

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 22, 2001, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1000

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

Zone Change Application No. 1000

Legal Description: 139 acres of land, more or less, being generally located in the R. Blackburn Survey, A-160 and the James Hamilton or D. White Survey, A-876, Harris Co, TX (Tract 1-Beltway 8)

B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1005

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

Zone Change Application No. 1005

Legal Description: 260 acres, more or less, being generally located in the H T. & B. R.R. Co. survey, A-308, and the H. T. & B. R.R. Co. survey, A-551, Brazoria Co., TX (Tract 5 - near Main Street 35 @ CR 112)

C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1002

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

Zone Change Application No. 1002

Legal Description: 168 acres, more or less, being generally located in the A. B. Langerman Survey, A-555 and the H. T. & B. R. R. Co. survey, A-538, Fort Bend Co., TX (Tract 2A - Broadway Street @ FM 521)

D. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1001

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on the following described property, to wit:

Zone Change Application No. 1001

Legal Description: 411 Acres, more or less, being generally located in the H. T. & B. R.R. Co. survey, A-538, Brazoria Co., TX (Tract 2 - Broadway Street @ CR 48)

E. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1003

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on the following described property, to wit:

Zone Change Application No. 1003

Legal Description: 76 acres of land, more or less, being generally located in Section 18, H. T. & B. R.R. Co. survey, or George C. Smith Survey, A-547, Brazoria Co., TX (Tract 3 - Manvel Road @ Bailey Road)

F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1004

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on the following described property, to wit:

Zone Change Application No. 1004

Legal Description: 832 acres of land, more or less, being generally located in Section 32, H. T. & B. R.R. Co. survey or C.W. Groos Survey, A-525 and Section 31, H. T. & B.

R.R. Co. survey, A-293, Brazoria Co., TX (Tract 4 - Bailey Road @ CR 143)

G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1006

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on the following described property, to wit:

Zone Change Application No. 1006

Legal Description: 774 acres of land, more or less, being generally located in the D. H. M. Hunter Survey, A-36 and the T. J. Green Survey, A- 290, Harris Co., TX (Tract 6 - Clear Creek @ Country Club Drive)

III. NEXT MEETING DATE:

October 29, 2001 - No meeting
November 5, 2001 – Regular Meeting
November 12, 2001 – JPH & Regular Meeting
November 19, 2001 – JPH & Regular Meeting
November 26, 2001 – HGAC Workshop

IV. 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.

Planning and Zoning Commission

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON OCTOBER 22, 2001 IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 8:05 p.m. with the following present:

P&Z Chairman	H. Charles Viktorin
P&Z Commissioner	Todd Iocco
P&Z Commissioner	Kevin A. McDonald
P&Z Commissioner	Don W. Sederdahl
P&Z Commissioner	Russ A. Selemon
Executive Director of Community Services	Tobin Maples
P&Z Secretary	Jennifer Gonzales

P&Z Vice-Chairman Donald Glenn was absent.

II. NEW BUSINESS

Commissioner Selemon stated that he has spoken to staff and the purpose of these zoning applications on the agenda this evening are for the Commissioners to make a recommendation and when the proper time arrives, which would be after the annexations, then City Council will make a final decision.

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1000

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

Zone Change Application No. 1000

Legal Description: 139 acres of land, more or less, being generally located in the R. Blackburn Survey, A-160 and the James Hamilton or D. White Survey, A-876, Harris Co, TX (Tract 1-Beltway 8)

Commissioner Scherrer made a motion to forward Zoning Application No. 1000 to City Council for approval with a second made by Commissioner McDonald.

Planning and Zoning Commission

Commissioner Iocco asked where the American Tower is, and Executive Director of Community Services Tobin Maples replied that it is to the southwest of O'Reilly Road.

Commissioner Sederdahl asked if this is the application that has Houston facilities nearby, and Commissioner Iocco replied that there is a 42" water main going in on Alameda School Road.

Chairman Viktorin pointed out that a lot of the comments for the public hearing were more for annexation issues, rather than zoning issues.

Chairman Viktorin complimented staff on having the zoning concurrent with the annexations, rather than zoning the whole property Suburban Development.

Commissioner Selemon agreed and stated that it is far more superior this way.

Commissioner McDonald asked if staff recommends it to be zoned one way and the Commissioner's feel is should be another way, can they deny the application and then recommend to City Council what they would like, and Mr. Maples replied that they can make any recommendation to City Council.

Chairman Viktorin called for a vote.

Motion to approve passed 6 to 0.

B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1005

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

Zone Change Application No. 1005

Legal Description: 260 acres, more or less, being generally located in the H T. & B. R.R. Co. survey, A-308, and the H. T. & B. R.R. Co. survey, A-551, Brazoria Co., TX (Tract 5 - near Main Street 35 @ CR 112)

Commissioner Scherrer made a motion to forward Zoning Application No. 1005 to City Council for approval with a second made by Chairman Viktorin.

Commissioner Sederdahl stated that some of the area seems "spotty" and to zone it all "Industrial" would be like a "blanket" for the entire area and that would set a precedent for area and what it would be like for the next 10 years.

Planning and Zoning Commission

Executive Director of Community Services Tobin Maples showed the Commissioners the Comprehensive Plan, which shows “Industrial” to be the vision of the area for the next 20 years.

Commissioner Selemon pointed out that the southern 60 acres is planned for building homes and Mr. Maples replied that there is no zoning in that area so they would only know if anything was being developed by platting, and staff has not seen anything come through yet for that area.

Commissioner Iocco stated that in his opinion Hastings-Field Road is drying up as far as being maintained.

Commissioner Sederdahl asked a property owner for some of the acreage to explain why he thought the land was not good for any use, and the property owner explained that there are too many tanks and too many lines that need to be removed, and too much cleaning up that needs to be done.

Commissioner Sederdahl agreed that he has always heard not to buy any land out in that area.

Commissioner McDonald showed concerns about a residential neighborhood being surrounded by “Industrial”.

Mr. Maples pointed out that if a residential neighborhood were approved then that would change the planning perspective for the area.

Chairman Viktorin called for a vote.

Motion to approve failed 2 to 4.

Voting Record

Voting “Aye” – Chairman Viktorin and Commissioner Scherrer.

Voting “No” – Commissioners Sederdahl, McDonald, Selemon and Iocco.

C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1002

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

Zone Change Application No. 1002

Planning and Zoning Commission

Legal Description: 168 acres, more or less, being generally located in the A. B. Langerman Survey, A-555 and the H. T. & B. R. R. Co. survey, A-538, Fort Bend Co., TX (Tract 2A - Broadway Street @ FM 521)

Commissioner Sederdahl made a motion to forward Zoning Application No. 1002 to City Council for approval with a second made by Commissioner Selemo.

Commissioner locco stated that his concern depends on this property and the results of the next application. He stated that he is against them because of the inadequate buffer, and he doesn't like "Industrial" right next to "Residential".

Commissioner Selemo agreed with Mr. locco's concept for being against the request due to the buffer; however, he does support the "Industrial" zoning. He stated that if they don't allow for "Industrial" here, then where else could they have "Industrial" zoning in this city.

Commissioner locco asked if there is housing to the north and south, and Executive Director of Community Services Tobin Maples replied that housing is sporadic in this area.

Chairman Viktorin pointed out that a utility right-of-way usually is 100 – 200 feet, and he feels that this addresses the buffer concern.

Commissioner locco stated that he would not want any "RE" size lot looking out at a sandblasting company and Commissioner Selemo stated that he wouldn't want to live next to a transmitter line.

Chairman Viktorin called for a vote.

Motion to approve passed 5 to 1.

Voting Record

Voting "Aye" – Chairman Viktorin, Commissioners Scherrer, Selemo, Sederdahl, and McDonald.

Voting "No" – Commissioner locco.

D. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1001

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on the following described property, to wit:

Zone Change Application No. 1001

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

Planning and Zoning Commission

Legal Description: 411 Acres, more or less, being generally located in the H. T. & B. R.R. Co. survey, A-538, Brazoria Co., TX (Tract 2 - Broadway Street @ CR 48)

Commissioner Scherrer made a motion to forward Zoning Application No. 1001 to City Council for denial and Chairman Viktorin seconded the motion.

