

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 17, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1085

Legal Description: Lot 2, Block 7, Hickory Creek Place, H.T. & B. R.R. Co. Survey, Section 7, Abstract 218, Brazoria Co., TX (Melanie Lane)

Owner: Michael Boegler
17222 Crestline
Humble, Texas 77396

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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

Posted: 7th day of February, 2003

Removed: 18th day of February, 2003

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II. PURPOSE OF HEARING

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

Zone Change Application No. 1087

Legal Description: A 2.50 acres of land being a part of the South ½ of Lot 35 of the Allison Richey Gulf Coast Home Company Subdivision of Section 19, H. T. & B. R.R. Co. survey, Abstract No. 243, Brazoria Co., TX

Owner: Cindy Petrash
2102 E. Linwood Oaks
Pearland, Texas 77581

III. APPLICATION INFORMATION AND CASE SUMMARY

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II. PURPOSE OF HEARING

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

Zone Change Application No. 1083

Legal Description: Lot 33, Westchester Estates subdivision, Abstract 242, H. T. & B. R.R. Co. survey, Brazoria Co., TX (Manvel Road)

Owner: Michael J. Rudnicki
P.O. Box 822434
South Florida, FL 33082-2434

Agent: Johnny Simms

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II. PURPOSE OF HEARING

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District - Specific Use (GB(S)) for mini-storage, on the following described property, to wit:

Zone Change Application No. 1086 and Specific Use Application No. 124

Legal Description: 5.17 acres, situated in the John W. Maxey Survey, Abstract No. 721, City of Pearland, Brazoria Co., TX (Broadway Street)

Owner: S.F. Sanders
9455 Kemp Rd
College Station, TX 77845

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I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1088

Legal Description: 7.34 acres, J. Crawley Survey, A-174 & W.W. Dupuy & L.F. Roberts Survey, A-726, Brazoria Co., TX (14710 SH 288)

Owner: C & S Asphalt Sealing Co., Inc.
P.O. Box 2117
Pearland, Texas 77588

Agent: Tricor Builders

III. APPLICATION INFORMATION AND CASE SUMMARY

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B. APPLICANT PRESENTATION

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I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1084

Legal Description: Tract 62A2, being .6642 acres, situated in Lot 62, Figland Orchard Subdivision, Section 13, H. T. & B. R.R. Co. survey, Abstract 240, Brazoria Co., TX (6025 Figland)

Owner: Leonard Elizondo
3057 Harkey Road
Pearland, TX 77584

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A. STAFF REPORT

B. APPLICANT PRESENTATION

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V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

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II. PURPOSE OF HEARING

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

Zone Change Application No. 1088

Legal Description: 7.34 acres, J. Crawley Survey, A-174 & W.W. Dupuy & L.F. Roberts Survey, A-726, Brazoria Co., TX (14710 SH 288)

Owner: C & S Asphalt Sealing Co., Inc.
P.O. Box 2117
Pearland, Texas 77588

Agent: Tricor Builders

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VI. ADJOURNMENT

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Zone Change Application No. 1088

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

February 17, 2003

Property Owner:

C & S Asphalt Sealing Company, Inc.

Applicant or Agent:

Tricor Builders

Location or Address of Property:

14710 State Highway 288

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Commercial District (C)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to utilize the property for office and commercial uses. The subject property is currently undeveloped.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Undeveloped land
South	Suburban Development District (SD)	Primarily undeveloped land with a metal warehouse
East	General Business District (GB); Unincorporated (ETJ) areas	Affordable Homes model homes; Country Place Subdivision
West	Unincorporated (ETJ)	Undeveloped land

areas

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Business Park uses for the subject property and all of the surrounding areas along State Highway 288. The Comprehensive Plan further indicates that the appropriate zoning districts for business park uses are a PUD – Planned Unit Development Corridor Overlay District or a new base zoning district. This business park area is intended to be a “mixed-use area developed in coordinated, master planned campus-like settings with interdependent and complimentary uses.” The recommended uses include office buildings, regional shopping centers, and research and development facilities.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on the State Highway 288 (feeder road frontage only, currently no direct access to SH 288), a major thoroughfare with a right-of-way in excess of 120 feet. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change is consistent with the Comprehensive Plan for the City. Staff does not anticipate that the proposed zone change will have a significant impact on the surrounding properties.

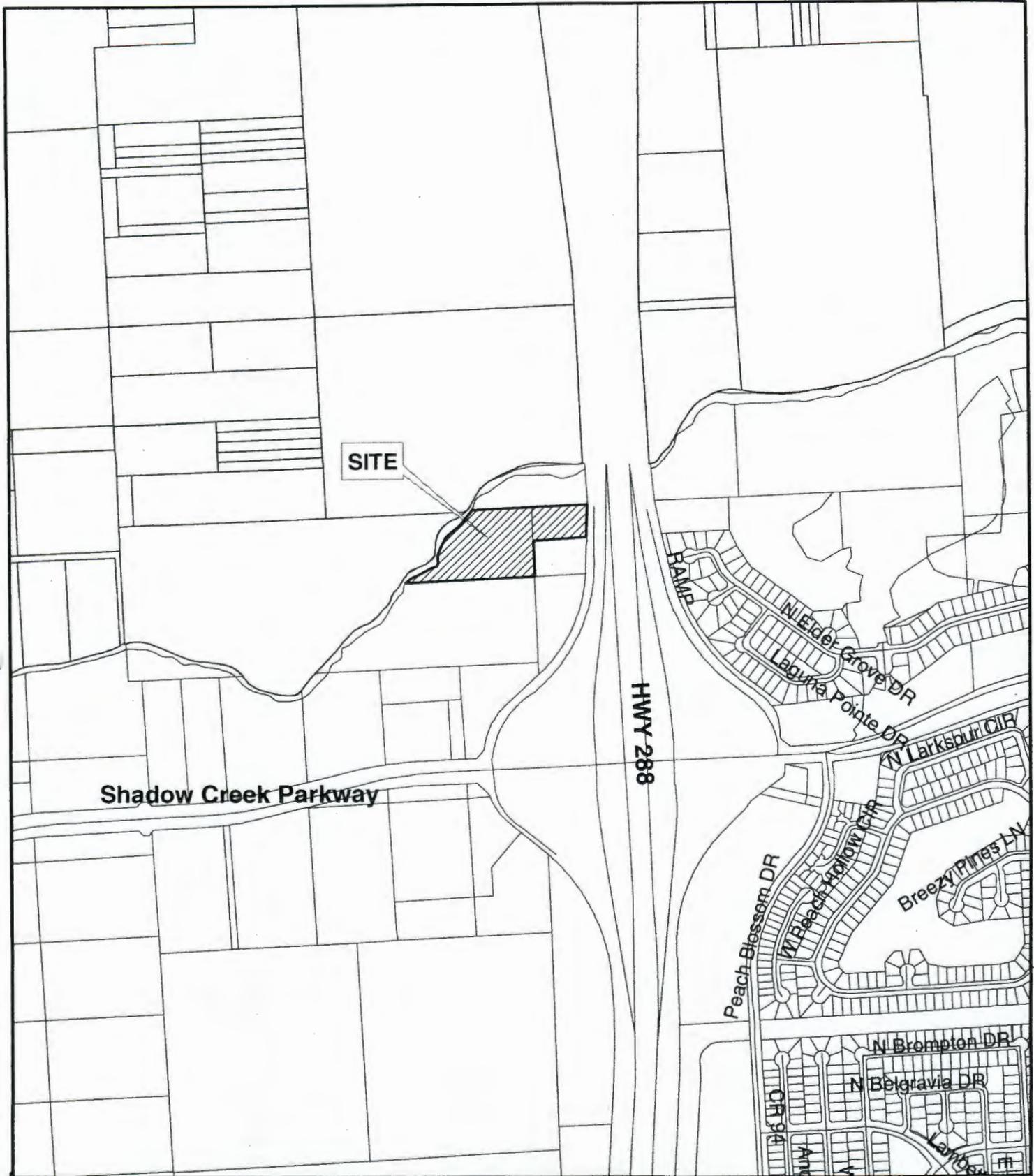
PUBLIC COMMENTS: Public notice/comment forms were mailed to 5 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION: Staff recommends approval of the zone change as proposed by the applicant, for the following reasons:

1. The proposed zone change demonstrates conformance with the Comprehensive Plan designation of Business Park uses.
2. The subject property is consistent with existing uses within the subject area.

SUPPORTING DOCUMENTS:

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



Zone Change Application No. 1088
C & S Asphalt Sealing Co., Inc.
Tricor Builders
14710 State Highway 288





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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

- Change in Zoning Classification from: S.O. (list current zoning) to: Commercial (list proposed zoning)
- Specific Use Permit Request for: _____ (list proposed use)

Property Information:

Address: 14710 State Hwy 298

Subdivision: _____ Lot: _____ Block: _____

Tax I.D. Number: _____

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

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

Proposed use of property: offices

PROPERTY OWNER INFORMATION:

NAME C S Asphalt Sealing Co., Inc.
 ADDRESS P.O. Box 2117
 CITY Pearland STATE TX ZIP 77588
 PHONE (832) 448-2000
 FAX (832) 448-2007
 E-MAIL ADDRESS joe.young@csasphalt

APPLICANT/AGENT INFORMATION:

NAME Tricor Builders
 ADDRESS 8607 Co. Rd. 48 A1
 CITY Rosharon STATE TX ZIP 77583
 PHONE (281) 431 6170
 FAX (281) 431 6191
 E-MAIL ADDRESS guspullen@yahoo.com

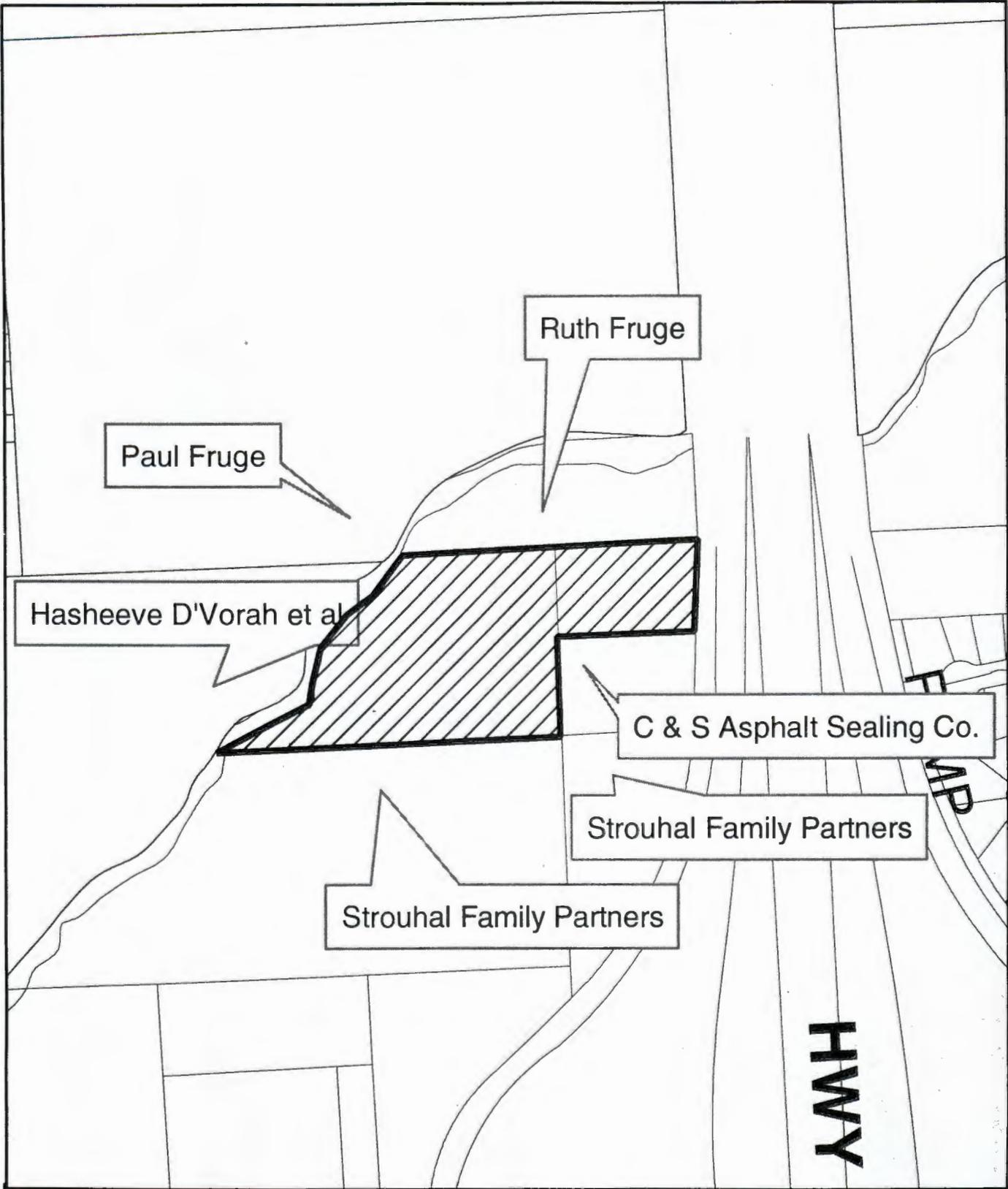
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have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

