

SUMMARY OF JOINT PUBLIC HEARING ITEMS
JOINT PUBLIC HEARING
MAY 15, 2006, 6:30 P.M.

1. **Conditional Use Permit No. 2006-2**, a request by Pavilion Land Development Company, owner, for approval of a Conditional Use Permit for an "Auto Repair (Minor)" facility in the General Business Retail District (GB), on the following described property, to wit:

General Location: Generally Located on the North Side of FM 518 (Broadway Street), and West of County Road 90

2. **Zone Change No. 16Z**, a request by James D. and L. Elaine Thomas, owners, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 1 District (R-1) to Neighborhood Service District (NS), on the following described property, to wit:

General Location: Generally Located on the East Side of Westchester Circle, and Approximately 250 Feet South of FM 518 (Broadway Street)

3. **Zone Change No. 17Z**, a request by George Muthalaly, applicant for Morite V. Craven, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 3 District (R-3) to Neighborhood Service District (NS), on the following described property, to wit:

General Location: Generally Located on the East Side of Wooten Road, and Approximately 1,100 Feet North of FM 518 (Broadway Street)

4. **Zone Change No. 18Z**, a request by Alan Mueller, applicant for Riverstone Land Investors, Ltd., SHS, and Green Shadows Corporation, owners, and portions of the property initiated for a zone change by the City of Pearland, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Single Family Residential – 1 District (R-1), on the following described property, to wit:

General Location: Generally Located on the East Side of Pearland Parkway, on the West Side of Country Club Drive, and on the North Side of Clear Creek

5. **Zone Change No. 19Z**, a request by CBL and Associates Properties, Inc., applicant for W C Properties, Ltd., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Planned Development District (PD), on the following described property, to wit:

General Location: Generally Located on the South Side of Broadway Street, and on the West Side of Kirby Drive

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 15, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. 2006-2

A request by Pavilion Land Development Company, owner, for approval of a Conditional Use Permit for an "Auto Repair (Minor)" facility in the General Business Retail District (GB), on the following described property, to wit:

Legal Description: 0.919 acres of land, situated in the H. T. & B.R.R. Company Survey, Abstract 304, being out of and part of a called 15.0832 acre tract of land conveyed in deed under Document No. 2006011872 of the Official Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of FM 518 (Broadway Street), and West of County Road 90

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

VI. ADJOURNMENT

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

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF MAY 15, 2006**

Conditional Use Permit No. 2006-2

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Pavilion Land Development Company, owner, for approval of a Conditional Use Permit for an "Auto Repair (Minor)" facility in the General Business Retail District (GB)

LEGAL DESCRIPTION: 0.919 acres of land, situated in the H. T. & B.R.R. Company Survey, Abstract 304, being out of and part of a called 15.0832 acre tract of land conveyed in deed under Document No. 2006011872 of the Official Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the North Side of FM 518 (Broadway Street), and West of County Road 90

APPROVAL PROCESS: After this Joint Public Hearing, the requested conditional use permit application will be considered as follows:

Planning and Zoning Commission: May 15, 2006

A Conditional Use Permit (CUP) is a new application process in the Unified Development Code (UDC) and replaces the previous Specific Use Permit (SUP) described in the Land Use and Urban Development Ordinance. According to the Unified Development Code, a CUP will be scheduled for a Joint Public Hearing with both the Planning and Zoning Commission and the City Council, but will be scheduled for approval by the Planning and Zoning Commission only. The City Council will only hear the CUP if the applicant appeals the Commission's decision to the City Council.

SUMMARY: The applicant is requesting approval of a Conditional Use Permit (CUP) for a "Minor Auto Repair" facility in the General Business Retail District (GB). The subject property is currently undeveloped.

The subject property is zoned GB and the area is rapidly developing with retail, office, and related uses.

The proposed facility is a National Tire and Battery (NTB) store. The applicant has submitted a preliminary site plan and building elevations for review as part of this Conditional Use Permit. If the CUP is approved, the applicant will be required to submit a building permit application, in which the site plan, landscape plan, and all other building plans and site development will be reviewed for conformance with all codes and ordinances applicable.

SURROUNDING ZONING AND LAND USES:

*** surrounding zoning districts based on the new map adopted February 27, 2006**

	<u>Zoning</u>			<u>Land Use</u>
North	General District (GB)	Business	Retail	Undeveloped tracts
South	Outside of City Limits, but within the City of Pearland's ETJ			CVS Pharmacy; Undeveloped tracts
East	General District (GB)	Business	Retail	Undeveloped tracts
West	General District (GB)	Business	Retail	Undeveloped tracts

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The subject property is currently zoned as GB. The minimum lot size for the GB district is 22,500 square feet and the minimum lot width is 150 feet. The subject property meets these requirements.

The applicant will be required to comply with all other requirements of the Unified Development Code.

PLATTING STATUS: The subject property is part of the Medical Commons of Pearland subdivision plat that was recently approved by the Planning and Zoning Commission. More recently, a replat of the Medical Commons was approved by the Commission. It appears that the replat has not yet been filed for record. Prior to issuance of a building permit for the subject property, the replat will need to be filed for record with the County Clerk.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Retail, Office, and Service" uses for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for "Retail, Office, and Services" are the General Business Retail District (GB), the Neighborhood Service District (NS), and the Office Professional District (OP). Therefore, the existing zoning of GB for the subject property conforms to the Comprehensive Plan. The proposed minor auto repair facility is allowed in GB by approval of a Conditional Use Permit.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on FM 518 (Broadway Street), a major thoroughfare with an ultimate right-of-way of 120 feet. Adequate right-of-way was dedicated by the Medical Commons plat.

Silverlake Parkway (extension of CR 90, and previously known as Hooks Road) does not affect the subject property on the east side. There is an undeveloped tract between the subject property and Silverlake Parkway.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There is currently a 16 inch water line on the south side of Broadway Street. There is also a 24 inch gravity main sanitary sewer water line along the north side of Broadway Street.

Availability and adequacy of utilities will be reviewed during the review of subdivision plats and construction plans submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed conditional use permit for minor auto repair should not have a negative impact on the surrounding properties.

The subject property is located within a larger area that is developing with retail, office, and service related uses. The entire area that fronts on Broadway Street, between Miller Ranch Road and Silverlake Parkway, is currently zoned as GB and is developing with GB uses.