Commissioner Selemon stated that he has the same concerns on this application regarding the need for a buffer, and other than that he would have been in support of this application.

Commissioner Scherrer asked if they approve the request with a recommendation to have a buffer put in between the zonings.

Commissioner Selemon stated that he doesn't think they need to vote against the request however they need to recommend a buffer be added. He stated that it would probably be easier to recommend a buffer be added then to deny the request and wait for the application to be brought forward again.

Commissioner Iocco stated that he would support the request if there were a buffer, and he stated that he feels this was poor planning.

Executive Director of Community Services Tobin Maples stated that the Commissioners could make a recommendation for a buffer between the properties; however, it is up to City Council to do what they want.

Commissioner Selemon stated that to the north is Shadow Creek Ranch and he asked if this area is consistent with that development, and Mr. Maples stated that that section of would probably consist of "R-2's" and "R-3's".

Commissioner Scherrer rescinded his motion and Chairman Viktorin rescinded his second for the motion.

Commissioner Scherrer made a motion to forward Zoning Application No. 1001 to City Council for approval with a recommendation that a buffer be added, and Chairman Viktorin seconded the motion.

Motion to approve passed 6 to 0.

E. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1003

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District

Planning and Zoning Commission

(SD) to Estate Lot Single Family Dwelling District (RE) on the following *described* property, to wit:

Zone Change Application No. 1003

Legal Description: 76 acres of land, more or less, being generally located in Section 18, H. T. & B. R.R. Co. survey, or George C. Smith Survey, A-547, Brazoria Co., TX (Tract 3 - Manvel Road @ Bailey Road)

Commissioner locco made a motion to forward Zoning Application No. 1003 to City Council for denial with a second made by Commissioner Selemon.

Commissioner locco stated that he is against the request due to the fact that there are two major roads that will probably be major thoroughfares, and he feels that there should be some "Neighborhood Services", "Office Professional" or "Commercial" zoning along these roads.

Executive Director of Community Services Tobin Maples explained that the corner of FM 1128 and Bailey Road is classified as retail, however, it was staff's logic to zone the entire area as "RE" and let the individual owners come in and request the zoning of their preference.

Chairman Viktorin agreed that it is more efficient to zone a big chunk of property.

Commissioner Selemon stated that they are requesting zoning that would bring on a lot more opposition to any other zoning requests that may come in and he feels that there would be more flexibility if they would zone the whole property something other than "residential".

Commissioner locco stated that he doesn't see housing backing up to two major roads and he agreed that it would be very hard to get a shopping center along the road with all the surrounding residential area. Mr. locco stated that this area would sit undeveloped for a very long time.

Commissioner Sederdahl is confused about why it would be hard to get a shopping center, and Commissioner locco explained that for one, by the time the requests are brought forward, who knows who would be serving on the Commission. Mr. locco explained that the future Commission might go only by what is on paper, which will be "RE".

Commissioner locco stated that he suggests that a 200' "Neighborhood Services" strip be developed as it was done on FM 518. He stated that he feels that it would better service their community by providing this strip.

Planning and Zoning Commission

Commissioner Selemon agreed and stated that having a thoroughfare could be dangerous for the citizens who live along the roads.

Commissioner Iocco stated that "RE" is great, however they as the Commission need to look at this from a "planning" perspective along two major roads.

Mr. Maples suggested that the Commission approve the request for "RE" and then come back at later time and establish an "overlay". Mr. Maples stated that they would have to make it one of their projects.

Commissioner Iocco rescinded his motion and Commissioner Selemon rescinded his second.

Commissioner Scherrer made a motion to table Zoning Application No. 1003 with a second made by Commissioner Selemon.

Mr. Maples pointed out that the application would still go to City Council and they can act on the request if they choose.

Motion to table passed 6 to 0.

F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1004

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on the following described property, to wit:

Zone Change Application No. 1004

Legal Description: 832 acres of land, more or less, being generally located in Section 32, H. T. & B. R.R. Co. survey or C.W. Groos Survey, A-525 and Section 31, H. T. & B. R.R. Co. survey, A-293, Brazoria Co., TX (Tract 4 - Bailey Road @ CR 143)

Commissioner Scherrer made a motion to forward Zoning Application No. 1004 to City Council for approval. There was no second.

Commissioner Iocco made a motion to forward Zoning Application No. 1004 to City Council for denial with a second made by Commissioner Sederdahl.

Commissioner Iocco stated that he sees why the City would want to do this but he does not see the need for it, or for establishing the whole area as "RE".

Planning and Zoning Commission

Commissioner Scherrer stated that the property to the south is not in the ETJ, and since this tract is the southern most portion of the ETJ, this is another way for the City to plan for the area by annexing and zoning the whole large block.

Commissioner Iocco argued that there is no easy access to the road, and although the area would probably not be Industrial, he doesn't see the need for the whole area to be zoned "RE".

Commissioner Selemo stated that there was a good point brought up about "leap frogging" properties, however he can be comfortable with the "RE" zoning.

Executive Director of Community Services Tobin Maples briefly explained that the sole reason for going this south is that the area is predominantly undeveloped land.

Commissioner Scherrer asked if an owner would have to go through the whole notification process if he wanted to request an R-1, and Mr. Maples replied that the owner would.

Discussion ensued between staff and the Commissioners regarding why the city skipped over certain areas and it was noted by staff that the area skipped contained too much "mixed" use.

Chairman Viktorin asked if they zone the area "RE", is that what the area will stay, and Mr. Maples replied until any other owner applies otherwise.

Chairman Viktorin called for a vote.

Motion to deny failed 2 to 4.

Voting Record

Voting "Aye" – Commissioners Sederdahl and Iocco.

Voting "No" – Chairman Viktorin, Commissioners Scherrer, McDonald, and Selemo.

Commissioner Scherrer made a motion to forward Zoning Application No. 1004 to City Council for approval with a second made by Commissioner McDonald.

Motion to approve passed 4 to 2.

Voting Record

Voting "Aye" – Chairman Viktorin, Commissioners Scherrer, McDonald, and Selemo.

Voting "No" – Commissioners Sederdahl and Iocco.

G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1006

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on the following described property, to wit:

Zone Change Application No. 1006

Legal Description: 774 acres of land, more or less, being generally located in the D. H. M. Hunter Survey, A-36 and the T. J. Green Survey, A- 290, Harris Co., TX (Tract 6 - Clear Creek @ Country Club Drive)

Commissioner Scherrer made a motion to forward Zoning Application No. 1006 to City Council for approval with a second made by Commissioner McDonald.

Commissioner Sederdahl stated that he would be abstaining due to his company and a possible conflict of interest.

Chairman Viktorin stated that if they approve this zoning tonight, and at a later date the owner comes to the Commission and proposes “R-2” or “R-3”, he would more then likely approve the request.

Commissioner Scherrer agreed and stated that any reasonable person would consider any reasonable request.

Commissioner Sederdahl stated that he was under the impression that City Council wanted this item tabled, and Commissioner Iocco stated that he thought they stated that they just wanted the property owners to work with staff.

Commissioner Selemon stated that he didn't think there is any difference whether the property is zoned “RE” or not because this is just a starting point for the property as it is annexed.

Chairman Viktorin agreed and stated that if the City annexed the property as Suburban Development, then the owners would still have to go through the application process.

Jim Holcombe stated that he has been developing in Houston and what he is has been talking with staff about and asking for is a chance to get a plan developed, and Pasadena School District agrees.

Commissioner Iocco argued that if they don't zone the property then there is a chance area could become an Industrial area, because for one, it is located near

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

Planning and Zoning Commission

the Beltway. Mr. Iocco stated that he doesn't see the Commission having any problems looking at any plans that are brought to them.

Discussion ensued between the Commissioners and Mr. Holcombe regarding the proposed zoning and Mr. Holcombe argued that the density would not work and nobody could afford to develop in an "RE". Commissioner Scherrer stated that if they zone the property "SD" then who knows what the owners would come in and apply for and who knows what kind of neighbors Mr. Holcombe would end up with.

Commissioner Iocco stated that they should go forward with "RE".

