

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 9, 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 Single Family Dwelling District (R-2) to Mobile Home District Planned Unit Development (MH PUD) in the following described property, to wit:

1. Zoning Application No. 979

Legal Description: Lot 15, H. T. & B. R.R. Co. survey, Section 6, A-544, Brazoria Co., TX, according to the map or plat thereof recorded in Vol. 136, pg 501, deed records of Brazoria Co., TX (13260 Hatfield)

Owner: Douglas Wayne Stahlheber
13811 Eiker Road
Pearland, TX 77581

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, 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: _____ day of _____, 2001

Removed: _____ day of _____, 2001

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 9th day of July, 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 Douglas Wayne Stahlheber, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-2) to Mobile Home Park Planned Unit Development (MH PUD) on the following described property, to wit:

Lot 15, H. T. & B. R.R. Co. survey, Section 6, A-544, Brazoria Co., TX, according to the map or plat thereof recorded in Vol. 136, pg 501, deed records of Brazoria Co., TX (13260 Hatfield Road)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Young Lorfing
Young Lorfing
City Secretary

Date Posted June 27, 2001
Date Removed July 6, 2001

APPLICATION NO. 979



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. 979

Joint Public Hearing to be held Monday, July 9, 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: Robert & Kelli Wesley / 281-930-9777

Address: Rice Rd (2nd lot east of Hatfield)
just purchased unsure of address

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

Signature: Kelli Wesley Date: 7/8/01

COMMENTS:

We have just purchased the
2nd lot off Hatfield on Rice Rd.
~~and~~ we are very much against
the rezoning to allow trailer parks. It
~~will~~ influence our decision to build a
house!



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. 979

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in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

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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:

Stanley G Bradley

Marion Bradley

Address:

13522 HAWFIELD

13522 Hatfield

Pearland Tax Account No.

(If shown on enclosed map):

Signature:

Stanley G Bradley

Date:

7-9-01

Marion Bradley

7-9-01

COMMENTS:

BRAZORIA COUNTY NORTH CIVIC CLUB
A Texas Non-profit Corporation
1420 Hatfield Road * Pearland, Texas 77581

WE, THE UNDERSIGNED CITIZENS, ARE OPPOSED TO A CHANGE IN ZONING OF THE PROPERTY LOCATED AT 13260 HATFIELD IN THE CITY OF PEARLAND, TEXAS. THE PROPERTY IS PRESENTLY ZONED R-2 AND IS SURROUNDED BY RESIDENTIAL PROPERTY.

Dr. J. W. ...
Janet Johnston
Robert L. McKay
Marsha McKay
Rodolfo G. Gonzalez
Gloria G. Gonzalez
Pamela ...
Dennis ...
Wendy Burde
Wendy Burde
Khanh Pham
Julia ...
Kerry ...
Veronica ...
Sue Jenkins
Joyce Jenkins
John ...

Albee ...
Steph ...
James E. ...
Yolanda ...
Rita Wink
Michelle ...
Pierre Lidome
Katar ...
Dul ...
Brenda J. ...
Charles E. ...
Mejor ...
Jose ...
Joseph ...
Mary Jane ...
Marion M. ...

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Wanda Ash Carthage 7-6-01

Anthony Carthage 7-6-01

Michael

Kimberly Verhines 7-6-01

Michael

Larry & Ruth

Phyllis W. Davis-Crook

C.B. Pook

Laura Chays

Dorely Chapman

Paul

Carol Sprance 7/7/2001

Gary Sprance 7/7/2001

Randy 7/7/01

D. B. 7/7/01

7/7/01

7/7/01

Catherine Durison 7/7/01

Amy Curtis

~~E. B. P.~~

Yvett Potts

May Pott

Carol J. Sumner

John C. Sumner

Austin Sumner

Celita E. Lewis

Delvin Jones

Carol Reila

C. Clark

Tommy Fisher

C. Sporenas

Arnold Adams

Jilly Adams

Frank Adams

Colony Park Property Owners Association of Pearland, Inc.

