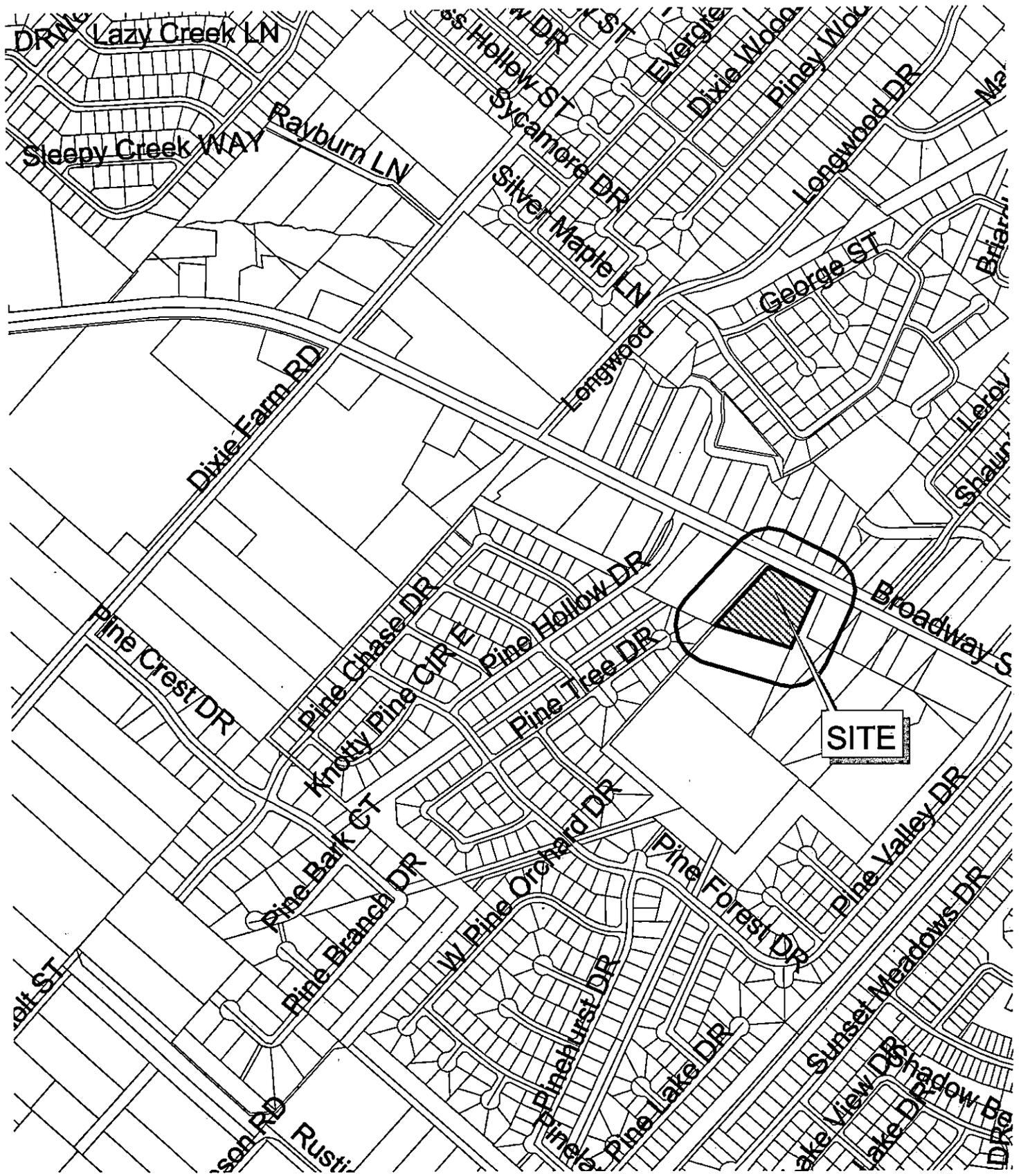
Owner's Signature: Jake A. Griffen - Ind. Exec. Date: 7-16-02

Agent's Signature: Sally Gaskin Date: 7-17-02

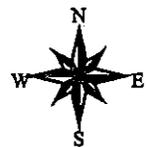
OFFICE USE ONLY:

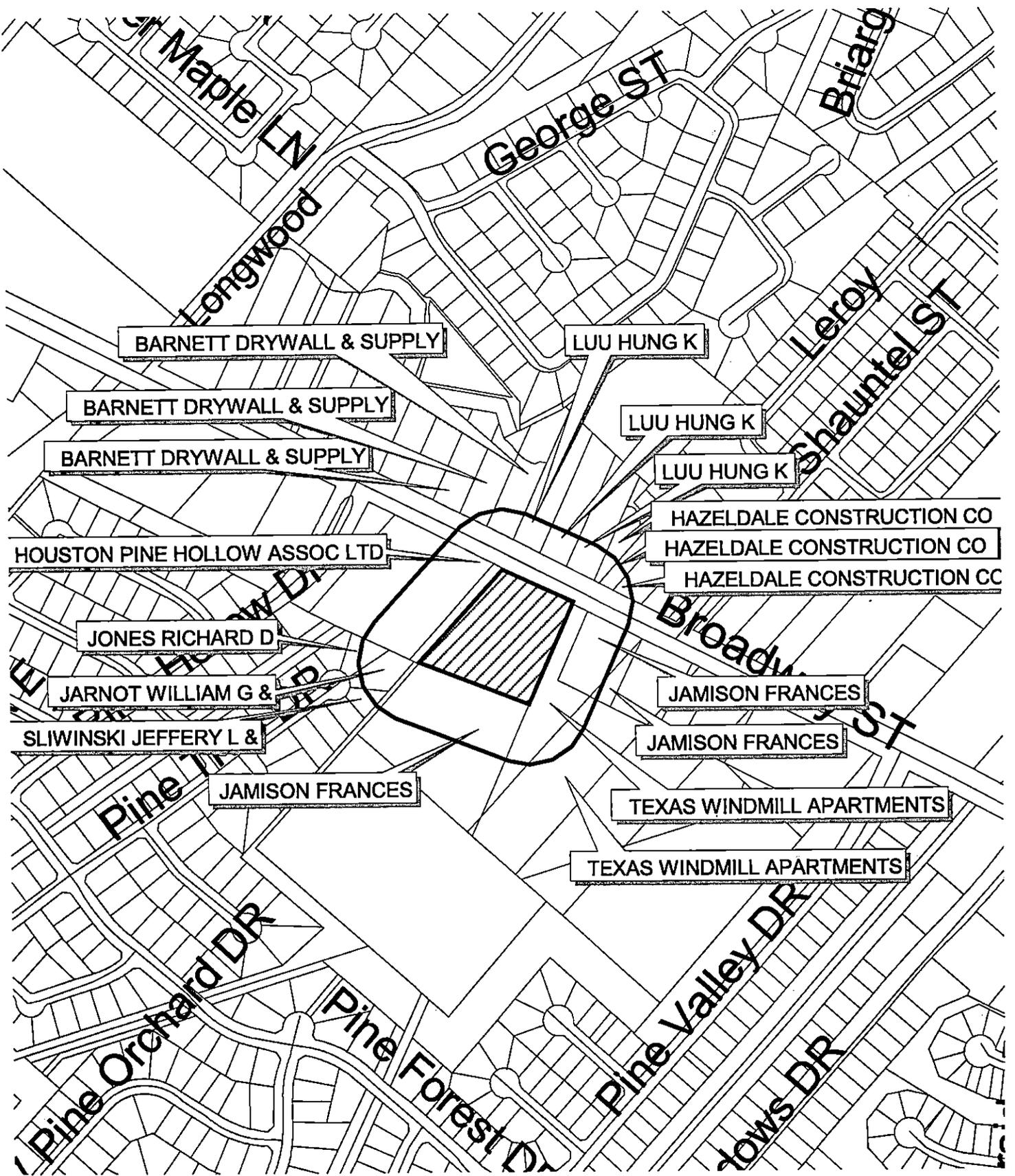
FEES PAID: \$250 7-18-02 DATE PAID: 7-18-02

RECEIVED BY: Mona Hippo APPLICATION NO. 1056



Zone Change Application No. 1056
 Estate of Francis Jamison/Sally Gaskin
 Broadway Street
 (C-MF)





Zone Change Application No. 1056
 Estate of Francis Jamison/Sally Gaskin
 Broadway Street
 (C-MF)



ZONE CHANGE APPLICATION NO. 1056
Property Owner Notification List

<u>TAX ACCOUNT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
54110045120	BARNETT DRYWALL	PO BOX 206	PEARLAND, TX 77588-0206	A0111 PERRY & AUSTIN LOT 8-9-10-11, ACRES 2.470
54110045119	LUU HUNG K	1325 E BROADWAY	PEARLAND, TX 77581-	A0111 PERRY & AUSTIN LOT 11A-12-12A-13-14-15-16A, ACRES 4.067
54110045120	BARNETT DRYWALL	PO BOX 206	PEARLAND, TX 77588-0206	A0111 PERRY & AUSTIN LOT 8-9-10-11, ACRES 2.470
54110045119	LUU HUNG K	1325 E BROADWAY	PEARLAND, TX 77581-	A0111 PERRY & AUSTIN LOT 11A-12-12A-13-14-15-16A, ACRES 4.067
54110045120	BARNETT DRYWALL	PO BOX 206	PEARLAND, TX 77588-0206	A0111 PERRY & AUSTIN LOT 8-9-10-11, ACRES 2.470
54110045119	LUU HUNG K	1325 E BROADWAY	PEARLAND, TX 77581-	A0111 PERRY & AUSTIN LOT 11A-12-12A-13-14-15-16A, ACRES 4.067
54110045114	HAZELDALE CONST	JAMES BARNETT PO BOX 206	PEARLAND, TX 77588-0206	A0111 PERRY & AUSTIN LOT 16TO19-20, ACRES 1.549
54110045114	HAZELDALE CONST	JAMES BARNETT PO BOX 206	PEARLAND, TX 77588-0206	A0111 PERRY & AUSTIN LOT 16TO19-20, ACRES 1.549
54110045114	HAZELDALE CONST	JAMES BARNETT PO BOX 206	PEARLAND, TX 77588-0206	A0111 PERRY & AUSTIN LOT 16TO19-20, ACRES 1.549
	SALLY GASKIN	1800 BERING DR STE 850	HOUSTON, TX 77057	
54110047000	JAMISON FRANCES	PO BOX 520	PEARLAND, TX 77588-0520	A0111 PERRY & AUSTIN BLOCK 3, LOT 29-29A-30-43, ACRES 20.234
54110047130	TEXAS WINDMILL APTS	10592 VILLA DEL CERRO	SANTA ANA, CA 92705-1486	A0111 PERRY & AUSTIN BLOCK 3, LOT 28C-29A1-29C-30A, ACRES 8.210
54110047000	JAMISON FRANCES	PO BOX 520	PEARLAND, TX 77588-0520	A0111 PERRY & AUSTIN BLOCK 3, LOT 29-29A-30-43, ACRES 20.234
70051114008	JONES RICHARD D	3501 PINE TREE DR	PEARLAND, TX 77581-8752	PINE HOLLOW SEC 1-A/1-B/1-C BL 4, LOT 8 SEC 1-C
54110047000	JAMISON FRANCES	PO BOX 520	PEARLAND, TX 77588-0520	A0111 PERRY & AUSTIN BLOCK 3, LOT 29-29A-30-43, ACRES 20.234
70051114009	JARNOT WILLIAM G &	3503 PINE TREE DR	PEARLAND, TX 77581-8752	PINE HOLLOW 1-A/1-B/1-C BLOCK 4, LOT 9 SEC 1-C
70051111000	PINE HOLLOW HOA	6302 BROADWAY ST STE 25	PEARLAND, TX 77581-7859	PINE HOLLOW 1-A/1-B/1-C RVS A-B-C-D, ACRES 4.455
54110047130	TEXAS WINDMILL APTS	10592 VILLA DEL CERRO	SANTA ANA, CA 92705-1486	A0111 PERRY & AUSTIN BLOCK 3, LOT 28C-29A1-29C-30A, ACRES 8.210

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Planned Unit Development (PUD) on the following described property, to wit:

Zone Change Application No. 1050

Legal Description: 40 acres, located in the F.B. Drake Survey, H. T. & B. R.R. Co. survey, Section 14, A-509, Brazoria Co., TX (Northeast corner of Harkey Road and Bailey Road)

Owner: Kirby Run Associates, L.P.
4719 Backenberry Drive
Friendswood, TX 77546-3138

Agent: Peter Boescher of Vernon Henry and Associates, Inc.