Commissioner Scherrer agreed and stated that he can't see the present Commissioners or any future Commissioners being so unreasonable as to sticking the property owners with 700 acres of property that they can't do anything with.

Chairman Viktorin called for a vote.

Motion to approve passed 6 to 0 (1 abstention).
Commissioner Sederdahl abstained.

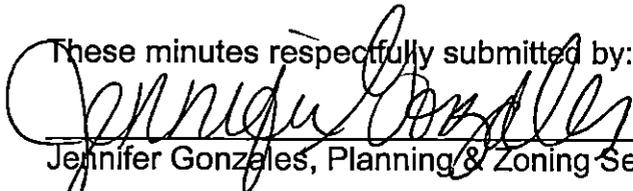
III. NEXT MEETING DATE:

October 29, 2001 - No meeting
November 5, 2001 - Regular Meeting
November 12, 2001 - JPH & Regular Meeting
November 19, 2001 - JPH & Regular Meeting
November 26, 2001 - HGAC Workshop

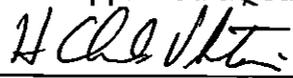
IV. ADJOURNMENT

The meeting adjourned at 9:30 p.m.

These minutes respectfully submitted by:


Jennifer Gonzales, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this 12 day of Nov, 2001.


H. Charles Viktorin, Planning & Zoning Chairman

RIVERSTONE RANCH LAND INVESTORS, LTD.

1300 POST OAK BLVD., SUITE 1110

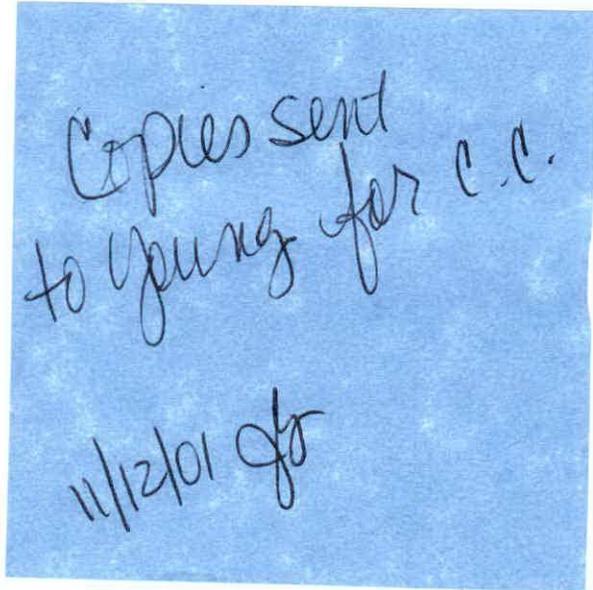
HOUSTON, TEXAS 77056

PHONE: (713) 843-0812

FAX: (713) 843-0819

Monday, November 05, 2001

Mayor Tom Reid
Council member Richard Tetens
Council member Woody Owens
Council member Larry Wilkins
Council member Larry Marcott
Council member Klaus Seeger
City Manager Bill Eisen
Deputy City Manager Alan Mueller
Tobin Maples
City of Pearland
3519 Liberty
Pearland, TX 77581-5416



Sent via fax: 281.652.1708

RE: Proposed Annexation & Rezoning (Application #1006) of the Allison Richey Subdivision

Dear Gentlemen:

I am writing on behalf of Riverstone Land Investors, Ltd., and other landowners in the Allison Richey Subdivision, which is impacted by the proposed annexation and rezoning. The majority of the landowners would like to convey that we are not in favor of the proposed annexation and rezoning of the subdivision.

Thank you for your time and consideration.

Sincerely,

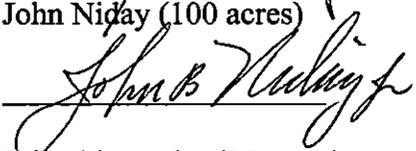

James R. Holcomb

cc:

Riverstone Ranch Land Investors, Ltd (95 acres)

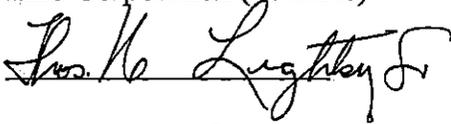


John Niday (100 acres)

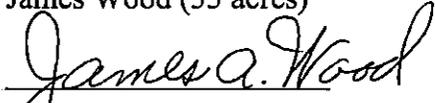


John Alexander (15 acres)

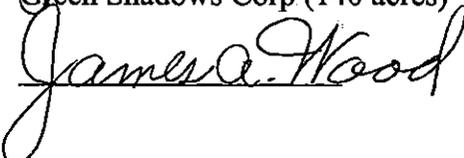
HLS Corporation (20 acres)



James Wood (35 acres)



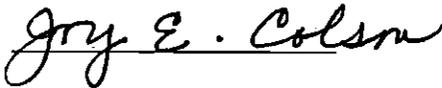
Green Shadows Corp (140 acres)



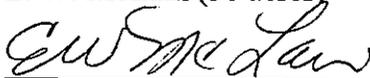
Tom Lightsey (10 acres)



Joy E. Colson (5 acres)



E. W. McLain (30 acres)



Robert Alexander (45 acres)



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1006

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name:

Mary F. Kause

Address:

2618 Coeentry Club Dr.

Pearland Tax Account No.

(If shown on enclosed map):

Signature:

Mary F. Kause

Date:

10-24-01

COMMENTS:



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1001

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: John Briggs & Meredith Briggs

Address: 584 Magnolia Circle Houston, TX 77024

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

Signature: John Briggs Date: 11/2/01

COMMENTS:

I am against annexation that has 120' Lots. As a developer I need 60' Lots. If you can zone it for 60' Lots, I will agree to be for the annexation.



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1003

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: Suzanna P. Spoon

Address: 4005 MANVILLE RD.

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

Signature: [Handwritten Signature] Date: 10-22-01

COMMENTS:

Sorry I cannot attend the Hearing
My Son, Gerald Bare who resides with
me is representing me. (10-22-01)

[Handwritten Signature]
He could not make it either, so here is my
Response (10-23-01)



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1005

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas.

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

- spoke @ City Hall meeting
Name: Charlie Holmes & Frank Lucas

Address: _____

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

Signature: [Handwritten Signature] Date: 10-20-01

COMMENTS:

We are totally against the zoning change. We request that residential shales - be put on here. This is all homes - small farmstead - The owner across the street has been drawing up plans to build several homes

Lucas Properties

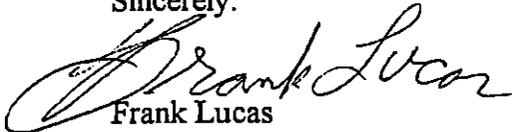
PO Box 300042, Midwest City, Oklahoma 73140, Phone 405 736 6333 E-mail flucas@mmcable.com

15 October, 2001

Mr. Charles Holmes:
9249 CR 413
Alvin TX 77511

Please find enclosed the power of attorney that I promised you. I hope you have fun at the meeting. I'll call you next time I'm coming to Houston. In the meantime, call if I can help. Thank You.

Sincerely:



Frank Lucas

P.S. this is the kind of thing that I expected to start happening and that is the reason that I told you I wanted to sell property rather than have to do this sort of thing from way up there.

SPECIAL POWER OF ATTORNEY

I, Frank Lucas of Oklahoma City Oklahoma, hereby appoint Charles M. Holmes of as my attorney in fact to act in my capacity to do any and all of the following: To negotiate and deal with the City Council, and the Planning and Zoning Commission of the City of Pearland Texas in any matter concerning zoning and/or land usage in Brazoria County Texas. The rights, powers, and authority of my attorney in fact to exercise any and all of the rights and powers, including the right to vote on all matters, herein granted shall commence and be in full force and effect on 17 October 2001, and shall remain in full force and effect until 17 October 2003, or unless specifically extended or rescinded earlier by either party.