Owner's Signature: [Signature] Date: 01/21/03

Agent's Signature: [Signature] Date: 1-20-03
TRICOR BUILDERS - Gus J. Pullen, JR., President

OFFICE USE ONLY:

FEES PAID: 250.00 DATE PAID: 1-21-03
 RECEIVED BY: [Signature] APPLICATION NO. 1088



Zone Change Application No. 1088
C & S Asphalt Sealing Co., Inc.
Tricor Builders
14710 State Highway 288



ZONE CHANGE APPLICATION NO. 1088
Property Owner Notification List

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
07470002000	FRUGE RUTH	PO BOX 557	HOUSTON, TX 77001-0557	A0747 JAS HAMILTON, TRACT 1 (PT), ACRES 17.360
01740002125	STROUHAL FAMILY PARTNERS	PO BOX 7	HUNGERFORD, TX 77448-0007	A0174 JAMES CRAWLEY, TRACT 2A, ACRES 0.467
01740001140	C & S ASPHALT SEALING CO	PO BOX 300207	HOUSTON, TX 77230-0207	A0174 JAMES CRAWLEY, TRACT 1B1, ACRES 1.390
01740001002	STROUHAL FAMILY PARTNERS	PO BOX 7	HUNGERFORD, TX 77448-0007	A0174 JAMES CRAWLEY, TRACT 1B, ACRES 3.654
07260001000	STROUHAL FAMILY PARTNERS	PO BOX 7	HUNGERFORD, TX 77448-0007	A0726 DUPREE & ROBERTS, TRACT 1, ACRES 31.976

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I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1085

Legal Description: Lot 2, Block 7, Hickory Creek Place, H.T. & B. R.R. Co. Survey, Section 7, Abstract 218, Brazoria Co., TX (Melanie Lane)

Owner: Michael Boegler
17222 Crestline
Humble, Texas 77396

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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Zone Change Application No. 1085

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

February 17, 2003

Property Owner:

Michael Boegler

Applicant or Agent:

Michael Boegler

Location or Address of Property:

Melanie Lane

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Single Family Dwelling District (R-1)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to construct a single family residence. The subject property is currently vacant.

The subject property appears to meet the space limitations of the Estate Lot Single Family Dwelling District (R-E) in acreage and lot width. However, the applicant has instead chosen the R-1 district in order to be consistent with surrounding properties that are already zoned R-1, and to allow more flexibility with building space for a one-story residence.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Dwelling District (R-1)	Single Family home
South	Suburban Development District (SD), but a zone change is pending for and	Undeveloped land

	R-E district	
East	General Business District (GB)	Garden/tree farm
West	Single Family Dwelling District (R-1)	Single family home

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential uses for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for low density residential uses are Estate Lot Single Family Dwelling District (RE) and Single Family Dwelling Districts R-1 and R-2. Therefore, the proposed zoning change conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Melanie Lane, a local street of adequate size. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property is located within an area that is primarily developed with single family residential uses. The proposed zone change should not have a significant effect on any surrounding properties.

PUBLIC COMMENTS: Public notice/comment forms were mailed to 12 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION: Staff recommends approval of the zone change as proposed by the applicant, for the following reasons:

1. The proposed zone change demonstrates conformance with the Comprehensive Plan designation of low density single family residential uses for the subject property.
2. The proposed use is consistent with existing uses within the subject area.

SUPPORTING DOCUMENTS:

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



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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

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

Property Information:

Address: MELANIE PEARLAND, TX 77581

Subdivision: HICKORY CREEK PLACE Lot: 2 Block: 7

Tax I.D. Number: _____

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

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

Proposed use of property: RESIDENTIAL

PROPERTY OWNER INFORMATION:

NAME MICHAEL BOEGLER

ADDRESS 17222 CRESTLINE

CITY HUMBLE STATE Tx ZIP 77396

PHONE (281) 454-4883

FAX _____

E-MAIL ADDRESS M. BOEGLER@ATT.NET

APPLICANT/AGENT INFORMATION:

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE (____) _____

FAX (____) _____

E-MAIL ADDRESS _____

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

Owner's Signature: [Signature] Date: 1-13-03

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

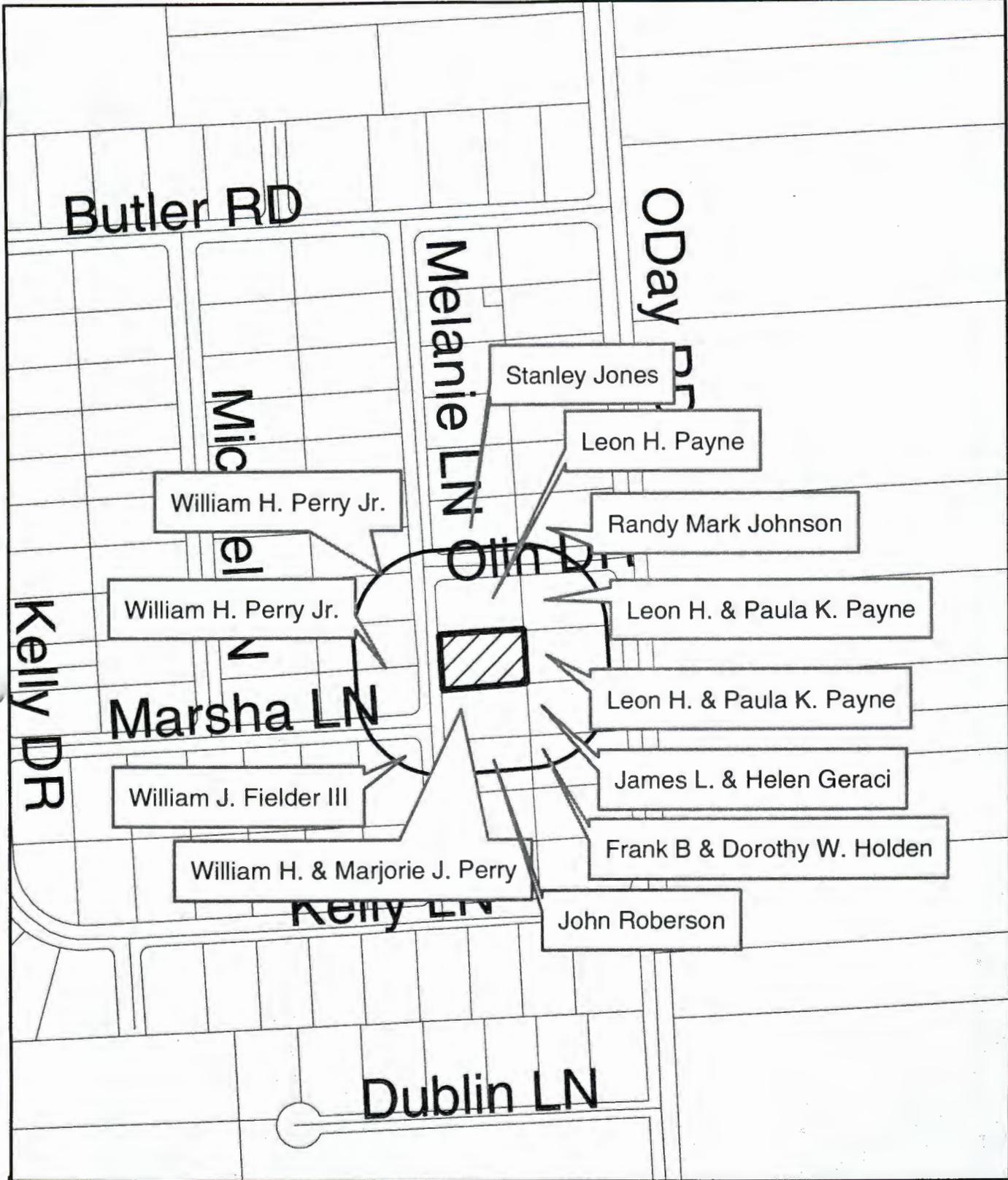
FEES PAID: \$250.00 DATE PAID: 1/13/03

RECEIVED BY: AHARWIN APPLICATION NO. 1085



Zone Change Application No. 1085
Michael Boegler
Melanie Lane





Zone Change Application No. 1085
 Michael Boegler
 Melanie Lane



ZONE CHANGE APPLICATION NO. 1085
Property Owner Notification List

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
48600023000	JOHNSON RANDY MARK	PO BOX 5108	ALVIN, TX 77512-5108	HICKORY CREEK PLACE (PEARLAND), BLOCK 3, LOT 7
48600022000	JONES STANLEY	2125 MELANIE LN	PEARLAND, TX 77581-8025	HICKORY CREEK PLACE (PEARLAND), BLOCK 3, LOT 6
48600042000	PERRY WILLIAM H JR	2154 MELANIE LN	PEARLAND, TX 77581-8024	HICKORY CREEK PLACE (PEARLAND), BLOCK 4, LOT 14
48600098000	PAYNE LEON H & PAULA K	2137 MELANIE LN	PEARLAND, TX 77581-8032	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 12
48600041000	PERRY WILLIAM H JR	2154 MELANIE LN	PEARLAND, TX 77581-8024	HICKORY CREEK PLACE (PEARLAND), BLOCK 4, LOT 13
48600087000	PAYNE LEON H	2137 MELANIE LN	PEARLAND, TX 77581-8032	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 1
48600040000	PERRY WILLIAM H JR	2154 MELANIE LN	PEARLAND, TX 77581-8024	HICKORY CREEK PLACE (PEARLAND), BLOCK 4, LOT 12
48600097000	PAYNE LEON H & PAULA K	2137 MELANIE LN	PEARLAND, TX 77581-8032	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 11
48600088000	PERRY WILLIAM & MARJORIE	2154 MELANIE LN	PEARLAND, TX 77581-8024	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 2
48600039000	PERRY WILLIAM H JR	2154 MELANIE LN	PEARLAND, TX 77581-8024	HICKORY CREEK PLACE (PEARLAND), BLOCK 4, LOT 11
48600097110	GERACI JAMES L & HELEN	2607 GUN POWDER LN	PEARLAND, TX 77581-5507	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 10
48600089000	PERRY WILLIAM & MARJORIE	2154 MELANIE LN	PEARLAND, TX 77581-8024	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 3
48600096000	HOLDEN FRANK & DOROTHY	2315 COUNTRY CLUB DR	PEARLAND, TX 77581-5111	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 9
48600090000	ROBERSON JOHN	2213 MELANIE LN	PEARLAND, TX 77581-8027	HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 4
48600104000	FIELDER WILLIAM J III	6229 KELLY LN	PEARLAND, TX 77581-8041	HICKORY CREEK PLACE (PEARLAND), BLOCK 8, LOT 7

