

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD SEPTEMBER 10, 2001, 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 of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

Zone Change Application No. 993

Legal Description: Lot 47 & 48, Allison Richey Gulf Coast Home Co. Subdivision, Section 20, A-506, according to Vol. 2, pg 23, Brazoria Co., TX (Cullen Boulevard @ Hawk Road)

Owner: Dominic Tuc Vu  
8866 Gulf Freeway, Ste 102  
Houston, TX 77017

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

*Mr. Tobin Maples, Manager of Administrative Support*

**VI. ADJOURNMENT**

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

Posted: 17<sup>th</sup> day of September, 2001

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2001

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD SEPTEMBER 10, 2001, 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 of owners 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. 989

Legal Description: 2 acres out of Lots 8 & 9, Hickory Place Subdivision, Volume 18, pg 333-334, B. C. P. R., H. T. & B. R.R. Co. survey, A-310, Brazoria Co., TX (Hughes Ranch Road)

Owner: Traditional Concepts, Inc.  
798 Holmes Road  
Houston, TX 77045

Agent: Zeeba Paksima of Paksima Group

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

*Mr. Tobin Maples, Manager of Administrative Support*

**VI. ADJOURNMENT**

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Posted: 7<sup>th</sup> day of September, 2001

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2001

9-10-01  
~~8-6-01~~

Advertised in newspaper for \_\_\_\_\_ Joint Public Hearing.

Applications no. ~~986 (SD/MF-R4PUB)~~ ~~991 (SD-C)~~  
990 (SD-MF) 989 (SD-RE)  
~~992 (SD-M2)~~ 993 (SD-GB)

5  
3  
20  
CK#  
2790

00 014630

BP

WARRANTY DEED

Know all men by these presents that Norma Wallis Gossett (as an individual), party of the first part in consideration of the sum of \$10.00 (ten dollars & 00/100 Dollars), in hand paid, receipt of which is hereby acknowledged, do hereby grant, bargain and sell and convey, onto T.P. Three Enterprises, Inc., the following described real property and premises situated in **Brazoria** County, State of Texas, to wit: A tract of two (2) acres out of ten acre tract No. 33, Allison and Richie Gulf Coast Home Company's S. G. Subdivision, F.B. Drake Survey, Section No. 20, Abstract No. 506, Brazoria County, Texas. Also known as Lot 33A. See "Exhibit A" attached for field notes on Lot 33A.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant title in the same. This purchase does not include the mobile home located on the property.

To have and hold said described premises unto the said party of the second part, their heirs and assigns forever, free, clear and discharged of and from all former, grants, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered on this 7th. day of April, 2000.  
State of Texas  
County of Brazoria

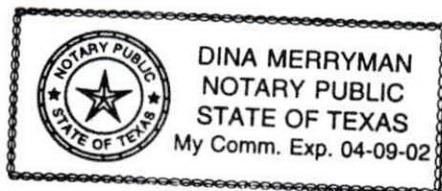
Seller: *Norma Wallis Gossett*  
Norma Wallis Gossett

Before me, the undersigned officer, in and for said state, on this 7th. day of April, 2000, personally appeared Norma Wallis Gossett, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes set forth therein.

Title: *Notary Public*

My Commission Expires: *04-09-02*

*Dina Merryman*



✓ T. P. Three Enterprises, Inc.  
4230 Hawk Road  
Pearland, Texas 77584

"Exhibit A"

State of Texas, all of the following described real property  
situated in Brazoria County, Texas, to-wit:

A tract of Two (2) acres out of ten acre Tract  
No. 33, Allison & Richie Gulf Coast Home Company's S. G.  
Subdivision, F. B. Drake Survey, Section No. 20,  
Abstract No. 506, Brazoria County, Texas, said  
two acre tract being described as follows:

BEGINNING at an iron rod in the North line of  
Tract 33, Allison & Richie Gulf Coast Home  
Company Subdivision, F. B. Drake Survey, Section  
20, Abstract 506, Brazoria County, Texas, said  
beginning point bears South 89 deg. 40 min. East,  
665.04 ft. from the Northwest corner of Tract 33;  
THENCE South 89 deg. 40 min. East, 166.26 ft.  
along the North line of Tract 33 to an iron rod  
on the Northeast-corner of Tract 33;  
THENCE South along the East line of Tract 33 at  
493.9 ft. pass iron rod in the North line of a  
county road a total distance of 523.9 ft. to a  
point for corner;  
THENCE North 89 deg. 40 min. West, 166.26 ft.  
along the center line of said county road to a  
point for corner;  
THENCE North at 30.00 ft. pass iron rod a total  
distance of 523.9 ft. in all to the place of  
beginning, and containing two acres of land;

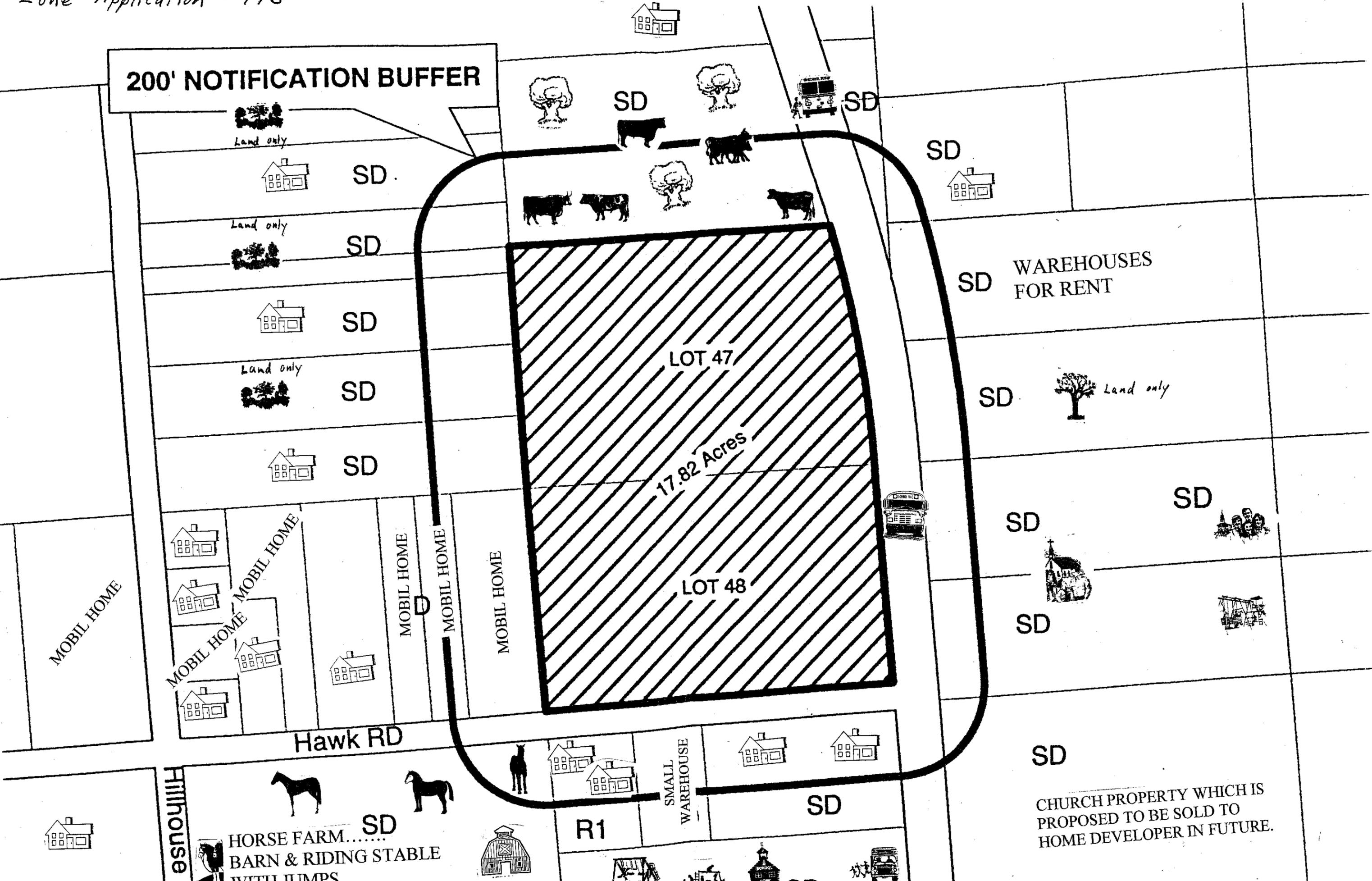
SAVE and EXCEPT, and there is hereby reserved  
unto grantors, their heirs and assigns, an un-  
divided one-half (1/2) of all of the oil, gas  
and other minerals in and under and that may  
be produced from the above described property,  
together with the right of ingress and egress  
at all times for the purpose of mining, drilling,  
exploring, operating and developing said lands  
for oil, gas and other minerals and removing the  
same therefrom;

FILED FOR RECORD

00 APR -7 PM 3: 30

*Joyce Robinson*  
COUNTY CLERK  
BRAZORIA COUNTY TEXAS

200' NOTIFICATION BUFFER



Land only

Land only

Land only

Land only

LOT 47

17.82 Acres

LOT 48

Hawk RD

Hillhouse F

HORSE FARM.....  
BARN & RIDING STABLE  
WITH JUMPS

CHURCH PROPERTY WHICH IS  
PROPOSED TO BE SOLD TO  
HOME DEVELOPER IN FUTURE.