Site Plan

The applicant has submitted a preliminary site plan for review. The following is a list of requirements that pertain to the site under the GB district:

Setbacks:

- Minimum front yard: 25 feet
- Minimum side yard: 10 feet
- Minimum rear yard: 25 feet
- Maximum height: 45 feet

Due to the size of the drawing, it is difficult to tell if the proposed site plan meets these setbacks outlined in the GB district.

Outside display:

Also, any display areas outside shall be confirmed to a pedestrian walkway immediately adjacent to the building, and shall not extend more than 10 feet from the building. The applicant has also indicated that they will not have any outside storage or display.

Corridor Overlay District:

Broadway Street is designated as a "corridor overlay" in the Unified Development Code. The applicant will be responsible for complying with all applicable requirements of the corridor overlay district as it pertains to the subject property. The corridor overlay district contains increased standards on building façade, landscaping, and lighting, as well as others.

Building Façade:

The Unified Development Code requires that the building be 100 percent masonry or glass for the portion of wall visible from the adjacent roadway. The applicant has provided elevation drawings of all sides of the proposed building. It appears that the proposed elevations meet these requirements.

The corridor overlay district contains standards that pertain to building articulation and building materials. The proposed NTB store will not be large enough to require specific building articulation. Regarding building materials, at least 25 percent of the exterior walls facing Broadway Street would need to be transparent. The applicant will have to provide this calculation on the building permit plans, as it is unclear from the elevation drawings if this percentage will be met. Also, the corridor overlay district requires that building colors meet the colors on the City's approved color palate. The elevations submitted with this application do meet the approved color palate.

The applicant did indicate earlier to Staff that some NTB stores have more blue in their façade. The applicant chose the beige/brown colors in order to be more compatible with surrounding businesses within the area.

Parking:

The applicant will be required to provide parking spaces in accordance with the Unified Development Code.

Screening:

Screening is not required because the subject property is surrounded by other General Business District and related uses.

Traffic:

A traffic impact analysis (TIA) was previously submitted with the plat of the subject property, which determined the locations of driveways. The subject property does not have a driveway on its site. The driveway is located further to the west. Mutual access has been provided between all sites within the Medical Commons subdivision.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit, as proposed by the applicant, for the following reasons:

1. The proposed conditional use permit provides for a minor auto repair facility in an area that is currently zoned GB and the surrounding areas are developing with GB uses. The GB district allows minor auto repair by approval of a Conditional Use Permit.
2. The proposed facility should not have any impact on the surrounding retail, office, or service developments.
3. The proposed facility should be compatible and consistent with other similar auto related uses within the subject area.
4. The applicant will be required to comply with all requirements in the Unified Development Code pertaining to the development of the site.
5. The site plan, landscape plan, and building elevations will be reviewed again as part of a Building Permit Application, for compliance with all codes and ordinances applicable to the site.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Proposed Site Plan
- Proposed Building Elevations

Property Owner Notice

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

CONDITIONAL USE PERMIT NO. CUP2006-2

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Pavilion Land Development Company, owner, for approval of a Conditional Use Permit for an "Auto Repair (Minor)" facility in the General Business Retail District (GB), on the following described property, to wit:

0.919 acres of land, situated in the H. T. & B.R.R. Company Survey, Abstract 304, being out of and part of a called 15.0832 acre tract of land conveyed in deed under Document No. 2006011872 of the Official Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas (Generally Located on the North Side of FM 518 (Broadway Street), and West of County Road 90)

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 15, 2006, AT 6:30 P.M.

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

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

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.



APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Page 1 of Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Conditional Use Permit Request for: Auto Repair (Minor)
(list proposed use)

Current Zoning District: GB

Property Information:

Address or General Location North side of FM 518 between Yorkshire Blvd + County Road 90

Tax Account No. 0304-0052-000

Subdivision: Medical Commons of Pearland

Lot: Tract D Block: 1

PROPERTY OWNER INFORMATION: If there are multiple property owners, please list on a separate sheet of paper and attach to this application.

NAME Pavilion Land Company

ADDRESS 5605 Carnegie Blvd. Suite 110

CITY Charlotte STATE NC ZIP 28209

PHONE (704) 557-9267

FAX (704) 552-1159

E-MAIL ADDRESS haynes.peery@paviliondevelopment.com

APPLICANT INFORMATION:

NAME Pavilion Development Company

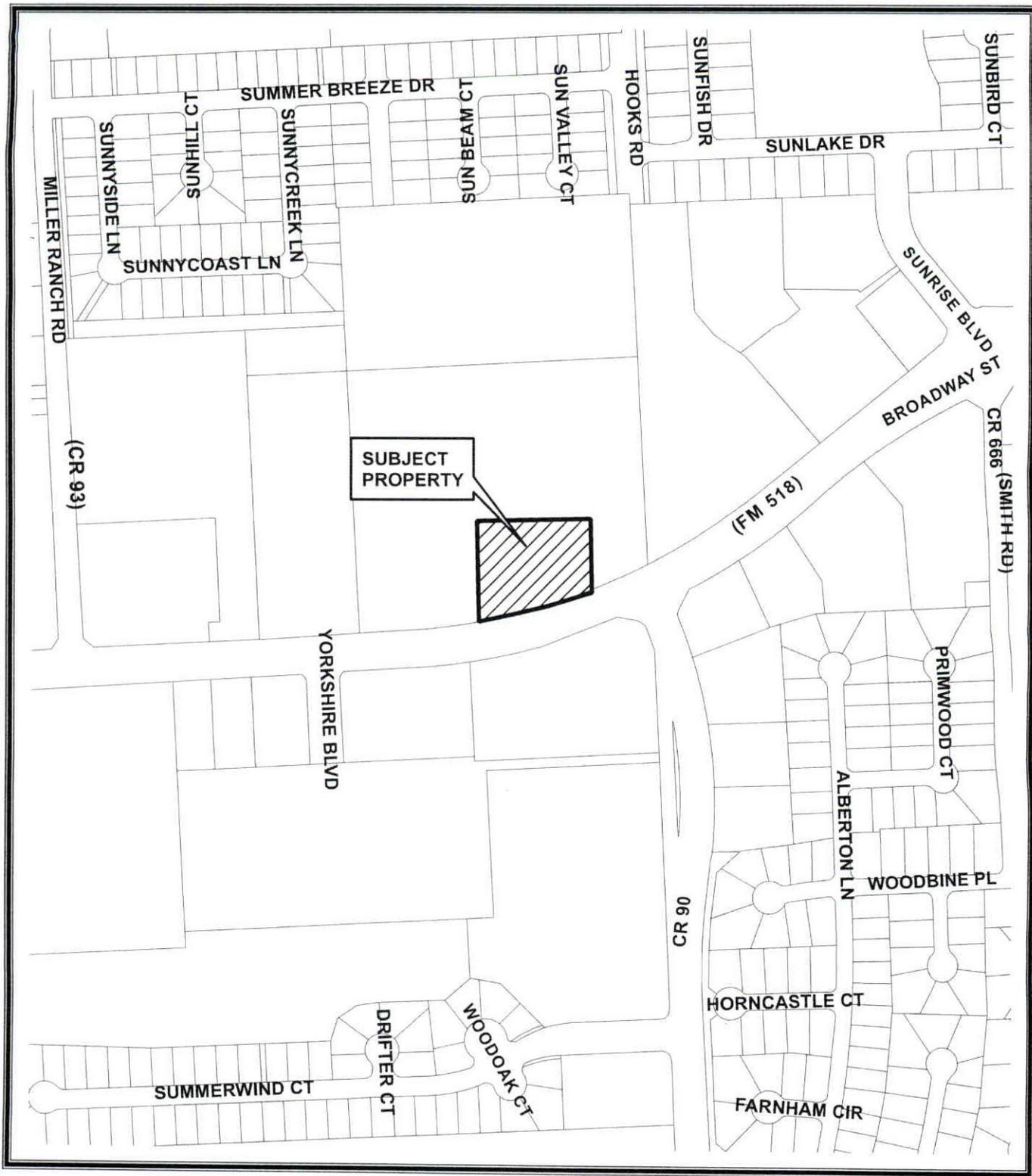
ADDRESS 5605 Carnegie Blvd. Suite 110

CITY Charlotte STATE NC ZIP 28209

PHONE (704) 557-9267 (Ext 110)