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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. 1087

Legal Description: A 2.50 acres of land being a part of the South ½ of Lot 35 of the Allison Richey Gulf Coast Home Company Subdivision of Section 19, H. T. & B. R.R. Co. survey, Abstract No. 243, Brazoria Co., TX

Owner: Cindy Petrash
2102 E. Linwood Oaks
Pearland, Texas 77581

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. C. STAFF REPORT**
- B. D. APPLICANT PRESENTATION**

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

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

VI. ADJOURNMENT

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Zone Change Application No. 1087

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

February 17, 2003

Property Owner:

Cindy Petrash

Applicant or Agent:

Cindy Petrash

Location or Address of Property:

Adamo Lane (County Road 664)

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Single Family Dwelling District (R-1)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to utilize the property for single family residential uses. The subject property is currently undeveloped.

The subject property appears to meet the space limitations of the Estate Lot Single Family Dwelling District (R-E) in acreage and lot width. However, the applicant has instead chosen the R-1 district in order to allow for future subdivision of the subject property.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Metal building and single family home
South	Suburban Development District (SD)	Undeveloped land
East	Suburban Development	Single family home fronting Seddon

	District (SD)	Road
West	Suburban Development District (SD)	Undeveloped land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential uses for the subject property, and for many of the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts for low density residential uses are Estate Lot Single Family Dwelling District (R-E) and Single Family Dwelling Districts R-1 and R-2. Therefore, the proposed zoning change conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Adamo Lane, a local street. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change is consistent with the Comprehensive Plan for the City. Staff does not anticipate that the proposed zone change will have a significant impact on the surrounding properties.

If the proposed zone change is approved for R-1 uses, and the applicant intends to further subdivide the property, all future lots would have to comply with the R-1 space limitations, as well as public improvements and access as required by the Subdivision Ordinance.

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

STAFF RECOMMENDATION: Staff recommends approval of the zone change as proposed by the applicant, for the following reasons:

1. The proposed zone change demonstrates conformance with the Comprehensive Plan designation of Low Density Residential Uses.
2. The subject property is consistent with existing uses within the subject area.

SUPPORTING DOCUMENTS:

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



APPLICATION FOR A CHANGE IN ZONING

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

Please check one:

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

Property Information:

Address: CR 664 ADAMO ROAD

Subdivision: _____ Lot: _____ Block: _____

Tax I.D. Number: _____

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

Current use of property (type of structures on property): NONE

Proposed use of property: _____

PROPERTY OWNER INFORMATION:

NAME CINDY PETRASH

ADDRESS 2102 E. LINWOOD OAKS

CITY PEARLAND STATE TX ZIP 77581

PHONE (281) 485-6287

FAX (_____) _____

E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME CINDY PETRASH

ADDRESS 2102 E. LINWOOD OAKS

CITY PEARLAND STATE TX ZIP 77581

PHONE (281) 485-6287

FAX (_____) _____

E-MAIL ADDRESS _____

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

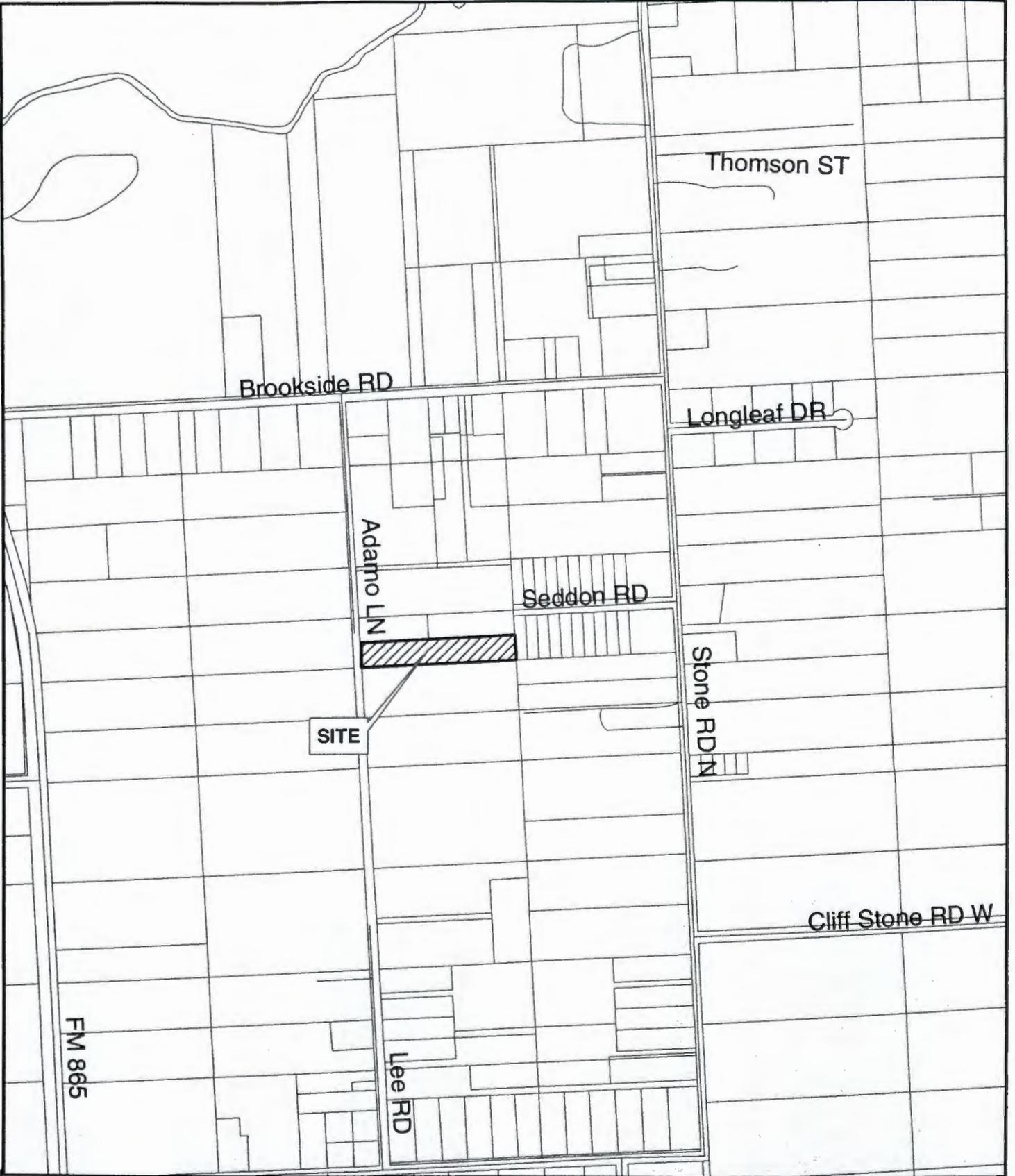
Owner's Signature: Cy Petras Date: 1-17-03

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: 275⁰⁰ DATE PAID: 01-18-03

RECEIVED BY: trg APPLICATION NO. 1087



Zone Change Application No. 1087
Cindy Petrash
Adamo Lane



Brookside RD

Long

James R. Wallace

Gilbert J. Georig

James R. Wallace

Robert L. Garner, Jr.

Georgios & Ann Vastardis

Charles H. Garcia

Natalie Nelson

Adamo LN

Sedd's

Troy L. Nelson

Mike J. Adamo

William C. Smith

Stone RD N

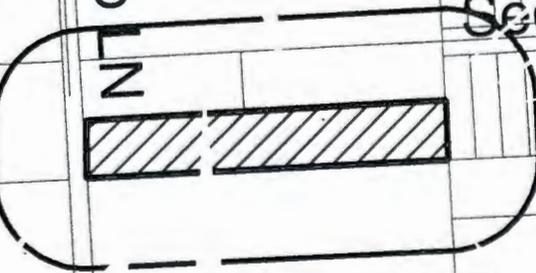
Alyne Lamb

Silverlake Church

Sarah J. & Wayne E. Cours

Georgios & Ann Vastardis

Sherry Schoen



Zone Change Application No. 1087

Cindy Petrash

Adamo Lane



ZONE CHANGE APPLICATION NO. 1087

Notification list

<u>TAX ACCT #</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
02430062000	GARNER ROBERT L JR	8126 BROOKSIDE RD	PEARLAND, TX 77581-8930	A0243 H T & B R R, TRACT 35A-35A1, ACRES 4.760
02430058000	GARCIA CHARLES H	6759 RIDGEWAY DR	HOUSTON, TX 77087-5937	A0243 H T & B R R, TRACT 19A, ACRES 5.000
74920012000	WALLACE JAMES R	8001 SEDDON	PEARLAND, TX 77581-8921	SEDDON ACRES (A0243 H T & B R R), LT 11-13 TR 51
74920012000	WALLACE JAMES R	8001 SEDDON	PEARLAND, TX 77581-8921	SEDDON ACRES (A0243 H T & B R R), LT 11-13 TR 51
74920012000	WALLACE JAMES R	8001 SEDDON	PEARLAND, TX 77581-8921	SEDDON ACRES (A0243 H T & B R R), LT 11-13 TR 51
02430050120	GOERIG GILBERT J	PO BOX 730	FRIENDSWOOD, TX 77549	A0243 H T & B R R, TRACT 35D, ACRES 1.250
74920004000	SMITH WILLIAM C	4826 CR 565	PEARLAND, TX 77581-8920	SEDDON ACRES (A0243 H T & B R R), LT 4-7 TR 51
02430050000	SCHOEN SHERRY	PO BOX 1164	PEARLAND, TX 77588-1164	A0243 H T & B R R, TRACT 35C, ACRES 1.250
74920008000	NELSON NATALIE	4829 CR 565	PEARLAND, TX 77581-8921	SEDDON ACRES (A0243 H T & B R R), LT 8 TR 51
74920009000	NELSON NATALIE	4829 CR 565	PEARLAND, TX 77581-8921	SEDDON ACRES (A0243 H T & B R R), LT 9 TR 51
74920010000	VASTARDIS G & ANN	2719 S BROMPTON DR	PEARLAND, TX 77584-2208	SEDDON ACRES (A0243 H T & B R R) LT TR 51
02430003000	ADAMO MIKE J	2526 GRAMERCY ST	HOUSTON, TX 77030-3108	A0243 H T & B R R, TRACT 19 S/2, ACRES 5.000
02430050110	VASTARDIS G & ANN	2719 S BROMPTON DR	PEARLAND, TX 77584-2208	A0243 H T & B R R, TRACT 35, ACRES 2.500
02430048120	LAMB ALYNE	13540 STONE RD	PEARLAND, TX 77581-7946	A0243 H T & B R R, TRACT 52B, ACRES 2.500
02430052000	VASTARDIS G & ANN	2719 S BROMPTON DR	PEARLAND, TX 77584-2208	A0243 H T & B R R, TRACT 36 N/2, ACRES 5.000
02430056120	SILVERLAKE CHURCH	5517 BROADWAY ST	PEARLAND, TX 77581-3746	A0243 H T & B R R, TRACT 4-4A-20-20A, ACRES 20.00
02430048100	COURS W & SARAH	13544 STONE RD	PEARLAND, TX 77581-7946	A0243 H T & B R R, TRACT 52 (PT), ACRES 2.150

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 17, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1084

Legal Description: Tract 62A2, being .6642 acres, situated in Lot 62, Figland Orchard Subdivision, Section 13, H. T. & B. R.R. Co. survey, Abstract 240, Brazoria Co., TX (6025 Figland)

Owner: Leonard Elizondo
3057 Harkey Road
Pearland, TX 77584

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

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.