July 7, 2001

Megan Street

- 2 5617 Megan
Johnston, Jerry & Janet
281-485-0003
- 1 5616 Megan
Allen, Teresa
281-997-7437
- 2 5615 Megan
Jenkins, Bert & Joyce
281-997-3383
- 3 5614 Megan
Sanders, Mark & Kimberly
Cory (82) Garrett (85) Whitney (88)
281-997-3597
- 2 5613 Megan
Stigler, Don & Julia
Dominic (99)
281-997-9730
- 2 5612 Megan
Novak, Steve & Debbie
Chad (82) Jason (85) Jeremy (88)
281-997-3338
- 3 5611 Megan
Ercanbrack, Don E.
- 2 5610 Megan
Wilson, Lou & Cathy
Jennifer (83) Nicole (88) Sean (92)
281-997-1651
- 3 5609 Megan
Castleberry, Mike & Wanda
Anthony (82) Jeremy (86)
281-997-3586
- 2 5608 Megan
Boles, Jim & Yolanda
281-412-2457
- 2 5607 Megan
Joseph, Kerry & Veronica
281-997-5574
- 2 5606 Megan
Curtis, Eugene & Amy
281-412-6240
- 2 5605 Megan
McKay, Bob & Marsha
281-997-3331
- 2 5604 Megan
Wink, Mike & Rita
281-997-9556
- 1 5603 Megan
Repor, Carey
Andrew (88)

281-412-2311

- 2 5602 Megan
Chapman, David & Laura
Emily (84) Donald (86)
281-485-7027
- 1 5602 Megan
Chapman, Beverly
281-485-0357
- 2 5601 Megan
Boston, Mike & Jennifer
Kamesha (83) Michael (90)
281-997-7309

Colony Lane

- 2 2409 Colony
Crook, Charlie & Phylis
281-997-6672
- 2407 Colony
Nguyen, Vinh
- 2 2405 Colony
Potts, Jeff & Kristen
281-997-9112
- 2 2403 Colony
Lidome, Pierre & Heather
281-485-5311
- 2 2401 Colony
Gonzalez, Rudy & Gloria
Catherine (94) Gabby (96)
281-997-8030

Tyler Street

- 2 5711 Tyler
Lorraine, Gary & Carol
281-412-2825
- 1 5710 Tyler
Holden, Jim & Judy
281-485-5236
- 1 5709 Tyler
Escobar, Francisco A.
Oscar (82) Francisco Jr.
281-485-1757
- 2 5708 Tyler
Gueza, Frank & Rosie
281-997-3368
- 1 5707 Tyler
Stanomik, Sharon
281-412-4334
- 2 5706 Tyler
Aubert, Frank & Patty
281-997-7435
- 1 5705 Tyler
Phan, Khanh & Minhthu

Mindy (92) Dan (96)
281-997-8721

- 2 5704 Tyler
Farham, Charles & Marjorie
281-997-6587
- 2 5703 Tyler
Burden, Albert & Gwyn
- 2 5702 Tyler
Adamek, Arnold & Sally
Stevie (87)
281-997-2463
- 1 5701 Tyler
Mills, Dennis & Jodi
Mitchell (95) Megan (97) Madlynn (00)
281-412-2286
- 1 5613 Tyler
Wagner, Joseph
281-997-7760
- 2 5611 Tyler
Orlando, Mike & Sara
Luke (94) Jake (97) Sadie (00)
281-997-3645
- 1 5609 Tyler
Hartnett, Perry & Peggy
281-485-0016
- 4 5608 Tyler
Reiler, Tommy & Carol
281-997-7282
- 2 5607 Tyler
Romeo, David & Brenda
281-412-4363
- 2 5606 Tyler
Fontenot, Morris & Mary Jane
281-485-5194
- 2 5605 Tyler
Lewis, Selain & Colette
281-412-7614
- 1 5604 Tyler
Bonneffe, Jon & Sharon
281-997-1250
- 5603 Tyler
Moreno, Able & Lowanda
Alena (95) Aaron (96) Ashlin (00)
281-997-9633
- 3 5602 Tyler
Simmons, Ferness & Corlis
Dustin (82) Delissa (91)
281-997-8585
- 2 5601 Tyler
Orzechowski, Diana
281-485-6568

John Sayers Hallmark, Sr., D.D.