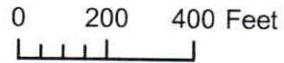
FAX (704) 552-1159

E-MAIL ADDRESS michael.mcdonald@paviliondevelopment

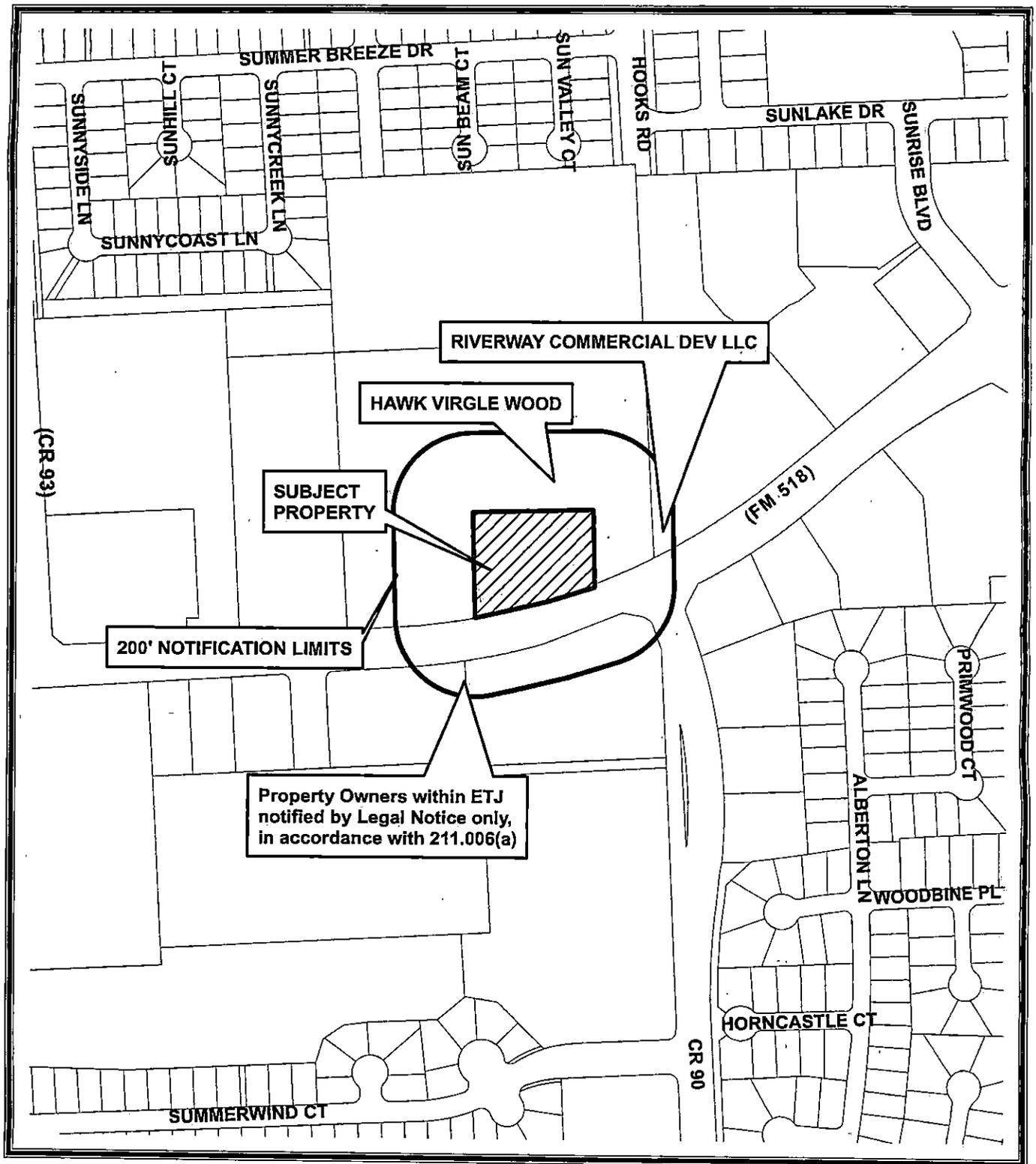


LOCATION MAP

Conditional Use Permit
No. 2006-2



Map Prepared on April 24, 2006



OWNERSHIP MAP

Conditional Use Permit
No. 2006-2

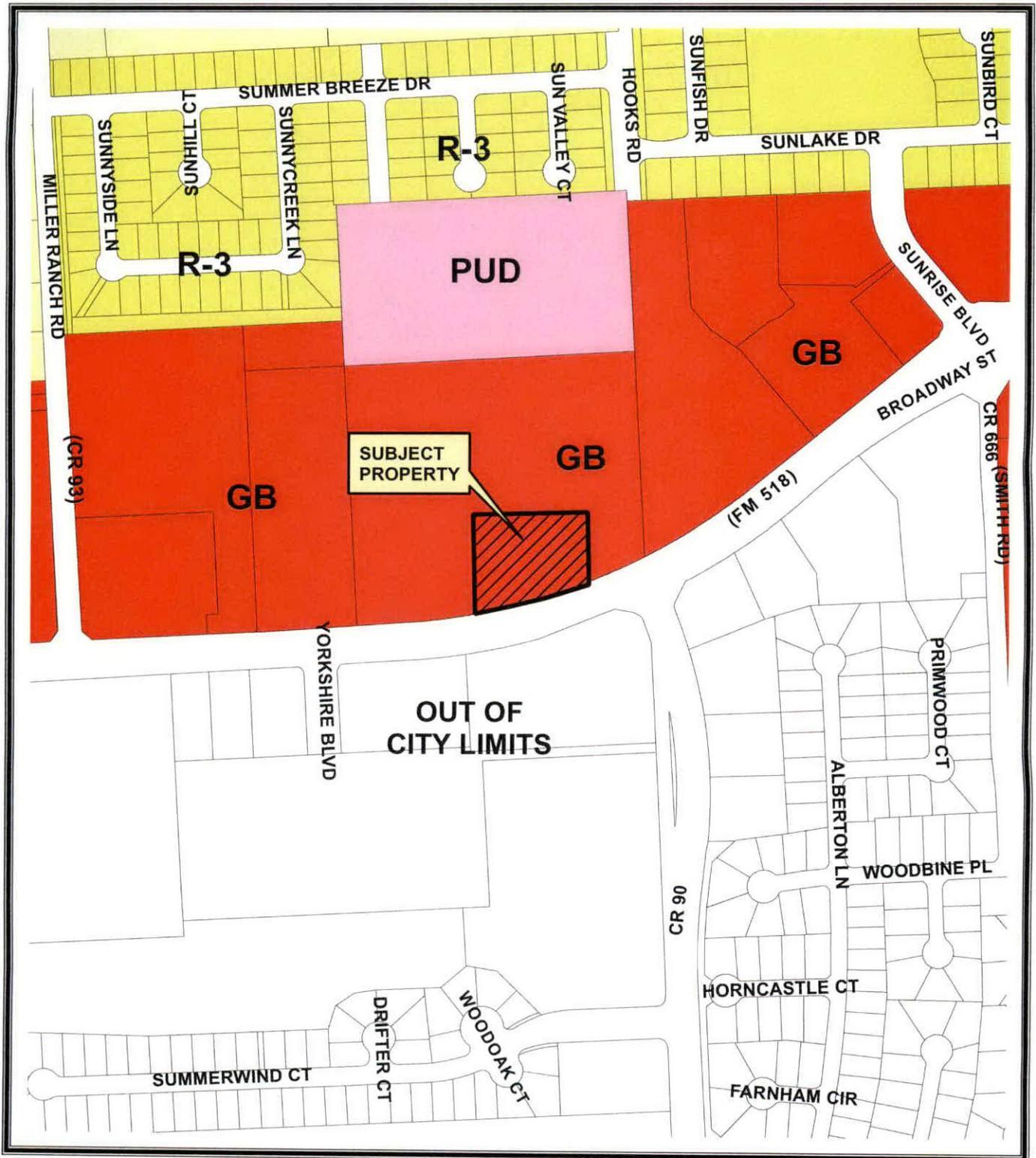


0 200 400 Feet

Map Prepared on April 24, 2006

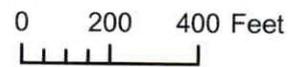
CONDITIONAL USE PERMIT NO. 2006-2
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R547663	RIVERWAY COMMERCIAL DEV LLC PAVILION LAND COMPANY	PO BOX 3083 5605 CARNEGIE BLVD STE 110	PEARLAND	TX	77588-3083	A0721 J W MAXEY, TRACT 1F, ACRES 6.76
R512552	HAWK VIRGLE WOOD	4035 HAWK RD	PEARLAND	TX	77584-2707	PROPERTY OWNER/APPLICANT A0304 H T & B R R, TRACT 60 (UND/4), ACRES 3.9975