Zone Change Application No. 1084

Date of City Council and Planning and Zoning Commission Joint Public Hearing: February 17, 2003

Property Owner: Leonard Elizondo

Applicant or Agent: Leonard Elizondo

Location or Address of Property: 6025 Figland

Existing Zoning: Suburban Development District (SD)

Requested Zoning: Estate Lot Single Family Dwelling District (R-E)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to construct a single family residence. The subject property is currently vacant.

The applicant has chosen the R-E district, and the property complies with the regulations of the R-E district. The R-E district requires a minimum lot size of 21,780 square feet, and the subject property is 28,930 square feet in size. The R-E district requires a minimum lot width of 120 feet, and the subject property is 124 feet wide.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Single family home
South	Suburban Development District (SD)	Single family home

East	Single Family Dwelling District (R-1)	Single family home
West	Suburban Development District (SD)	Single family home

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential uses for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for low density residential uses are Estate Lot Single Family Dwelling District (RE) and Single Family Dwelling Districts R-1 and R-2. Therefore, the proposed zoning change conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Figland Street, a local street of adequate size. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property is located within an area that is primarily developed with single family residential uses. The proposed zone change should not have a significant effect on any surrounding properties.

PUBLIC COMMENTS: Public notice/comment forms were mailed to 13 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION: Staff recommends approval of the zone change as proposed by the applicant, for the following reasons:

1. The proposed zone change demonstrates conformance with the Comprehensive Plan designation of low density single family residential uses for the subject property.
2. The proposed use is consistent with existing uses within the subject area.

SUPPORTING DOCUMENTS:

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



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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

- Change in Zoning Classification from: (suburban Development) SD to: R-E district
(list current zoning) (list proposed zoning)
- Specific Use Permit Request for : _____
(list proposed use)

Property Information:

Address: 6025 6115 Figland Pearland, Texas 77584
 Subdivision: Figland Orchard Lot: 62A2 Block: 0.6642 Acres
 Tax I.D. Number: _____

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

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

Proposed use of property: Residence (Homestead)

PROPERTY OWNER INFORMATION:

NAME Leonard Elizondo
 ADDRESS 3057 HARKEY
 CITY PEARLAND STATE TX ZIP 77584
 PHONE (281) 997-1039
 FAX (281) 412-0883
 E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

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

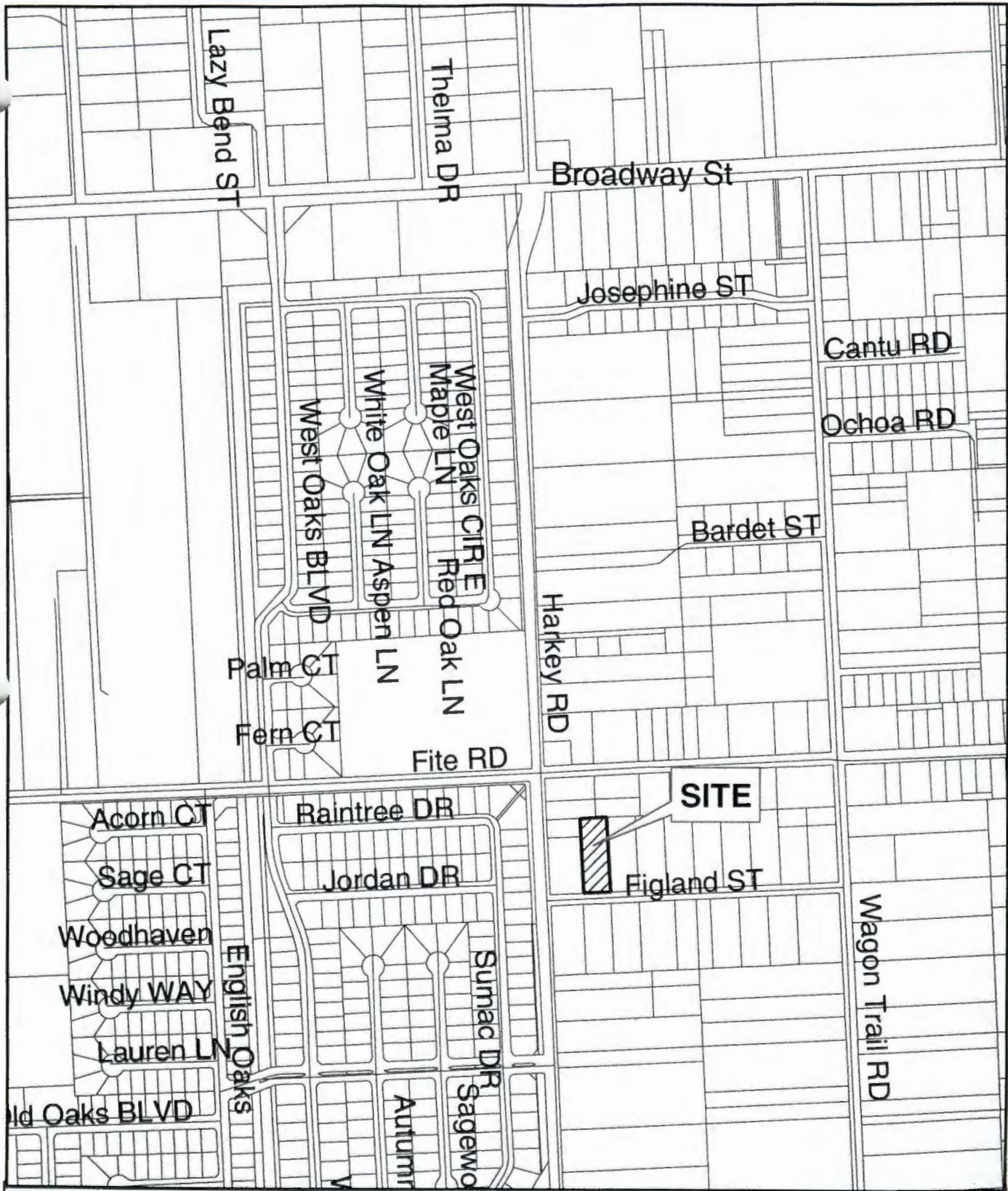
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have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

Owner's Signature: [Signature] Date: 01/08/03

Agent's Signature: _____ Date: _____

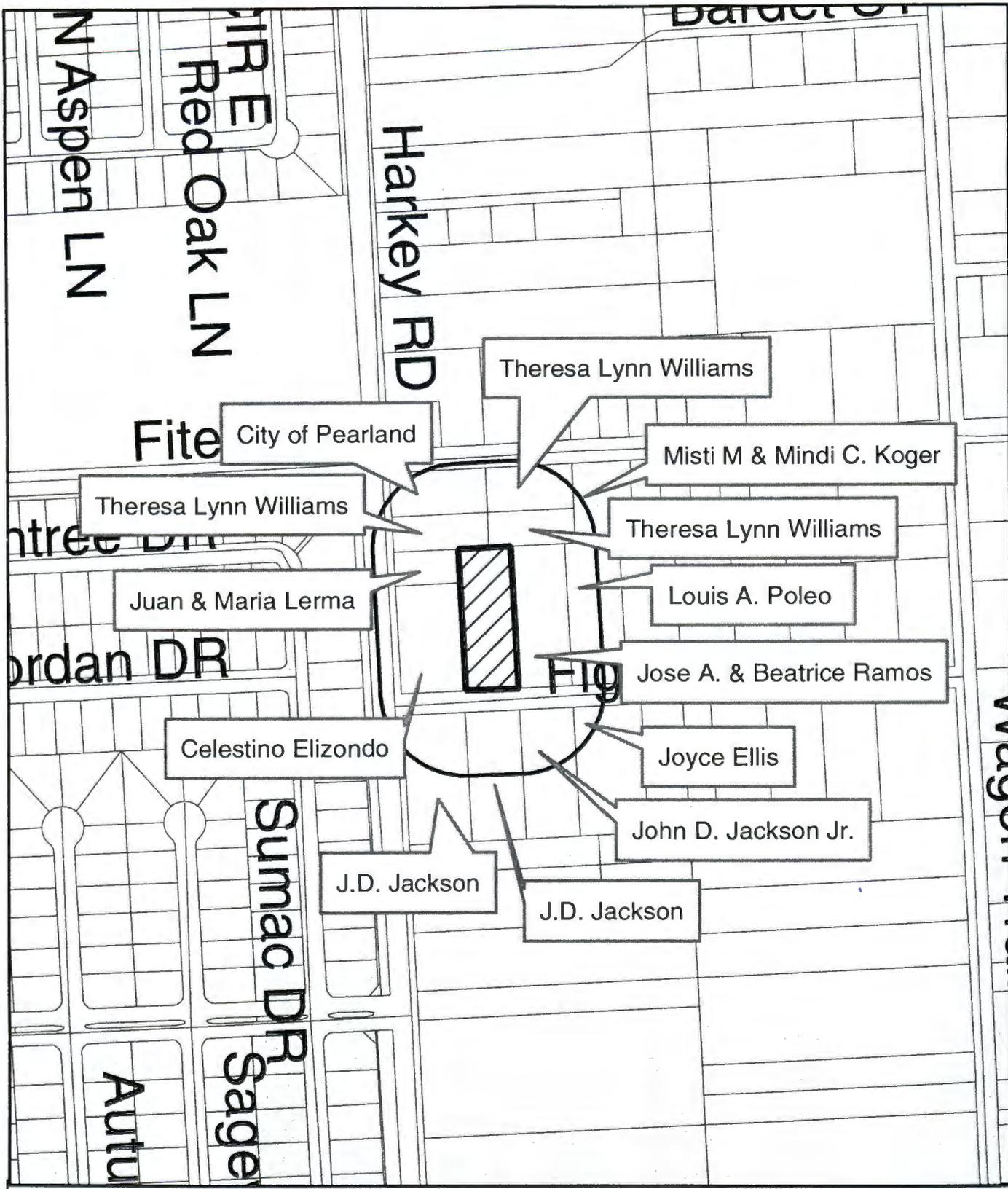
OFFICE USE ONLY:

FEES PAID: 275.00 DATE PAID: 1/9/03
 RECEIVED BY: [Signature] APPLICATION NO. 1084

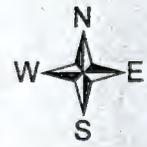


Zone Change Application No. 1084
Leonard Elizondo
6025 Figland





Zone Change Application No. 1084
Leonard Elizondo
6025 Figland



ZONE CHANGE APPLICATION NO. 1084
Property Owner Notification List

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
41000108000	KOGER MISTI MAE & MINDI	5304 COLMESNEIL ST	PEARLAND, TX 77584-1243	FIGLAND ORCHARD (A0240 H T & B), LOT 65, ACRES 0.670
41000107000	WILLIAMS THERESA LYNN	16927 COUNTY ROAD 831	PEARLAND, TX 77584-9641	FIGLAND ORCHARD (A0240 H T & B), LOT 63A-54A (S/2), ACRES 0.955
41000106000	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND, TX 77581-5416	FIGLAND ORCHARD (A0240 H T & B), LOT 63 (N/2), ACRES 1.000
41000107000	WILLIAMS THERESA LYNN	16927 COUNTY ROAD 831	PEARLAND, TX 77584-9641	FIGLAND ORCHARD (A0240 H T & B), LOT 63A-54A (S/2), ACRES 0.955
41000107000	WILLIAMS THERESA LYNN	16927 COUNTY ROAD 831	PEARLAND, TX 77584-9641	FIGLAND ORCHARD (A0240 H T & B), LOT 63A-54A (S/2), ACRES 0.955
41000134000	LERMA JUAN J & MARIA	3045 HARKEY RD	PEARLAND, TX 77584-1057	FIGLAND ORCHARD (A0240 H T & B), LOT 62A, ACRES 0.240
41000105000	POLEO LOUIS ANTHONY	6001 FIGLAND ST	PEARLAND, TX 77584-9074	FIGLAND ORCHARD (A0240 H T & B), LOT 62, ACRES 0.910
41000103000	RAMOS JOSE A & BEATRICE	5192 WILLOW WOOD RD	RLLNG HLS EST, CA 90274-2321	FIGLAND ORCHARD (A0240 H T & B), LOT 62B, ACRES 1.000
41000134120	ELIZONDO LEONARD	3057 HARKEY	PEARLAND, TX 77584	FIGLAND ORCHARD (A0240 H T & B), LOT 62A2, ACRES 0.890
41000134110	ELIZONDO CELESTINO	3057 HARKEY RD	PEARLAND, TX 77584-2962	FIGLAND ORCHARD (A0240 H T & B), LOT 62A1, ACRES 0.5657
41000090000	ELLIS JOYCE	6010-1 FIGLAND ST	PEARLAND, TX 77584-	FIGLAND ORCHARD (A0240 H T & B), LOT 59B, ACRES 1.250
41000093100	JACKSON JOHN D JR	3125 HARKEY RD	PEARLAND, TX 77584-8367	FIGLAND ORCHARD (A0240 H T & B), LOT 59C, ACRES 1.000
41000093000	JACKSON J D	3125 HARKEY RD	PEARLAND, TX 77584-1059	FIGLAND ORCHARD (A0240 H T & B), LOT 59A-59D, ACRES 2.000
41000093000	JACKSON J D	3125 HARKEY RD	PEARLAND, TX 77584-1059	FIGLAND ORCHARD (A0240 H T & B), LOT 59A-59D, ACRES 2.000



Zone Change Application No. 1086 and Specific Use Application No. 124

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

February 17, 2003

Property Owner:

S.F. Sanders

Applicant or Agent:

S.F. Sanders

Location or Address of Property:

Broadway Street (FM 518), east of Sunrise
Boulevard

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

General Business District – Specific Use
(GB(S))

SUMMARY: The applicant is requesting a change in zoning on the subject property for general business district uses. The applicant is further requesting approval of a specific use permit for storage and mini-warehouses. The subject property is currently undeveloped.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Dwelling District (R-3)	Property being developed as new section of Sunrise Lake Subdivision
South	Suburban Development District (SD)	Undeveloped land
East	Suburban Development District (SD)	Undeveloped land

West Suburban Development Undeveloped land; Sunrise Lake
District (SD); Single Family Subdivision
Dwelling District (R-3)

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Medium Density Residential uses for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for medium density residential uses are Single Family Dwelling Districts R-3 and R-4. Therefore, the proposed zoning change does not conform to the Comprehensive Plan. However, based on approved residential plats to the North, this area has been configured for business uses. Additionally, recent pre-development meetings indicate this general area (including the North and South side of Broadway Street) is more desirable for business type uses.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Broadway Street (F.M. 518), a major thoroughfare of sufficient width. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:

The applicant has submitted a preliminary site plan and elevation drawings. It should be noted that the applicant has not yet applied for a permit for construction; therefore, the review of the site plan and elevation drawings for conformance to building codes has not yet been conducted.

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

STAFF RECOMMENDATION: Staff recommends approval of the zone change and specific use permit as proposed by the applicant, for the following reasons:

1. The proposed specific use permit for storage and mini-warehouse facilities is compatible with existing uses within the subject area.
2. Recently approved plat configurations within the area have set this property for business uses.
3. Recent pre-development meetings indicate this general area (including the North and South sides of Broadway Street) is more desirable for business type uses.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Area Zoning Map
- Proposed Site Plan and Elevation Drawings



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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

- Change in Zoning Classification from: S.D. (list current zoning) to: GENERAL BUSINESS C.U. P21 (list proposed zoning)
- Specific Use Permit Request for: SPECIFIC USE - MINISTORAGE (list proposed use)

Property Information:

Address: FM 518 - SDO EAST OF ~~SUNRISE~~ DRIVE (NORTH SIDE) NEW AVE
 Subdivision: _____ Lot: 4.8 ACRES Block: _____
 Tax I.D. Number: 456-48-5990

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

Current use of property (type of structures on property): VACANT LAND

Proposed use of property: MINISTORAGE FACILITY

PROPERTY OWNER INFORMATION:

NAME SF STANDARDS
 ADDRESS 9455 KEMP ROAD
 CITY COLLEGE STATION STATE TX ZIP 77845
 PHONE (713) 203 0662
 FAX (979) 268-4052
 E-MAIL ADDRESS SFSTANDARDS@WEBTV

APPLICANT/AGENT INFORMATION:

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

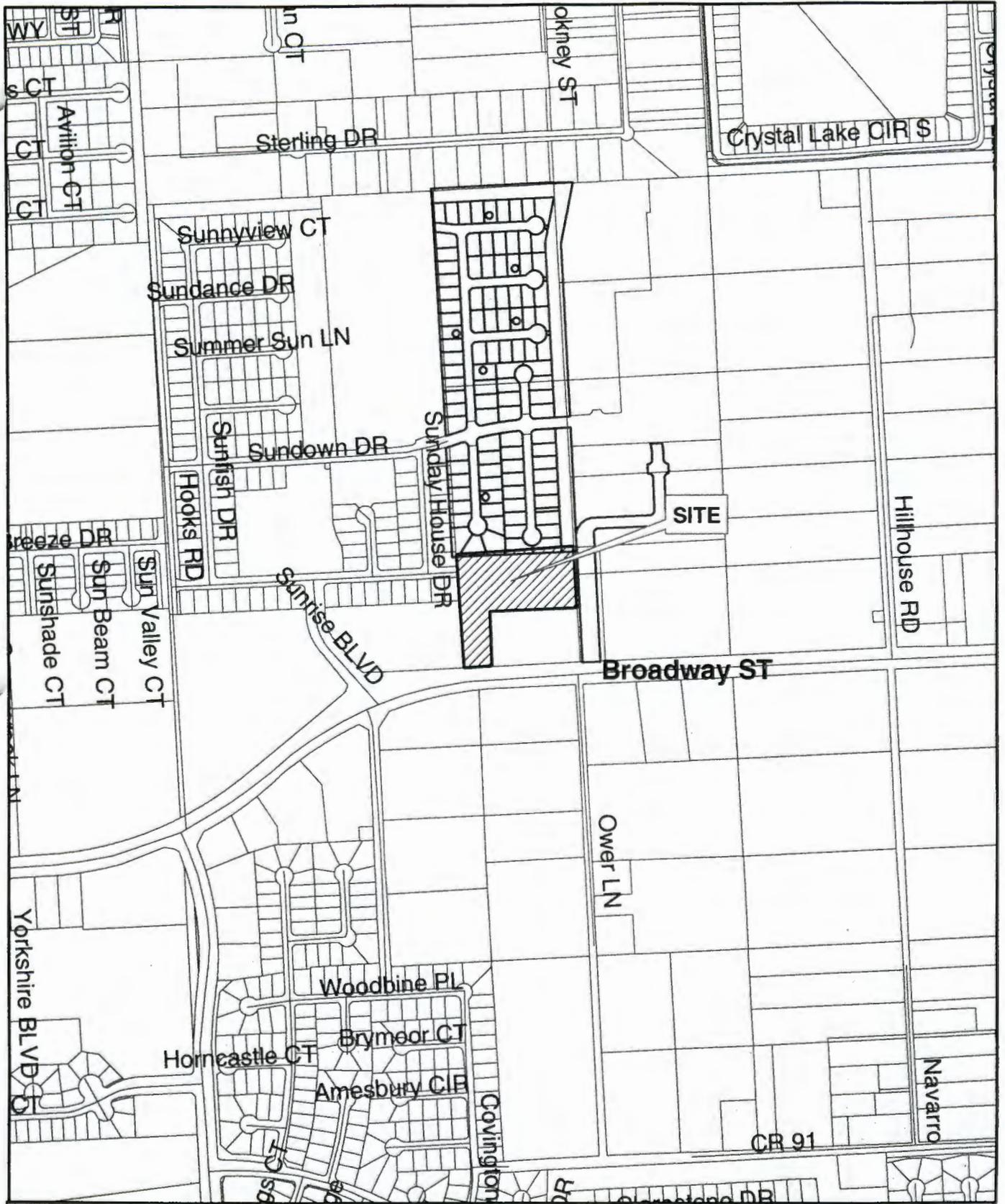
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have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