*Post Office Box 44
Rusk, Texas 75785-0044*

*903-683-1753 FAX 683-4576
jshallmarksr@excite.com*

May 20, 2001

**Pearland City Council
And Planning and Zoning Commission
3519 Liberty Drive
Pearland, Texas 77581-5416-19**

Dear Citizens Representatives:

I, John Sayers Hallmark Sr., have lived in Brazoria County since February 1937. I have served my Nation in the U.S. Army at the end of the "Police Action" in Korea for nine months and eleven days, being returned stateside injured. I am also a member of the Freedom of Information Foundation of Texas, Incorporated. This organization is primarily composed of Constitutional Lawyers and News Media Personnel.

I apologize for not being able to attend this meeting, but I am addressing the lawsuit we filed in the Federal Court in Tyler, Texas, and must be at a Case Management Conference in the morning, 9:00 AM; Tuesday, May 22, 2001.

I purchased my house at 6410 Rice Road in Brazoria County in June 1963 on my Federal Veterans Home Loan Program. In 1965 more property was purchased at 13330 Eiker Road, now known as 1610 North Hatfield Road, since the city of Pearland annexed the area and re-named some of the streets.

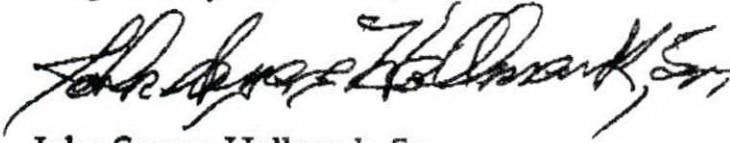
Yesterday evening I received in the mail the most recent notice in reference to Application No. 979. I immediately pulled the files on

this and reviewed the last time this was addressed on Application No. 689, January 11, 1999.

As before, I seriously object to any change in the zoning of this area.

My property is located across North Hatfield Road from the property in question.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Sayers Hallmark, Sr.", written in a cursive style.

John Sayers Hallmark, Sr.

BRAZORIA COUNTY NORTH CIVIC CLUB
A Texas Non-profit Corporation
1420 Hatfield Road * Pearland, Texas 77581

WE, THE UNDERSIGNED CITIZENS, ARE OPPOSED TO A CHANGE IN ZONING OF THE PROPERTY LOCATED AT 13260 HATFIELD IN THE CITY OF PEARLAND, TEXAS. THE PROPERTY IS PRESENTLY ZONED R-2 AND IS SURROUNDED BY RESIDENTIAL PROPERTY.

Albert Arce
Ana Arce
Alfonso Arce
M.D. Arce
Beth Villanueva
Kathleen Knuckey
Nora St. Juan-Sudley
Michael Sudley
Karen Bryce
Donald Bryce
Joey Bryce
Jennifer Bryce
Dwayne Bryce
Belina Lupini
Alma Rodgers
John Boger
Jeanne Boger

Patricia Hernandez
Bernadette O Zavala
Jose A Zavala
Ahavan Rojas
Rosario Zavala
Norma Rojas
Antonio Rojas
Dylis V. Rodriguez
Raul Rodriguez
Jon R. Saenz
Teresa Saenz
Patry Saenz
Faith Yeager
James Brown
Russell Smith
Christie Muller
R.M. Brown

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2-Person R.D. Helen Wood
Gene A. Margie
G. Flores & Wife

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Frank Perez
Monica B. Valdez
Alice Fernandez
~~Luis Fernandez~~
Alison Huff
Cathy Huff
Cheryl Huff
Robert E. White
Robert D. Womack
Kelly Wesley
Alley
Diana R. Mena
Albert Mena

Maria O. Garza
Carlos Garza
Olio Fost
Marilyn Foster
Dan Lykes
Josephine Cevallos
Nicolas Cevallos
Fidelio Chapa
Wendy Garza
John Garza

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[Handwritten signature]
[Handwritten signature]
Billy E. Schiff
Robert Brattton
Jimmy Long
Kelly Kimball
[Handwritten signature]
Rudolf R. R.
Samela R. R.
Andrea Gamble
Bob Rupp
Donna Rupp
Stacy Rupp
Kirk Rupp and
Samela Rupp
David Rupp
Carla Rupp

[Handwritten signature]
Mark A. Perry
Melissa Terry
Gertie
Lucille Maratto
Maryann
Sam Hollett
[Handwritten signature]
Rox Perry
Natalie Wenzel