Dated 16 October 2001

Frank Lucas Frank Lucas
STATE OF Oklahoma
COUNTY OF Oklahoma

BEFORE ME, the undersigned authority, on this 16 day of October, 2001, personally appeared Frank Lucas, to me well known to be the person described in and who signed the Foregoing, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Quiana England
NOTARY PUBLIC

My Commission Expires: June 14, 2005



SPECIAL POWER OF ATTORNEY

I, Frank Lucas of Oklahoma City Oklahoma, hereby appoint Charles M. Holmes of as my attorney in fact to act in my capacity to do any and all of the following: To negotiate and deal with the City Council, and the Planning and Zoning Commission of the City of Pearland Texas in any matter concerning zoning and/or land usage in Brazoria County Texas. The rights, powers, and authority of my attorney in fact to exercise any and all of the rights and powers, including the right to vote on all matters, herein granted shall commence and be in full force and effect on 17 October 2001, and shall remain in full force and effect until 17 October 2003, or unless specifically extended or rescinded earlier by either party.

Dated 16 October 2001

Frank Lucas
STATE OF Oklahoma
COUNTY Of Oklahoma

BEFORE ME, the undersigned authority, on this 16 day of October, 2001, personally appeared Frank Lucas, to me well known to be the person described in and who signed the Foregoing, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

W. Reid England
NOTARY PUBLIC

My Commission Expires: June 14, 2005



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1000

**Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas**

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

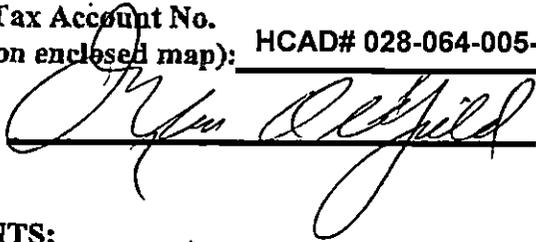
XX I am **FOR** the requested zoning as explained on the attached public notice.

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

Name: Oldfield Family L.P., Douglas Oldfield, General Partner

Address: 29014 Misty Oaks Drive, Huffman, TX 77336-4623

Pearland Tax Account No.
(If shown on enclosed map): HCAD# 028-064-005-0005, Lots 5&6, Tract 6C, Orange Grove

Signature:  Date: 10/20/01

COMMENTS:

This area is being developed for industrial and commercial use, and this is the best
use for this property. We have always planned to use the our property for commercial
purposes and we support zoning the property as M-1. The property is not suitable for
residential use: 1) It overlooks the Sam Houston Tollway with a view of the traffic
and toll booths and constant traffic noise, 2) A sand pit is located south of our property,
3) A large metal building with a manufacturing facility is located to the west.

OLDFIELD FAMILY LIMITED PARTNERSHIP

DOUGLAS OLDFIELD, General Partner

29014 Misty Oaks Drive
Huffman, TX 77336-4623
Phone 281-324-9574
Fax 281-324-9537
E-mail: dougold@aol.com

October 21, 2001

City of Pearland
Planning and Zoning Commission
3519 Liberty Drive
Pearland, TX 77581

Re: Comment Against the Proposed Annexation of Tract 1
Lots 5&6, Tract 6C, Orange Grove - Blackburn
HCAC Account# 028-064-005-0005

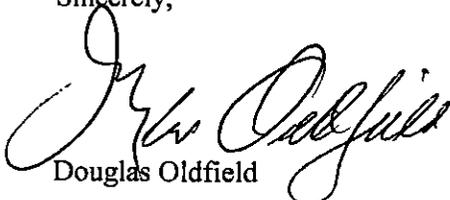
Gentlemen:

We are against the annexation of Tract 1 for the following reasons:

1. The property our family owns in Tract 1 is undeveloped. It will not benefit from any city services and it will not produce any significant tax revenue for the city.
2. The city boundaries are defined and annexation can proceed when there is something worth annexing.
3. The City of Pearland has many other problems to solve, particularly flood control and traffic. Adding more area to the city will only add to these problems.
4. We would support the annexation of Tract 1 if the City of Pearland would offer meaningful services such as:
 - A. Drainage improvements in the area.
 - B. Development and paving of White Road.
 - C. Access to city water and sewer service.

We recommend that you not proceed with annexation of Tract 1 at this time.

Sincerely,



Douglas Oldfield



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

PUBLIC COMMENT FORM

(Please type or print in black ink)

Zone Change Application No. 1006

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: G. Travis Gibbs, Jr

Address: 2448 Country Club Dr

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

Signature: G. Travis Gibbs, Jr Date: 10-22-2001

COMMENTS:

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 5/9/00

Change in Zoning Classification from: SD to: RE

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: (Tract 6 - Clear Creek @ Country Club Drive)

Lot: _____ Block: _____ Subdivision: _____

Metes & Bounds Description: 774 acres, more or less, D. H. M. Hunter Survey, A-36 & (unplatted property only; attach survey) T.J. Green Survey, A-290, Harris Co., TX

Tax I.D. number: _____

Current use of land: _____

Proposed use of land within requested designation: residential

Record owner's name: _____

Owner's mailing address: _____

Owner's telephone number: _____

Agent's name: City of Pearland

Agent's mailing address: 3519 Liberty Drive, Pearland, TX 77581

Agent's telephone number: 281-652-1635

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: _____

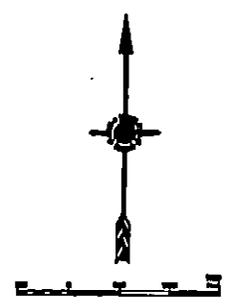
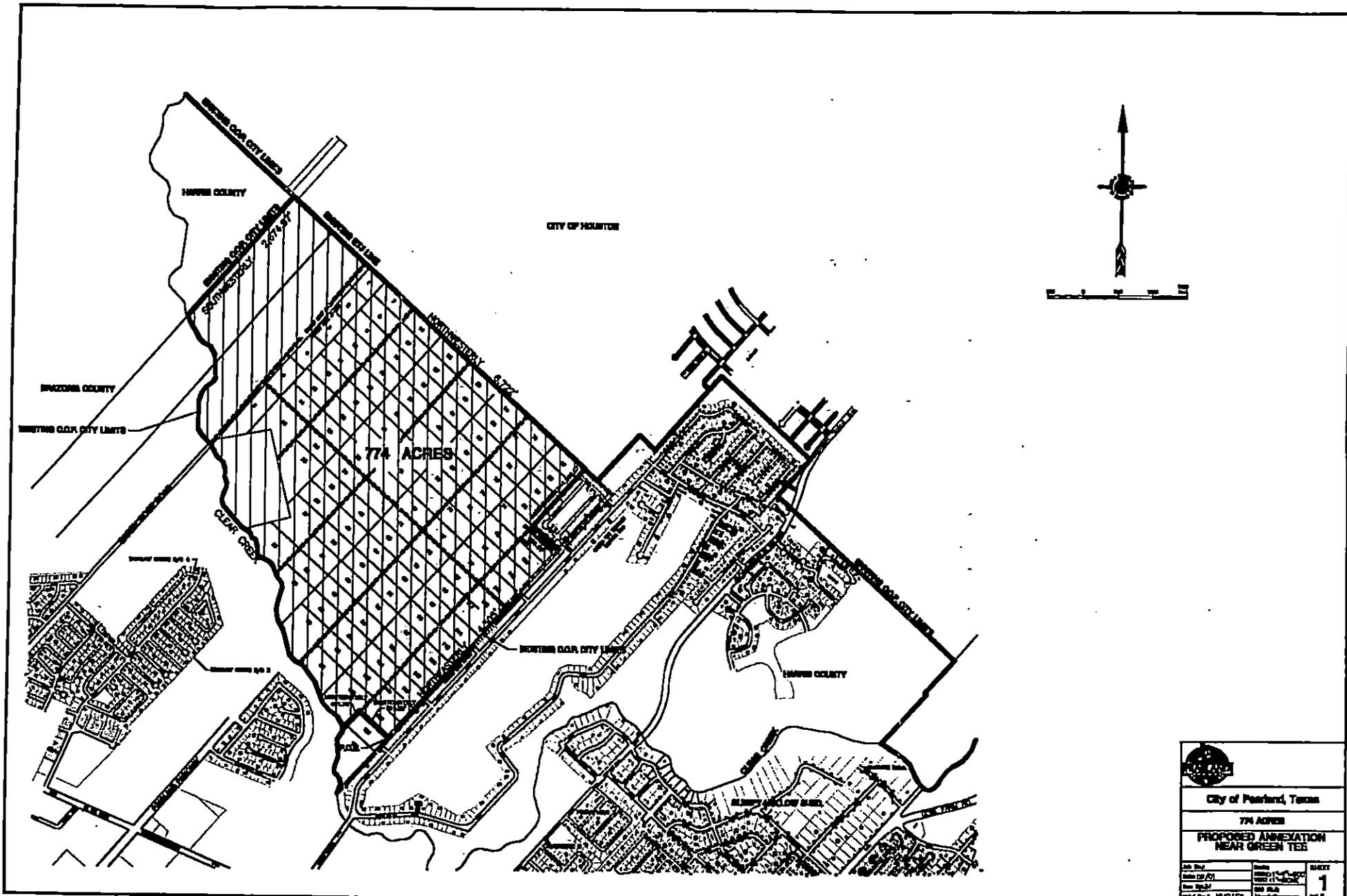
Agent's signature: *[Signature]*