Owner's Signature: [Signature] Date: 1/15/2003

Agent's Signature: _____ Date: _____

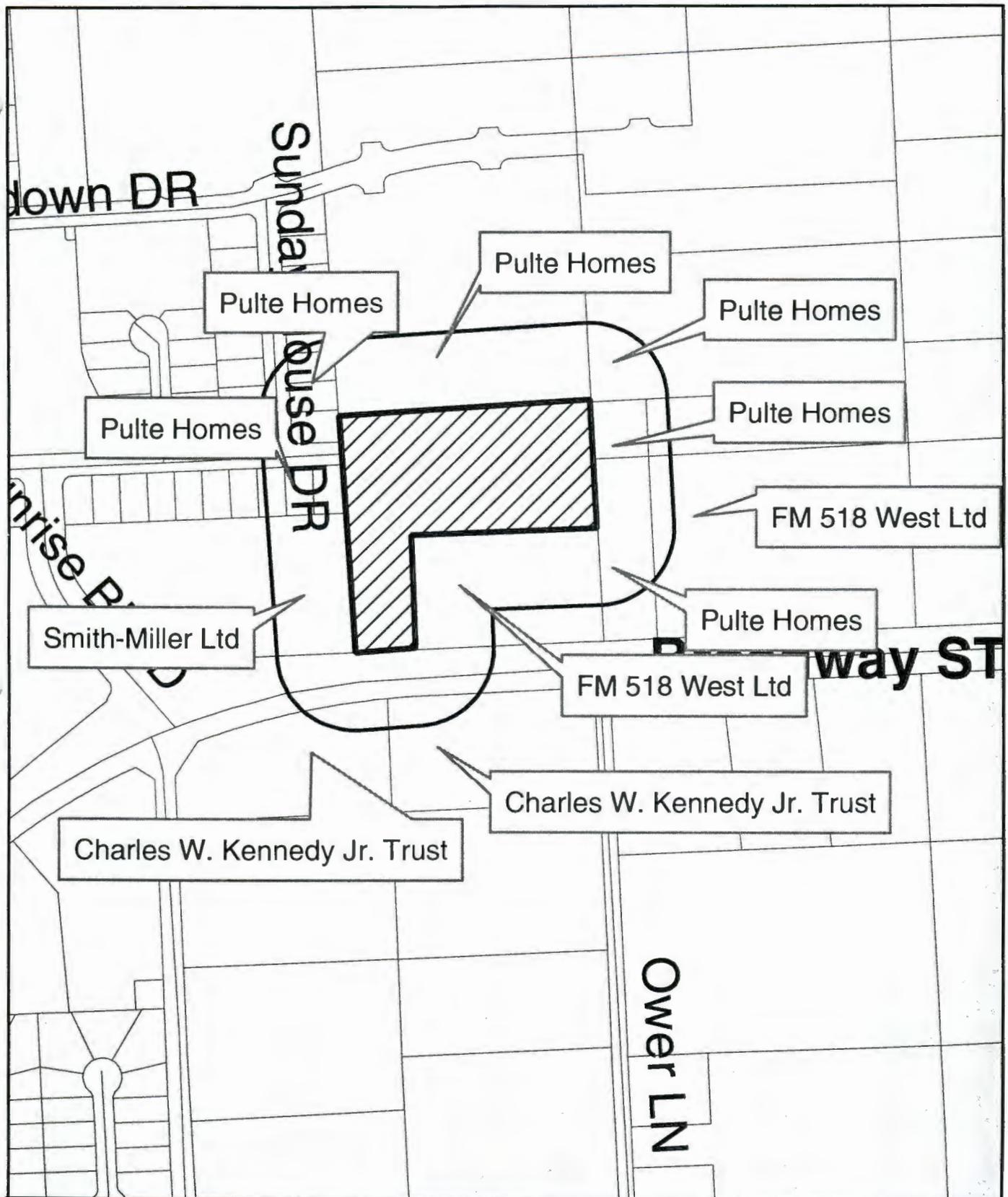
OFFICE USE ONLY:

FEES PAID: 275.00 DATE PAID: 01-15-03
 RECEIVED BY: [Signature] APPLICATION NO. 1086+SU124



**Zone Change Application No. 1086 &
Specific Use Application No. 124
S. F. Sanders
Broadway Street**





**Zone Change Application No. 1086 &
Specific Use Application No. 124
S. F. Sanders
Broadway Street**



4

**ZONE CHANGE APPLICATION NO. 1086
and
SPECIFIC USE APPLICATION NO. 124
Property Owner Notification List**

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
07210007110	FM 518 WEST LTD	11753 W BELLFORT ST STE	STAFFORD, TX 77477-1327	A0721 J W MAXEY, TRACT 1C, ACRES 9.5704
05060059000	FM 518 WEST LTD	11753 W BELLFORT ST STE	STAFFORD, TX 77477-1327	A0506 H T & B R R, TRACT 14-15, ACRES 9.2295, PEARLAND
05060059000	FM 518 WEST LTD	11753 W BELLFORT ST STE	STAFFORD, TX 77477-1327	A0506 H T & B R R, TRACT 14-15, ACRES 9.2295, PEARLAND
07210007000	SMITH-MILLER LTD	710 N POST OAK RD STE 4	HOUSTON, TX 77024-3812	A0721 J W MAXEY, TRACT 1, ACRES 20.2659
03090017000	KENNEDY CHARLES W JR TR	5681 BORDLEY DR	HOUSTON, TX 77056-2329	A0309 H T & B R R, TRACT 1-4, ACRES 7.990
03090017000	KENNEDY CHARLES W JR TR	5681 BORDLEY DR	HOUSTON, TX 77056-2329	A0309 H T & B R R, TRACT 1-4, ACRES 7.990

MCD

Ministorage Consultants / Developers

S. F. Sanders

9455 Kemp Road
College Station, Texas 77845

cell: (713) 203-0662
home/office/fax: (979) 268-4052

e-mail: sfsanders@webtv.net

February 3, 2003

The City of Pearland, Texas
Planning and Zoning Department
3519 Liberty Drive
Pearland, Texas 77581

Re: Re-Zoning of subject site from "Suburban Development" to "General Business"

Dear Ladies and Gentlemen;

This letter and the enclosed attachments are a follow-up to the Predevelopment meeting we attended on January 29, 2003 at your office. The proposed Allsafe Storage Facility site is 5.17 acres located on the North side of FM 518, East of Sunrise Boulevard (the entrance to Sunrise Lakes Subdivision) and West of Ower Lane. We are requesting that this property be re-zoned from "Suburban Development" to "General Business". We are proposing to develop this site as a first-class, state of the art ministorage facility.

The site is currently designated on the City of Pearland's Land Use Plan as "Medium Density Residential" (see attached Land Use Plan with site location shown). We believe that his land use is no longer appropriate based on the emerging development trend along the FM 518 corridor. As you drive west from this site to Highway 288 most of it has been developed as commercial property on both sides. The new three-story St. Andrews Apartment Complex is the only "High Density Residential" along the FM 518 corridor at this time (approximately ½ mile West of our site, on the South side of FM 518).

The recently constructed homes in the Sunrise Lakes Subdivision are set back from FM 518 approximately 600 feet because it is undesirable to have new homes adjacent to FM 518 because of safety and noise concerns. Across FM 518 and to the West of this site is an existing strip shopping center that is directly across from the entrance to Sunrise Lakes Subdivision (see attached photograph).

Future development plans for this area along FM 518 are for commercial properties rather than residential. The adjacent property to the South (across FM 518) is planning on developing commercial office buildings, to the East (across the drainage channel) is planning to develop an office complex, and to the West (between the site and Sunrise Lakes Boulevard) is planning to develop a commercial building. We believe that this site is no longer conducive to residential development because of its small size in acreage and it's extended frontage along FM 518.

Our preliminary site plan includes a two (2) story Office/Managers Residence, extensive landscaping, trees, 25' landscaped area set back from the residential neighbors on the west and north property lines, 6' high screening block walls, and other requirements as set forth by the City of Pearland Land Use & Urban Development Ordinance. We will be requesting input from adjoining or nearby residential neighbors to insure a development that reflects the neighborhood values and concerns.

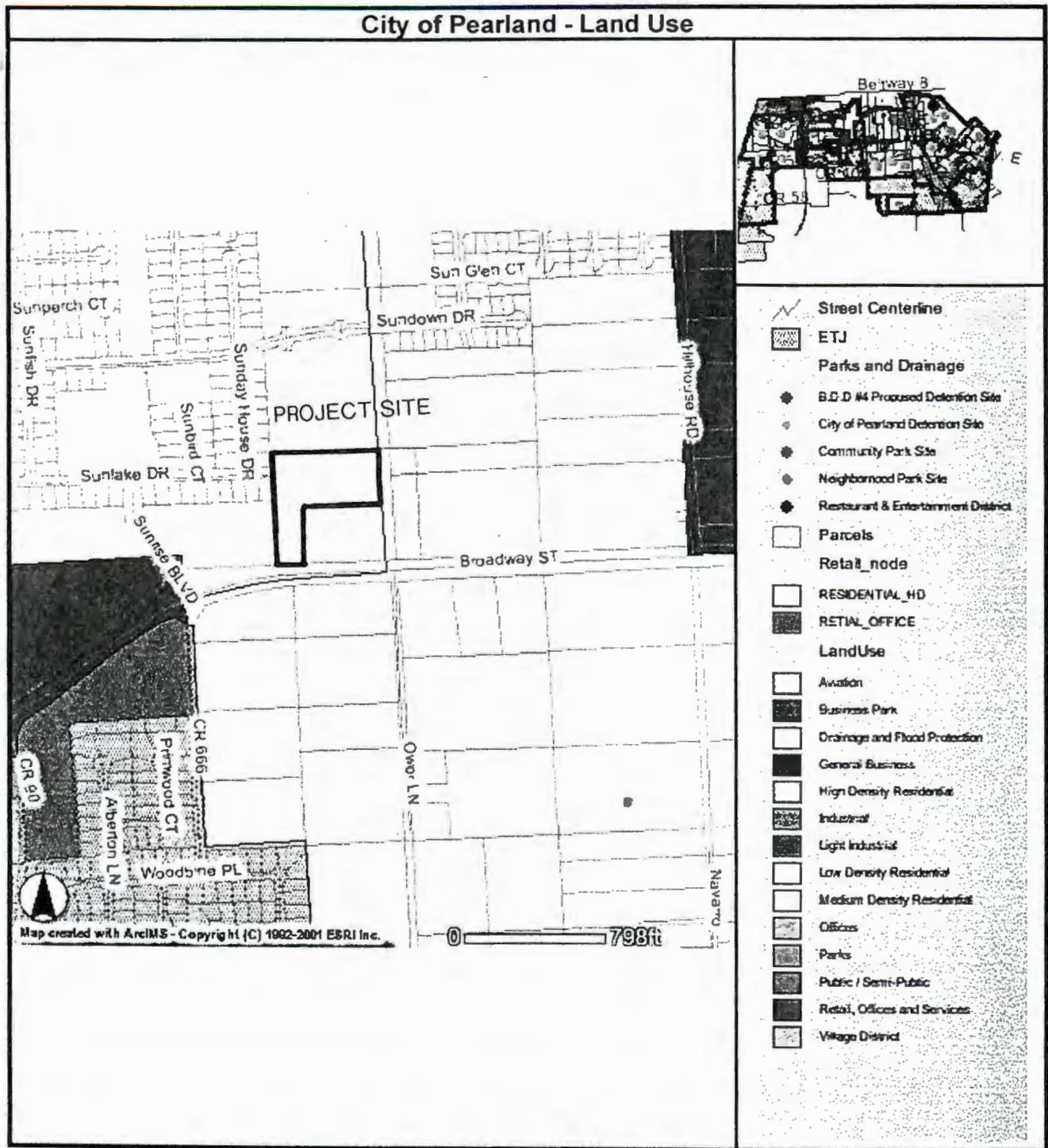
The 6509 S. First Street, Austin facility (similar to the facility shown in the attached photograph) had a 100% approval from the adjoining neighborhoods, including a favorable signed neighborhood petition, and live, in person approvals stated by the adjoining neighbors before the City of Austin City Council, and their Planning and Zoning Board.

We have also included additional photos for your review of similar projects that were built by S.F. Sanders/MCD in upscale neighborhoods such as Sugarland at Greatwood and other areas. Our projects have been well received by the governing bodies and communities surrounding these facilities.

Sincerely,

A handwritten signature in black ink, appearing to read 'S.F. Sanders', written in a cursive style.