VII. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. 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. 1050

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

August 12, 2002

Property Owner:

Kirby Run Associates, L.P.
Pierre Nys

Applicant or Agent:

Vernon G. Henry and Associates, Inc.
Peter Boecher

Location or Address of Property:

Northeast corner of Harkey Road
and Bailey Road

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Planned Unit Development (PUD)

SUMMARY:

The applicant is requesting a change in zoning on the subject property in order to develop a single family residential subdivision. The subject property contains approximately 40 acres of land. Of the total 40 acres, approximately 31.8 acres are proposed for single family residential development. The applicant is requesting a Planned Unit Development (PUD) in order to incorporate mixed uses into the subject property, including open spaces.

The applicant is proposing an open space area with a lake and detention area in the center of the property. Several pipeline easements exist along the north and east property lines, which are proposed to be permanent open spaces. A 4.9 acre tract at the intersection of Harkey Road and Bailey Road is proposed to develop as a Neighborhood Services district.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land use</u>
North	Suburban Development District (SD) and Single Family Dwelling District (R-1)	Single family residences
South	City of Pearland ETJ	Mobile homes
East	Suburban Development District (SD)	Undeveloped land
West	Single Family Dwelling District (R-1)	Single family residential lots within the Ravenwood Estates residential subdivision

CONFORMANCE TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan recommends Low Density Residential District Uses for the subject property and the surrounding areas to the north, east, and west. The Comprehensive Plan further indicates that the appropriate zoning districts for low density residential uses are Estate Lot Single Family Dwelling District (RE) and Single Family Dwelling Districts R-1 and R-2.

The Comprehensive Plan also recommends a Major Retail Node for all four corners of the intersection of Harkey Road and Bailey Road.

CONFORMANCE TO THE THOROUGHFARE PLAN:

The subject property has frontage on Bailey Road, which is designated as a major thoroughfare (ultimate 120' ROW) that is to be widened in the future as needed. The subject property is also adjacent to Harkey Road, which is designated as a secondary thoroughfare (ultimate 100' ROW) that is to be widened in the future as needed. No other roadways abut the subject property. As the subject property is developed, the developer will be responsible for the dedication of any necessary right-of-way for Harkey Road and Bailey Road, and will be responsible for construction of half of these thoroughfares, or as determined by a traffic impact analysis.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:

The single family residential portion of the subject property contains 31.8 acres and 72 single family residential lots, which calculates to a density of approximately 2.5 dwelling units per acre (not including the open spaces). The applicant has indicated that they are proposing two different lot sizes, a 65' x 125' (8,125 square feet) and a 75' x 125' (9,375 square feet) lot.

PUBLIC COMMENTS:

Public notice/comment forms were mailed to 25 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION:

Staff recommends approval of the zone change.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- 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: Suburban Development to Planned Unit Development
 _____ Change in Regulations in Section #: _____
 _____ Specific Use for: * _____

Property address: Northeast corner of Harkey Road and Bailey Road (C.R.101)

Lot: NA Block: NA Subdivision: Unplatted

Metes & Bounds Description: 40 acres out of F.B. Drake Survey, Abstract 509, Pearland,
 (unplatted property only, attach survey) Brazoria County, Texas (metes and bounds description attached)

Tax I.D. number: 76-0563855

Current use of land: Undeveloped

Proposed use of land: Low density residential and neighborhood retail/office service

Record owner's name: Kirby Run Associates, L.P. (Attn: Pierre Nys)

Owner's mailing address: 4719 Backenberry Drive
 Friendswood, TX 77546-3138

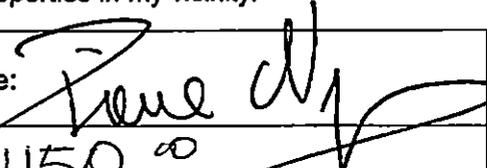
Owner's telephone number: 281-992-6299

Agent's name: Vernon G. Henry and Associates, Inc. (Attn: Peter Boecher)

Agent's mailing address: 515 Post Oak Blvd., Suite 204
 Houston, TX 77027

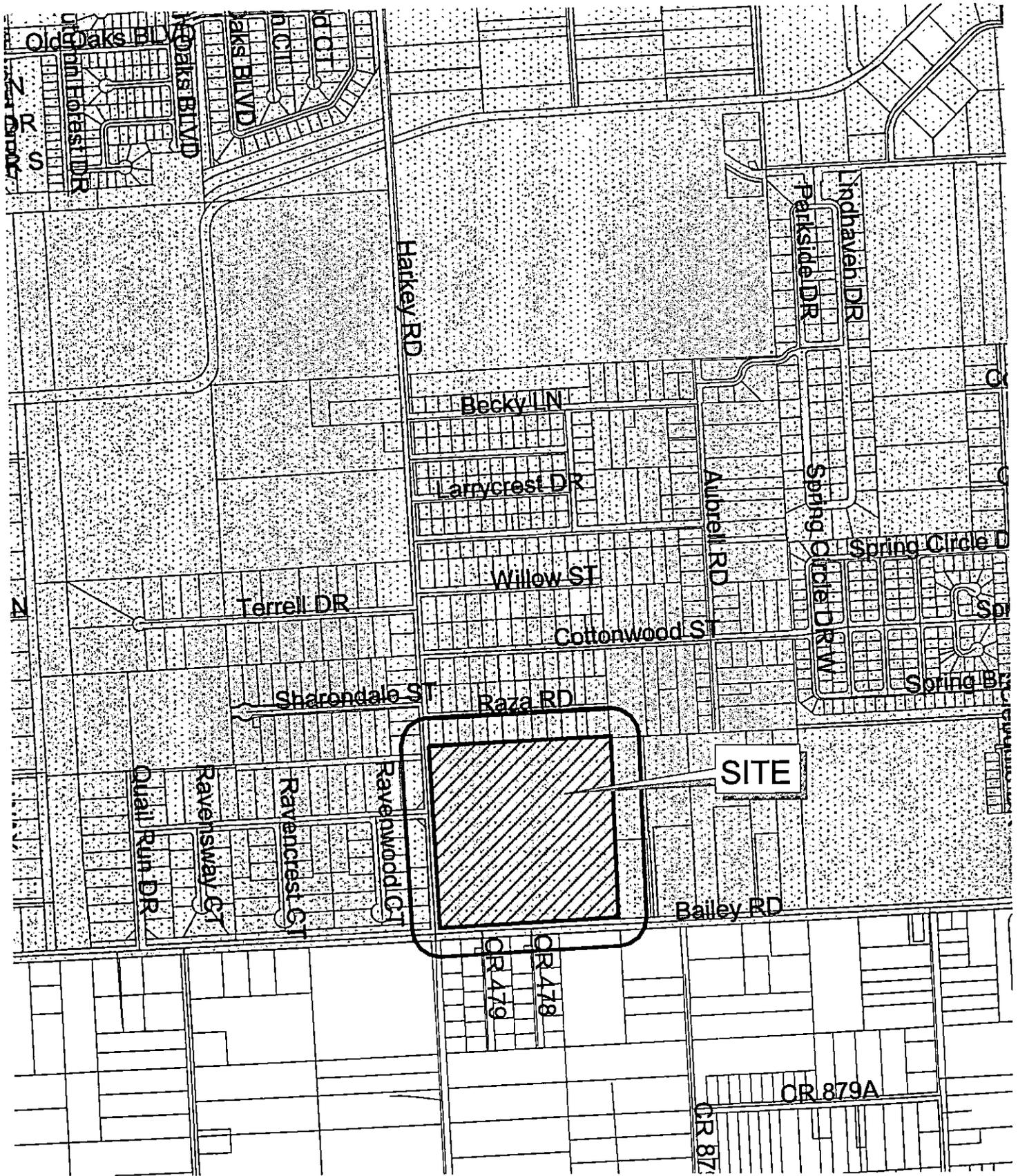
Agent's telephone number: 713-627-8666

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: \$ 450.⁰⁰ Date paid: 6-21-02

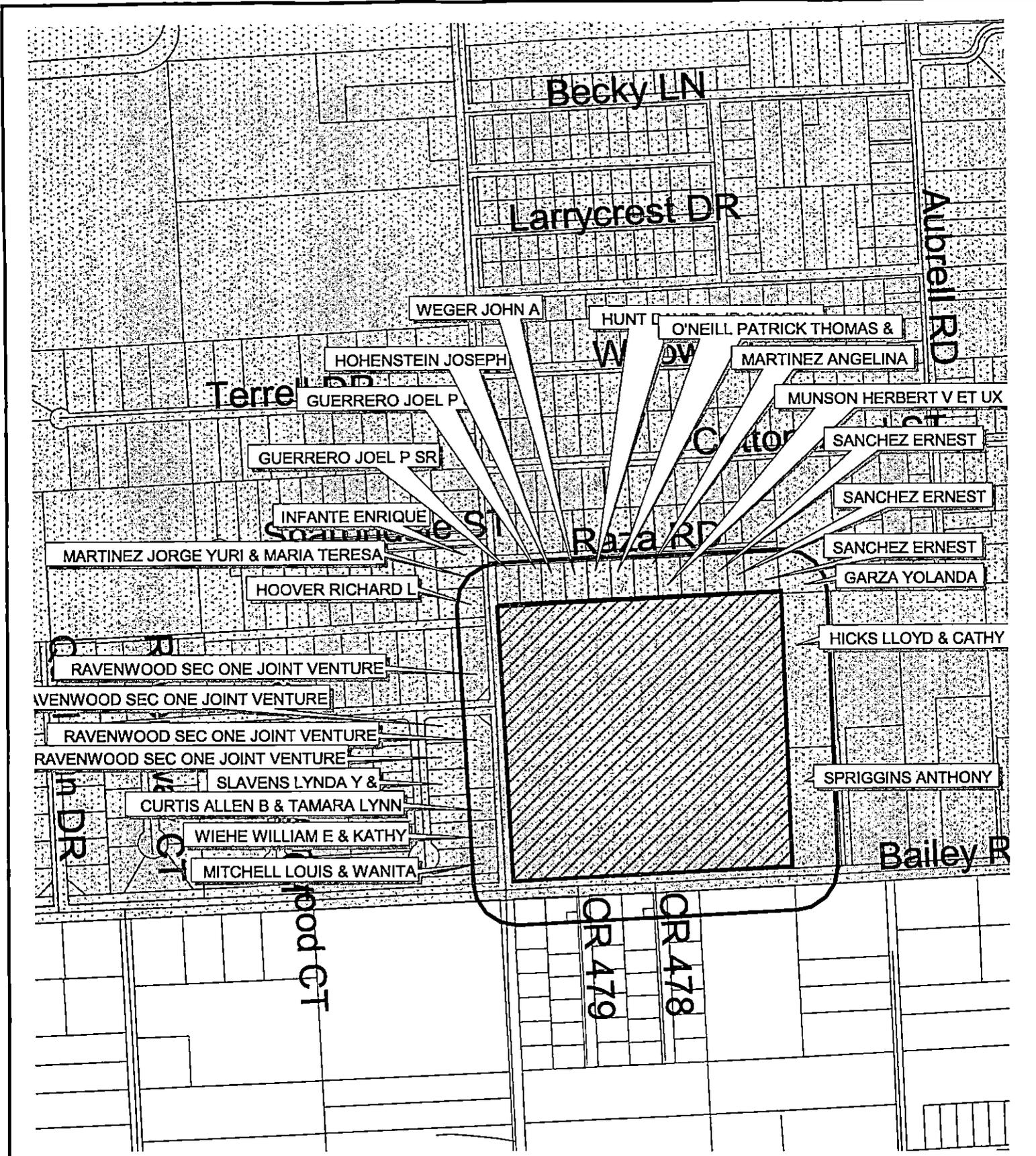
Received by:  Application number: 1050



Zone Change Application No. 1050
 Kirby Run Associates, L.P.
 Vernon Henry & Associates
 (SD-PUD)