SD WAREHOUSES  
FOR RENT

R1

SMALL  
WAREHOUSE

SD

MOBIL HOME

MOBIL HOME

MOBIL HOME

MOBIL HOME

MOBIL HOME

17.82 Acres

**TO: PLANNING & ZONING COMMISSIONERS**  
**FROM: MONA ANN PHIPPS**  
**RE: TEXAS APA PLANNING CONFERENCE**  
**DATE: SEPTEMBER 10, 2001**

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Please review the attached brochure for the Texas American Planning Association 2001 Planning Conference to be held October 24-27, 2001. If you would like to attend, please call me at 281-652-1635 by Thursday, September 13<sup>th</sup> at 5:00 PM. I will handle the registration and fees.

# **HOUSTON 2001**

**TO THE EDGE AND BACK**



**TxAPA 2001 Planning Conference  
and 25th Annual Short Course for  
Planning Commissioners and Elected Officials  
October 24-27, 2001**

**Public Relations for Planners Workshop  
October 24, 2001**

## General Information

This year's Texas APA Annual Conference and Short Course will be held in Houston October 24<sup>th</sup> through the 27<sup>th</sup>. The site for the Conference is the Hyatt Regency in the heart of Downtown Houston. The 2001 Conference will take you to the edge of innovative planning and back. It will feature several nationally recognized planners and related professionals who will share their insights on cutting edge techniques and programs. Pre-conference activities begin during the day Wednesday, full sessions start on Thursday, concluding with final sessions on Saturday. For more information see the Conference brochure at [www.txapa.org](http://www.txapa.org).

## Exhibits and Sponsors

Want to show case your cutting edge firm, company, agency or organization? Here is your chance!! Exhibit booths are available for organizations that wish to display products or information throughout the Conference. As an exhibitor, your group will have an excellent location in which to reach clients and educate our membership. Sponsorship of the Conference is also available. These opportunities can include support for Conference materials and gatherings, as well as sponsorships for the major special events.

For Exhibits, please contact Bret C. Keast, AICP, Wilbur Smith Associates, 9800 Richmond Avenue, Suite 400, Houston, TX 77042 (713.785.0080) or fax (713.785.8797) or via email at [bkeast@wilbursmith.com](mailto:bkeast@wilbursmith.com).

For Sponsorships, contact Gary K. Mitchell, AICP Wilbur Smith Associates, 9800 Richmond Avenue, Suite 400, Houston, TX 77042 (713) 785-0080 or fax (713) 785-8797 or via email at [gmitchell@wilbursmith.com](mailto:gmitchell@wilbursmith.com).

## Job Mart

A staffed Job Mart area with interview rooms will be available during the Conference. Bulletin boards will be provided for posting job notices. An attendant will be in the area to assist in maintaining security of applications and scheduling interviews. If you are interested in advertising open positions, contact Wayne E. Neumann, AICP at P.O. Box 666 Missouri City, Texas 77459 or via email [wneumann@ci.mocity.tx.us](mailto:wneumann@ci.mocity.tx.us). Please limit copy to one 8.5" x 11" page per job.

## AICP Continuing Professional Development Credits

This Conference offers many opportunities to enhance your planning skills. Record your progress by applying for Continuing Professional Development Program (CPDP) credits. Forms will be available at the registration desk.

## Transportation

Once again Southwest Airlines is our Conference airline, with a 10% discount on most of its fares. Contact Southwest Airlines at 800.433.5368 for reservations and use Event Code R6061. Houston is served by two major airports, Hobby and Bush Intercontinental.

Taxi and shuttle services are available from either airport. Ground transportation from the airports includes Express Shuttle USA from Bush and Hobby to the Hyatt Regency Downtown (Cost from Bush IAH \$19 and from Hobby \$14) with a frequency of 30 minutes, Metro 101 Airport Express which passes by the Hyatt Regency (Cost from Bush IAH \$1.50 and from Hobby \$1.50) with a frequency of 15-20 minutes in peak hour and 30-50 minutes in off peak hours, and taxi services (Cost from Bush IAH \$35-40 and from Hobby \$20-25).

## Hotel Reservations

The Conference will be held at the Hyatt Regency Downtown, 1200 Louisiana. Special nightly Conference rates are: single/double occupancy-\$125; triple/quadruple occupancy-\$130. All rooms subject to 17% hotel tax. To make reservations, call 713.654.1234 and ask for the "American Planning Association Texas Conference" rate. The deadline for reservations with the Conference rate is October 3. After this date, regular hotel room rates will apply. Valet parking with in/out privilege is \$20 per day.



To enter downtown, use following exits and look for labeled streets to hotel.

From I-45 N From I-45 S  
McGinney St. Joseph

From I-10 W From I-10 E  
Smith San Jacinto

From 59 N From 59 S  
Hamilton Gray

## Student Events and Information

A special student registration will be offered at the 2001 Texas APA Conference which will include admission to all Conference sessions, all Short Course sessions, opening reception, and student social events. Tickets for mobile workshops and other social events can be purchased on site for 50% of their cost.

Volunteers will be needed to assist with various Conference activities. Compensation (such as reduced Conference rate) in lieu of hours worked will be provided depending on hours worked. If interested contact Christy Durham via email [cdurham@hgac.cog.tx.us](mailto:cdurham@hgac.cog.tx.us).

## Pre-Conference Workshops

Wednesday, October 24, 2001 1:00 – 4:00 p.m.

### **Are You on Solid Ground? Planning Legal Workshop**

Land use attorneys and participants will debate realistic fact patterns of planning-related cases. Draw on their expertise and learn how to develop strategies to avoid (or win) litigation.

### **GIS Essentials for Planners**

Experience the cutting edge in GIS technology. This workshop will give a basic GIS introduction for those who have no GIS experience and will also teach more advanced analysis for those with prior experience. Participants will receive hands-on training with ESRI's new ArcGIS 8.1 software and will work with other advanced technologies ranging from field data collection using handheld devices to internet based distributed systems. Registration will be limited to the first 40 persons (this workshop will also be offered on Saturday morning).

**Public Relations for Planners** (see description page 9)

## Texas APA Conference Program

Thursday, October 25, 2001 10:15 – 11:45 a.m.

### **Effective Ways to Control Community Aesthetics**

How far is it legal (or desirable) to go in regulating aesthetics? Which elements should a city handle and which are better achieved through private deed restrictions? What are the benefits and challenges in regulating aesthetics? Join this panel for a look at these issues from both a Texas and a national perspective.

### **Exploring the Transportation/Land Use Relationship**

The relationship of transportation and land use is planning's great "chicken and egg" debate. Panelists will explore this complex question and provide (perhaps) surprising answers about how much we can shape travel patterns through land use planning and vice versa.

### **How Will You Pay? Public Financing Tools and Rules**

Now that you've planned it, how will you pay for it? This session will look at BIDs, PIDs, TIRZs, public/private partnerships and other financing tools you can use to get your projects off the ground.

### **Much Ado About Parking**

We want to plan cities for people, but we still need places to park all those cars! Explore creative parking strategies for business and entertainment districts, TND and mixed use areas, and other specialized trip generators. Learn how to effectively locate, design and landscape parking areas, limit curb cuts, employ alleys and use parking as a traffic calming device.