Fees paid: \$ N/C

Date paid: _____

Received by: _____

Application number: 1006



		
City of Pearland, Texas		
774 ACRES		
PROPOSED ANNEXATION NEAR GREEN TIES		
Job No.	Drawn	SHEET
Date (P/D)	Scale (1" = 100')	
Drawn By	Check By	1
Scale (P/D)	Drawn By	
Scale (P/D)	Drawn By	1
Scale (P/D)	Drawn By	1

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 22nd day of October, 2001, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of the City of Pearland for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on newly annexed property, described as follows, to wit:

774 acres, more or less, being generally located in the D. H. M. Hunter Survey, A-36 & the T. J. Green Survey, A-290, Harris Co., TX

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

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

Young Lorfing
Young Lorfing
City Secretary

APPLICATION NO. 1006



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1004

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: Rosalie Miller Acree

Address: 2101 N Galveston Pearland

Pearland Tax Account No.

(If shown on enclosed map): _____

Signature: Rosalie Miller Acree Date: 10-20-01

COMMENTS:

Open ranch land does NOT
need fire + police protection!



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1000

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

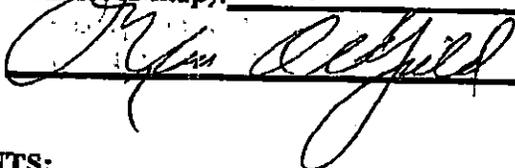
XX I am **FOR** the requested zoning as explained on the attached public notice.

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

Name: Oldfield Family L.P., Douglas Oldfield, General Partner

Address: 29014 Misty Oaks Drive, Huffman, TX 77336-4623

Pearland Tax Account No.
(If shown on enclosed map): HCAD# 028-064-005-0005, Lots 5&6, Tract 6C, Orange Grove

Signature:  Date: 10/20/01

COMMENTS:

This area is being developed for industrial and commercial use, and this is the best
use for this property. We have always planned to use the our property for commercial
purposes and we support zoning the property as M-1. The property is not suitable for
residential use: 1) It overlooks the Sam Houston Tollway with a view of the traffic
and toll booths and constant traffic noise, 2) A sand pit is located south of our property,
3) A large metal building with a manufacturing facility is located to the west.



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

PUBLIC COMMENT FORM

(Please type or print in black ink)

Zone Change Application No. 1001

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: R. D. McMahon

Address: 5950 STONES THROW HOUSTON, TEXAS

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

Signature: R. D. McMahon Date: October 17, 2001

COMMENTS: (my)

This twenty (20) acre tract is on the edge of your zoning request (EASTERN BOUNDARY). To the South is an old trailer park which has a large negative impact on residential development. To the EAST, these contiguous tracts are not being changed and are planned to become INDUSTRIAL / RETAIL / WHOLESALE, such as Machine shops.

R. D. McMahan
5950 Stones Throw
HOUSTON, TEXAS 77057

October 19, 2001

City of Pearland
Planning Department
3519 Liberty Drive
Pearland, TX 77581

Dear Sirs:

I respectfully request that the zoning for my 20-acre tract which falls on the Eastern boundary of the lands in Zone Change Application No. 1001 be set in a classification to be determined later, and not Large Estate Lot Residential as proposed.

This 20-acre tract is adjacent to an old trailer park to the South and the adjacent land to the East is being considered for an industrial purpose. As these two factors makes this tract undesirable for the future development of estate residential, I ask that my property be excluded from this change in zoning.

Sincerely,



R. D. McMahan



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

PUBLIC COMMENT FORM

(Please type or print in black ink)

Zone Change Application No. 1001

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: R. D. McMahon

Address: 5950 STONES THROW HOUSTON, TEXAS

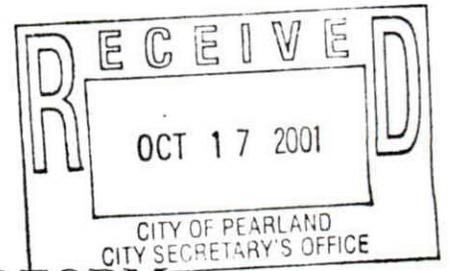
Pearland Tax Account No.

(If shown on enclosed map): _____

Signature: R. D. McMahon Date: October 17, 2001

COMMENTS: (my)

This twenty (20) acre tract is on the edge of your zoning request (EASTERN BOUNDARY). To the South is an old trailer park which has a large negative impact on residential development. To the EAST, these contiguous tracts are not being changed and are planned to become INDUSTRIAL / RETAIL / WHOLESALE, such as Machine shops.



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1003

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: Lisa M Massey

Address: 5871 Doliver Dr. Houston Tex 77057-2976

Pearland Tax Account No. 0546-0015-000
(If shown on enclosed map):

Agent Signature: [Signature] Date: 10-17-01

COMMENTS:

Last should not be good until
it has been approved. HEARINGS should be
held after all annotation has been
completed.



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

PUBLIC COMMENT FORM

(Please type or print in black ink)

Zone Change Application No. 1003

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: Myrtle Massey Meade & James Gregory Massey Meade

Address: 2430 S. Washington Avenue Pearland, Texas 77581

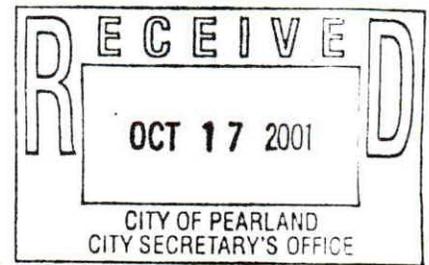
Pearland Tax Account No.

(If shown on enclosed map):

Signature: James B. Meade Date: 10/17/01
Myrtle Massey Meade

COMMENTS:

This 60 acres should not be zoned residential
With Co. Rd 101 going to 288 this will be
a very valuable commercial corner. I have
refused to sell land for a subdivision.



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1004

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

see below

Name: John R. Massey

Address: Box 112, Pearland, TX 77588-0112

Pearland Tax Account No.
(If shown on enclosed map): 0525-0020-000 / 0525-0021-000

Signature: John R Massey Date: 12/15/01

Agent

COMMENTS:

How can you zone land that
has not been annexed?

This notice is misleading, not
properly.

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 5/9/00

Change in Zoning Classification from: SD to: ~~RE~~ SD

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: (Tract 4 - CR 100 @ CR 143)

Lot: _____ Block: _____ Subdivision: _____

Metes & Bounds Description: 832 acres, more or less, Section 32, H. T. & B. R.R. Co. or (unplatted property only; attach survey) C.W. Groos Survey, A-525 & Section 31, H. T. & B. R.R. Co. Survey, A-293, Brazoria Co., TX

Tax I.D. number: 0525-0020-000 / BNL-0525-0021-000

Current use of land: PASTURE

Proposed use of land within requested designation: PASTURE

Record owner's name: John R. Massey

Owner's mailing address: _____

Owner's telephone number: _____

Agent's name: ~~City of Pearland~~ Handcastle Real Estate

Agent's mailing address: 3519 Liberty Drive, Pearland, TX 77581

Agent's telephone number: 281-652-1635

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: John R. Massey

Agent's signature: John G. Massey

Fees paid: \$ N/C

Date paid: _____

Received by: _____

Application number: 1004



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

PUBLIC COMMENT FORM

(Please type or print in black ink)

Zone Change Application No. 1006

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: PATRICIA HUGHES

Address: 2416 COUNTRY CLUB DR
PEARLAND, TX. 77581

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

Signature: Patricia Hughes Date: 10/16/01

COMMENTS:

I purchased this property 10/31/2000. You
are still showing the previous owner, Paula
Denny. Please change your records.