 City limits



Zone Change Application No. 1050
 Kirby Run Associates, L.P.
 Vernon Henry & Associates
 (SD-PUD)



ZONE CHANGE APPLICATION NO. 1050
Property Owner Notification List

<u>TAX ACCOUNT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
05090001000	GARZA YOLANDA KIRBY RUN ASSOCIATES, L.P. VERNON G. HENRY AND ASSOC	5734 COTTONWOOD ST 4719 BACKENBERRY DR 515 POST OAK BLVD STE 204	PEARLAND, TX 77584-8302 FRIENDSWOOD, TX 77546 HOUSTON, TX 77027	RICHLAND ACRES LT 9C 509 H T & B, ACRES 4.000
75530001110	INFANTE ENRIQUE	3850 HARKEY RD	PEARLAND, TX 77584-2969	SHARONDALE (A0546 H T & B R R), LOT 1C
25510013000	SANCHEZ ERNEST	7905 ALMEDA GENOA RD ST	HOUSTON, TX 77075-2007	CAS CON ACRES SEC II (A0509 H T & B R R), LOT 13
25510014000	SANCHEZ ERNEST	7905 ALMEDA GENOA RD ST	HOUSTON, TX 77075-2007	CAS CON ACRES SEC II (A0509 H T & B R R), LOT 14
25510015000	SANCHEZ ERNEST	7905 ALMEDA GENOA RD ST	HOUSTON, TX 77075-2007	CAS CON ACRES SEC II (A0509 H T & B R R), LOT 15
25510016000	PREGEANT DEENA R	5830 RAZA RD	PEARLAND, TX 77584-2977	CAS CON ACRES SEC II (A0509 H T & B R R), LOT 16
25510017000	MUNSON HERBERT V ET UX	5902 RAZA RD	PEARLAND, TX 77584-2979	CAS CON ACRES SEC II (A0509 H T & B R R), LOT 17
25510018000	MARTINEZ ANGELINA	5910 RAZA RD	PEARLAND, TX 77584-2979	CAS CON ACRES SEC II (A0509 H T & B R R), LOT 18
25510019000	O'NEILL PATRICK THOMAS &	5914 RAZA RD	PEARLAND, TX 77584-2979	CAS CON ACRES SEC II (A0509 H T & B R R), LOT 19
25510020000	HUNT DAVID E JR & KAREN	5922 RAZA RD	PEARLAND, TX 77584-2979	CAS CON ACRES SEC 11 (A0509 H T & B R R), LOT 20
25510021000	WEGER JOHN A	10218 RAMBLING TRL	HOUSTON, TX 77089-1420	CAS CON ACRES SEC II (A0509 H T & B R R), LOT 21
25510022000	HOHENSTEIN JOSEPH	PO BOX 450666	HOUSTON, TX 77245-0666	CAS CON ACRES SEC II (A0509 H T & B R R), LOT 22
25510023000	GUERRERO JOEL P SR	6014 RAZA RD	PEARLAND, TX 77584-2981	CAS CON ACRES SEC II (A0509 H T & B R R), LOT 23
25510024000	GUERRERO JOEL P SR	6014 RAZA RD	PEARLAND, TX 77584-2981	CAS CON ACRES SEC II (A0509 H T & B R R), LOT 24
75530001100	MARTINEZ JORGE YURI	3854 HARKEY RD	PEARLAND, TX 77584-2969	SHARONDALE (A0546 H T & B R R), LOT 1B
75530001000	HOOVER RICHARD L	6907 GLENEAGLES DR	PASADENA, TX 77505-5529	SHARONDALE (A0546 H T & B R R), LOT 1
05090046000	R WEST DEVELOPMENT CO INC	6302 BROADWAY ST STE 25	PEARLAND, TX 77581-7859	RICHLAND ACRES LT 10 509 H T & B, ACRES 40.000
71821001000	RAVENWOOD ESTATES HOA	6302 W BROADWAY STE 250	PEARLAND, TX 77581-	RAVENWOOD ESTATES SEC 1 (A0546 HT&BRR) ACRES 2.878
71821001001	RAVENWOOD SEC ONE J.V.	6302 BROADWAY ST STE 25	PEARLAND, TX 77581-7859	RAVENWOOD ESTATES SEC 1 (A0546 HT&BRR) BLOCK 1, LOT 1
71821001000	RAVENWOOD ESTATES HOA	6302 W BROADWAY STE 250	PEARLAND, TX 77581-	RAVENWOOD ESTATES SEC 1 (A0546 HT&BRR) ACRES 2.878
71821001000	RAVENWOOD ESTATES HOA	6302 W BROADWAY STE 250	PEARLAND, TX 77581-	RAVENWOOD ESTATES SEC 1 (A0546 HT&BRR) ACRES 2.878
71821002001	RAVENWOOD SEC ONE J.V.	6302 BROADWAY ST STE 25	PEARLAND, TX 77581-7859	RAVENWOOD ESTATES SEC 1 (A0546 HT&BRR) BLOCK 2, LOT 1
71821002002	RAVENWOOD SEC ONE J.V.	6302 BROADWAY ST STE 25	PEARLAND, TX 77581-7859	RAVENWOOD ESTATES SEC 1 (A0546 HT&BRR) BLOCK 2, LOT 2
71821002003	RAVENWOOD SEC ONE J.V.	6302 BROADWAY ST STE 25	PEARLAND, TX 77581-7859	RAVENWOOD ESTATES SEC 1 (A0546 HT&BRR) BLOCK 2, LOT 3
71821002004	SLAVENS LYNDA Y &	4017 RAVENWOOD CT	PEARLAND, TX 77584-7730	RAVENWOOD ESTATES SEC 1 (A0546 HT&BRR) BLOCK 2, LOT 4
71821002005	CURTIS ALLEN B & TAMARA LYNN	4025 RAVENWOOD CT	PEARLAND, TX 77584-7730	RAVENWOOD ESTATES SEC 1 (A0546 HT&BRR) BLOCK 2, LOT 5
71821002006	WIEHE WILLIAM E & KATHY	4033 RAVENWOOD CT	PEARLAND, TX 77584-7730	RAVENWOOD ESTATES SEC 1 (A0546 HT&BRR) BLOCK 2, LOT 6
71821002007	MITCHELL LOUIS & WANITA	4041 RAVENWOOD CT	PEARLAND, TX 77584-7730	RAVENWOOD ESTATES SEC 1 (A0546 HT&BRR) BLOCK 2, LOT 7
71821001000	RAVENWOOD ESTATES HOA	6302 W BROADWAY STE 250	PEARLAND, TX 77581-	RAVENWOOD ESTATES SEC 1 (A0546 HT&BRR) ACRES 2.878
05490089000	DOAN NGUYET THI ETAL	16645 HOLLAND DR	PEARLAND, TX 77584-	A0549 H T & B R R, TRACT 51, ACRES 16.030

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Estate Lot Single Family Dwelling District (RE) to Single Family Dwelling District (R-2) on the following described property, to wit:

Zone Change Application No. 1034

Legal Description: 120.134 acres of land, being Lots 4 & 7 of Section 14, H.T. & B. R.R. Co. survey, A-538, Brazoria Co., TX, R.B. Lyle Assignee, according to the plat recorded in Volume 2, Page 98, plat records of Brazoria Co., TX (Broadway Street @ CR 48)

Owner: John B. Briggs and Meredith Briggs LeBlanc
584 Magnolia Circle
Houston, TX 77024

Agent: James Johnson

III. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. 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. 1034

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

August 12, 2002

Property Owner:

John B. and Meredith Briggs LeBlanc

Applicant or Agent:

James M. Johnson

Location or Address of Property:

Southwest corner of County Road 92
(Broadway Street) and County Road 48

Existing Zoning:

Estate Lot Single Family Dwelling District
(R-E)

Requested Zoning:

Single Family Dwelling District (R-2)

SUMMARY:

The applicant is requesting a change in zoning on the subject property in order to develop a single family residential subdivision. The subject property contains approximately 120 acres of land. The applicant is requesting a R-2 zoning district, which would allow single family residential lots with a minimum lot size of 7,000 square feet. The subject property is located generally at the southwest corner of County Road 92 (future Broadway Street) and County Road 48.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land use</u>
North	Planned Unit Development (PUD) – Shadow Creek Ranch	Undeveloped land
South	City of Pearland ETJ	Undeveloped land
East	Suburban Development District (SD) and City of Pearland ETJ	Single family dwelling; other tracts largely undeveloped
West	Estate Lot Single Family Dwelling District (R-E)	Undeveloped land

CONFORMANCE TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan recommends Low Density Residential District Uses for the subject property and the surrounding areas to the north, east, and west. The Comprehensive Plan further indicates that the appropriate zoning districts for low density residential uses are Estate Lot Single Family Dwelling District (RE) and Single Family Dwelling Districts R-1 and R-2 .

CONFORMANCE TO THE THOROUGHFARE PLAN:

The subject property has frontage on County Road 92 (future Broadway Street), which is designated as a secondary thoroughfare (ultimate 100' ROW) that is to be widened in the future as needed. The subject property is also adjacent to County Road 48, which is designated as a major thoroughfare (ultimate 120' ROW). As the subject property is developed, the developer will be responsible for the dedication of any necessary right-of-way for Broadway Street and County Road 48, and will be responsible for construction of half of these roadways, or as determined by a traffic impact analysis.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:

The applicant is requesting the R-2 single family dwelling district, which allows a minimum lot size of 7,000 square feet. A preliminary density analysis for the subject property indicates that the subject property could contain approximately 500-520 residential lots.