### **Houston's Edge Cities**

Are Houston's edge cities maturing into real "places"? Learn how special districts in Houston's Post Oak/Galleria, Greenspoint and Westchase areas have planned and financed major programs to improve circulation, public safety, identity signage, bicycle and pedestrian facilities, and other amenities.

Thursday, October 25, 2001 1:45 – 3:15 p.m.

### **A New Vision for Houston's Main Street Corridor**

Main Street is Houston's historic central artery, traversing major employment centers, cultural and entertainment attractions and diverse neighborhoods. Learn how a unique partnership between the City, neighborhood groups, business interests and the Metropolitan Transit Authority is moving forward to craft an urban design and transit plan to make Main Street one of the world's great streets.

### **Creating New Town Centers**

What are the key ingredients of a successful suburban town center? Hear how the planners of two major new town centers in the Houston area are creating vibrant cores for their master planned communities.

### **Beyond Compromise: Effective Dispute Resolution**

The best-laid plans can get stuck on high center when conflicts arise. In this interactive session, audience members will put themselves in the shoes of local stakeholders as session leaders demonstrate techniques for forging "win-win" solutions to seemingly intractable problems.

### **Historic Preservation in a Real-Time World**

Against the alienating forces of urban sprawl and the cyber culture, it's no wonder that communities want more than ever to preserve their remaining architectural heritage. Learn 21<sup>st</sup> century techniques for preserving historic character without stifling revitalization, integrating new structures into historic districts, and financing historic preservation and rehabilitation efforts.

### **Sign, Sign, Everywhere a Sign**

What are the possibilities and limitations of sign and billboard regulation at the local, state and national levels? Panelists will overview successful initiatives by cities and grass-roots organizations to minimize the negative visual impact of signs.

Thursday, October 25, 2001 3:30 – 5:00 p.m.

### **Good to the Last Drop? Implications of the State Water Plan**

How will the State Water Plan and recent legislation affect Texas' future growth? Learn how different regions are responding to the water planning challenge and how it is affecting local planning.

### **Quick, Before They're Gone: Local Wetlands Conservation Planning**

Wetlands offer many benefits—recreation, eco-tourism, aesthetics, habitat conservation, flood control and water quality—yet we are still losing them at an alarming rate. Learn how recent court decisions and rules changes will affect wetlands regulation and why local governments may ultimately hold the key to successful wetlands conservation.

### **Is Smart Growth the Opposite of Dumb Growth?**

We take for granted that "Smart Growth" is a good thing, but is it really having an impact anywhere in Texas? Is "dumb growth" really so dumb? This pull-no-punches point/counterpoint will explore the tradeoffs in terms of housing costs, transportation efficiency, environmental impacts, and social equity between so-called "smart" and "dumb" growth.

### **The Manufactured Housing Debate**

In the last legislative session, a bill was introduced that would preclude cities from determining where manufactured housing goes and, instead, would allow the State to make this decision for each community in Texas. The bill died...THIS TIME! But the bill will be seen again!! Is this what happens when cities find ways to exclude this form of housing instead of finding ways to accommodate it?

### **Dodging Cars: Traffic Circulation and Pedestrian-Friendly Communities**

Can we balance the needs of vehicles and pedestrians? This session will review the tools available for traffic calming, minimizing cut-through traffic, limiting curb cuts, incorporating TND principles into subdivision and street standards and providing pedestrian and bicycle facilities that will actually get used.

Friday, October 26, 2001 10:15 – 11:45 p.m.

### **Legislative Update**

What hath the 2001 Texas Legislature wrought on city planning? You'll hear about it all—the good, the bad and the ugly. Panelists will also address recent federal legislation and court decisions that have the potential to impact the way planners do business.

### **Getting a Grip on the SIP**

How will the State Implementation Plan (SIP) for air quality impact Texas' major metropolitan areas? Will SIP change our urban landscape or will new technology save the day? Panel will explore how "smart growth", cleaner fuels and voluntary trip reduction can help clear the air.

### **Educating the Public About Planning**

The public is easily energized by NIMBY issues, but it's not so easy to get them involved in long-range planning. This session will explore ways to compete for people's attention in today's fast paced environment and raise their understanding of important planning issues.

### **Neighbors Planning Neighborhoods**

With its Super Neighborhoods program, Houston has embarked on an effort to empower neighborhoods in planning decisions to a degree never before attempted here. Learn how this program is working from the perspective of city staff and community leaders.

### **Regulating Bars and Entertainment Districts**

The revitalization of our central cities has been a boon to local nightlife, but at what cost to neighborhoods? Explore the means various cities are using to cope with the traffic and parking issues associated with bars and other entertainment uses.

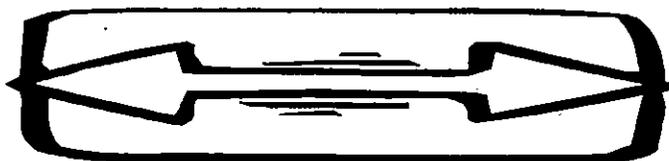
Friday, October 26, 2001 1:45 – 3:15 p.m.

### **Imagine a World Without Zoning**

Other cities are talking about getting away from traditional zoning. Does this mean Houston is ahead of the game? Is its urban form really that much different than zoned sunbelt cities? Has the lack of zoning kept housing affordable and encouraged mixed use development or has it lead to the deterioration of neighborhoods and made it difficult to plan for infrastructure? Is the answer all of the above?

### **This is Who We Are: Planning for Diversity**

The 2000 Census illustrates Texas' increasing diversity. How will city planning departments need to change to respond to the new demographics of the communities they serve?



### Creating Housing Choices

Revitalization of our central cities has led to skyrocketing land costs and the loss of affordable housing. Small towns are often overlooked by developers because of economies of scale. Can public policies offset market forces in city and small town alike to create a more balanced housing mix?

### Managing the Planning Department

Nobody said being a Planning Director was going to be easy. Recruiting and retaining staff in a competitive job market under budget constraints. Maintaining a "big picture" view when brush fires are burning all around. Explore these and other management issues from the perspective of Planning Directors from a small, medium and large city.

### Can I Say That? Working With the Media

What is the proper stance for a planner to take in working with the media? How can we better get our message across? Hear the views of several planners and a journalist on press coverage and forging a good working relationship with the media in your community.

Friday, October 26, 2001 3:30 – 5:00 p.m.

### Just for Students

Learn what public and private sector employers are looking for in an entry-level planner, as well as the do's and don't's of resumes, interviews and the art of self-presentation. Hear about recent grads' biggest "eye-openers" as they made the transition from academia to real world planning.

[www.planningontheweb.com](http://www.planningontheweb.com)

The Internet and other technologies are opening up all kinds of possibilities for better planning. Electronic plat submittal, public outreach, on-line plans, customized data clearinghouses. It's getting better all the time!

### International Planning Initiatives

Some of the most exciting planning being done these days is in the international arena. Learn about the changing face of international planning, new towns, trans-border projects and job opportunities in the international field.

### How Green is My City? Parks and Open Space Planning

Parks and open space are growing in importance as cities vie for businesses and "knowledge workers." Learn methods for financing park acquisition, development and maintenance and creative ways to form parks partnerships among public agencies, the private sector, and community organizations.

### Planning for Disaster

How can you make your community more disaster-resistant? This session will give an overview of planning techniques to minimize damage from flooding and wind, improve evacuation, and facilitate timely clean-up and restoration of city services.

Saturday, October 27, 2001 9:00 a.m. – 12:00 noon

### GIS Essentials for Planners

Experience the cutting edge in GIS technology. This workshop will give a basic GIS introduction for those who have no GIS experience and will also teach more advanced analysis for those with prior experience. Participants will receive hands-on training with ESRI's new ArcGIS 8.1 software and will work with other advanced technologies ranging from field data collection using handheld devices to internet based distributed systems. Registration will be limited to the first 40 persons (this workshop will also be offered on Wednesday afternoon).

### Getting the Most Out of the 2000 Census

The initial results of the 2000 Census have been released. Planners will have unprecedented ability to conduct customized research with this data on-line or from CDs. This workshop will walk you through the tools available for accessing and analyzing 2000 Census data and let you know the Census Bureau's schedule for releasing its more detailed data.