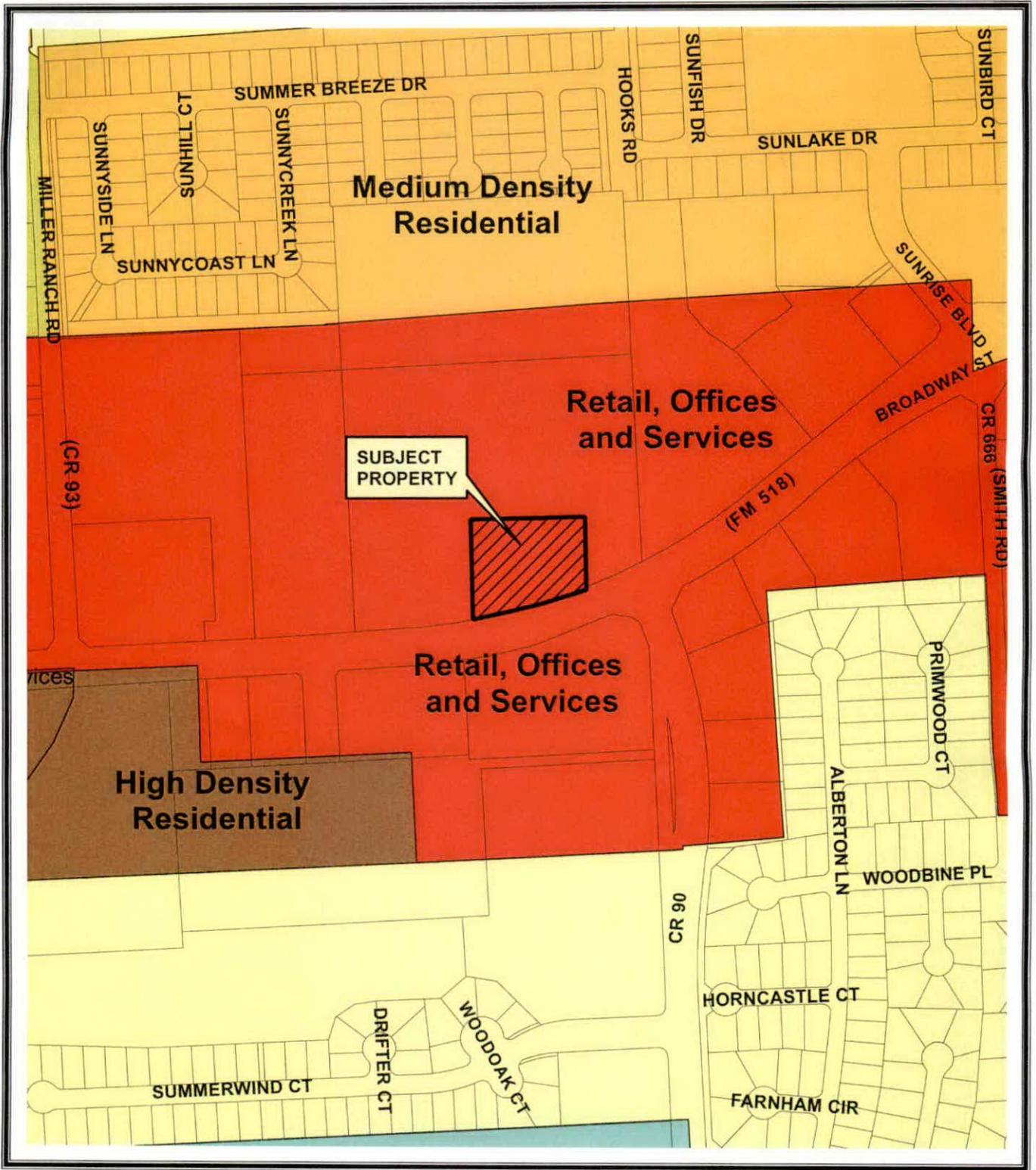


ZONING MAP

Conditional Use Permit
No. 2006-2

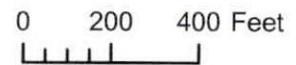


Map Prepared on April 24, 2006

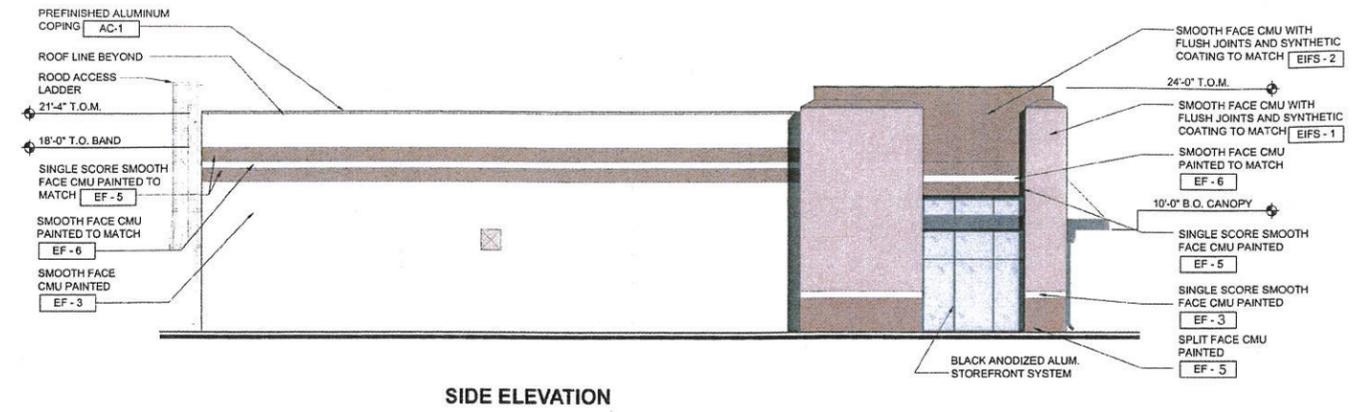


FUTURE LAND USE PLAN

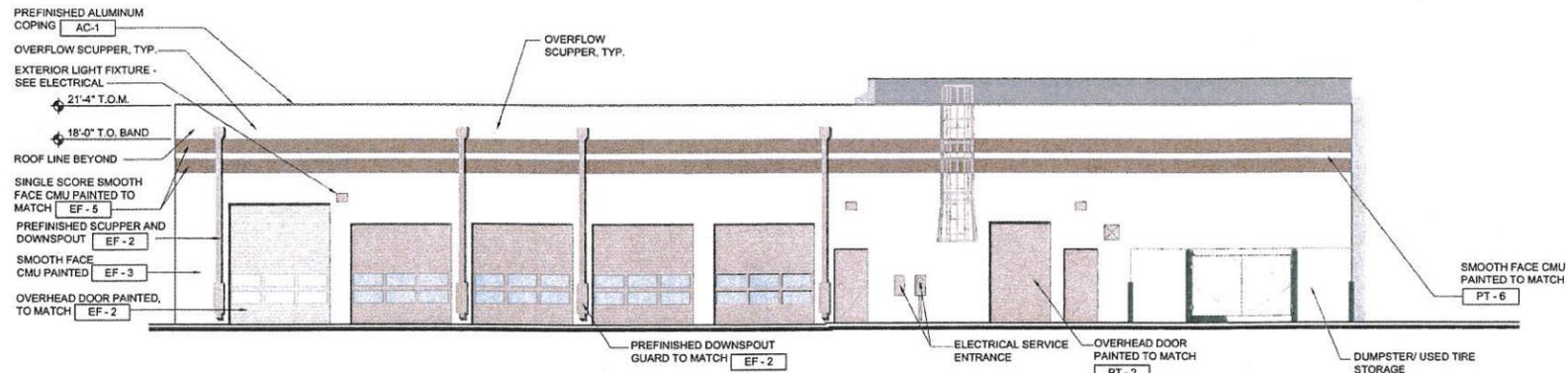
Conditional Use Permit
No. 2006-2



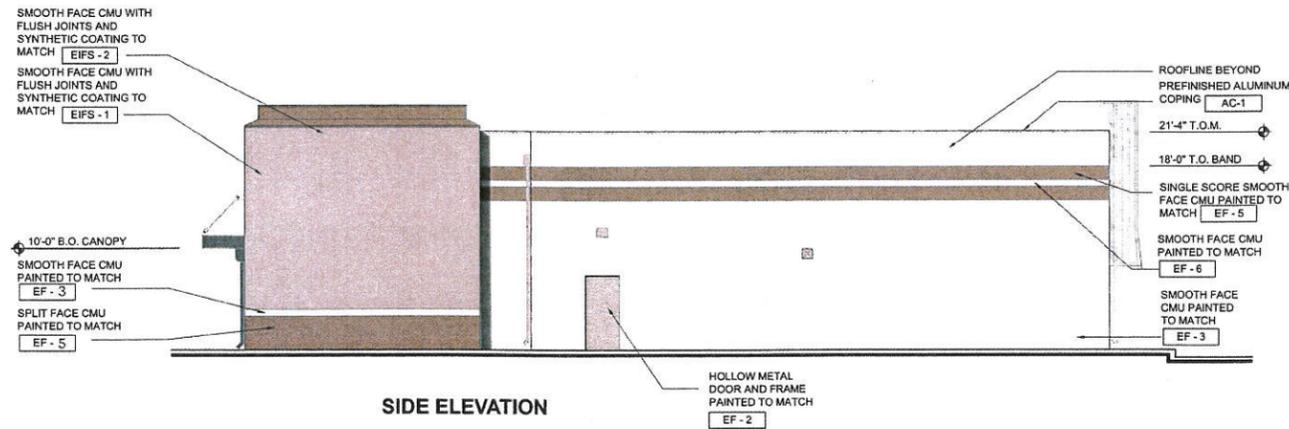
Map Prepared on April 24, 2006



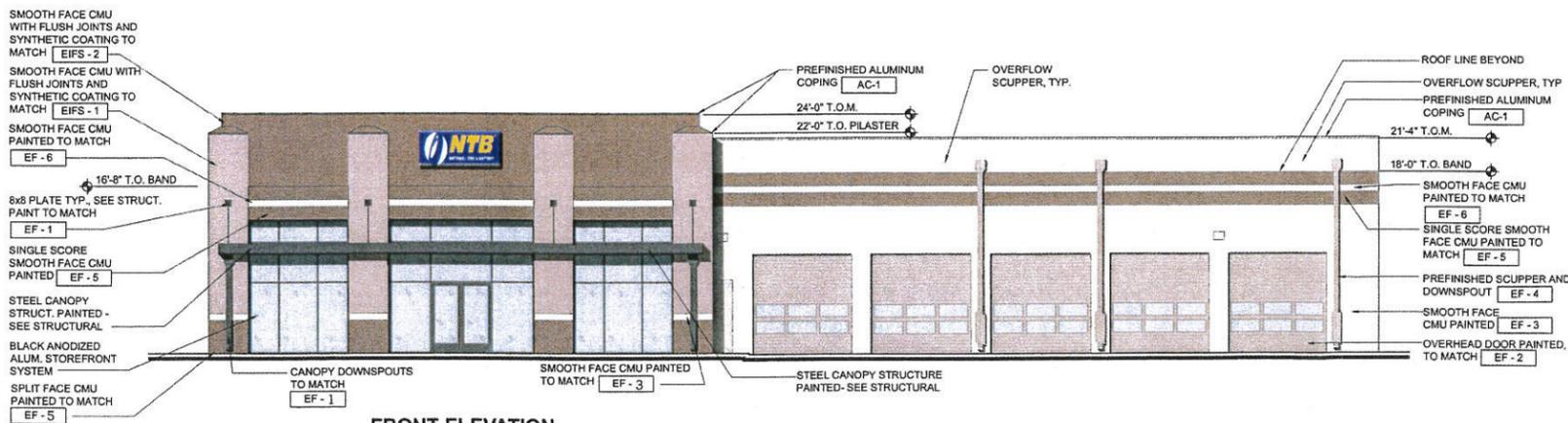
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



PEARLAND, TEXAS
PEARLAND

FINISHES

- AC-1 PREFINISHED ALUMINUM TO MATCH PT-2
- EIFS-1 EIFS: COLOR TO MATCH EF-2
- EIFS-2 EIFS: COLOR TO MATCH EF-5
- EF-1 SHERWIN-WILLIAMS #SW-6258 TRICORN BLACK
- EF-2 BENJAMIN MOORE #2164 SERENGETTI SAND
- EF-3 BENJAMIN MOORE #HC 48 BRADSTREET BEIGE
- EF-4 NOT USED
- EF-5 BENJAMIN MOORE #1231
- EF-6 BENJAMIN MOORE #HC 48 BRADSTREET BEIGE



AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 15, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 16Z

A request by James D. and L. Elaine Thomas, owners, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 1 District (R-1) to Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: 1.03 acres of land, Lot 25, of Westchester Estates, Abstract 242, H. T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Westchester Circle, and Approximately 250 Feet South of FM 518 (Broadway Street)

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

VI. ADJOURNMENT

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

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF MAY 15, 2006**

Zone Change No. 2006-16Z

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by James D. and L. Elaine Thomas, owners, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 1 District (R-1) to Neighborhood Service District (NS)

LEGAL DESCRIPTION: 1.03 acres of land, Lot 25, of Westchester Estates, Abstract 242, H. T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the East Side of Westchester Circle, and Approximately 250 Feet South of FM 518 (Broadway Street)

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: May 15, 2006*
City Council for First Reading: June 12, 2006*