PUBLIC COMMENTS:

Public notice/comment forms were mailed to 15 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION:

Staff recommends denial of the proposed zoning change. The subject property was recently annexed into the City of Pearland and subsequently zoned as R-E, which was determined to be the appropriate zoning district at that time. Staff does not see any changed condition within the subject area that would warrant a zoning change at this time.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- 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 RE to: R-2
 Change in Regulations in Section #: _____
 Specific Use for: " _____"

Property address: 0 CR 92, Pearland, TX

Abstract 538 Lots 4-7
Lot: _____ Block: _____

H.T.B.R.R. Survey
Subdivision: _____ Brazoria County

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

Tax I.D. number: _____

Current use of land: Agricultural

Proposed use of land: Single Family Residential Development

Record owner's name: John B. and Meredith Briggs *Z. Blane*

Owner's mailing address: 584 Magnolia Circle, Hstn 77024

Owner's telephone number: 281-704-4530

Agent's name: James M. Johnson and/or assigns

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

Agent's telephone number: 281-731-4840 (cell) 281-480-9600 (office)

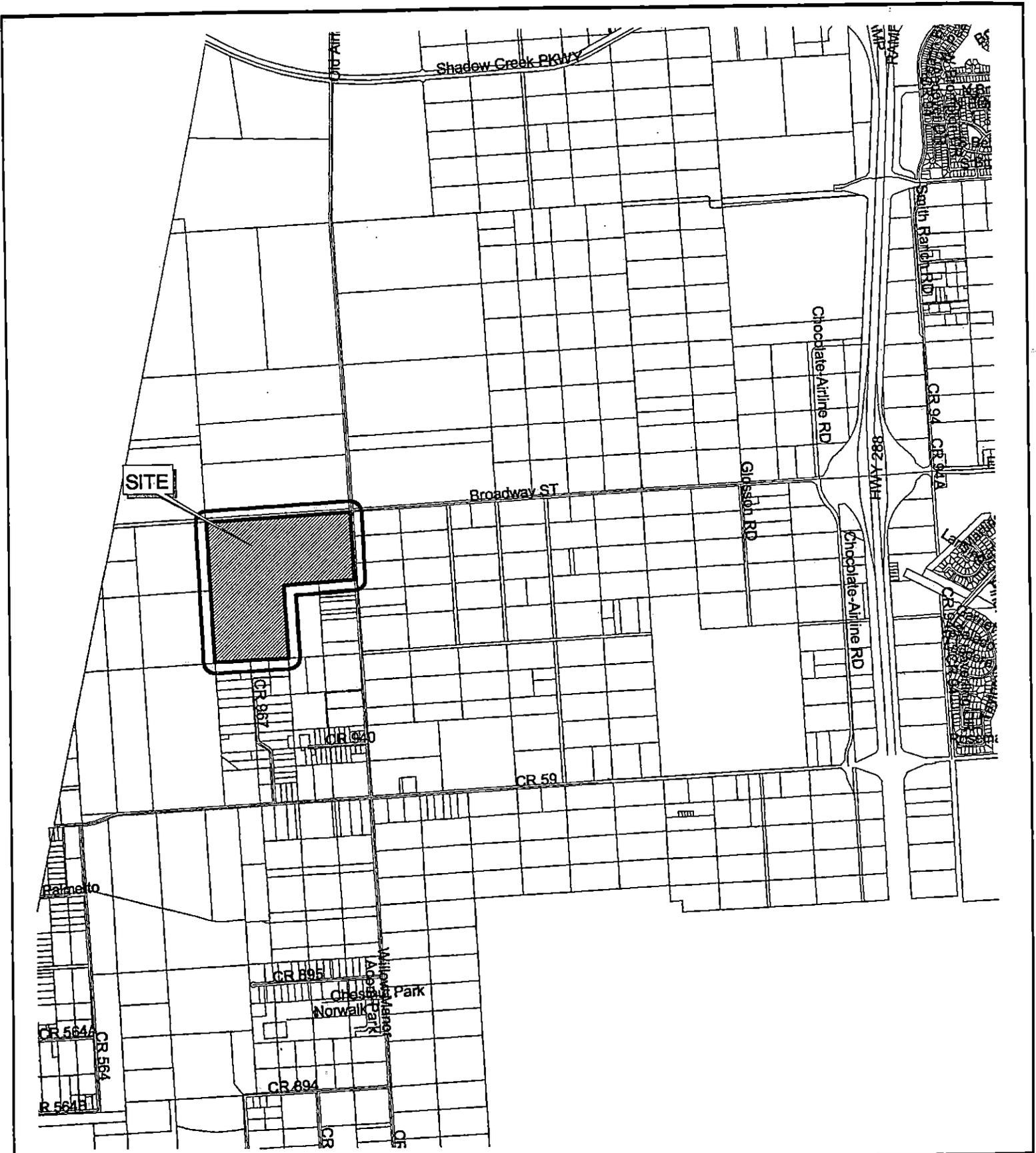
PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such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

Owner's signature: *[Signature]*

Agent's signature: *[Signature]*

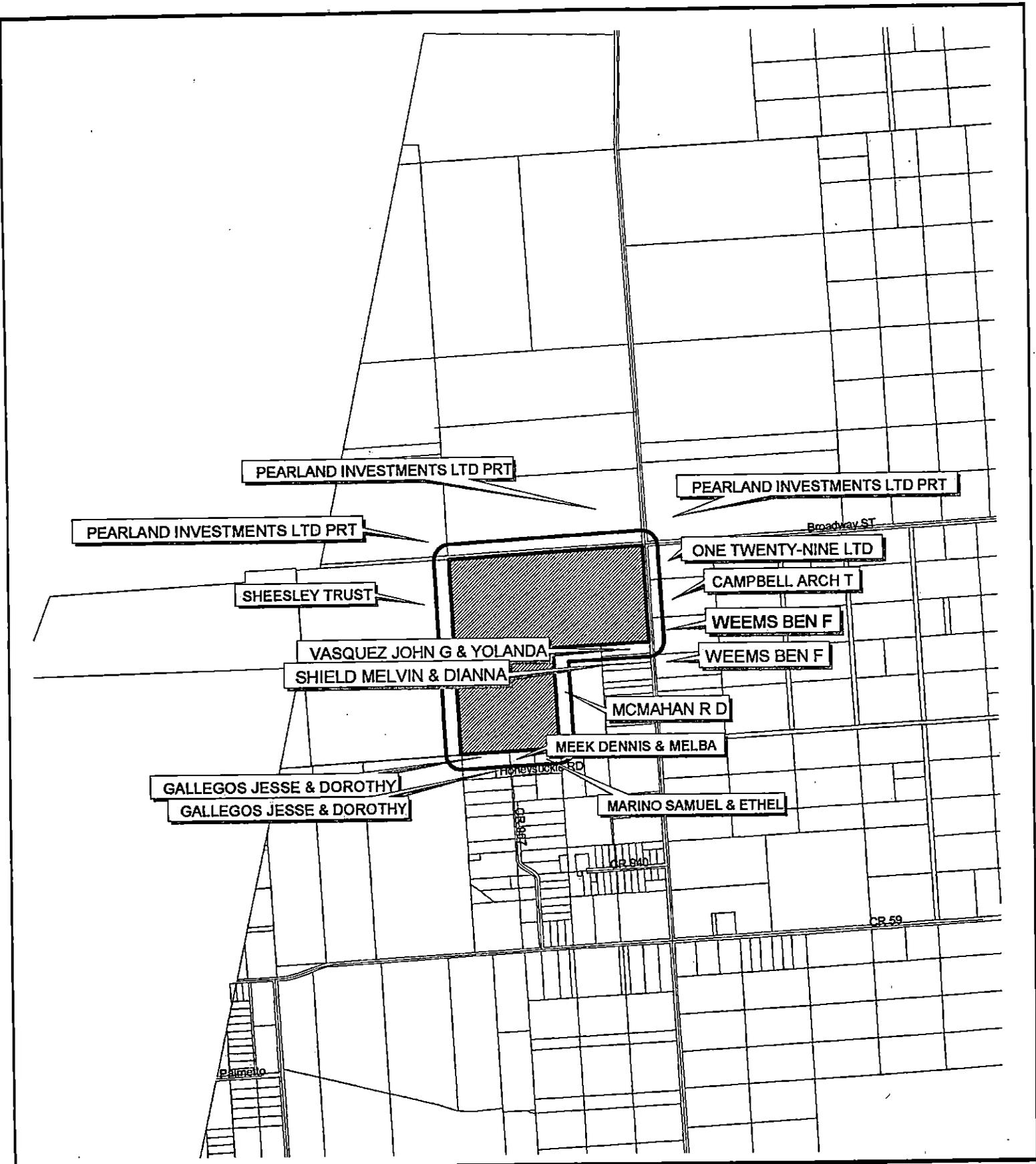
Fees paid: \$ PAID
222.02

Date paid: 2-22-02



Zone Change Application No. 1034
 John & Meredith Briggs
 CR 92 (Broadway St) @ CR 48
 (RE-R2)





Zone Change Application No. 1034
 John & Meredith Briggs/James Johnson
 CR 92 @ CR 48
 (RE-R2)



ZONE CHANGE APPLICATION NO. 1034
Property Owner Notification List

<u>TAX ACCOUNT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
03050001000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS, NV 89193-5398	A0305 H T & B R R, TRACT 4, ACRES 57.50
05650022110	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS, NV 89193-5398	A0565 H T & B R R, TRACT B1, ACRES 65.187
03050005000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS, NV 89193-5398	A0305 H T & B R R, TRACT 5A, ACRES 60.000
05640032000	WEEMS BEN F	PO BOX 188	LAFAYETTE, CO 80026-0188	A0564 H T & B R R, TRACT 3-4-4A-5-6-13-14-15-16-22-46, ACRES 38.101
05640032000	WEEMS BEN F	PO BOX 188	LAFAYETTE, CO 80026-0188	A0564 H T & B R R, TRACT 3-4-4A-5-6-13-14-15-16-22-46, ACRES 38.101
02980020000	ZIVLEY WALTER	3400 CHASE TOWER	HOUSTON, TX 77002	A0298 H T & B R R, TRACT 3TO5, ACRES 30.000
5380012160	CHURCHILL JOHN	2406 CR 48	ROSHARON, TX 77583-2402	LOT 9C2A 538 HT&B, ACRES 1.500
5380012120	LANEY JOE R	2710 CR 48	ROSHARON, TX 77583-2326	LOT 9A 538 HT&B, ACRES 3.800
5640004000	CAMPBELL CLORA E	P.O. BOX 450671	HOUSTON, TX 77245-0671	A0564 HT&BRR TRACT 2, ACRES 10.00
	BRIGGS JOHN B & MEREDITH	584 MAGNOLIA CR	HOUSTON 77024	
	JOHNSON JAMES	900 APOLLO LN STE C	HOUSTON, TX 77058	
6750033000	MCMAHAN R D	5950 STONES THROW	HOUSTON, TX 77057-1444	A0675 J W MAXEY BLOCK 21, TRACT 1 ACRES 9.600
5380011190	MEEK DENNIS R & MELBA	2715B HONEYSICKLE	ROSHARON, TX 77583-2440	A0538 HT&BRR, TRACT 11 LOT 5A, ACRES 2.500
5380011191	MARINO SAMUEL & ETHEL	2715 HONEYSICKLE	ROSHARON, TX 77583-2440	A0538 HT&BRR, TRACT 11 LOT 5A1, ACRES 1.500
5380011111	GALLEGOS JESSE & DOROTHY	2710 HONEYSICKLE	ROSHARON, TX 77583-2439	A0538 HT&BRR SD TRACT 11 1A-1C, ACRES 2.498
5380012130	VASQUEZ JOHN G & YOLANDA	2330 CR 48	ROSHARON, TX 77583-2400	A0538 HT&BRR LOT 9B1, ACRES 0.560
5380005000	SHEESLEY TRUST % TX COMM BK	PO BOX 2558	HOUSTON, TX 77252-2558	A0538 HT&BRR TRACT 3-6-10A, ACRES 59.625

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Business District (SDB) to Single Family Dwelling District (R-2) on the following described property, to wit:

Zone Change Application No. 1051

Legal Description: 48.2221 acres, being all of Tract 1 and a portion of Tract 2, of the B.M. Jamison Tract, situated in Section 1 of the A.C.H. & B. Survey, A-147, and the T.D. Yocum Survey, A-399, Brazoria Co., TX (John Lizer at Pearland Parkway)

Owner: Amvest Properties, Inc.
7676 Woodway, Suite 238
Houston, TX 77063

Agent: Ken Caffey

III. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. 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. 1051

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

August 12, 2002

Property Owner:

Amvest Properties, Inc.

