

Planning and Zoning Commission

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 28, 2003, AT 6:30 P.M., IN THE SECOND FLOOR COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION –ZONE CHANGE APPLICATION NO. 1094 AND SPECIFIC USE APPLICATION NO. 126

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District – Specific Use (C(S)) for heavy machinery storage and repair, on the following described property, to wit:

Zone Change Application No. 1094 and Specific Use Application No. 126

Legal Description: 2.00 acres out of a 5.00 acre tract of Lot 1, Allison Richey Gulf Coast Home Company Subdivision of Section 19, H.T. & B.R.R. Company Survey, Abstract 243, Brazoria County, Texas (8434 Brookside Road)

Owner: Justin Brantley
P.O. Box 583
Pearland, Texas 77588

B. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1095

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

Zone Change Application No. 1095

Legal Description: .82 acres, being .37 acres and .4497 acres, both being a part of the H. T. & B. R.R. Co. survey, A-292 and part of the A.C.H. & B. Survey, A-416, Brazoria County, Texas (5357 Main Street)

Owner: Lynn D. Williams
2782 CR 145

Planning and Zoning Commission

Alvin, Texas 77511

Agent: Robert Rivas

C. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1096

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

Zone Change Application No. 1096

Legal Description: The North 5 acres of Tract 21, Allison Richey Gulf Coast Home Co. Suburban Gardens, Section 8, H. T. & B. R.R. Co. survey, A-504, Brazoria Co., TX (2533 & 2537 Roy Road)

Owner: Hollis Bardwell
12746 Roy Road
Pearland, TX 77581

D. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1100

Request 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. 1100

Legal Description: 5.284 acres, John W. Maxey Survey, A-721, Brazoria Co., TX (Broadway Street @ Sunrise Boulevard)

Owner: Smith Miller, Ltd
710 N. Post Oak Road #400

E. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1104

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family Dwelling District (MF) and General Business District (GB) to Planned Unit Development (PUD), on the following described property,

Planning and Zoning Commission

to wit:

Zone Change Application No. 1104

Legal Description: All of lots 1-40, inclusive in Block 15, all of lots 24-29, inclusive in Block 16, and all of lots 20-25, inclusive in Block 14, in the Original Town site of Pearland; and .148 acre tract, all in the H. T. & B. R.R. Co. survey, A-232, Brazoria Co., TX (4201 Broadway Street)

Owner: Jerome Karam
4201 Broadway Street
Pearland, Texas 77581

Agent: Kevin Cole

E. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1102

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Mobile Home Park District (MH), on the following described property, to wit:
Zone Change Application No. 1102

Legal Description: Being 6.925 acres, Tract I: being the South 2 acres out of Lot 36; and Tract II, being 4.925 acres, out of Lot 37, both in Figland Orchard Subdivision No. 1, Section 13, H. T. & B. R.R. Co. survey, A-240, Brazoria Co., TX (3054 Hatfield Road)

Owner: Ira William (Bill) Hubbard
P.O. Box 992
Pearland, TX 77588-0992

Agent: John S. Powell, Attorney

F. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1098

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

Zone Change Application No. 1098

Planning and Zoning Commission

Legal Description: 5 acres, being the North ½ of Lot or Tract No. 36, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (Adamo Lane)

Owner: Richard & Terry Wemhoff
7625 Longleaf
Pearland, TX 77581

G. DISCUSSION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1099

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

Zone Change Application No. 1099

Legal Description: Lot 36, Block 1, Somersetshire Estates, H. T. & B. R.R. Co. survey, A-304, Brazoria Co., TX (9805 Excalibur's Court)

Owner: David A. & Diann R. Gardoni
9805 Excalibur's Court
Pearland, TX 77581

H. DISCUSSION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1101

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

Zone Change Application No. 1101

Legal Description: 5 acres, being the South ½ lot or Tract No. 36, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (Adamo Lane)

Owner: Michael V. Jenkins
12718 Panay Drive
Houston, TX 77048-4128

Planning and Zoning Commission

III. NEXT MEETING DATES: May 5, 2003 (Regular Meeting)
May 19, 2003 (JPH & Regular Meeting)

IV. ADJOURNMENT

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

Posted this 24 day of April 2003 A.D.

Removed this _____ day of _____ 2003 A.D.

Planning and Zoning Commission

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9805 Excalibur's Court
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Owner: Michael V. Jenkins
12718 Panay Drive
Houston, TX 77048-4128

Planning and Zoning Commission

Ruby absent

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IV. ADJOURNMENT

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Posted this 24 day of April 2003 A.D.

Removed this _____ day of _____ 2003 A.D.