City Council for Second Reading: June 26, 2006*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for a Neighborhood Service District (NS). The subject property is currently developed as a single family residence. The applicant has indicated that they plan to use the subject tract for a retail development as well as other neighborhood service district uses.

The applicant previously submitted a zone change for the subject property for a General Business Retail District (GB), which was scheduled and considered at the Joint Public Hearing on March 20, 2006. The Planning and Zoning Commission recommended denial

of the zone change to GB, and the applicant withdrew the zone change for GB just prior to the consideration of the GB request by the City Council. The applicant has now resubmitted the zone change for an NS district, which is a lesser intense zoning district than GB.

The subject property was zoned Suburban Development District (SD) for several years and the existing house has remained a non-conforming use. During the review of the Updated Zoning Map, which was approved by the City Council on February 27, 2006, the subject property was changed from SD to Single Family Dwelling District (R-1).

All other lots fronting (not siding) on Westchester Circle are already zoned as R-1 and many are developed with single family residential uses.

SURROUNDING ZONING AND LAND USES:

* surrounding zoning districts based on the new map adopted February 27, 2006

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Dwelling District (R-1); General Business District (GB)	Single family residence; Retail development
South	Single Family Dwelling District (R-1)	Single family residence
East	General Business District (GB)	Undeveloped tract
West	Single family Dwelling District (R-1)	Single family residence

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting an NS zoning district. The minimum lot size for the NS district is 12,500 square feet and the minimum lot width is 100 feet. The subject property in its present configuration currently meets these requirements, as the subject property is exactly 150 feet wide along Westchester Circle, and is approximately 1.03 acres in size.

The applicant will be required to comply with all other requirements of the Unified Development Code.