BRAZORIA COUNTY NORTH CIVIC CLUB

A Texas Non-profit Corporation

1420 Hatfield Road * Pearland, Texas 77581

Judy Anderson
Marvin Anderson
Donna Mous
Meta Ann King
Blonda Tyler
Nevine Duffer
Joseph D. Turner
Wayne Tyler
Vicky Jamison
Edna E Stratton
Mary D. Holland
Betty M. Stiles
Karen Bonsall Brown
Grita Hume
Michael H Davis
Catherine Wyrzy
Levy Dechy
Dellie Gates
Noreen Hoover
Joy Goodale

Eling Sullivan
Dellie Buelson
Cade Howell
Methy
Gey Tupper
Jesse Plemont
Bonnie Plemont
R. Q. Plemont
Burt Plemont
Christie Plemont
M. T. Fernandez
Isabel Fernandez
M. E. Fernandez
Maria Fernandez
Frank Fernandez
Mary Fernandez
DIXIE Garcia
Marissa Garcia
Lory Fernandez
Mike Fernandez
Jamie Fernandez
John Buelson
Christina Byers

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Andy Stuten

Cynthia Cumley

S. Johnson

Cindi Bond

Danell Bond

~~Wanda Bond~~

Jay Jay

Joan Votal

Mary Welch

John Bullock

Spiky Blanz

Jerry J. Selders

~~W. H. H.~~

G.D. Selders

D.K. L.

Dan West

Charlene Page

Jay Votal

Bone Nye

Mary Helen Perry

W.A. Shire

Mary Hemphill

Edie Puffer

D. Douker

Frances Metzger

Robert W. Metzger

Danny Jackson

Jonny Cairo

Del Provenzo

Remigio L. Pera 1st

Ben F. Klaraty

Charles E. Banon

Linda Spitz

Mary Wagner

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Helon Damm
Rita R. Aguero
Janice Wagner
R. G. Wredenkall
c.m. Wredenkall
Georgia Smith
M. B.
Marshall Hansen
B. L. Lemanow
Odis Eddings
Guyon Smith

W. M. Hill
W. Wredenkall
James Bow
Jennifer
Mary
L. L. Lemanow
L. L. Lemanow
Carol Johnson
Patti Donnelly

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<u>Marta Ann Kirby</u>	<u>17020 Berry Rd.</u>
<u>J. Patrick Coulson</u>	<u>Pearland, Tx 77584</u>
<u>Dr Robert R Lenz</u>	<u>2103 E. MARY'S CREEK</u>
<u>Virginia J. Lenz</u>	<u>PEARLAND, TX 77581</u>
<u>Lawell W. Kirby</u>	<u>2731 N LARKSPUR CIRCLE</u>
<u>J.C. Bus Adams</u>	<u>PEARLAND, TX.</u>
<u>Raymond T. Vial</u>	<u>2731 N. LARKSPUR CR.</u>
<u>Louise Jean Vial</u>	<u>PEARLAND, TEXAS 77584</u>
	<u>17020 Berry Rd.</u>
	<u>Pearland, TX 77584</u>
	<u>3007 S. Peach Hollow Circle</u>
	<u>Pearland TX 77584</u>
	<u>2303 Cedar</u>
	<u>Willowcrest Pearland Tx.</u>
	<u>2303 Cedar Street</u>
	<u>Pearland, Texas</u>

BRAZORIA COUNTY NORTH CIVIC CLUB
A Texas Non-profit Corporation
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William F. Moore
Rosa M. Ortiz
Osvaldo Ortiz
Diana Dawson
Ken Kille
Carmen Aguilar
David Hunt
Linda Lunt
Al Langshenker
Teresa Langshenker
Ally
Janice Langshenker
Billie Kuyper
James Kuyper
Bill Kuyper
Dan Brown

Abelio Rios

Jay Co. Sr

Abelio Rios Jr

Eliza Fucido

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 9, 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 Single Family Dwelling District (R-2) to Mobile Home District Planned Unit Development (MH PUD) in the following described property, to wit:

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Legal Description: Lot 15, H. T. & B. R.R. Co. survey, Section 6, A-544, Brazoria Co., TX, according to the map or plat thereof recorded in Vol. 136, pg 501, deed records of Brazoria Co., TX (13260 Hatfield)

Owner: Douglas Wayne Stahlheber
13811 Eiker Road
Pearland, TX 77581

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, 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.