Applicant or Agent:

Ken Caffey

Location or Address of Property:

John Lizer Road near Pearland Parkway

Existing Zoning:

Suburban Development District –
Business Compatible (SD-B)

Requested Zoning:

Single Family Dwelling District (R-2)

SUMMARY:

The applicant is requesting a change in zoning on the subject property in order to develop a single family residential subdivision. The subject property contains approximately 49.85 acres of land. The applicant is requesting a R-2 zoning district, which would allow single family residential lots with a minimum lot size of 7,000 square feet. The subject property is located on the north side of John Lizer Road, and generally on the west side of Pearland Parkway, and is covered with a large tree mass.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land use</u>
North	Single Family Dwelling District (R-1); Single Family Dwelling District (R-2)	Single family residential lots within the Sherwood Place and Meister Place residential subdivisions
South	Single Family Dwelling District (R-3)	Single family residential lots within the Rivermist residential subdivision
East	General Business District (GB)	Undeveloped land
West	Single Family Dwelling District (R-2)	Undeveloped land

CONFORMANCE TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan recommends Low Density Residential District Uses for the subject property and the surrounding areas to the north, east, and west. The Comprehensive Plan further indicates that the appropriate zoning districts for low density residential uses are Estate Lot Single Family Dwelling District (RE) and Single Family Dwelling Districts R-1 and R-2.

CONFORMANCE TO THE THOROUGHFARE PLAN:

The subject property has frontage on John Lizer Road, which is designated as a secondary thoroughfare (ultimate 100' ROW) that is to be widened in the future as needed. No other roadways abut the subject property. As the subject property is developed, the developer will be responsible for the dedication of any necessary right-of-way for John Lizer Road, and will be responsible for construction of half of John Lizer Road, or as determined by a traffic impact analysis.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:

The applicant is requesting the R-2 single family dwelling district, which allows a minimum lot size of 7,000 square feet. The property to the west, as well as a small portion of the property to the north, are currently zoned R-2, and the proposed rezoning request could be viewed as a continuation of these adjacent zoning districts, providing for compatible lot sizes. However, the R-2 district allows for a more dense development than the R-1 district. A preliminary density analysis for the subject property indicates that the subject property could contain approximately 205-220 residential lots.

PUBLIC COMMENTS:

Public notice/comment forms were mailed to X property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION:

Staff recommends approval of the zone change. However, if the proposed zoning request is denied, Staff recommends that the zoning change be denied with prejudice.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- 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 6 to: R2
 _____ Change in Regulations in Section #: _____
 _____ Specific Use for: _____

Property address: Vacant land 1024 ft. fronting John Lizer near Pearland Parkway

Lot: 121 and 126 Abs 0147=36.583 ac	Subdivision: A.C.H. & B Survey
Lot: TR. 1A, 1B Block: Abst 399=13.272 ac	Subdivision: T.D. Yocum Survey

Metes & Bounds Description: Brazoria Co. map drawing attached
 (unplatted property only; attach survey) Total = 49.855 ac.

Tax I.D. number: 0147-0041-000 and 0399-0003-000

Current use of land: Vacant

Proposed use of land: Residential Development

Record owner's name: Amvest Properties, Inc.

Owner's mailing address: 7676 Woodway, Suite 238 Houston, Texas 77063

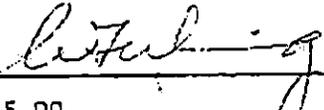
Owner's telephone number: 713/784-6102

Agent's name: Ken Caffey

Agent's mailing address: Same as above

Agent's telephone number: Same as above

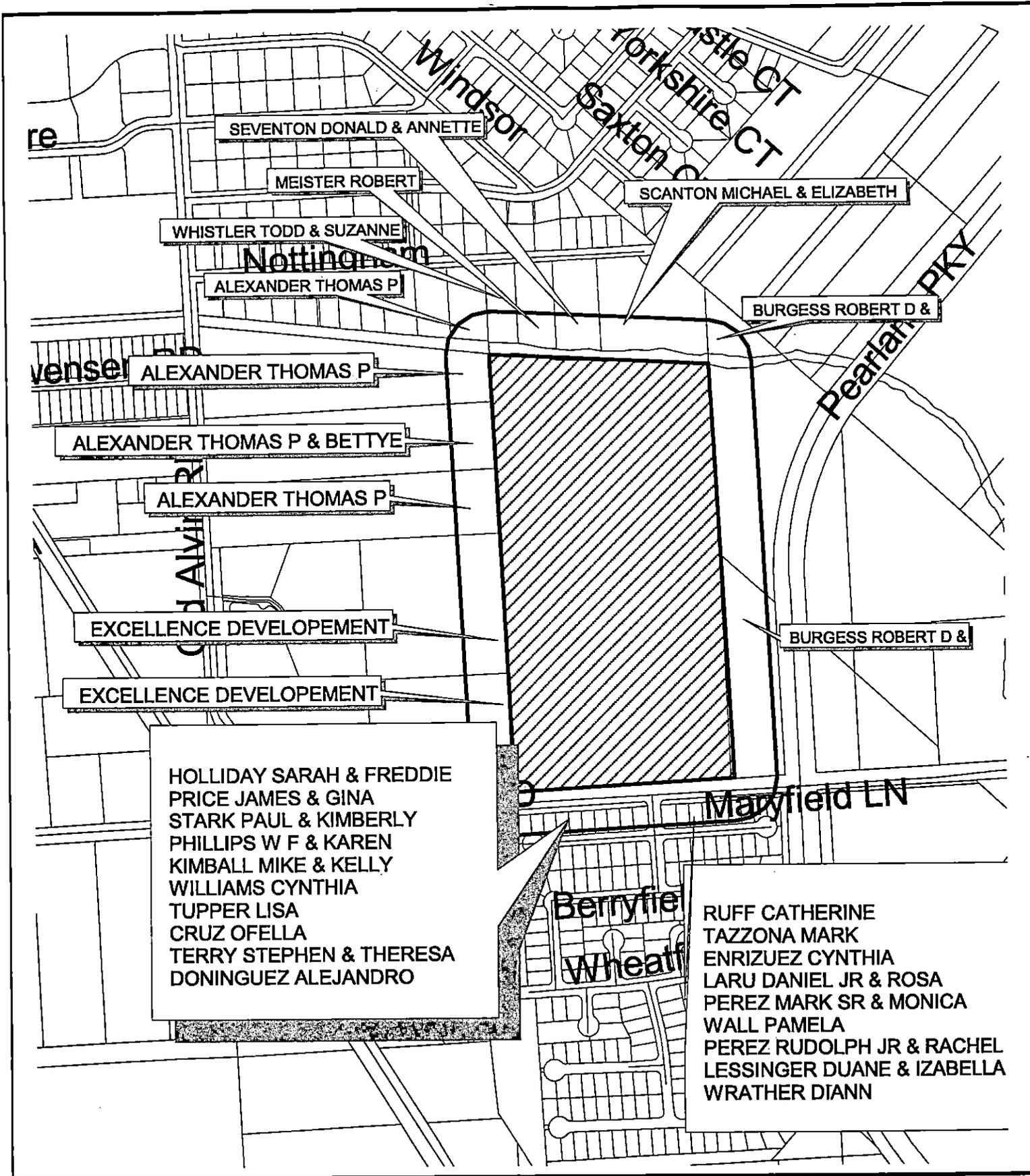
PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such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

Owner's signature: 	Agent's signature: 
Fees paid: \$ 325.00	Date paid: 6/10/02
Received by: 	Application number: 1051



Zone Change Application No. 1051
 Amvest Properties, Inc./Ken Caffey
 John Lizer near Pearland Parkway
 (SDB-R2)





HOLLIDAY SARAH & FREDDIE
 PRICE JAMES & GINA
 STARK PAUL & KIMBERLY
 PHILLIPS W F & KAREN
 KIMBALL MIKE & KELLY
 WILLIAMS CYNTHIA
 TUPPER LISA
 CRUZ OFELLA
 TERRY STEPHEN & THERESA
 DONINGUEZ ALEJANDRO

RUFF CATHERINE
 TAZZONA MARK
 ENRIZUEZ CYNTHIA
 LARU DANIEL JR & ROSA
 PEREZ MARK SR & MONICA
 WALL PAMELA
 PEREZ RUDOLPH JR & RACHEL
 LESSINGER DUANE & IZABELLA
 WRATHER DIANN

Zone Change Application No. 1051
 Amvest Properties, Inc./Ken Caffey
 John Lizer near Pearland Parkway
 (SDB-R2)



ZONE CHANGE APPLICATION NO. 1051
Property Owner Notification List

TAX ACCOUNT #	OWNER	ADDRESS	CITY	LEGAL DESCRIPTION
01470008000	ALEXANDER THOMAS P	3208 NOTTINGHAM ST	PEARLAND, TX 77581-5203	A0147 A C H & B, TRACT 120A, ACRES 1.420
01470074000	HALLBAUER WARREN L	3210 NOTTINGHAM ST	PEARLAND, TX 77581-5203	LT 120D 147 A C H & B ACRES 1.130
03990005000	BURGESS ROBERT D &	2704 PINE CONE LN	PEARLAND, TX 77581-5510	A0399 T D YOCUM, TRACT 1C, ACRES 14.587
01470041000	JAMISON FRANCES	PO BOX 520	PEARLAND, TX 77588-0520	A0147 A C H & B, TRACT 121-126, ACRES 36.584
03990005000	BURGESS ROBERT D &	2704 PINE CONE LN	PEARLAND, TX 77581-5510	A0399 T D YOCUM, TRACT 1C, ACRES 14.587
01470006000	ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND, TX 77581-4233	A0147 A C H & B, TRACT 122, ACRES 9.808
01470006110	ALEXANDER THOMAS P	3208 NOTTINGHAM ST	PEARLAND, TX 77581-5203	LT 122A 147 A C H & B ACRES 9.800
01470050000	EXCELLENCE DEVELOPEMENT	2531 LAZY BEND ST	PEARLAND, TX 77581-1003	A0147 A C H & B, TRACTS 125A-128A, ACRES 20.000
01470062000	BURGESS ROBERT	2704 PINE CONE LN	PEARLAND, TX 77581-5510	A0399 T D YOCUM, TRACT 1C, ACRES 14.587
	JAMISON FRANCES	PO BOX 520	PEARLAND, TX 77588-0520	A0147 A C H & B, TRACT 121-126, ACRES 36.584
	RIVERMIST HOA	4635 SW FRWY STE 425	HOUSTON, TX 77027	RIVERMIST, SECT 1, RESERVE A & B
	CENTEX HOMES	523 N SAM HSTN PKWY STE 400	HOUSTON, TX 77060	RIVERMIST, SECT 1, RESERVE D
	HOLIDAY S & F / V TADLOCK	3219 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 27, BLK 1
73061001028	PRICE JAMES & GINA	3217 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 28, BLK 1
73061001029	STARK PAUL & KIMBERLY	3215 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 29, BLK 1
73061001030	PHILLIPS WILLIAM & KAREN	3213 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 30, BLK 1
73061001031	KIMBALL MIKE & KELLY	3211 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 31, BLK 1
73061001032	WILLIAMS CYNTHIA	3209 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 32, BLK 1
73061001033	TUPPER LISA	3207 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 33, BLK 1
	CRUZ OFELLA	3205 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 34, BLK 1
73061001035	TERRY STEPHEN & THERESA	3203 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 35, BLK 1
73061001036	DOMINGUEZ ALEJANDRO	3201 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 36, BLK 1
73061002001	RUFF CATHERINE	3117 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 1, BLK 2
	TIZZANA MARK	3115 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 2, BLK 2
73061002003	ENRIQUEZ CYNTHIA	3113 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 3, BLK 2
	LANE DANIEL JR & ROSA	2418 GOLFCREST DR	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 4, BLK 2
73061002005	PEREZ MARK SR & MONICA	3109 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 5, BLK 2
73061002006	WALL PAMELA	3107 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 6, BLK 2
73061002007	PEREZ RUDOLPH JR & RACHEL	3105 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 7, BLK 2
73061002008	LESSINGER DUANE & IZABELLA	3103 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 8, BLK 2
73061002009	WRATHER DIANN	3101 MARYFIELD LN	PEARLAND, TX 77581	RIVERMIST, SECT 1, LOT 9, BLK 2
	AMVEST PROPERTIES KEN CAFFEY	7676 WOODWAY STE 238	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 AUGUST 12, 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 Planned Unit Development District (PUD) to Single Family Dwelling District – Specific Use (R-1(S)) for a church, on the following described property, to wit:

Zone Change Application No. 1055 and Specific Use Application No. 111

Legal Description: 3.525 acres, out of Tract 9 of the W. Zychlinski Subdivision, H. T. & B. R.R. Co. survey, Sections 1,2,3 and 4, A-233, 542, 232, and 543, Brazoria Co., TX (3521 Orange Street)

Owner: St. Stephen Lutheran Church
3521 Orange Street
Pearland, TX 77581

III. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. 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. 1055 and Specific Use Application No. 111

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

August 12, 2002

Property Owner:

St. Stephen Lutheran Church

Applicant or Agent:

St. Stephen Lutheran Church

Location or Address of Property:

3521 East Orange Street

Existing Zoning:

Planned Unit Development (PUD)

Requested Zoning:

Single Family Dwelling District – Specific
Use (R-1(S))

SUMMARY:

The applicant is requesting a change in zoning on the subject property in order to expand the existing St. Stephen Lutheran Church. The subject property is currently zoned Planned Unit Development (PUD). City records do not indicate an ordinance number for the existing PUD, and Staff is unable to locate any PUD document for the subject property. The applicant is requesting that the zoning of the subject property be changed to R-1, with a specific use permit for a church. The Land Use and Urban Development Ordinance indicates that a church is permitted within an R-1 district by approval of a specific use permit.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land use</u>
North	Single Family Dwelling District (R-3)	Single family residences
South	Single Family Dwelling District (R-2)	Single family residences
East	Single Family Dwelling District (R-3)	Office/warehouse/storage buildings at an existing business
West	Single Family Dwelling District (R-3)	Single family residences

CONFORMANCE TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan recommends Medium Density Residential District Uses for the subject property. The applicant is proposing to rezone the subject property to an R-1 district, which allows for low density residential uses.

CONFORMANCE TO THE THOROUGHFARE PLAN:

The subject property has frontage on East Orange Street, which is designated as a minor collector street (ultimate 60' ROW) that is of sufficient width. No other roadways abut the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:

The applicant is requesting the R-1 single family dwelling district, which allows a church by approval of a specific use permit. The proposed residential district is compatible with the surrounding land uses.

PUBLIC COMMENTS:

Public notice/comment forms were mailed to 48 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION:

Staff recommends approval of the zone change and specific use permit.

SUPPORTING DOCUMENTS:

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



City of Pearland
 Community Development
 3519 Liberty Drive
 Pearland, Texas 77581
 281-652-1639
 281-652-1702 fax
 www.ci.pearland.tx.us

APPLICATION FOR A CHANGE IN ZONING

Please check one:

- Change in Zoning Classification from: PUD (list current zoning) to: R-1 (list proposed zoning)
- Specific Use Permit Request for: CHURCH (list proposed use)

Property Information:

Address: 3521 E. ORANGE ST.
 Subdivision: W. ZYCHLINSKI Lot: _____ Block: _____
 Tax I.D. Number: _____

** For unplatted property, attach a copy of the metes and bounds description**

Current use of property
 (type of structures on property): CHURCH
 Proposed use of property: CHURCH

PROPERTY OWNER INFORMATION:

NAME ST. STEPHEN LUTHERAN CHURCH
 ADDRESS 3521 E. ORANGE STREET
 CITY PEARLAND STATE TX ZIP 77581
 PHONE (281) 455-1818
 FAX (281) 455-2535
 E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

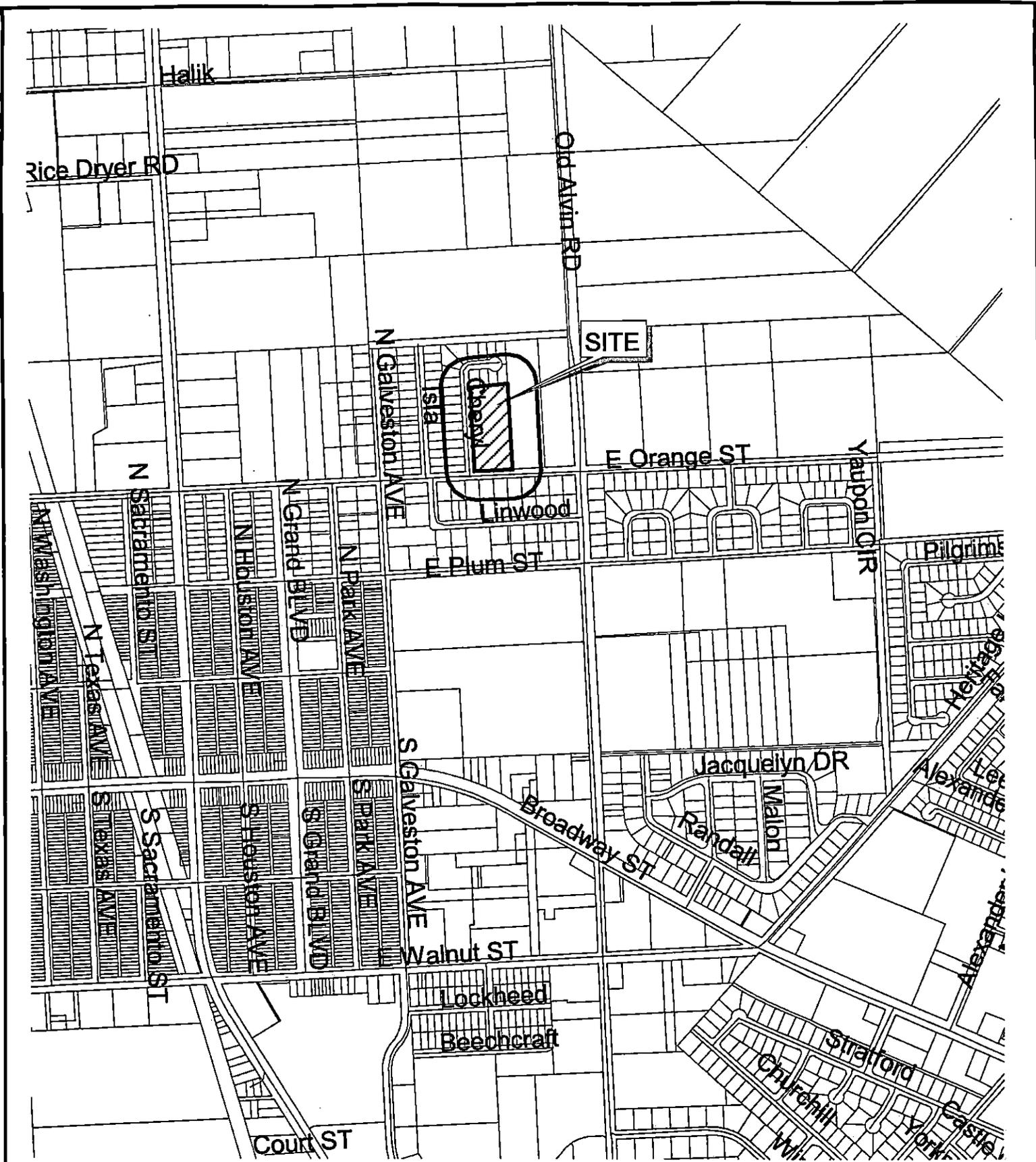
NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 PHONE(_____) _____
 FAX(_____) _____
 E-MAIL ADDRESS _____

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: Carleen Heinrich Date: 7-12-02
CARLEEN HEINRICH
 Agent's Signature: _____ Date: _____

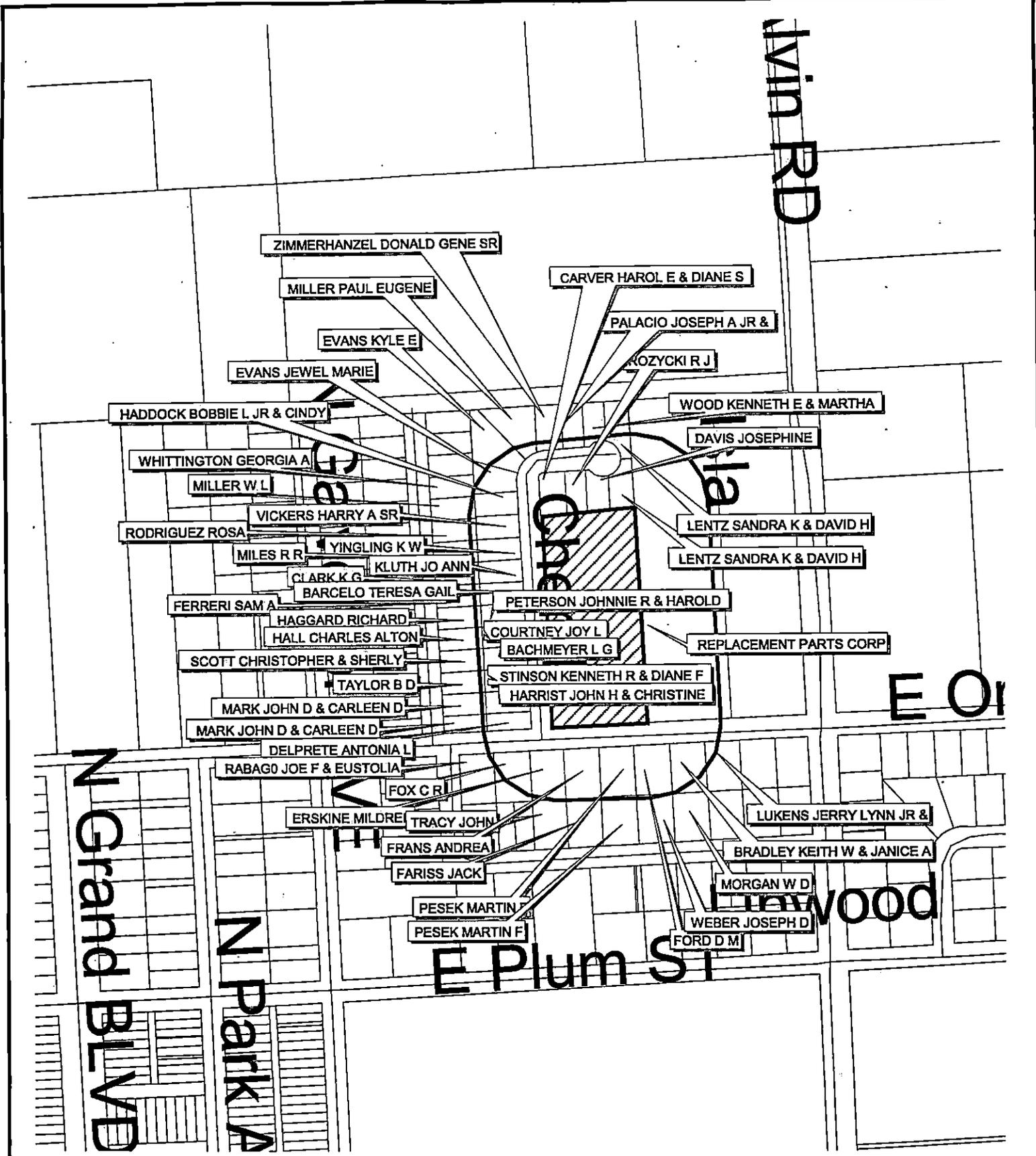
OFFICE USE ONLY:

FEES PAID: n/a DATE PAID: 7-12-02
 RECEIVED BY: Memo Phipps APPLICATION NO. 1055+SU111



Zone Change Application No. 1055 and
 Specific Use Application No. 111
 St. Stephen Lutheran Church
 3521 Orange St
 (PUD-R1(S))





Zone Change Application No. 1055 and
 Specific Use Application No. 111
 St. Stephen Lutheran Church
 3521 Orange St
 (PUD-R1(S))



**ZONE CHANGE APPLICATION NO. 1055
AND
SPECIFIC USE APPLICATION NO. 111
Property Owner Notification List**

<u>TAX ACCOUNT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
80510032000	WOOD KENNETH E & MARTHA	2004 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 17
80510031000	PALACIO JOSEPH A JR &	2006 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 16
80510029000	ZIMMERHANZEL DONALD GENE	2008 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 15
80510026000	MILLER PAUL EUGENE	2010 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 14
02330032000	REPLACEMENT PARTS CORP	PO BOX 68	PEARLAND, TX 77588-0068	A0233 H T & B R R (PEARLAND), TRACT 8 W 1/2, ACRES 2.00
80510034000	LENTZ SANDRA K & DAVID H	2002 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 18
80510025000	EVANS KYLE E	2012 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 13
80510034000	LENTZ SANDRA K & DAVID H	2002 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 18
80510022000	EVANS JEWEL MARIE	2014 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 12
80510038110	DAVIS JOSEPHINE	2003 CHERYL DR	PEARLAND, TX 77581-3419	TURNER NO 2 (PEARLAND), LOT 20
80510040000	ROZYCKI R J	2005 CHERYL DR	PEARLAND, TX 77581-3419	TURNER NO 2 (PEARLAND), LOT 21
80510043000	CARVER HAROL E & DIANE S	2007 CHERYL DR	PEARLAND, TX 77581-3419	TURNER NO 2 (PEARLAND), LOT 22
80500028000	WHITTINGTON GEORGIA A	2001 GALVESTON AVE	PEARLAND, TX 77581-3421	TURNER (PEARLAND), LOT 15
80510019111	HADDOCK BOBBIE L JR & CINDY	2016 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 11
80500059000	MILLER W L	2009 ISLA ST	PEARLAND, TX 77581-3425	TURNER (PEARLAND), LOT 41
02330010000	STEPHEN LUTHERAN CHURCH	3521 E ORANGE ST	PEARLAND, TX 77581-3405	A0233 H T & B R R (PEARLAND), TRACT 9A, ACRES 3.960
80510018000	YINGLING KW	2020 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 9
80510019000	VICKERS HARRY A SR	2018 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 10
80500058000	RODRIGUEZ ROSA	406 WAFER ST	PASADENA, TX 77506-2341	TURNER (PEARLAND), LOT 40
80500057000	MILES R R	2013 ISLA ST	PEARLAND, TX 77581-3425	TURNER (PEARLAND), LOT 39
80500055000	FERRERI SAM A	3301 EDGEWATER BEND COU	PEARLAND, TX 77584	TURNER (PEARLAND), LOT 37
80510006000	KLUTH JO ANN	2022 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 8
80500056000	CLARK K G	2015 ISLA ST	PEARLAND, TX 77581-3425	TURNER (PEARLAND), LOT 38
80510013000	BARCELO TERESA GAIL	3658 DEL MONTE	HOUSTON, TX 77019	TURNER NO 2 (PEARLAND), LOT 7
80510011000	PETERSON JOHNNIE HAROLD	2026 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 6 C/S
80500054000	HAGGARD RICHARD	2019 ISLA ST	PEARLAND, TX 77581-3425	TURNER (PEARLAND), LOT 36
80510010000	COURTNEY JOY L	3829 MEADOW LARK WAY	PEARLAND, TX 77584	TURNER NO 2 (PEARLAND), LOT 5
80500065000	HALL CHARLES ALTON	2021 ISLA ST	PEARLAND, TX 77581-3425	TURNER (PEARLAND), LOT 35
80510008000	BACHMEYER L G	2030 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 4
80500053000	SCOTT CHRISTOPHER & SHERLY	2023 ISLA ST	PEARLAND, TX 77581-3425	TURNER (PEARLAND), LOT 34
80510005000	STINSON KENNETH R & DIANE F	2032 CHERYL DR	PEARLAND, TX 77581	TURNER NO 2 (PEARLAND), LOT 3
80500064000	TAYLOR B D	2025 ISLA ST	PEARLAND, TX 77581-3425	TURNER (PEARLAND), LOT 33

**ZONE CHANGE APPLICATION NO. 1055
AND
SPECIFIC USE APPLICATION NO. 111
Property Owner Notification List**

80510003000	HARRIST JOHN H & CHRISTINE	2034 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 2
80500051000	MARK JOHN D & CARLEEN D	2029 ISLA ST	PEARLAND, TX 77581-3425	TURNER (PEARLAND), LOT 31-32
80510001000	DELPRETE ANTONIA L	2036 CHERYL DR	PEARLAND, TX 77581-3420	TURNER NO 2 (PEARLAND), LOT 1
80500051000	MARK JOHN D & CARLEEN D	2029 ISLA ST	PEARLAND, TX 77581-3425	TURNER (PEARLAND), LOT 31-32
62610020000	LUKENS JERRY LYNN JR &	3506 E ORANGE ST	PEARLAND, TX 77581-3406	LINWOOD SEC 1 (PEARLAND); LOT J
62610002000	BRADLEY KEITH W & JANICE A	3508 E ORANGE ST	PEARLAND, TX 77581-3406	LINWOOD SEC 1 (PEARLAND), LOT I
62610019000	FORD D M	3510 E ORANGE ST	PEARLAND, TX 77581-3406	LINWOOD SEC 1 (PEARLAND), LOT H
62610027000	PESEK MARTIN F	3511 LINWOOD ST	PEARLAND, TX 77581-3427	LINWOOD SEC 1 (PEARLAND), LOT 6-R
62610013000	FRANS ANDREA	3514 E ORANGE ST	PEARLAND, TX 77581-3406	LINWOOD SEC 1 (PEARLAND), LOT F
62610012000	ERSKINE MILDRED	3516 E ORANGE ST	PEARLAND, TX 77581-3406	LINWOOD SEC 1 (PEARLAND), LOT E
62610010000	FOX C R	3518 E ORANGE ST	PEARLAND, TX 77581-3406	LINWOOD SEC 1 (PEARLAND), LOT D
62610008000	RABAGO JOE F & EUSTOLIA	3521 LINWOOD ST	PEARLAND, TX 77581-3427	LINWOOD SEC 1 (PEARLAND), LOT C
62610018000	MORGAN W D	PO BOX 1552	PEARLAND, TX 77588-1552	LINWOOD SEC 1 (PEARLAND), LOT P
62610026000	WEBER JOSEPH D	3509 LINWOOD ST	PEARLAND, TX 77581-3427	LINWOOD SEC 1 (PEARLAND), LOT Q
62610027000	PESEK MARTIN F	3511 LINWOOD ST	PEARLAND, TX 77581-3427	LINWOOD SEC 1 (PEARLAND), LOT 6-R
62610017000	FARISS JACK	3513 LINWOOD ST	PEARLAND, TX 77581-3427	LINWOOD SEC 1 (PEARLAND), LOT S
62610028000	TRACY JOHN	3515 LINWOOD ST	PEARLAND, TX 77581-3427	LINWOOD SEC 1 (PEARLAND), LOT T-1/2 LT U
62610028000	TRACY JOHN	3515 LINWOOD ST	PEARLAND, TX 77581-3427	LINWOOD SEC 1 (PEARLAND), LOT T-1/2 LT U

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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-1), on the following described property, to wit:

Zone Change Application No. 1053

Legal Description: 0.832 acres, Tract F, out of the H. T. & B. R.R. Co. survey, Section 7, A-219, Brazoria Co., TX (1525 Garden Road)

Owner: Eric and Valerie Hicks
4831 Aspen Drive
Pasadena, TX 77505

III. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. 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. 1053

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

August 12, 2002

Property Owner:

Eric and Valerie Hicks

Applicant or Agent:

Eric and Valerie Hicks

Location or Address of Property:

1525 Garden Road

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Single Family Dwelling District (R-1)

SUMMARY:

The applicant is requesting a change in zoning on the subject property in order to construct a single family residential home. The subject property currently contains a small storage building.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land use</u>
North	Suburban Development District (SD)	Single family dwelling
South	Single Family Dwelling District (R-1)	Single family dwelling
East	Suburban Development District (SD)	Undeveloped tract
West	Single Family Dwelling District (R-1)	Single family dwelling

CONFORMANCE TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan recommends Low Density Residential District Uses for the subject property and the surrounding areas to the north, south, east, and west. The Comprehensive Plan further indicates that the appropriate zoning districts for low density residential uses are Estate Lot Single Family Dwelling District (RE) and Single Family Dwelling Districts R-1 and R-2.

CONFORMANCE TO THE THOROUGHFARE PLAN:

The subject property has frontage on Garden Road, which is designated as a major collector street (ultimate 80' ROW) that is to be widened in the future as needed. No other roadways abut the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:

It appears that the subject property meets the minimum lot size and lot width for the Estate Lot Single Family Dwelling District (R-E). However, the R-E district requires a front yard setback of 40 feet, and the R-1 district requires a front yard setback of 25 feet. The applicant has chosen the R-1 district due to the less restrictive front yard setback.