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has been platted as Lot 25 of Westchester Estates. Therefore, no further platting will be required at this time.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Retail, Offices, and Services" for the subject property and for many of the surrounding properties along Broadway Street and Manvel Road. The Comprehensive Plan further indicates that the appropriate zoning districts for "Retail, Offices, and Services" are the Office and Professional District (OP), the Neighborhood Service District (NS), and the General Business District (GB). Therefore, the proposed zone change for NS conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Westchester Circle, a local street. The Master Thoroughfare Plan does not indicate any improvements to Westchester Circle.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There is currently an 8 inch water line within Westchester Circle. There is also a 16 inch water main along the south side of Broadway Street.

There is an 8 and 18 inch gravity main sanitary sewer line along Westchester Circle, and there is an 8 inch gravity main sanitary sewer line along the south side of FM 518 (Broadway Street).

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The applicant originally applied for a GB district, which was considered at the Joint Public Hearing on March 20, 2006. At that meeting, Staff recommended denial of the zone change for GB for several reasons, which are discussed below. Now that the applicant has resubmitted a zone change for Neighborhood Service District (NS), Staff does not believe that NS is any more appropriate for the subject property than the GB district was.

The subject property, due to its close proximity to Broadway Street and other non-residential uses, may seem to be an appropriate location for a Neighborhood Service District. Many properties along the north and south sides of Broadway Street are already zoned for General Business District and are developing with GB uses.

The subject property is designated in the Comprehensive Plan for Retail, Office, and

Service uses. The proposed NS district conforms to this designation in the Comprehensive Plan. However, the lines on the Comprehensive Plan are not definite lines and are not zoning lines, but instead they are more general boundaries of different classifications of land uses. Therefore, it could be interpreted that the land use designations of retail, office, and service uses should only apply to the properties fronting on Broadway Street.

It appears that all of the lots that front onto Westchester Circle are zoned for R-1. The lots that front onto Broadway Street and Manvel Road (but side onto Westchester Circle) are zoned for General Business District, with the exception of the lot at the southeast corner of Broadway Street and Westchester Circle. The lot at the southeast corner of Broadway Street and Westchester Circle is zoned for R-1, but it fronts onto Broadway Street. It would seem appropriate for that particular lot, which fronts onto Broadway Street and is adjacent to other GB districts, would be changed at some point to GB also.

Staff believes that the Retail, Office, and Service use designation was not meant to include the subject property nor the lot directly to the west, due to their frontage on Westchester Circle. In order to protect the single family residential neighborhood that exists along Westchester Circle, Staff is recommending disapproval of the zone change for Neighborhood Service District.

If the zone change is approved, the applicant may be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways.

Also, if the zone change is approved, the applicant or developer would be responsible for providing a landscape buffer and masonry wall along the property lines that are shared with residentially zoned properties.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

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

1. The proposed zone change for NS would be intrusive and cause negative effects on the established residential neighborhood that currently exists along Westchester Circle.
2. Although the Comprehensive Plan designates the subject property for "Retail, Office, and Service" uses, Staff believes that it was the intention of the City for the

JPH 05-15-06

2006-16Z

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Retail, Office, and Services to extend only to those lots that front onto Broadway Street, but not for the lots that front on Westchester Circle.

3. The subject property is currently developed with a single family residence and is currently occupied as a residential structure.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

PROPERTY OWNER NOTICE

CITY OF PEARLAND
3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

ZONE CHANGE NO. 2006-016Z

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by James D. and L. Elaine Thomas, owners, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 1 District (R-1) to Neighborhood Service District (NS), on the following described property, to wit:

1.03 acres of land, Lot 25, of Westchester Estates, Abstract 242, H. T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas (Generally Located on the East Side of Westchester Circle, and Approximately 250 Feet South of FM 518 (Broadway Street))

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 15, 2006, AT 6:30 P.M.**

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

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

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please check one:

Change in Zoning Classification from: SD R-1 to: NS
(list current zoning) (list proposed zoning)

Specific Use Permit Request for: _____
(list proposed use)

3/29/06

Property Information:

Address: 2727 WESTERCHESTER Tax Account No. 8215-0022-000:001

Subdivision: WESTERCHESTER Lot: 25 Block: 242 H T. & B

**** Attach a copy of the metes and bounds description, survey, or legal description****

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

Future/proposed use of property and reason for zone change: GENERAL BUSINESS NS

PROPERTY OWNER INFORMATION:

NAME JAMES D. & L. ELAINE THOMAS
ADDRESS 2727 WESTCHESTER
CITY PEARLAND STATE TX ZIP 77584
PHONE(281) 485-3153
FAX()
E-MAIL ADDRESS _____

APPLICANT INFORMATION:

NAME OWNER
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.

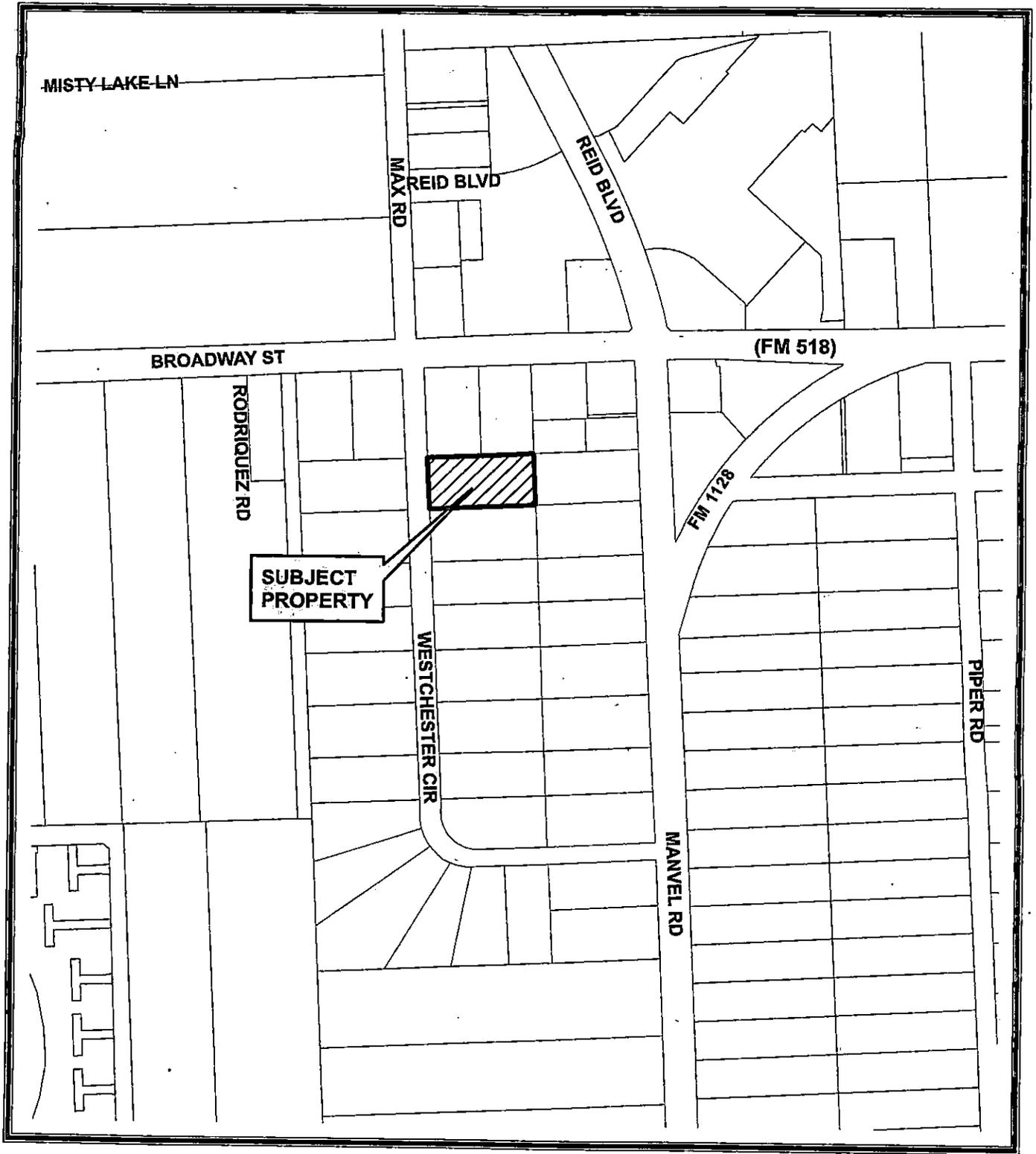
Owner's Signature: [Signature] Date: 2-17-06