## Plenary Sessions and Luncheons

### Making Dreams Come True

Plenary Session, Thursday, 8:30 - 10:00 a.m.

How can we prevent plans from being exiled to the shelf? How do we secure the necessary buy-in on major projects and make sure they stay on course? This panel will offer a lively discussion on what it takes to turn visionary ideas into reality.

### Educational Foundation Luncheon

Thursday, 12:00-1:30 p.m.

See our conference website for the luncheon's special keynote speaker.

### Planning in the New Millennium for Texas

Plenary Session, Friday, 8:30 - 10:00 a.m.

Texas planning and planners face important challenges in 2001 and beyond. Judging from some of the planning-related bills proposed in the past two State Legislative sessions, planning is on the defensive. How can we improve the profile of planning in Texas? Is it time to issue a call to arms and muster our strengths and resources? What should our legislative and policy agenda be in 2002-2003?

### Texas APA 2001 Award Presentation

Friday, 10:00-1:30 p.m.

Join us for the annual awards luncheon honoring the year's best plans and projects. See how these cutting edge projects were developed to better Texas communities.

# TXAPA 2001 Preliminary Conference Program

## Wednesday, October 24 - Pre-Conference Workshops

10:00-5:00	Public Relations for Planners	
1:00-4:00	Are You on Solid Ground? Planning Legal Workshop	GIS Essentials for Planners

## Thursday, October 25 - Conference Program

8:30-10:00	Plenary Session: Making Dreams Come True							
10:15-11:45	Effective Ways to Control Community Aesthetics	Exploring the Transportation/Land Use Relationship	How Will You Pay? Financing Tools and Rules	Much Ado About Parking	Houston's Edge Cities	Short Course I: Planning Basics	Short Course II: Subdivision Ordinance Basics	Mobile Workshop (10:15 to 11:45) WM1: Walking Tour in Neighborhoods
12:00-1:15	Education Foundation Luncheon - Keynote Speaker							
1:45-3:15	A New Vision for Houston's Main Street Corridor	Creating New Town Centers	Beyond Compromise: Effective Dispute Resolution	Historic Preservation in a Real Time World	Sign, Sign, Everywhere a Sign	Short Course I: Zoning Basics	Short Course II: Capital Improvements Programs	Mobile Workshops (1:45 to 3:30) WM2: Houston Airport System
3:30-5:00	Goodbye the Last Drop? Implications of the State Water Plan	Quick- Before They're Gone: Local Wetlands Conservation Planning	Is Smart Growth the Opposite of Dumb Growth?	The Manufactured Housing Debate	Dodging Cars: Traffic Circulation and Pedestrian-Friendly Communities	Short Course I: Statutory Requirements for Procedures, Participation and Related Issues	Short Course II: Roles of Planning, Zoning and Elected Officials	WM3: Exxon Mobil Plant Tour WM4: ERZ Development Project

**Friday, October 26 - Conference Program**

10:15-11:45	Legislative Update	Getting a Grip on the SIP	Educating the Public About Planning	Neighbors Planning Neighborhoods	Regulating Bars and Entertainment Districts	Short Course I: Transportation Planning	Short Course II: Annexation and the "50%	Mobile Workshop (10:15 to 11:45) WVMS Downtown Walking Tour
11:45-1:15	Lunch							
1:15-2:45	Imagine a World Without Zoning	This is Who We Are Planning for Diversity	Creating Housing Choices	Managing the Planning Department	Can I Say That? Working With the Media	Short Course I: Impact Fees and Exactions	Short Course II: Smart Growth	Mobile Workshops (1:45 to 3:30) WVMS: The Woodlands

**Saturday, October 27 - Post-Conference Workshops**



## 2001 PLANNING COMMISSIONERS SHORT COURSE

The Planning Officials Short Course will continue to offer the finest in basic training for newly appointed planning commissioners and elected officials, as well as stimulating refresher training for returning Short Course participants. The basic curriculum will follow the APA Educational Foundation's recently updated *A Guide to Urban Planning in Texas Communities*, which is included in the registration package. In addition, the excellent faculty of professional planners and land use attorneys who will conduct the Short Course will make sure that those attending are informed about the latest legislation relevant to land use and development emanating from the State Legislature that ended its session on May 28, 2001.

### *Synopsis of Short Course Sessions*

**Zoning Basics** — what every zoning commissioner needs to know — a brief history of zoning including the Texas Zoning Enabling Act; the purpose of zoning and what it accomplishes; an overview of how zoning must relate to the comprehensive plan; how basic zoning maps and text are laid out to zone a community; and how staff and boards are involved in administration. Special commonly used alternatives to traditional zoning that tend to make zoning more flexible and suitable for any particular community, large or small, are noted.

**Planning Basics** – a session that describes the importance, purposes and elements of the comprehensive plan. There are a number of ways to prepare a comprehensive plan. The speakers will explore different elements that may be included in plans in order to reflect the particular orientation or emphasis of their community. With the APA Educational Foundation's *Guide* as curriculum, this session is designed to ensure that planning commissioners will return to their communities better equipped to develop comprehensive plans that accurately reflect the values of their own communities.

**Subdivision Ordinance Basics** – an overview of possibly the most important governmental process, yet many times the most misunderstood. Platting is generally triggered by development so that infrastructure and utilities will be provided in accordance with plans for growth. This session offers practical advice and guidelines for platting issues, including recognizing nondiscretionary situations and the dangers of thinking "outside the box" in trying to reach consensus.

**Roles of Planning, Zoning, and Elected Officials** – a presentation that defines the role and interplay between planning commissioners and elected officials under relevant Texas law. Protecting and sometimes restoring confidence in government and the planning process is critical to the role of appointed and elected officials. Therefore, ethical standards that instill trust, including how officials can avoid *conflict of interest* are explained. The quasi-judicial role of the Zoning Board of Adjustment is also presented as a guide for planners, elected and appointed officials.

**Capital Improvement Program (CIP) Basics** – an overview of a multi-year scheduling of public capital improvements, which is based upon identified fiscal resources and an inventory of specific public improvements needed over a period of five to six years. The CIP is another important tool for implementing a city's comprehensive plan. This session will familiarize participants with methods of developing a CIP 6-year Plan and Budget and the relationship of the CIP to comprehensive plan implementation. Come and learn how your community can grow in a planned and orderly manner with the help of a CIP.

**Annexation and the ETJ** – a presentation on the problems and opportunities associated with annexation and the Extra Territorial Jurisdiction (ETJ), as well as an update on relevant legislation. This session is a "must" for planning commissioners who are currently involved or anticipate being involved in the preparation of an annexation plan. Session leaders will discuss how annexation can be an effective planning tool for extending municipal services and regulatory authority, while ensuring that residents and businesses benefiting from access to the city's facilities and services share in the tax burden.

**Impact Fees and Exactions** – a session that addresses the most recent, the most pervasively used, and the least understood community planning and budgeting device to be adopted within the past three decades. Growing pains, cash flow problems, a desire to have increased control over growth, or a wish to place other social and environmental concerns on the community budgetary agenda lead to adoption of Impact Fees, perhaps in some cases too hastily. This session covers impact fees in three parts: 1) rationale behind impact fees; 2) impact fees and the adoption process in Texas; and 3) the controversy over impact fees. An update on impact fee legislation will be provided in relation to these issues.

**Transportation Planning** – an overview of transportation planning for thoroughfare systems in urban areas and their relationship to land use and comprehensive planning. Municipal officials and planners who are responsible for the administration and enforcement of Thoroughfare Plans will present perspectives based upon the transportation planning problems of small towns as well as major metropolitan areas. Those attending will become familiar with transportation planning terminology and concepts, as well as the goals and objectives that motivate transportation planning.

**Special District Planning** – an overview of neighborhood planning and historic preservation. Neighborhood planning gives citizens the opportunity to take an active leadership role in the planning process. This session provides basic guidelines for neighborhood planning and how to bring neighborhood residents into the process. It also introduces planning for historic preservation. While not all local governments have staff members to assist with historic preservation issues, almost all planning departments and commissions at some time face issues surrounding the preservation of historic properties in a community. Some common responsibilities faced by planning and zoning commissioners will be addressed.