PUBLIC COMMENTS:

Public notice/comment forms were mailed to 9 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION:

Staff recommends approval of the zone change.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- 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: Suburban to: Residential R-1
 Change in Regulations in Section #: _____
Specific Use for: *

Property address: 1525 Garden R.D. Pearland Tx

Lot: _____ Block: _____ Subdivision: _____

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

Tax I.D. number: 02190007160

Current use of land: Storage, undeveloped

Proposed use of land: Home (living quarters)

Record owner's name: Eric + Valerie Hicks

Owner's mailing address: 4831 Aspen Dr. Pasadena Tx 77505

Owner's telephone number: 281-991-4885

Agent's name:

Agent's mailing address:

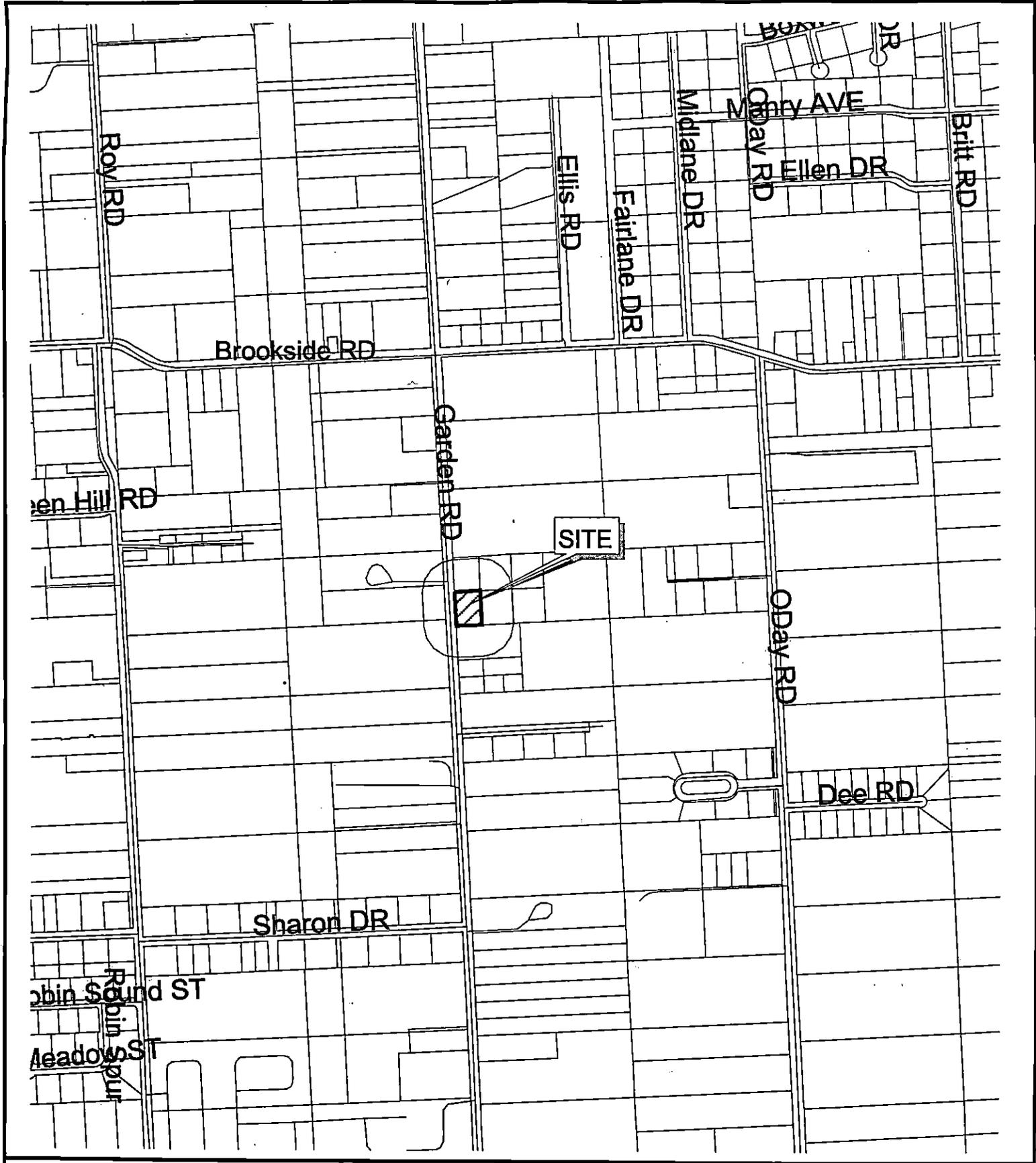
Agent's telephone number:

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: E. Hicks / Valerie Hicks Agent's signature:

Fees paid: \$ 275.00 Date paid: 6/21/02

Received by: Theresa Johnson Application number: 1053



Zone Change Application No. 1053
Eric & Valerie Hicks
1525 Garden Rd
(SD--R1)



DR

Brookside RD

Garden RD

FULLER JAMES F

GONZALEZ JESUS G & DOLORES G

RUETER ANN

FERNANDEZ FRANCISCO T

ZENDEJAS ISABEL F

ZENDEJAS ISABEL F

FERNANDEZ M T

ZENDEJAS ISABEL F

GONZALEZ JESUS & DOLORES



Zone Change Application No. 1053
Eric & Valerie Hicks
1525 Garden Rd
(SD--R1)



ZONE CHANGE APPLICATION NO. 1053**Property Owner Notification List**

<u>TAX ACCOUNT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
02190010000	GONZALEZ JESUS & DOLORES	1526 GARDEN RD	PEARLAND, TX 77581-8727	A0219 H T & B R R, TRACT 9A, ACRES 2.000
05040012110	FULLER JAMES F	PO BOX 1305	PEARLAND, TX 77588-1305	A0504 H T & B R R, TRACT 26B, ACRES 3.750
02190007130	ZENDEJAS ISABEL F	7635 AVENUE C	HOUSTON, TX 77012-1415	A0219 H T & B R R, TRACT 8C, ACRES 1.000
02190007120	ZENDEJAS ISABEL F	7635 AVENUE C	HOUSTON, TX 77012-1415	A0219 H T & B R R, TRACT 8B, ACRES 1.000
02190007140	FERNANDEZ FRANCISCO T HICKS ERIC AND VALERIE	CR 109 4831 ASPEN DR	PEARLAND, TX 77581 PASADENA, TX 77505	A0219 H T & B R R, TRACT 8D, ACRES 0.850
05040012000	GONZALEZ JESUS G & DOLORES	7933 BRAYS ST	HOUSTON, TX 77012-1633	A0504 H T & B R R, TRACT 26, ACRES 3.750
02190007000	FERNANDEZ M T	1454 ODAY RD	PEARLAND, TX 77581-3151	A0219 H T & B R R, TRACT 8-8A, ACRES 5.00
02190007150	ZENDEJAS ISABEL F	7635 AVENUE C	HOUSTON, TX 77012-1415	A0219 H T & B R R, TRACT 8E, ACRES 0.990
02190007160	EVERHART RAMONA ZENDEJAS	PO BOX 52475	HOUSTON, TX 77052-2475	A0219 H T & B R R, TRACT 8F, ACRES 0.830
05040022000	RUETER ANN	C/O VI BISCHOFF PO BOX 395	WAUNETTA, NE 69045-0395	A0504 H T & B R R, TRACT 27 UND 1/3, ACRES 3.333

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Estate Lot Single Family Dwelling District (RE) to Single Family Dwelling District (R-2) on the following described property, to wit:

Zone Change Application No. 1034

Legal Description: 120.134 acres of land, being Lots 4 & 7 of Section 14, H.T. & B. R.R. Co. survey, A-538, Brazoria Co., TX, R.B. Lyle Assignee, according to the plat recorded in Volume 2, Page 98, plat records of Brazoria Co., TX (Broadway Street @ CR 48)

Owner: John B. Briggs and Meredith Briggs LeBlanc
584 Magnolia Circle
Houston, TX 77024

Agent: James Johnson

III. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. 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:

August 9, 2002

Removed:

August 14, 2002

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Business District (SDB) to Single Family Dwelling District (R-2) on the following described property, to wit:

Zone Change Application No. 1051

Legal Description: 48.2221 acres, being all of Tract 1 and a portion of Tract 2, of the B.M. Jamison Tract, situated in Section 1 of the A.C.H. & B. Survey, A-147, and the T.D. Yocum Survey, A-399, Brazoria Co., TX (John Lizer at Pearland Parkway)

Owner: Amvest Properties, Inc.
7676 Woodway, Suite 238
Houston, TX 77063

Agent: Ken Caffey

III. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. ADJOURNMENT

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Posted: August 9, 2002

Removed: August 14, 2002

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Planned Unit Development District (PUD) to Single Family Dwelling District – Specific Use (R-1(S)) for a church, on the following described property, to wit:

Zone Change Application No. 1055 and Specific Use Application No. 111

Legal Description: 3.525 acres, out of Tract 9 of the W. Zychlinski Subdivision, H. T. & B. R.R. Co. survey, Sections 1,2,3 and 4, A-233, 542, 232, and 543, Brazoria Co., TX (3521 Orange Street)

Owner: St. Stephen Lutheran Church
3521 Orange Street
Pearland, TX 77581

III. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. ADJOURNMENT

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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 Single Family Dwelling District (R-1), on the following described property, to wit:

Zone Change Application No. 1053

Legal Description: 0.832 acres, Tract F, out of the H. T. & B. R.R. Co. survey, Section 7, A-219, Brazoria Co., TX (1525 Garden Road)

Owner: Eric and Valerie Hicks
4831 Aspen Drive
Pasadena, TX 77505

III. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. ADJOURNMENT

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August 14, 2002

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Planned Unit Development (PUD) on the following described property, to wit:

Zone Change Application No. 1050

Legal Description: 40 acres, located in the F.B. Drake Survey, H. T. & B. R.R. Co. survey, Section 14, A-509, Brazoria Co., TX (Northeast corner of Harkey Road and Bailey Road)

Owner: Kirby Run Associates, L.P.
4719 Backenberry Drive
Friendswood, TX 77546-3138

Agent: Peter Boescher of Vernon Henry and Associates, Inc.

VII. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. ADJOURNMENT

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Posted:

August 9, 2002

Removed:

August 14, 2002

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Heavy Industrial District (M-2) on the following described property, to wit:

Zone Change Application No. 1058

Legal Description: Being part of Lot 32 and Lot 33, Section 8 of the H. T. & B. R.R. Co. survey, A-504, as shown by the Allison Richey Gulf Coast Home Co. plat, Volume 2, page 23, plat records of Brazoria Co., TX (1854 Garden Road)

Owner: F.F. & E. Family Limited Partnership
P.O. Box 1462
Delano, CA 93216

Agent: City of Pearland

III. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. ADJOURNMENT

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August 9, 2002

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August 14, 2002

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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. 1057

Legal Description: 11.515 acres, Lots 32 and Lot 33, Allison Richey Gulf Coast Home Co. subdivision, A-504, Brazoria Co., TX (1930 Garden Road)

Owner: Anthony Welded Products, Inc.
P.O. Box 1462
Delano, CA 93216

Agent: City of Pearland

IV. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. 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: August 9, 2002

Removed: August 14, 2002

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Commercial District (C) on the following described property, to wit:

Zone Change Application No. 1054

Legal Description: Tract 1: 9.51 acres being a part of Lot 18 and all of Lot 19, Allison Richey Gulf Coast Home Co., F.B. Drake Survey, A-504; and Tract 2: .0745 acres, being part of Lot 19, Allison Richey Gulf Coast Home Co., F.B. Drake Survey, A-504, Brazoria Co., TX (2425 Roy Road)

Owner: CPI Group, Inc.
P.O. Box 1710
Pearland, TX 77588

Agent: Becky Cornelius of Pat Griffin Realty, Inc.

V. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. ADJOURNMENT

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Posted: August 9, 2002

Removed: August 14, 2002

3

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 12, 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 Multi-Family District (MF) on the following described property, to wit:

Zone Change Application No. 1056

Legal Description: 1.9488 acres, out of Tract 30, George W. Jenkins Subdivision, J.F. Perry and E.M. Austin Survey, A-111, Brazoria Co., TX (Broadway Street)

Owner: Estate of Francis Jamison,
Jake A. Griffen, Independent Executor
C/o Evelyn Newman, Century 21 Key
Friendswood, TX 77546

Agent: Sally Gaskin

VI. STAFF REPORT

IV. APPLICANT PRESENTATION

V. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

VI. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

VII. COUNCIL/PLANNING COMMISSION/STAFF/APPLICANT DISCUSSION
Mr. Tobin Maples, Executive Director of Community Services

VIII. 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: August 9, 2002

Removed: August 14, 2002