S.F. Sanders/Ministorage Consultants/Developers



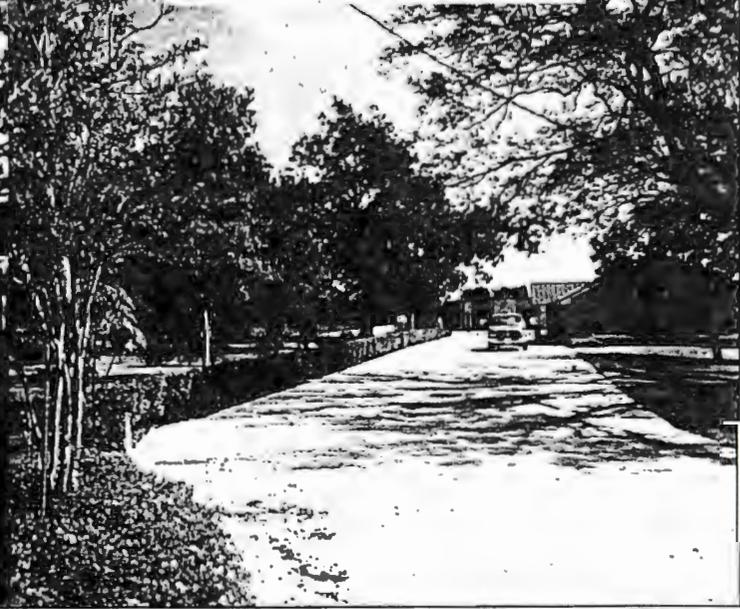
Sugarland @ Greatwood Ministorage



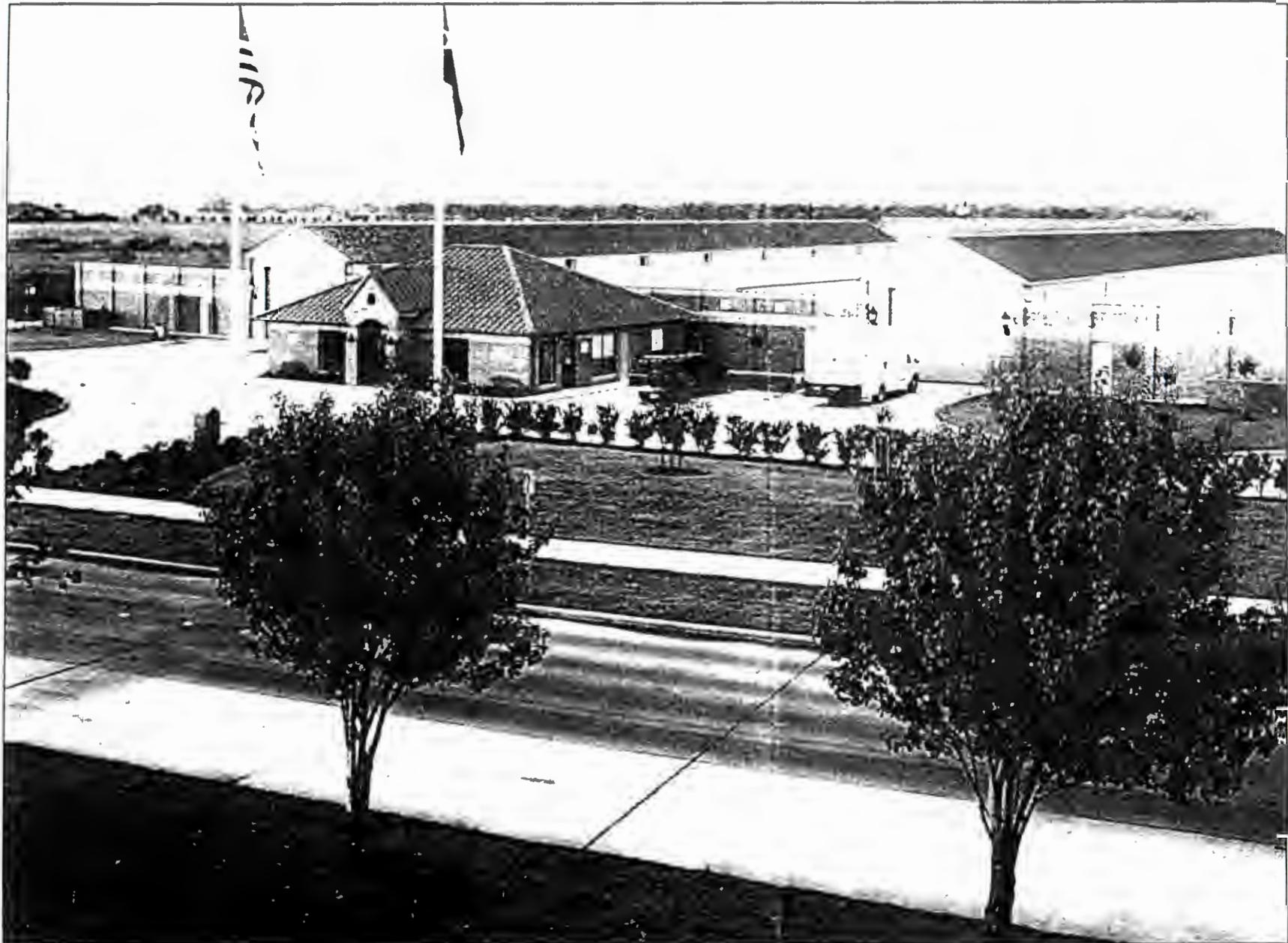
SUBDIVISION ENTRANCE



SUBDIVISION ENTRANCE



MINISTORAGE & ENTRANCE, ARCHITECTURALLY SIMILAR TO GREATWOOD
BUILT IN 1998



SOUTH AUSTIN MINISTORAGE AT 6509 SOUTH FIRST STREET (UNDER CONSTRUCTION) WAS
MODELED AFTER A MINISTROAGE FACILITY IN MISSOURI CITY, TEXAS



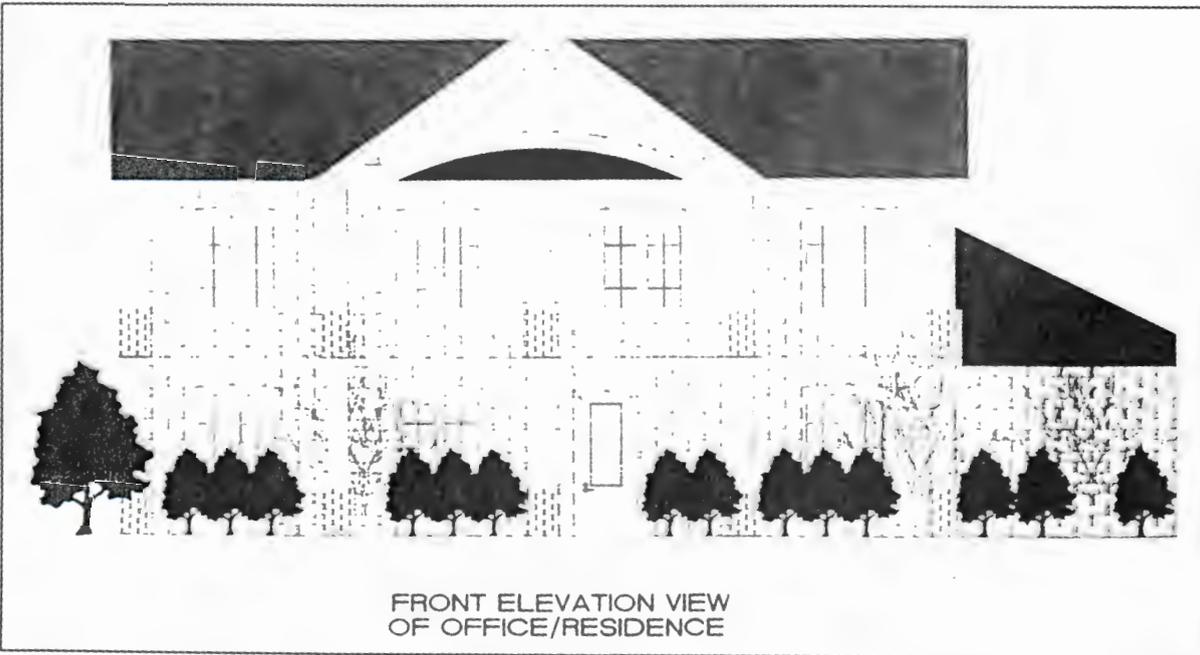
FM 518 PEARLAND, TEXAS- TRAFFIC & DEVELOPMENT



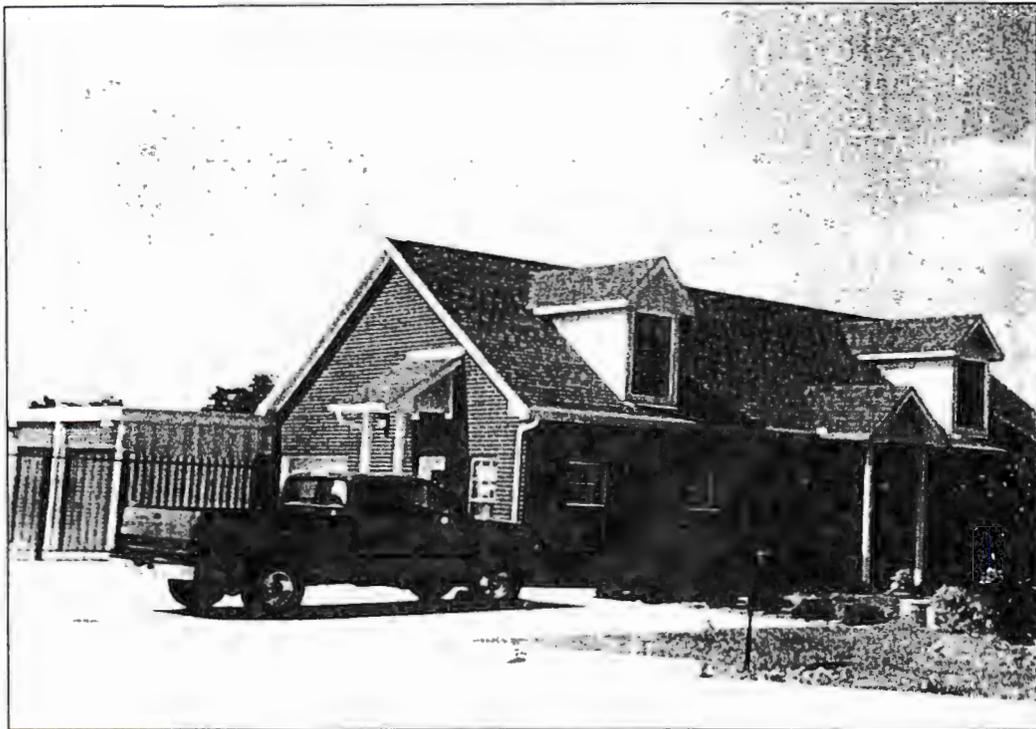
FM 518, CITY OF PEARLAND, TEXAS SITE



PHOTOGRAPH OF THE TWO-STORY OFFICE AFTER WHICH THE ALLSAFE STORAGE OFFICE/RESIDENCE WILL BE MODELED.



RENDERING OF THE ALLSAFE STORAGE OFFICE/ RESIDENCE PROPOSED IN PEARLAND ON FM 518.