## 2001 PLANNING COMMISSIONERS SHORT COURSE

**Smart Growth and Related Movements** – a presentation defining *Smart Growth* principles that can enable all interest groups to work together toward the development of healthy, balanced communities. As *Smart Growth* has gained increased recognition, some misunderstandings have emerged. The term does not imply the imposition of unnecessarily large minimum lot sizes, the undue limitation or prohibition of multi-family residential development, and other land use regulations that restrict housing opportunities for low and moderate income families. Hear what planners and attorneys have to say about *Smart Growth* and how it might be a positive influence in cities, towns, and rural areas of our state.

**Statutory Requirements for Procedures, Public Participation, and Related Liability Issues** — a session devoted to practical guidelines and standard operating procedures for planning (and zoning) commission meetings, organized independently or jointly. Legal requirements and

advice for efficiently managing and conducting public hearings and other public meetings will be offered, and you will learn about the liabilities of elected and appointed public officials in relation to proceedings and decision-making. Don't miss this session giving detailed and useful information pertaining to management and organization of planning (and zoning) commission meetings, operational procedures and legal considerations.

**Community Leaders and the Public – Putting It Together** – a session providing *hands on* learning for appointed and elected officials faced with the growth pressures of major new development. You will be brought up to speed in handling growth issues back home through the use of *charettes* designed to show how the interactive participation of staff, commissioners, and developers can effectively facilitate agreement among the various interests involved.

### Practical Public Relations and Marketing for Planners Workshop

Wednesday, October 14 (10:00 a.m. - 5:00 p.m.)

The workshop's goal is to empower planners to increase public support for planning, planners, and planning agencies. Workshop methods will emphasize hands-on, participatory activities. Activities will draw from actual challenges facing planners that the presenters will determine from a pre-workshop questionnaire. Learning by doing activities and a tasty buffet luncheon will provide participants with ample opportunity to network and demonstrate their own experience. Each participant will receive a workshop handbook. Morning and afternoon refreshment breaks are also included.

APA developed this participatory, one-day workshop and it is intended for individuals and groups involved in the planning process. Due to the design and interactive nature of the course, attendance is limited to 40 participants. Workshop registration is a separate option (see conference registration form) and is \$50.00 per participant.

#### Presenters

The workshop will be conducted by Marc Breslav and Denny Johnson. Mr. Breslav founded one of the nation's leading public relations, marketing and advertising firms specializing in the environment. The firm's clients include the American Museum of Natural History, Connecticut Department of Environmental Protection, National Park Service, Bureau of Public Land, United Nations Environment Programme, and U.S. Forest Service. Mr. Breslav has conducted more than 70 professional presentations and workshops on public relations/marketing topics and published more than 60 articles in popular and professional publications. He hosts a bi-weekly radio show on WA-KR-FM in Poughkeepsie, N.Y. Mr. Breslav was the founder and a faculty member of the Business and the Environment Program at New York University's Management Institute.

Denny Johnson is the Public Affairs Coordinator for the American Planning Association. He has more than 15 years experience as a writer, editor, and communications director in the nonprofit sector, working for organizations at both the state and national levels. He also worked as a newspaper reporter and editor for newspapers in Minnesota and Alaska, as well as writing for a variety of regional and national magazines.

## Mobile Workshops

The Mobile workshops offer an excellent opportunity to view the edge and back of the Houston region that you have been hearing about in sessions. Your regular Conference and Short Course registration includes participation in one Mobile Workshop on a first-come, first-served basis. So the earlier you register the more potential you have to get your first choice of workshops!

1. **Walking Tour in Neighborhoods (Thurs. 10:15-11:45am):** Historic preservation is alive in Houston. This walking tour will provide an in-depth view of revitalization currently taking place in two of Houston's most prestigious turn of the century neighborhoods: Houston Heights and Old Sixth Ward.
2. **Houston Airport System (Thurs. 1:45-5:30pm):** Discussion of Houston Airport System and tour of George Bush Intercontinental Airport. Learn how this transportation system functions as a hub for Houston and its metro area, and its national and international significance. Learn about Master Plans for Intercontinental, Hobby and Ellington Field and their implementation and impacts. Visit the TRACON at Intercontinental Airport and the different terminals including the International terminal.
3. **Exxon Mobil Plant in Baytown (Thurs. 1:45-5:30pm):** A tour of one of the largest petroleum refineries in the world and the largest in the country. See how Baytown's community developed and coexists with heavy industry surrounding it. View how future land use and zoning serves as buffering and screening around Exxon refinery. Environmental protection concerns will also be addressed.
4. **Tax Increment Reinvestment Zone Redevelopment Projects (Thurs. 1:45-5:30pm):** Houston currently has 20 active tax increment reinvestment zones, the largest number in the state. This mobile workshop will highlight development projects in some of Houston's most successful zones and examine the public finance elements and infrastructure improvements that have catalyzed development in these zones. The tour will cover the following areas: Main Street/Market Square, Midtown, East Downtown, Gulfgate Mall, the Corinthian Pointe project (the largest faith-based development project in the U.S.), and mobility & infrastructure improvements currently underway in the Lamar Terrace, Uptown/Galleria and Greenspoint Mall areas.
5. **Downtown Walking Tour (Fri. 10:15-11:45am):** Houston's Central Business District is currently undergoing a period of major revitalization stimulated by downtown residential and office development, a vibrant theater district, the construction of a light rail system connecting the CBD to the Astrodome complex, and two sports venues: Enron Field and the Downtown Arena, currently under construction.
6. **The Woodlands (Fri. 1:45-5:30pm):** A tour of a very well known master planned community. Visit residential, recreation, commercial areas and research facilities and see how this community has evolved to include new retail, office and high tech research centers, while still preserving its residential character with a wide variety of choices and life styles. Exchange ideas with community planners and neighbors.
7. **Major Activity Centers and the Role of Special Districts (Fri. 1:45-5:30pm):** Houston is home to a number of major activity centers that includes the well-known "Galleria." This workshop will examine the evolution of these major activity centers and the role that Municipal Management Districts (assessment districts created by State legislation or through the TNRCC) play in the delivery of public services, construction of infrastructure/mobility improvements, and stimulating economic development.
8. **Houston TranStar (Fri. 1:45-4:00):** A partnership of the consortium of government agencies formed to respond to transportation and emergency management needs in the Houston area. Hear from the managers how the Intelligent Transportation Systems (ITS) technology and other programs help maximize utility of existing roadway networks, transportation resources, and emergency management operations.

## Evening Events

**Wednesday Night Reception:** Joins at the Opening Reception in the Imperial Ball Room of the Hyatt Regency. Featured will be the sounds of Yan Lang, one of the most versatile and entertaining bands in the Houston area. While at the reception you can take the opportunity to preview all the exhibits for the Conference. Good food, good music, good company. This will prove to be a great way to kick off the Conference! See you there.

**Thursday Night Event:** The Mercury Room is a perfect spot to host legendary events. From Russian caviar to fine appetizers to desserts to die for, The Mercury Room is the place to be. Guests are greeted by a 25-foot long floor-to-ceiling bar finished in cherry wood and glass. Recently selected as one of the top 25 bars in the country by Playboy Magazine, the best night club in Houston by the Houston Business Journal readers, and the hottest place to be seen on a Saturday Night by Inside Houston Magazine. Food will be catered by Zula, featuring some of their best New American Cuisine. Entertainment will be provided by Commercial Art, one of Houston's hottest bands. Come and enjoy some of the best Houston has to offer. Check out their website at [www.wineandcheese.com](http://www.wineandcheese.com) and [www.zulahouston.com](http://www.zulahouston.com).

**Friday Night Event: Enter the world of Spy.** Originally built in the late 1800's, Spy has been everything from a wholesale cigar importer to a boxing gym (Muhammad Ali sparring there in the 80's). The historic building has been given a new millennium spin to its latest incarnation offering world class comfort and elegance. Multiple environments, intimate lounge and bar areas, two different dance floors on two levels, a plush oak bar lounge area, oversized furniture and a 3,000 square foot deck overlooking the Houston skyline make Spy one of Houston's premier dance, club and entertainment venues. Spy features state of the art sound, computerized lighting, and four separate sound systems. Zula will again provide the food with a different assortment of wonderful creations. Janet Jackson, Michael Jordan, and many others have found their way to Spy. Don't miss the opportunity to add your name to the list. Check out their website at [www.clubspy.com](http://www.clubspy.com).