Thanks,
Judy Hughes



PUBLIC COMMENT FORM

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

(Please type or print in black ink)

Zone Change Application No. 1006

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: Sylvia Verkerke

Address: 2902 Country Club Drive Pearland TX
77581

Pearland Tax Account No.

(If shown on enclosed map): _____

Signature: Sylvia Verkerke Date: 10/16/01

COMMENTS:

I am against if this section of
Property is to be accessed through Green
Tee subdivision. Development of this property
should only be approved if traffic goes
to Pearland Pkwy. Traffic through Green Tee
is excessive as it is without development reflected in



PUBLIC COMMENT FORM

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

(Please type or print in black ink)

Zone Change Application No. 1006

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: Douglas J Ross

Address: 2536 Country Club Pearland, Texas 77581

Pearland Tax Account No.

(If shown on enclosed map):

Signature: Douglas J Ross

Date: 10-15-01

COMMENTS:

It would cause flooding on Country Club Dr.
Also would cause flooding in the new area
from Clear Creek.



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

PUBLIC COMMENT FORM

(Please type or print in black ink)

Zone Change Application No. 1006

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: Bobby & Susie Wilcox

Address: 2316 Augusta Dr.

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

Signature: Bobby G. Wilcox Date: 10-15-01
Susie Wilcox

COMMENTS:

We do not need any more traffic
entering Green Lee. We have a
problem now.

HOLCOMB SCHUBERT INVESTMENT CORPORATION
1300 POST OAK BOULEVARD, SUITE 1110
HOUSTON, TEXAS 77056
713-843-0812 / FAX 713-843-0819

RECEIVED
OCT 19 2001

CITY MANAGER

FACSIMILE TRANSMITTAL SHEET

TO: *City Manager- Bill Eisen* FROM: Jim Holcomb
Jholcomb@holcombschubert.com

COMPANY: *City of Pearland* DATE: *10-19-01*

FAX NUMBER: *281 652 1708* TOTAL NUMBER OF PAGES: *3*

PHONE NUMBER: SENDERS REFERENCE NUMBER:

RE: YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES / COMMENTS:

RIVERSTONE RANCH PARTNERS, LTD.
1300 POST OAK BLVD., SUITE 1110
HOUSTON, TX 77056
(713) 843-0812 FAX (713) 843-0819

October 19, 2001

Mayor Tom Reid
Council member Richard Tetens
Council member Woody Owens
Council member Larry Wilkins
Council member Larry Marcott
Council member Klaus Seeger
City Manager Bill Eisen
Deputy City Manager Alan Mueller
City of Pearland
3519 Liberty
Pearland, TX 77581-5416

Sent Via Fax: 281.652.1708

RE: Proposed Annexation & Rezoning of Tract 6 (Zone Change Application Number 1006)

Gentlemen:

I am writing on behalf of Riverstone Ranch Partners, Ltd., the owner of approximately 94 acres which is impacted by the proposed annexation. Additionally, the partnership is the developer of approximately 240 acres known as Riverstone Ranch. Riverstone Ranch is a project completely within the ETJ of the City of Houston and Clear Brook City MUD.

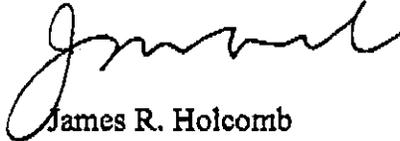
We have been actively working with the City of Pearland's staff in an attempt to address the development issues of the 94 acres. It has come to our attention from the numerous meetings with the Staff, that the major issue for the City is land use regulations. As such, we would respectfully request that the City delay its decision until we have ample time to work out a master plan with the City staff for the entire area. We have spoken with major landowners, Jack Niday and Jim Wood, and they are also in favor of working on a master plan. Additionally, Pasadena Independent School District, which serves this area, is also

in favor of working on a master plan of the area. We believe by working with the Staff that a more beneficial plan can be achieved for the landowners and the City of Pearland.

We would use the firm of Kerry Gilbert and Associates to determine a land use plan that would make better use of the land and a community that fits into the Riverstone Ranch Community. As you know, Mr. Gilbert's firm has done the land planning on three master planned communities in your jurisdiction, Shadow Creek Ranch, Savannah Estates, and The Fairways at Highland Glen. His firm has represented us in various developments around the Greater Houston area and we feel he would be perfect for this community plan.

Please take the time to consider our objections. Thank you for your consideration and your commitment to the City of Pearland.

Sincerely,

A handwritten signature in black ink, appearing to read "James R. Holcomb", written in a cursive style.

cc: James Wood, Via FAX (281) 482-3308
Julian Garza, Via FAX (713) 475-7915



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

PUBLIC COMMENT FORM

(Please type or print in black ink)

Zone Change Application No. 1006

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: Carolyn Crabb

Address: 2406 Country Club Blvd

Pearland Tax Account No.

(If shown on enclosed map):

Signature: Carolyn Crabb Date: October 22, 2001

COMMENTS:

I have another address as well on
Country Club 2418

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 5/9/00

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

Property address: (Tract 6 - Clear Creek @ Country Club Drive)

Lot: _____ Block: _____

Subdivision: _____

Metes & Bounds Description: 774 acres, more or less, D. H. M. Hunter Survey, A-36 & (unplatted property only; attach survey) T.J. Green Survey, A-290, Harris Co., TX