Zoning Case No. 979

City Council and Planning and Zoning Commission Joint Public Hearing: July 9, 2001

Owner: Douglas Wayne Stahlheber

Applicant/Agent: Douglas Wayne Stahlheber

Location: 13260 Hatfield Road, North of Broadway Street, South of Brookside Road

Existing Zoning: Single Family Dwelling District (R-2)

Requested Zoning: Mobile Home Park District Planned Unit Development (MH-PUD)

Summary:

The applicant is requesting a zone change on approximately 10 acres in order to develop a mobile home park. The properties to the North, South and West are zoned for Single Family Dwelling District (R-2) uses. The properties to the North and West are vacant. The property to the South is developed with a single family home. The property to the Northeast is zoned for Single Family Dwelling District (R-1) uses and developed with a single family home. The property to the Southeast is vacant land zoned for Commercial (C) uses.

Public Notice/Comment Forms were mailed to thirteen (13) property owners within 200 feet of this request. No Public Comment Forms have been returned.

Other Considerations:

- The Comprehensive Plan recommends Low Density Residential; however, a portion of the property was previously used as a mobile home park. Staff has reviewed the proposed medium density Planned Unit Development and its surrounding uses from which a rational basis supporting the proposed change could be inferred.

Staff Recommendation:

Approval

Attachments:

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

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

Change in Zoning Classification from: R-250 to: M-HF PUD

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 13260 HATFIELD

Lot: 15 Block: 6

H.T. & B. P.P. Survey, A-544

Subdivision: Allison-Richey-GulfCoast Sec 6

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

Tax I.D. number:

Current use of land: Mobile Home Park

Proposed use of land within requested designation: Mobile Home Park

Record owner's name: Douglas ^{Wayne} STAHLHEBER

Owner's mailing address: 12811 Eiker Pearland, TX 77581

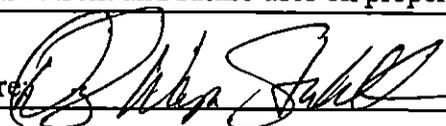
Owner's telephone number: 281-485-8097

Agent's name: n/a

Agent's mailing address:

Agent's telephone number:

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

Owner's signature: 