# Registration for: TexasAPA State Planning Conference; 25th Annual Short Course for Planning Commissioners and Elected Officials; and Public Relations Workshop

## Personal Information

First Name	M.I.	Last Name
Title		
Organization/Company/School		
Address		
City	State	Zip Code
Phone#	Fax#	
Email	Professional Affiliation (i.e. AICP)	
Spouse/Guest's Name		

Name on Badge

## Basic Registration

Circle the registration fee that applies.  
 Registration and payment must be postmarked (or faxed with credit card payment) by the due date for Early or Regular Registration.

	Early Registration (by Sept. 15)	Regular Registration (thru Oct. 17*)
<b>Full Conference Registration</b> Includes all conference sessions, one Mobile Workshop, and one ticket each to Wednesday Evening Opening Reception, Thursday Educational Foundation Luncheon, Thursday Evening Event, Friday Planning Awards Luncheon, and Friday Evening Event.	APA member \$285 Non-APA member** \$325	\$325 \$365
<b>Short Course for Planning Commissioners &amp; Elected Officials</b> Includes <i>Guide to Urban Planning in Texas Communities</i> , Thursday Planning Officials Breakfast, and Short Course sessions in addition to all Conference sessions and events that are included in Full Conference Registration.	APA member \$315 Non-APA member** \$355	\$355 \$395
<b>Single-Day Option</b> One-day registration to activities scheduled for either Thursday or Friday; includes sessions, luncheon, and evening event for that day (does not include <i>Guide to Urban Planning in Texas Communities</i> or mobile workshop).	APA member \$125 Non-APA member** \$165	\$150 \$190
<b>Planning Student</b> Includes conference sessions, Wednesday Opening Reception and Thursday Evening Event.	APA member \$75 or non-member	\$75

\* Additional \$25 on-site registration fee after Oct. 17  
 \*\*Includes TexasAPA Chapter-only membership (\$40 per year)



## Extra Event Tickets

Wednesday Opening Reception at Hyatt Regency Grand Ballroom	\$25
Thursday Education Foundation Luncheon	\$35
Thursday Planning Officials Breakfast	\$15
Thursday Evening Event at the Mercury Room	\$35
Friday Planning Awards Luncheon	\$35
Friday Evening Event at Spy	\$35
<b>Additional Mobile Workshop Tickets:</b>	
Walking Tours	\$15
All bus transport workshops	\$25

## Mobile Workshops

The cost of one mobile workshop is included in the price of the registration. For your free mobile workshop, please rank your preference (ex. 1,2,3) in the space below (Note: GIS workshop not included)

___ WM1 Heights	___ WM5 Downtown
___ WM2 Airport	___ WM6 Woodlands
___ WM3 Exxon	___ WM7 MMD
___ WM4 TIRZ	___ WM8 TranStar

Please specify below the number of additional workshop tickets you wish for yourself. Note: guest tickets may not be purchased in advance, only on site at conference, space permitting.

WM1 ___ x \$15 = \$___	WM5 ___ x \$15 = \$___
WM2 ___ x \$25 = \$___	WM6 ___ x \$25 = \$___
WM3 ___ x \$25 = \$___	WM7 ___ x \$25 = \$___
WM4 ___ x \$25 = \$___	WM8 ___ x \$25 = \$___

## Pre-Conference Event Registration

The GIS, Public Relations and Legal Workshops are not included in your conference registration. Both GIS sessions are identical and contain the same material. Separate registration form needed for each participant.

Public Relations for Planners (Wednesday 10 am)	___ x \$50 = \$___
Are you on Solid Ground (Wed., 1 pm)	___ x \$25 = \$___
GIS Essentials (Wednesday 1 pm)	___ x \$25 = \$___
GIS Essentials (Saturday 9 am)	___ x \$25 = \$___

## Payment

Send registration form and payment made to: Texas APA Conference, PO Box 684889, Austin, TX 78767 or fax (credit card only) to 512.329.8260.

Pre-Conference Registration	\$___
Conference Registration	\$___
Extra Event Tickets	\$___
Extra Mobile Workshops	\$___
On-site Registration (\$25)	\$___ If after October 17
<b>TOTAL COST</b>	<b>\$___</b>

Check # \_\_\_\_\_  
 Mastercard, VISA or American Express (circle one)

Number \_\_\_\_\_ Exp. Date \_\_\_\_\_

Signature \_\_\_\_\_

Call Hyatt Regency at 713.654.1234 for hotel reservations.  
 Call Southwest Airlines at 800.433.5368 for airline reservations.

Short Course materials on sale at conference for \$35.

**For more info contact Dick Lillie, FAICP  
 at 512.306.1674.**

All within 200' Notification Buffer who are against application # 993 A

# 200' NOTIFICATION BUFFER

A-2

A-1

SD

SD

Paul Durrett  
Ab. 243 Trt. 19 Lot 2  
# 0243-0016-000

SD

This is Paul Durrett  
Ab. 243  
Trt. 19  
Lot 46A 0.1900 ac.  
# 0506-0052-110

3 Allison Investments  
Ab. 243 Trt. 19 Lot 3

SD

3A

Allison Investments  
Ab. 243 Trt. 19 Lot 3A

SD

4A

Silverlake Church  
Ab. 243 Trt. 19 Lot 4A  
# 0243-0056-120

SD

SD

4

Silverlake Church  
Ab. 243 Trt. 19 Lot 4  
# 0243-0056-120

SD

5

Lake Flowing Ministries  
Ab. 243 Trt. 19 Lot 5  
# 0243-0056-000

SD

Norm Pegram 517 Hillhouse  
Ab. 506 Trt. 20 Lot 31B  
# 0506-0053-000

SD

Charles Mamou  
Ab. 506 Trt. 20 Lot 31  
# 0506-0012-000

SD

Charles Mamou  
Ab. 506 Trt. 20 Lot 32

James Henry 627 Hillhouse  
Ab. 506 - Trt. 20 Lot 32C  
# 0506-0011-000

SD

Gene Wissingen  
Ab. 506 Trt. 20 Lot 32B  
# 0506-0053-110

SD

Paul Ridgeway 633 Hillhouse  
Ab. 506 Trt. 20 Lot 32A  
# 0506-0013-000

SD

John Watson  
Ab. 506 Trt. 20  
Lot 33

Jerry Early  
Ab. 506 Trt. 20 Lot 33D

Jerry Early  
Ab. 506 Trt. 20 Lot 33D

George Hawk  
Ab. 506 Trt. 20 Lot 33C

Ab. 506 Trt. 20 Lot 33A

Larry Moser

# 0506-0027-000 33B1

Norma Gosselt (sold 3-7-2000) to  
T P Three Enterprises, Inc.