Tax I.D. number: _____

Current use of land: _____

Proposed use of land within requested designation: **residential**

Record owner's name: _____

Owner's mailing address: _____

Owner's telephone number: _____

Agent's name: **City of Pearland**

Agent's mailing address: **3519 Liberty Drive, Pearland, TX 77581**

Agent's telephone number: **281-652-1635**

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: _____

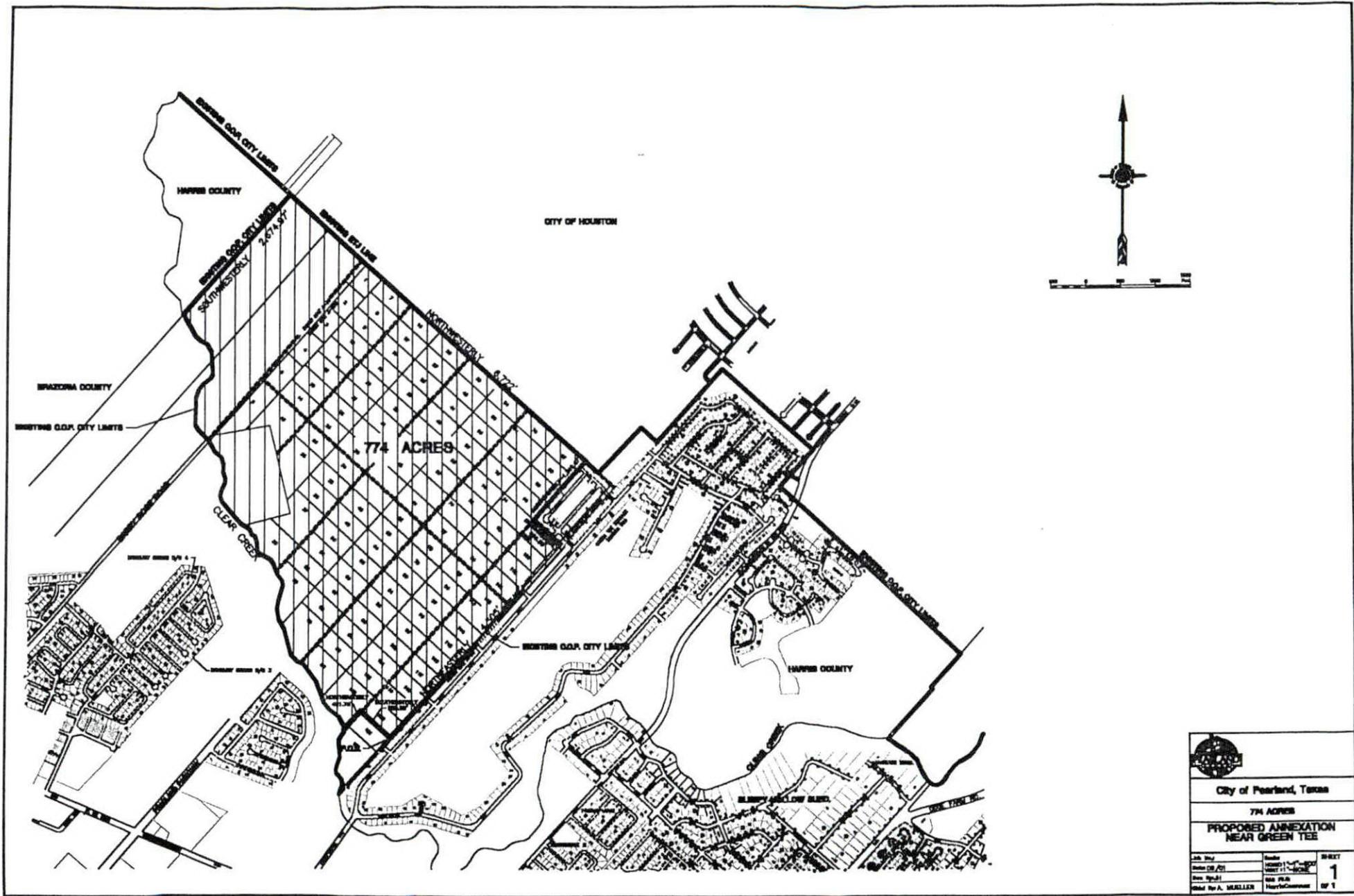
Agent's signature: *John M. ...*

Fees paid: \$ **N/C**

Date paid: _____

Received by: _____

Application number: **1006**



 City of Pearland, Texas		
774 ACRES PROPOSED ANNEXATION NEAR GREEN TEE		
Job No.	Scale	SHEET
Date (M/D)	1" = 100'	1
Drawn (S/U)	800 P&B	OF 1
Check by A. MULLER	North/Courtesy	

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 22nd day of October, 2001, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of the City of Pearland for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on newly annexed property, described as follows, to wit:

774 acres, more or less, being generally located in the D. H. M. Hunter Survey, A-36 & the T. J. Green Survey, A-290, Harris Co., TX

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

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

Young Lorfing
Young Lorfing
City Secretary

APPLICATION NO. 1006



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1006

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: Sue ALEXANDER MORRISON

Address: 8 PINE BRIAR CIRCLE

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

Signature: Sue A. Morrison Date: 10-20-01

COMMENTS:

The 55 acres of my land included in the 774 acres
you want to zone has not been annexed yet. It is
part of a ^{180+ acres, including} 125 acres, I own, across the creek. I would
like it to be classified as urban development so it
can be used together. Talked to Mrs. Maples about this

CT. TO A ROAD ESM'T.
AREA = 1.0314 AC.)

PARTITION No. 1
184 5466 AC

S 44° 16' 28" W
N 44° 16' 28" E

6456.70'
6456.70'

PARTITION No. 2
172 0242 AC.

S 44° 16' 28" W
N 44° 16' 28" E

6890.80'
6890.80'

S 44° 16' 28" W
N 44° 16' 28" E

PARTITION No. 3
170 4912 AC.

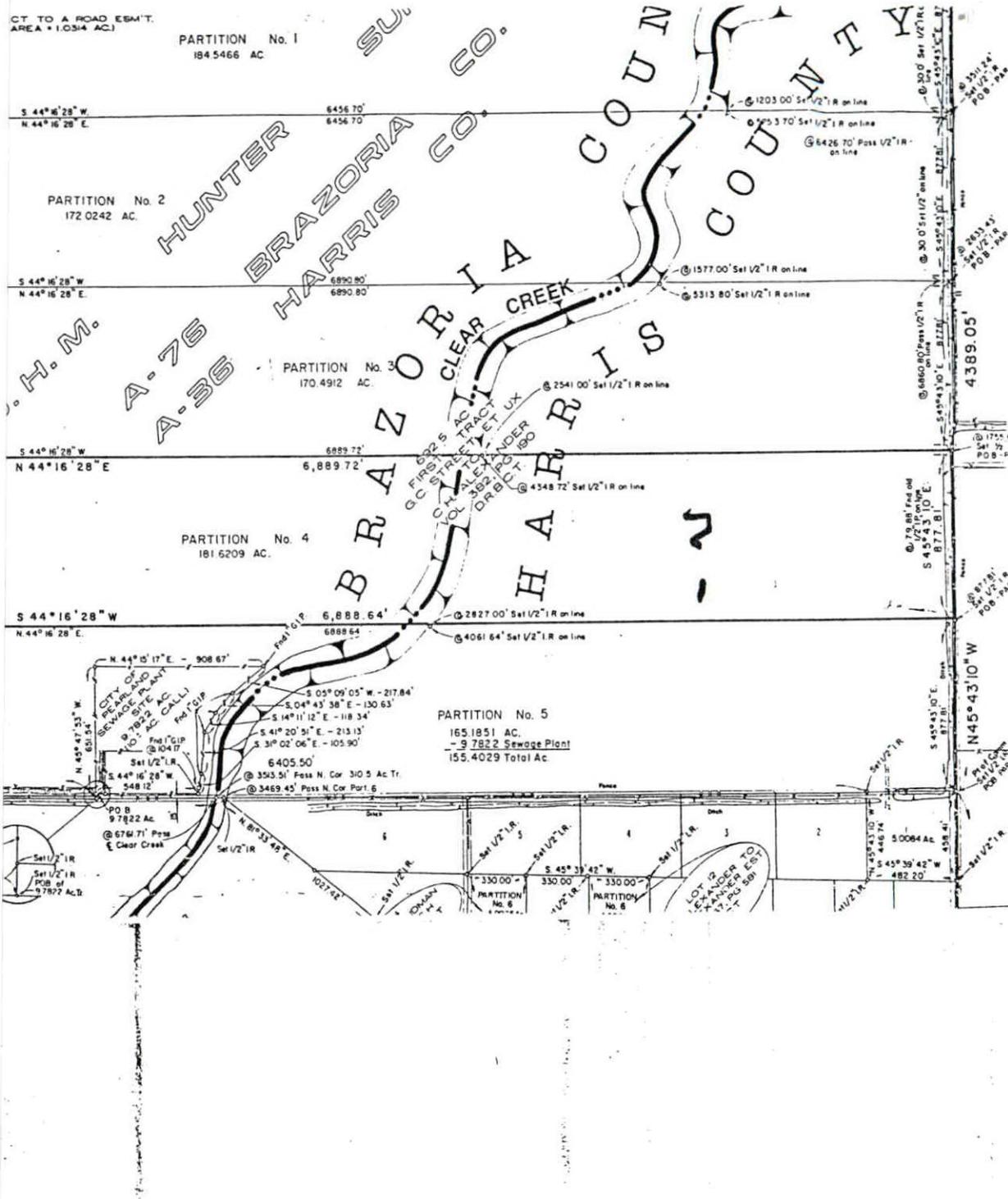
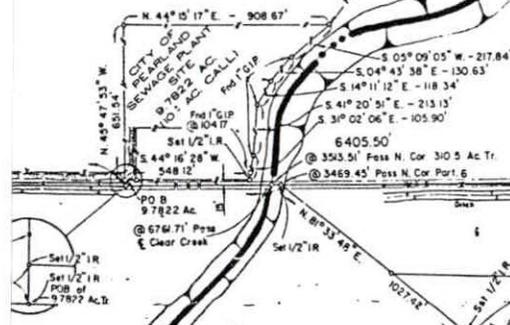
6889.72'
6,889.72'

PARTITION No. 4
181 6209 AC.