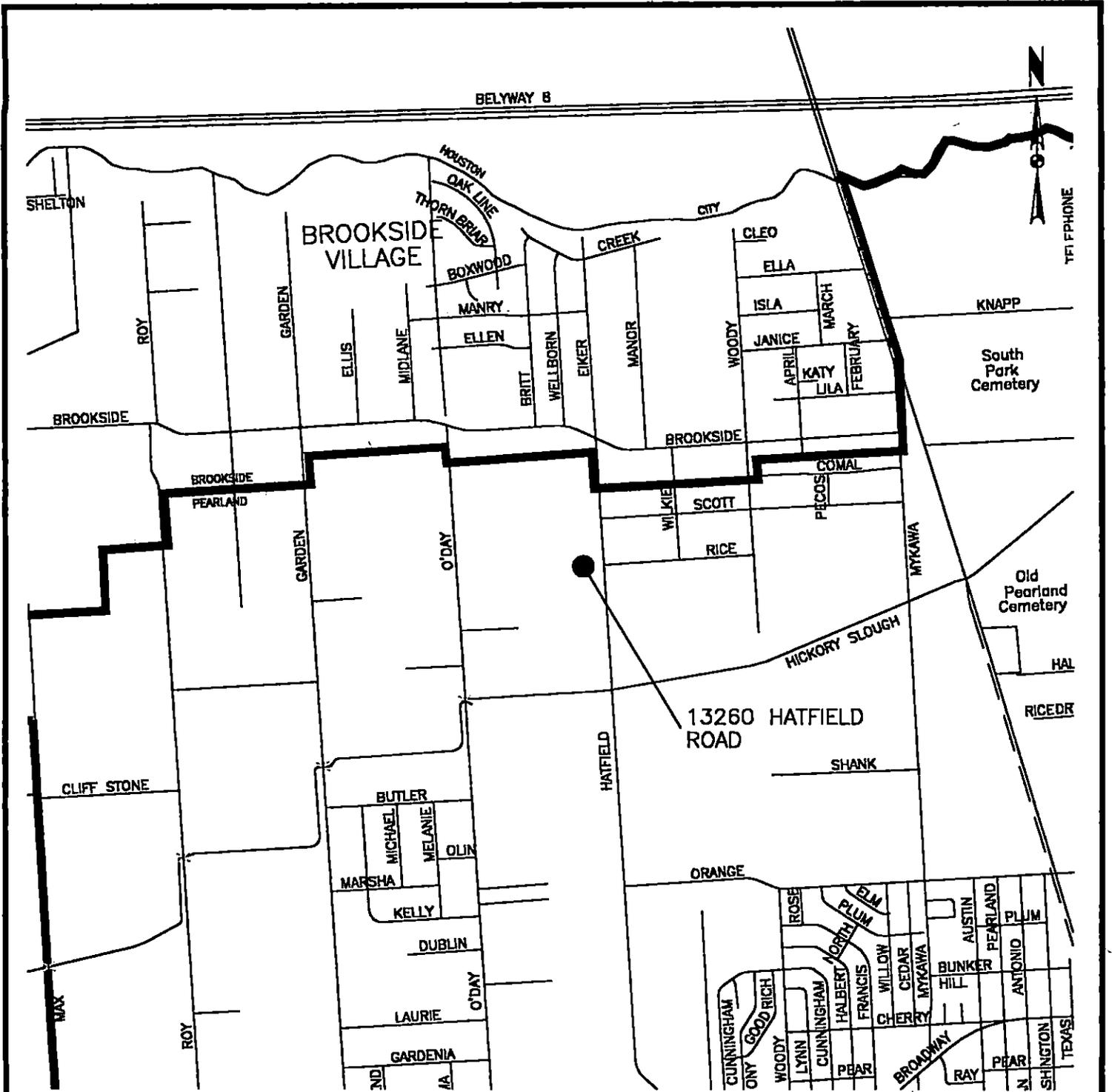
Agent's signature: n/a

Fees paid: \$ n/c

Date paid: 4-30-01

Received by: M. Phipps

Application number: 979

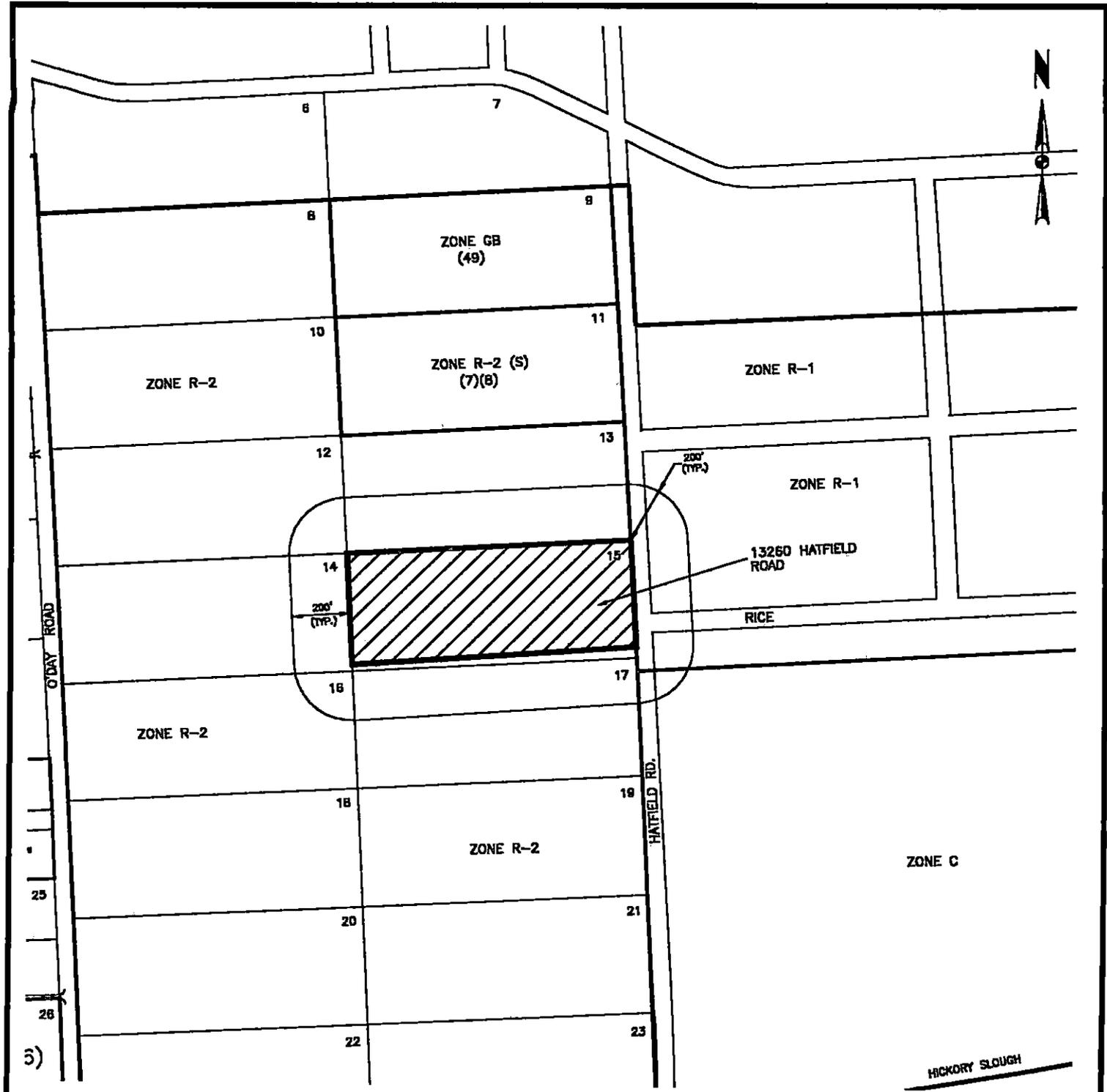


City of Pearland, Texas

DOUGLAS STAHLHEBER

**ZONE CHANGE
FROM
R-2 TO MH (PUD)**

App. No.:	Scale:	SHEET 1 OF 1
Date: MAY, 2001	HORIZ: 1" = 2000' VERT: 1" = 10'	
Drawn By: J.E.B.	CAD FILE:	
Checked By: G. TUMILINSON	01-6011	



3)



City of Pearland, Texas

DOUGLAS STAHLHEBER

**ZONE CHANGE
FROM
R-2 TO MH (PUD)**

App. No.:	Scale:	SHEET 1 OF 1
Date: MAY, 2001	HORZ: 1"=500' VERT: 1"=50'	
Des. By: J.E.B.	CAD FILE:	
Checked By: G. TUMILINSON	01-8011	