Ab. 506 Trt. 20 Lot 33A  
# 0506-0028-111

33A

34

Larry Moser  
Ab. 506 Trt. 20 Lot  
49A1  
# 0506-0038-  
120

TP Three Ent.  
Ab. 506 Trt. 20  
Lot 49A1A  
# 0506-0038-  
120

TP Three Enterprises, Inc.  
Ab. 506 Trt. 20 Lot 49A  
# 0506-0038-000

49A

R1

SD

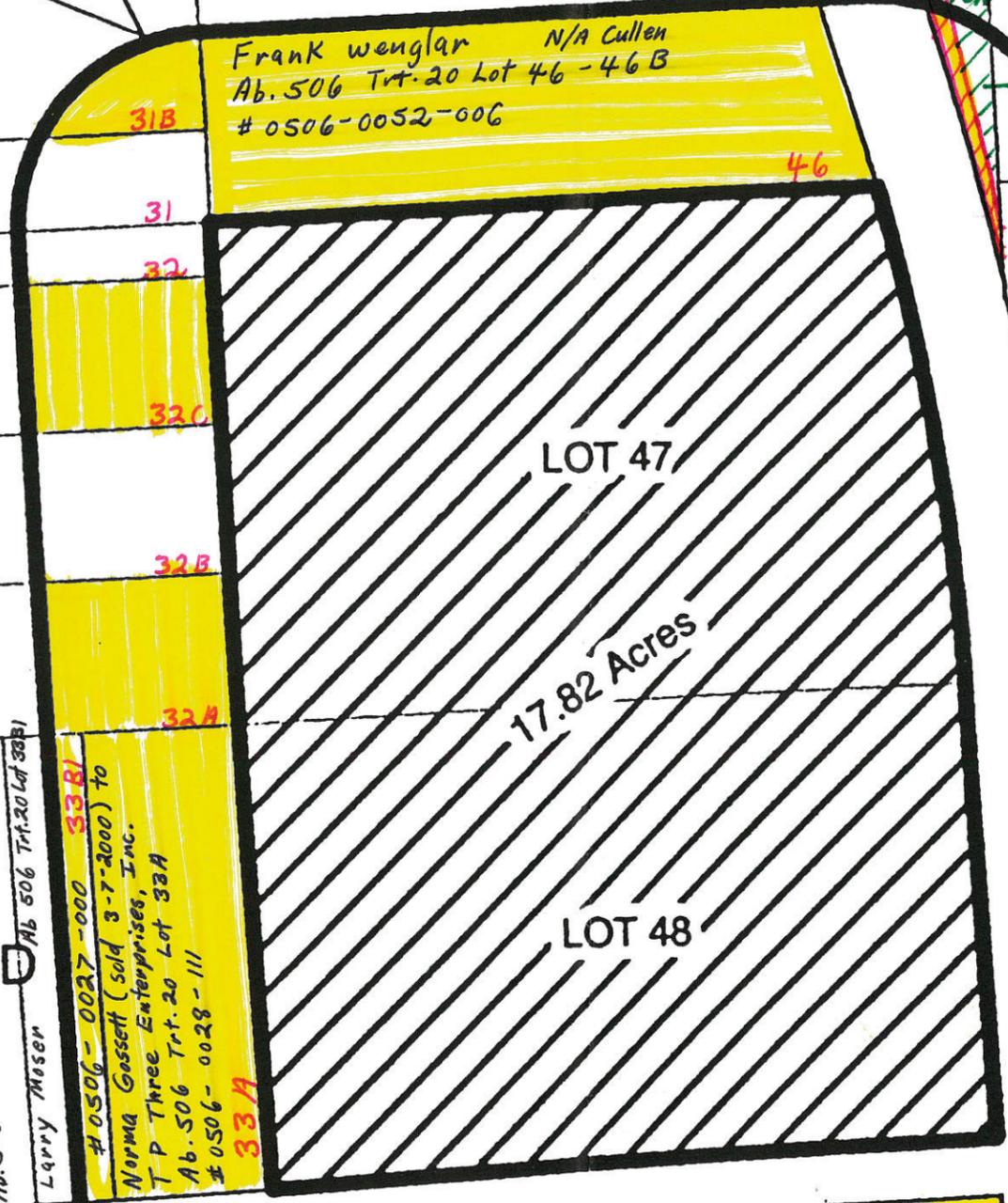
SD

Pearland Independent School District  
Ab. 506 Trt. 20 Lot 49-50-51

SD

\*This 1.25 acres was divided. Two houses on it. Just zoned R1

\*Both accounts combined to bill taxes under # 0506-0038-000



Frank Wenglar  
Ab. 243  
Trt. 19  
Lot 46B







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. 993

Joint Public Hearing to be held Monday, September 10, 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: RAYMOND AND EMMA VAUGHAN

Address: 2005 Cullen, Pearland, TX 77581

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

Signature: R G Vaughan Date: 9-10-01

COMMENTS:

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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. 993

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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: Robert and Elizabeth Melinder

Address: 2027 Cullen, Pearland, Tx 77581

Pearland Tax Account No.

(If shown on enclosed map): \_\_\_\_\_

Signature: Elizabeth A. Melinder Date: 9-10-01

COMMENTS:

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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. 993

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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: Melinda Vaughn, Pearland,

Address: 2046 Stone Rd, 77581

Pearland Tax Account No.

(If shown on enclosed map): \_\_\_\_\_

Signature: Melinda Vaughn Date: 9-6-01

COMMENTS:

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# 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. 993

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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: Frank and Carolyn Wenglar

Address: 1700 BLOCK OF CULLEN  
west side of Cullen

Pearland Tax Account No.

(If shown on enclosed map): 0506-0052-000 Ab. 506 Trt. 20 Lot 46

Signature: Frank G. Wenglar Date: 9-8-01

COMMENTS: Until Clear Creek is cleaned out, I Am opposed  
To Any Business Being Built On Cullen. My Land Already Floods  
After Each Heavy Rain. Covering The Ground With Concrete  
For Slabs & Parking Lots Will Only Make It Worse. The  
17.87 Acres in Application 993 Drains Onto My Land.

200' Buffer Zone



# 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. 993

Joint Public Hearing to be held Monday, September 10, 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: Frank and Carolyn Wenglar

Address: 1700 BLOCK OF CULLEN  
*East side of Cullen*

Pearland Tax Account No.  
(If shown on enclosed map): 0506-0052-00 Ab. 506 Trt. 20 Lot 46B

Signature: Frank D. Wenglar Date: 9-8-01

### COMMENTS:

Until Clear Creek Is Cleaned And Dredged,  
I Am Opposed To Any Businesses Being  
Built On Cullen.

200' Buffer zone



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. 993

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       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.

Name: Norm R. Pegram & ELda ARROYO

Address: 517 Hillhouse Rd

Pearland Tax Account No.  
(If shown on enclosed map): 0506-0053-000

Signature: [Handwritten Signature] Date: 9/9/01

### COMMENTS:

Please maintain a high class 'potential'  
area, whatever you end up doing.

200' Buffer zone



# 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. 993

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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: James & Jayne Henry

Address: 1813 Hillhouse Rd

Pearland Tax Account No.  
(If shown on enclosed map): 0506-0011-000

Signature: [Handwritten Signature] Date: 9/7/01

### COMMENTS:

I DO NOT WANT THE TAVERNS AND THE PROBLEMS  
THAT ~~ARE~~ COMING WITH IT, ANOTHER GAS STATION, HOT DOG  
STANDS, VIDEO'S, CEMETARY WHATEVER WE HAVE  
ALL THIS W/IN 10 MINS OF HERE, THIS IS  
A RESIDENTIAL AREA ONLY



# 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. 993

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       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: PAUL & LISA RIDGWAY  
Address: 1833 HILLHOUSE (Notice in mail came to 633 Hill House)

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

Signature: *Paul Ridgway* Date: September 7, 2001  
Lisa A Ridgway

### COMMENTS:

Since Mr. Dominic Tuc Vu will not disclose what his intentions are for developing this 17.82 Acre tract, it can only be assumed that his intentions are not favorable to the existing residential area and would degrade the quality of life everyone in the area, even those beyond the 200' notification buffer.



# 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. 993

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       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.

(Norma Gossett) Purchased Mar. 7, 2000

Name: T P Three Enterprises, Inc.

Address: 8518 Hawk Road Pearland, Texas 77584

Ab. 506 Trt. 20 Lot 33A  
2 Ac. w/mobil home

Pearland Tax Account No.  
(If shown on enclosed map): 0506-0028-110

Signature: Pat Rouds Date: Sept. 6, 2001

### COMMENTS:

I oppose any business being built in this residential  
area. It would cause more flooding with developement and  
Clear Creek can't handle any more. I say deny application  
# 993.

200' Buffer Zone



# PUBLIC COMMENT FORM

(Please type or print in black ink)

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

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       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.

Name: Lanny Moser

Address: 8705 Hawk Road  
Ab. 506 Trt. 20 Lot 33B1

Pearland Tax Account No.  
(If shown on enclosed map): 0506 - 0027 - 000

Signature: J Moser Date: 9-6-01

### COMMENTS:

THIS BEAUTIFUL 1ACRE TRACT AND HOME IS  
OCCUPIED BY MY YOUNGEST BROTHER AND HIS WIFE  
WHO IS PREGNANT WITH THEIR FIRST CHILD. MY MOTHER  
LIVES AT THE PROPERTY NEXT DOOR, WHICH IS BARELY  
OUT OF THE 200' ZONE. MY ENTIRE FAMILY IS AGAINST  
ANY TYPE OF <sup>BUSINESS</sup> OUT STREET.



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. 993

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       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.