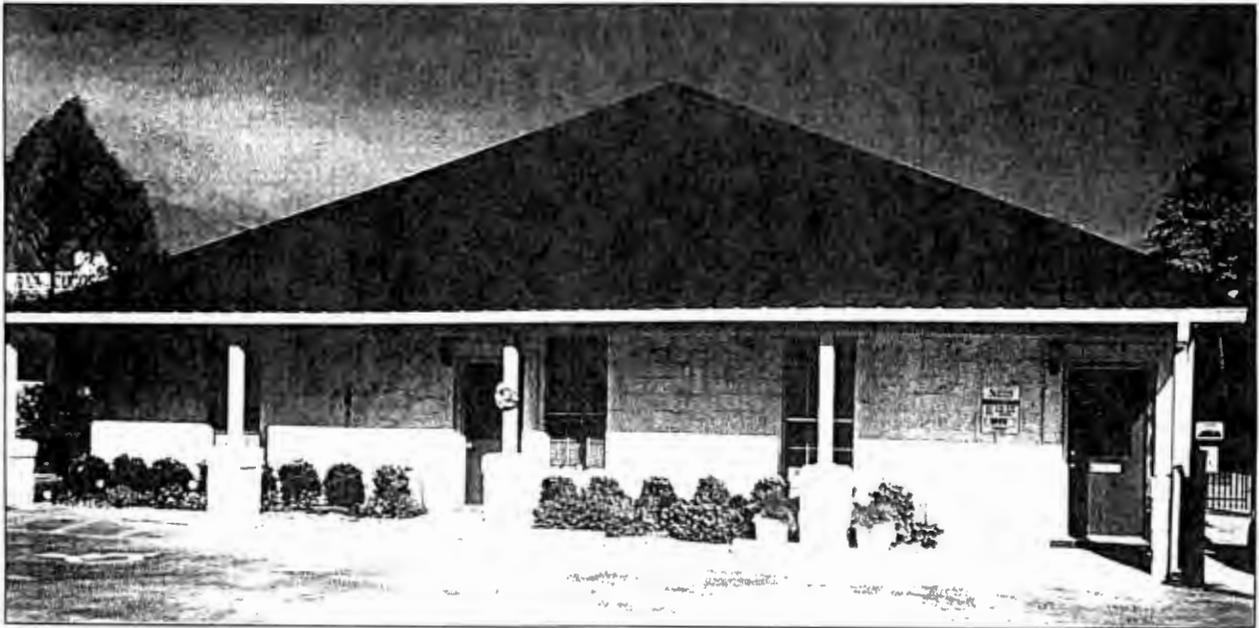
KATY GRAND PARKWAY
BUILT IN 1999



STORAGE PLACE OF KATY
BUILT IN 1999



HIDE-A- WAY MINISTORAGE IN TOMBALL
BUILT IN 1998



NATIONS STORAGE ON 249 IN HARRIS COUNTY
BUILT IN 1999

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 17, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District – Specific Use (GB(S)) for mini-storage, on the following described property, to wit:

Zone Change Application No. 1086 and Specific Use Application No. 124

Legal Description: 5.17 acres, situated in the John W. Maxey Survey, Abstract No. 721, City of Pearland, Brazoria Co., TX (Broadway Street)

Owner: S.F. Sanders
9455 Kemp Rd
College Station, TX 77845

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

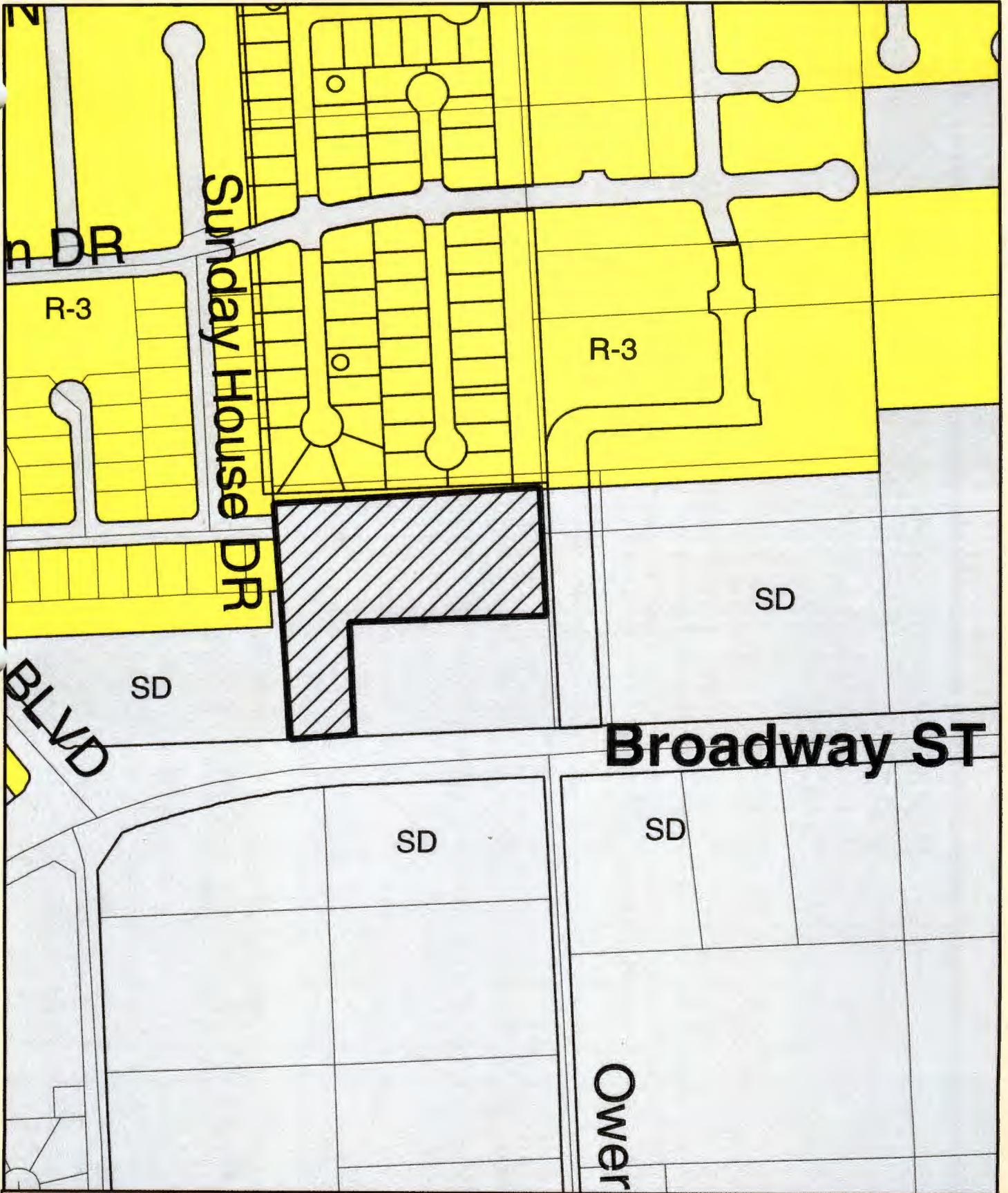
IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

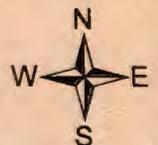
Mr. Tobin Maples, Executive Director of Community Services

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.



**Zone Change Application No. 1086 &
Specific Use Application No. 124
S. F. Sanders
Broadway Street**



LN

SD

O Day RD

Olin DR

R-1



GB

R-2

N

Pending
RE

SD

MH

R-1

R-1

Kelly LN

Zone Change Application No. 1085
Michael Boegler
Melanie Lane



Brookside RD

SD

RE

SD

R-1

R-1

Adamo LN

Seddon RD

SD

SITE

SD

SD

Zone Change Application No. 1087
Cindy Petrash
Adamo Lane



R-1

RD

SD

R-1

RD

GB

R-3

RE

R-1

SD

Figland S

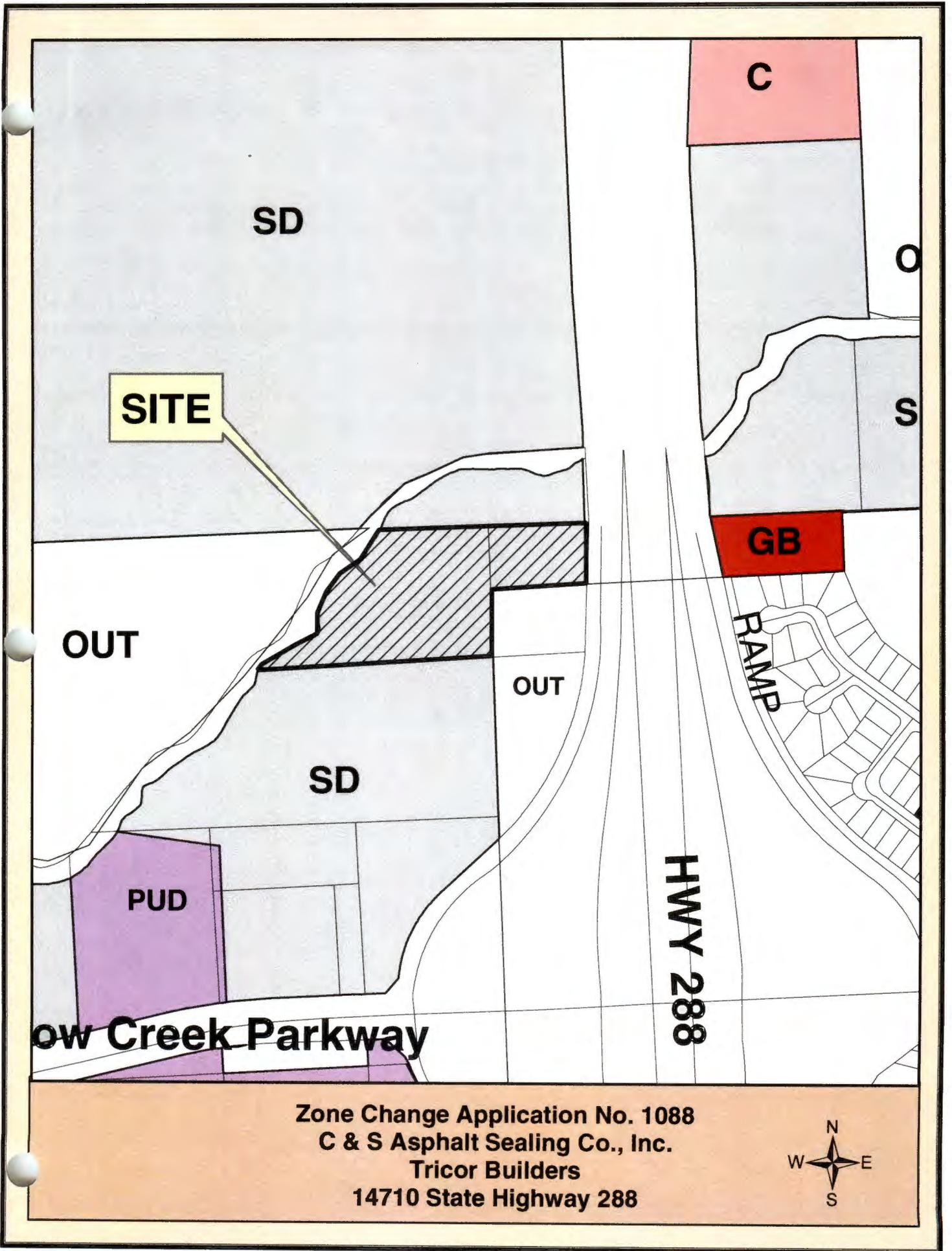
R-3

M-1

Sum

Zone Change Application No. 1084
Leonard Elizondo
6025 Figland





SITE

SD

C

O

S

GB

RAMP

OUT

OUT

SD

PUD

HWY 288

Low Creek Parkway

**Zone Change Application No. 1088
C & S Asphalt Sealing Co., Inc.
Tricor Builders
14710 State Highway 288**