Robin Maples

**MEMBERS OF THE PLANNING & ZONING COMMISSION
as of 07/02**

MEMBER

TERM EXPIRES

PHONE #'S

NO
TODD IOCCO, Chairman
3510 Shadycrest
Pearland, TX 77581
Tlocco@Houston.RR.com

April, 2005

Office: 281-997-3747
Mobile: 281-923-8633
Fax: 281-403-1433

(?)
RAY BACON *(Yes)*
1938-168 Garden Rd
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April, 2004

Office: 281-997-2517
Home: 281-412-3837

NO
SHERYL GREINER
2607 Rip Van Winkle
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Sheryl.Greiner@compsol.cc

April, 2004

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Yes
RUBY SANDARS
2402 Frances Dr
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sandarsrl@houston.rr.com

April, 2004

Phone: 281-485-1509

Yes
ROBERT SCHERRER
5315 Colonial Drive
Pearland, TX 77584
Bscherrer@dkapl.com

April, 2003

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Fax: 713-529-8161
Cell: 713-858-7600

NO
DON W. SEDERDAHL
3418 Shady Crest
Pearland, TX 77581
dons@ldcm.com

April, 2003

Office: 713-942-7575
Work: 281-412-0091

(Yes)
RUSS SELEMON
2312 John
Pearland, TX 77581
Russ.Selemon@ANICO.COM

April, 2004

Office: 409-766-6445
Home: 281-996-9785
Fax: 409-766-6541

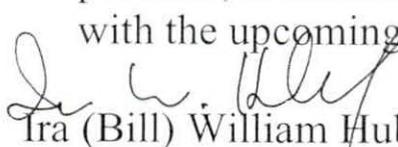
South Hatfield Trailer Court

Improvements:

- 1) Disassembled and removed old house that was Safety /Fire Hazard.
- 2) Removed numerous trees that were dangerous and ready to fall on existing Mobile Homes.
- 3) Roads in Trailer Park have been significantly improved.
- 4) Removed/Hauled from premises (10) 20' gooseneck loads of trash and debris.
- 5) Installed new 2" (Sch. 40) PVC water lines throughout Trailer Park.
- 6) Installed twin 500 gallon water supply tanks, and increased well pump size therefore increasing pressure at each trailer.
- 7) Water samples are checked monthly to monitor and insure residents good drinking water.
- 8) Trailer Park has rules enforcing no abandoned vehicles and only (2) (licensed/inspected/ running) vehicles per space.

Needs:

- 1) Trailer Park is in desperate need of City gravity sewer line, This has been pushed back in City scheduling many times.
- 2) Surveys and Topographical surveys have been completed, as well as City approved Engineered Sewer Plans by JKC and Assoc.
- 3) Gravity sewer lines will be ran throughout Trailer Park once there is evidence of City sewer line being run on S. Hatfield.
- 4) Ditch drainage throughout the Trailer Park, also a problem, is scheduled to be resolved in conjunction with the upcoming sewer construction.


Ira (Bill) William Hubbard

Owner South Hatfield Trailer Court.

April 26, 2003

NOTICE

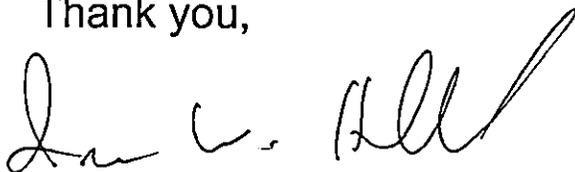
SOUTH HATFIELD TRAILER COURT

In order to make South Hatfield Trailer Court a better place to live, we are enforcing the following:

- No loud music or outside gatherings after 9:00 p.m. Please be considerate of your neighbors inside and outside the trailer court. We have had many complaints.
- Keep your lawn mowed and clear of debris.
- All trailers must be skirted.
- Non-licensed, non-registered, unused vehicles will be towed at the owner's expense.
- Only 2 vehicles per trailer space is allowed.

We appreciate your cooperation.

Thank you,

A handwritten signature in black ink, appearing to read "Ira W. Hubbard". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Ira (Bill) William Hubbard

South Hatfield Trailer Court

May 22, 2002

Ms. Darla Branch
5425 Polk Avenue, Ste. H
Houston, Texas 77023

Re: Notice of Violation, TNRCC ID No. 120200947

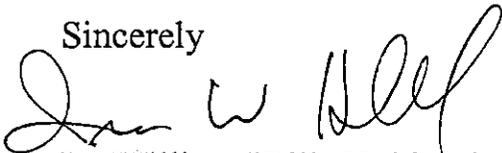
Dear Darla Branch :

I would like to apologize for the delay of this Compliance Plan regarding the sewer discharge of the South Hatfield Trailer Court. The additional time was necessary to receive the enclosed reply from the City of Pearland's Deputy City Manager Alan Mueller. This letter details the current estimate regarding Gravity Sewer Service for S. Hatfield road.

Our Plan regarding the containment and disposal of Sewer is as follows:

- 1) Have all sewer lines on Trailer Court property, clean outs, manholes etc..completed no later than August 15th 2002. (Weather permitting we should be completed by July 15th, 2002)
- 2) At this point we will be waiting on the City of Pearland to complete the Gravity Sewer Service down S. Hatfield Road.(My understanding is the engineering work is near completion and the actual work should begin soon).
- 3) In the interim while waiting on Gravity Sewer Service, our plan is to use Hughes Vacuum Truck Service, in conjunction with our current Septic Tank Field line system.
- 4) Hopefully you still have the Blueprints of the Sewer system that will be installed (This will be the plan that we will use, less the lift station, which is no longer necessary) If you need another copy just let me know.

Sincerely



Ira William "Bill" Hubbard

Owner

South Hatfield Trailer Court, Tel (281) 489-2689