Name: Larry Moser

Address: 8614 Hawk Road 77584

Ab. 506 Trt. 20 Lot 49A1A  
(w 1/2)

Pearland Tax Account No.  
(If shown on enclosed map): 0506-0038-110

Signature: [Signature] Date: 9-6-01

### COMMENTS:

I JUST COMPLETED MY NEW HOME (\$180,000<sup>00</sup>) IN  
JUNE. WHEN I APPLIED TO RE-ZONE MY PROPERTY  
FROM SD TO R-1, I WAS ASSURED AT THAT  
TIME THAT THERE WOULD BE NO PROBLEM, BECAUSE  
THIS IS WHAT THE CITY WANTED FOR MY AREA.  
PLEASE DON'T CHANGE DIRECTIONS NOW! P.S. I HAVE  
4 CHILDREN FROM 2 YR TO 20 YR.

200' Buffer zone



# 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. 993

Joint Public Hearing to be held Monday, September 10, 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.

Name: Larry Moser

Address: 8618 Hawk Road

Ab. 506 Trt-20 Lot 49A1  
(E 1/2)

Pearland Tax Account No.  
(If shown on enclosed map): 0506-0038-110

Signature: [Signature] Date: 9-6-01

### COMMENTS:

THIS HOME WAS BUILT BY MY GRAND FATHER  
IN 1962. IT IS NOW OCCUPIED BY MY  
OLDER BROTHER AND HAS BEEN FOR 10YRS. IT IS  
VERY PEACEFUL AND WE WOULD LIKE FOR THE  
CITY TO KEEP IT THAT WAY.

200' Butter Zone



# PUBLIC COMMENT FORM

(Please type or print in black ink)

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

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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: Dr. D. Y. Campbell

Address: 8319 Glenlea St. Houston, Tx. 77061  
283-643-3981

By Daughter:

Cara Campbell D.V.M.  
Westside Vet. Hospital  
6071 W. Broadway, Pearland  
281-485-9840

Pearland Tax Account No.

(If shown on enclosed map): 0506-0008-000

Signature: Cara Campbell, DVM Date: September 10, 2001  
By Daughter

COMMENTS:

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200' Buffer Zone



# 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. 993

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       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.

Name: T P Three Enterprises, Inc.

Address: 8518 Hawk Road Pearland, Texas 77584

Pearland Tax Account No.

(If shown on enclosed map): 0506-0038-120

*Ab. 506 Trt. 20 Lot 49 A1A  
1 ac. w/ grandfathered business*

Signature: Pat Pounds Date: Sept. 6, 2001

### COMMENTS:

I oppose the idea of businesses being built along Hawk Rd. or Cullen intersection. I have a very private business which is grandfathered so I generate no traffic on Hawk. Hawk is not wide enough to handle business. It can barely handle the Meadow Glenn / Southdown exit traffic to the beltway.

200' Butter Lane



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

## PUBLIC COMMENT FORM

(Please type or print in black ink)

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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: T P Three Enterprises, Inc.

Address: 8518 Hawk Road Pearland, Texas 77584

Pearland Tax Account No.

(If shown on enclosed map): 0506-0038-000

Ab. 506 Trt. 20 Lot 49A  
2.75 acres w/Home

Signature: Pat Pounds Date: Sept. 6, 2001

### COMMENTS:

I oppose business being developed under application #993. The flooding, traffic, noise, and probably odors will lower property values of the residences if this area is changed. Keep business along FM 518. They are trying to develop to provide Pearland with a good business tax base.



200' Buffer zone



# 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. 993

Joint Public Hearing to be held Monday, September 10, 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: SILVERLAKE CHURCH

Address: 5517 W. BROADWAY PEARLAND, TX 77581

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

Signature: Rev. Reginald Delaney Date: 9-10-01

## COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GOOD EVENING...MY NAME IS PAT POUNDS AND I LIVE AT 8518 HAWK ROAD...PEARLAND.**

**I WAS ONE OF THE MEMBERS APPOINTED BY CITY COUNCIL TO THE CULLEN BLVD. STEERING COMMITTEE IN OCT. 2000. WITH MEMBERS APPOINTED, MEETINGS BEGAN ON OCT. 23, 2000 THRU MAY 17, 2001. ON THAT DATE, AN OPEN HOUSE TOWN MEETING WAS HELD IN COUNCIL CHAMBERS TO DISCUSS AND REVIEW A PROPOSED AMENDMENT TO THE COMPREHENSIVE LAND USE PLAN FOR THE CULLEN BLVD. AREA.**

**THE CHAMBERS WAS STANDING ROOM ONLY AND ALL VOICED THE SAME WORDS...WE WANT TO REMAIN RESIDENTIAL ON THE WEST SIDE OF PEARLAND. MANY SPOKE ABOUT BUSINESSES INVADING THE QUIET OF OUR AREA.**

**AT THE NEXT MEEETING ON MAY 21, 2001, THE SAME CROWD PACKED THE CHAMBERS AND COUNCIL DECIDED TO GO BACK TO THE STEERING COMMITTEE, ADJUST THE NUMBER OF HOMEOWNERS TO INCREASE THE COMMITTEE MEMBERSHIP, AND RE-EVALUATE THE PLAN FOR BUSINESSES IN THE AREA.**

**YET NO FURTHER ACTION WAS TAKEN. THE STEERING COMMITTEE HAS NOT BEEN DISMISSED , NO ADDITIONAL MEMBERS, AND NO DECISION ON THE CHANGES FOR THE LAND USE IN THE CULLEN BLVD. AREA TO PRESENT TO COUNCIL FOR CONSIDERATION.**

**FROM THE "CULLEN BLVD. LAND USE STUDY – QUESTIONS AND ANSWERS" REPORT FROM MR. TOBIN MAPLES AT THIS TOWN HALL MEETING...I WOULD LIKE TO POINT OUT SOME EXCERPTS FROM THESE SIX PAGES.**

- 1. WHY IS THE CULLEN BLVD. AREA BEING STUDIED?  
SOME OF BUSINESS OWNERS AND RESIDENTS BELIEVE THE SPIRIT OF THE EXISTING COMPREHENSIVE PLAN ALONG CULLEN BLVD. IS NOT REALISTIC AND THAT THE**

**LAND USE ORDINANCE DOES NOT CLEARLY DELINEATE (TRACE THE OUTLINE OF) DESIRED USE.**

**2. WHAT WAS THE PLANNING PROCESS?**

**THE INTENT OF THE MODEL IS TO FACILITATE PLANNING WITH THE COMMUNITY RATHER THAN FOR THE COMMUNITY. STATED MORE SIMPLY, THE PARTNERSHIP APPROACH ASSUMES THAT PEOPLE AFFECTED BY A PLAN ARE IN THE BEST POSITION TO DESIGN THE PLAN, AND THEREFORE, DICTATES THAT PLANNING BEGIN WITH A CLEAR COMMITMENT TO DISCOVERING A COMMUNITIES CAPACITIES AND ASSETS.**

**5. WHAT IS A COMPREHENSIVE PLAN?**

**THE COMPREHENSIVE PLAN IS THE SINGLE MOST IMPORTANT DOCUMENT FOR MANAGING A COMMUNITIES PHYSICAL GROWTH BECAUSE IT CAN (AND SHOULD) CONSOLIDATE AND COORDINATE PHYSICAL PLANNING NEEDS AND GOALS AND POLICIES. FURTHER, COMPREHENSIVE PLANNING, TO BE EFFECTIVE, HAS TO BE AN ON-GOING PROCESS, INVOLVING PERIODIC EVALUATION AND UP-DATING.**

**TO FURTHER AID IN ITS EFFECTIVENESS, THE COMPREHENSIVE PLAN HAS TO BE BASED ON A SHARED VISION OF THE COMMUNITY. THIS VISION IS CONSTRUCTED THRU CONSENSUS-BASED PLANNING.**

**9. WHAT IS ZONING AND WHAT IS IT'S PURPOSE?**

**ZONING HELPS PROTECT PRIVATE PROPERTY VALUES BECAUSE PROPERTY OWNERS CAN COMFORTABLY INVEST IN A SITE WITH RESONABLE EXPECTATION OF WHAT TYPE OF DEVELOPMENT WILL OCCUR IN THE ADJACENT AREAS.**

**I CLOSE WITH AN OFTEN USED QUOTE FROM MAYOR REID...  
"THE R1 CLASSIFICATIONS ARE THE JEWELS OF THE CITY"  
PLEASE REMEMBER THIS DURING THIS MEETING... THANK YOU.**