**NOTIFICATION LIST
FOR
ZONE CHANGE APPLICATION NO. 979**

<u>ACCOUNT#</u>	<u>OWNER</u>	<u>ADDRESS</u>		<u>LEGAL DESCRIPTION</u>
2370068000	O'KEEFE WILLARD W	2125 BRIAR CIR	PEARLAND, TX 77581	A0237 H T & B R R, BLK 3, TR PT 2B HERRIDGE-MILLER, ACRES 0.262
5440053000	OFI INVESTMENTS,LLC	12811 EIKER RD	PEARLAND, TX 77584	A0544 H T & B R R, TRACT 15-15A, ACRES 9.2101, PEARLAND
5440029000	MASSEY BLANCHE O'DAY	PO BOX 131	PEARLAND, TX 77588	A0544 H T & B R R, TRACT 14, ACRES 10.000, PEARLAND
2370068110	PARISHER JOANNE	PO BOX 2383	PEARLAND, TX 77588	A0237 H T 7 B R R, BLOCK3, TRACT 2A HERRIDGE-MILLER, ACRES 0.936
5440053000	OFI INVESTMENTS,LLC	12811 EIKER RD	PEARLAND, TX 77584	A0544 H T & B R R, TRACT 15-15A, ACRES 9.2101, PEARLAND
2370041110	HALLMARK NORMA	4344 E CLINTON AVE	FRESNO, CA 93703-2615	A0237 H T & B R R , TRACT 1A1-1B, HERRIDGE-MILLER, ACRES 1.721
2370041000	HALLMARK JOHN	PO BOX 356	PEARLAND, TX 77588	A0237 H T & B R R, BLK 5, TR A1, HERRIDGE-MILLER, ACRES 1.622
5440016000	FERNANDEZ D A	M. H. PEREZ, 13322 HATFIELD RD	PEARLAND, TX 77581	A0544 H T & B R R, TRACT 17, ACRES 5.630, PEARLAND
5440028000	MASSEY BLANCHE O'DAY	PO BOX 266	PEARLAND, TX 77588	A0544 H T & B R R, TRACT 16, ACRES 10.000, PEARLAND
5440035000	PEREZ F	M. H. PEREZ, 13322 HATFIELD RD	PEARLAND, TX 77581	A0544 H T & B R R, TRACT 17D-17E, ACRES 1.030, PEARLAND
5440002000	HEMPHILL W A & MARY	1420 HATFIELD RD	PEARLAND, TX 77581	A0544 H T & B R R, TRACT 13-13A (PT) ACRES 2.000
5440030000	MASSEY BLANCHE O'DAY	PO BOX 266	PEARLAND, TX 77588	A0544 H T & B R R, TRACT 10-12, ACRES 20.00
2370063000	BRYCE DONALD & KAREN	6414 SCOTT RD	PEARLAND, TX 77581	A0237 H T & B R R, TRACT 3, TRACT 1A HERRIDGE-MILLER, ACRES 1.250
2370017000	MEITZEN ROBERT	6402 SCOTT RD	PEARLAND, TX 77581	A0237 H T & B R R, BLOCK 3, TRACT 1A HERRIDGE-MILLER, ACRES 1.00

Ordinance No. 509-F Section 19.4

STATEMENT OF THE APPLICANT'S INTENTIONS RE: LEASING

The applicant future plans are for leasing all 45 spaces in the mobile home community continuously over the course of its lifetime. Referring back to the development schedule, the plan is to open the first 16 spaces for leasing around August 15, 2001 and to open the remaining 29 spaces around June 15, 2002. The applicant has no plans to sell any of the property at this time.

Ordinance No. 509-F Section 19.4

QUANTITATIVE DATA

TOTAL NUMBER OF DWELLINGS: 45

TYPE OF DWELLINGS: Mobile Homes with an average size of 18' X 80'

PROPOSED LOT COVERAGE OF BUILDINGS & STRUCTURES: 1440 sq feet
Office building

APPROXIMATE GROSS RESIDENTIAL DENSITY: 15.7%

APPROXIMATE NET RESIDENTIAL DENSITY: 22.7 %

TOTAL AMOUNT OF OPEN SPACE: 77.3%

TOTAL AMOUNT OF USABLE OPEN SPACE: Approximately 8000 sq. feet

TOTAL AMOUNT OF NON-RESIDENTIAL CONSTRUCTION: None – The
Office building is already in place

Ordinance No. 509-F Section 19.4

STATEMENT OF PLANNING OBJECTIVES

In planning the development of the property we wish to provide more than a mobile home park, we want to create a community. The idea is set to have curve appeal and to provide a community for mobile home buyers to have an upscale neighborhood quality. We are working with a California/Arizona atmosphere.

The park will have large lots with each mobile home having an outdoor storage shed, lighted streets and walkways, and a carport for each home. Our goal is for people to drive by our property and be glad that this community is in their town.

Ordinance No. 509-F Section 19.4

DEVELOPMENT SCHEDULE

OFI plans on developing the project in four stages.

Stage 1:

Description: Preparing the front of the property for rental

Time: Approximately 2 Months to begin on June 15, 2001 and to be completed on August 15, 2001

Stage 2:

Description: Renting the first 16 spaces of the park

Time: Approximately 6 months to begin on August 15, 2001 and to be completed on February 15, 2002*

Stage 3:

Description: Completing the remaining portion of the property for rental

Time: Approximately 4 months to begin on February 15, 2002 and to be completed on June 15, 2002

Stage 4:

Description: Renting the remaining 29 spaces in the park

Time: This stage is indefinite

* This stage will be repeated when spaces become available, but it will not stop stage 3 from continuing.