S 44° 16' 28" W
N 44° 16' 28" E

6888.64'
6888.64'

PARTITION No. 5
165 1851 AC.
- 9 7822 Sewage Plant
155.4029 Total Ac





PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1006

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: G. Travis Gibbs, Jr

Address: 2448 Country Club Dr.

Pearland Tax Account No.

(If shown on enclosed map): _____

Signature: G. Travis Gibbs Date: 10-22-2001

COMMENTS:

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 5/9/00

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

Property address: (Tract 6 -- Clear Creek @ Country Club Drive)

Lot: Block: Subdivision:

Metes & Bounds Description: 774 acres, more or less, D. H. M. Hunter Survey, A-36 & (unplatted property only; attach survey) T.J. Green Survey, A-290, Harris Co., TX

Tax I.D. number:

Current use of land:

Proposed use of land within requested designation: residential

Record owner's name:

Owner's mailing address:

Owner's telephone number:

Agent's name: City of Pearland

Agent's mailing address: 3519 Liberty Drive, Pearland, TX 77581

Agent's telephone number: 281-652-1635

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:

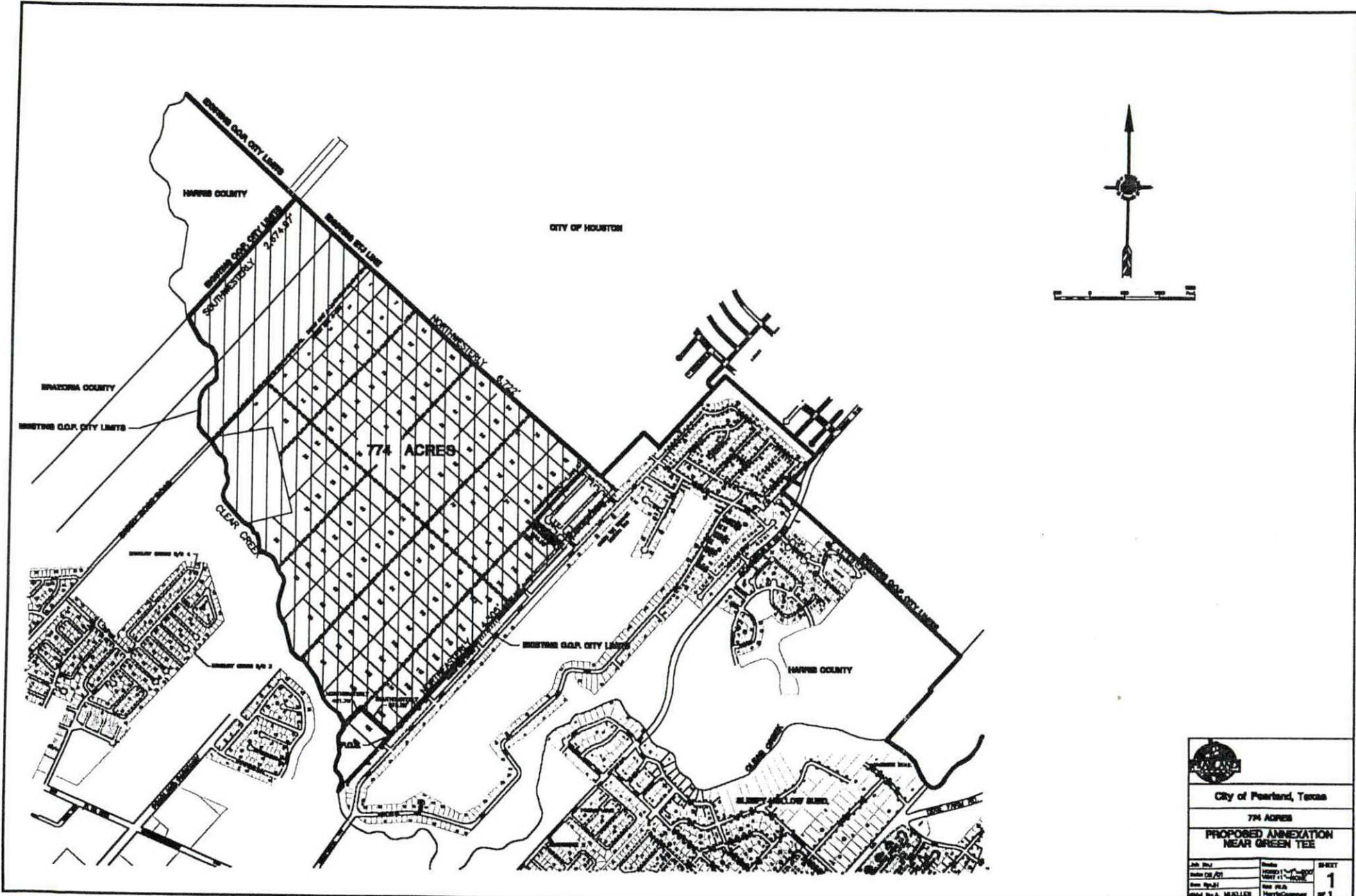
Agent's signature: 

Fees paid: \$ N/C

Date paid:

Received by:

Application number: 1006



		
City of Pearland, Texas		
774 ACRES		
PROPOSED ANNEXATION NEAR GREEN TEE		
Job No:	Date:	SHEET
Date (20/21):	Revised (11/2021):	1
Drawn By:	Scale:	OF 1
Check By: A. MULLER	North Arrow:	

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 22nd day of October, 2001, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of the City of Pearland for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on newly annexed property, described as follows, to wit:

774 acres, more or less, being generally located in the D. H. M. Hunter Survey, A-36 & the T. J. Green Survey, A-290, Harris Co., TX

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

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

Young Lorfing
Young Lorfing
City Secretary

APPLICATION NO. 1006



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1006

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: J. Joan^w Traylor

Address: 2808 Country Club Dr.

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

Signature: J. Joan Traylor Date: 10-22-01

COMMENTS:

We need more low-density
development in Pearland.

No more apartments!
Close streets from Country Club
to this area!



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1003

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: Lisa M Massey

Address: 5871 Doliver Dr. Houston Tex 77057-2976

Pearland Tax Account No.
(If shown on enclosed map): 0546-0015-000

Agent Signature: [Signature] Date: 10-17-01

COMMENTS:

Last should not be used until
it has been approved. HEARINGS should be
held after all annexation has been
completed.



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1004

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

See below

Name: John R. Massey

Address: Box 112, Pearland, TX 77588-0112

Pearland Tax Account No.

(If shown on enclosed map): 0525-0020-000 / 0525-0021-000

Signature: John R Massey Date: 12/15/01

Agent

COMMENTS:

How can you zone land that
has not been annexed?

This notice is misleading, not
properly.

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 5/9/00

Change in Zoning Classification from: SD to: ~~RE~~ SD

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: (Tract 4 - CR 100 @ CR 143)

Lot: _____ Block: _____ Subdivision: _____

Metes & Bounds Description: 832 acres, more or less, Section 32, H. T. & B. R.R. Co. or (unplatted property only; attach survey) C.W. Groos Survey, A-525 & Section 31, H. T. & B. R.R. Co. Survey, A-293, Brazoria Co., TX

Tax I.D. number: 0525-0020-000 / A-293 - 0525-0021-000

Current use of land: PASTURE

Proposed use of land within requested designation: PASTURE

Record owner's name: John R. Massey

Owner's mailing address: _____

Owner's telephone number: _____

Agent's name: ~~City of Pearland~~ Handcastle Real Estate

Agent's mailing address: 3519 Liberty Drive, Pearland, TX 77581

Agent's telephone number: 281-652-1635

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: John R. Massey

Agent's signature: John R. Massey

Fees paid: \$ N/C

Date paid: _____

Received by: _____

Application number: 1004



PUBLIC COMMENT FORM

(Please type or print in black ink)

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

Zone Change Application No. 1004

Joint Public Hearing to be held Monday, October 22, 2001, at 6:30 PM
in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

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

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

Name: Rosalie Miller Acree

Address: 2101 N Galveston Pearland

Pearland Tax Account No.

(If shown on enclosed map): _____

Signature: Rosalie Miller Acree Date: 10-20-01

COMMENTS:

Open ranch land does NOT
need fire + police protection!