Agent's Signature: [Signature] Date: 2-17-06

OFFICE USE ONLY:

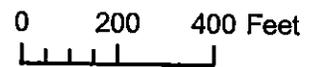
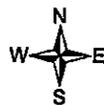
EES PAID: <u>\$275.00</u>	DATE PAID: <u>3/29/06</u>	RECEIVED BY: <u>[Signature]</u>	APPLICATION NUMBER: <u>2006-167</u>
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APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE

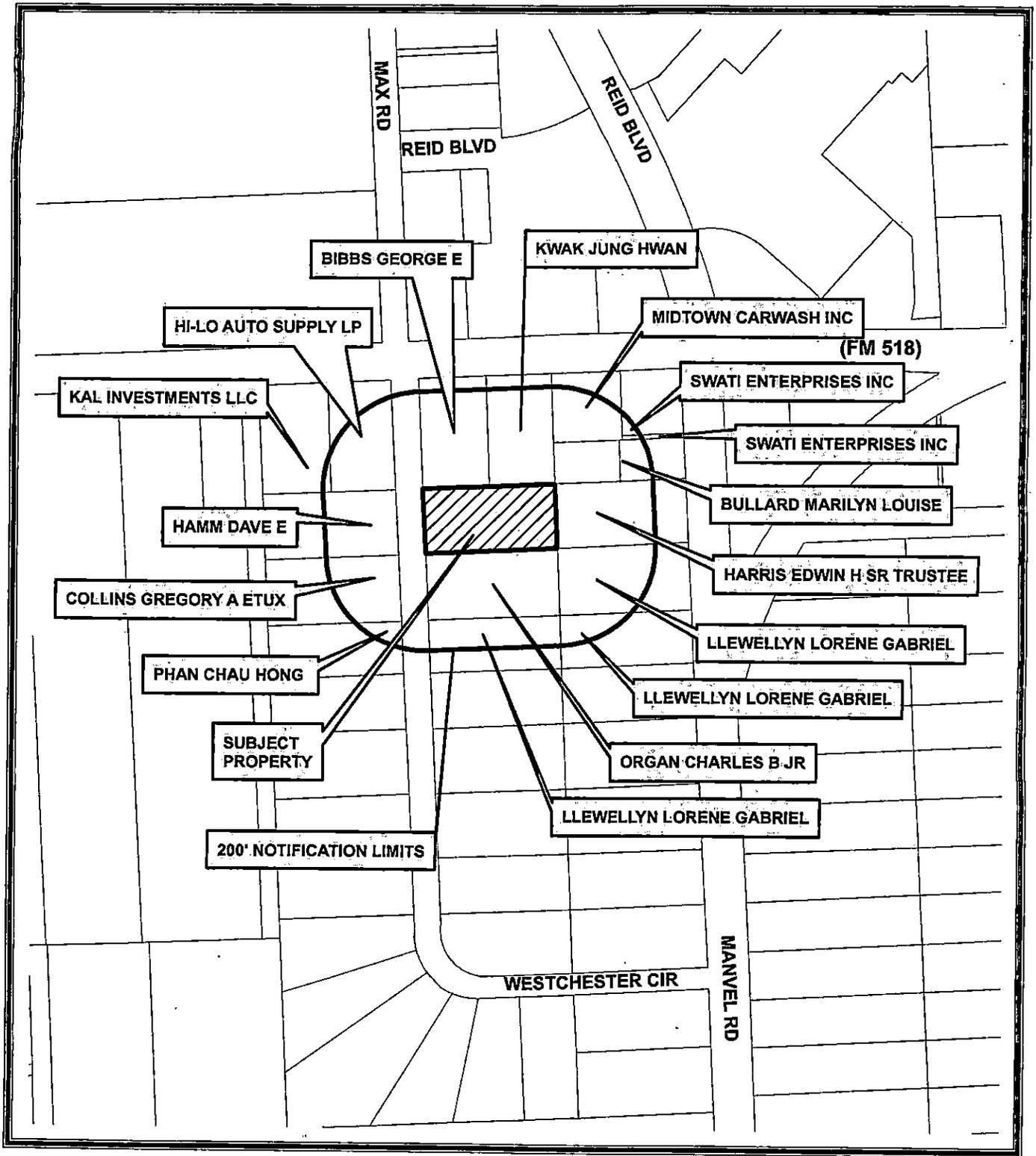


LOCATION MAP

**Zone Change
No. 2006-16Z**

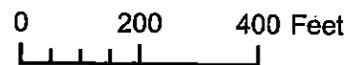


Map Prepared on April 24, 2006



OWNERSHIP MAP

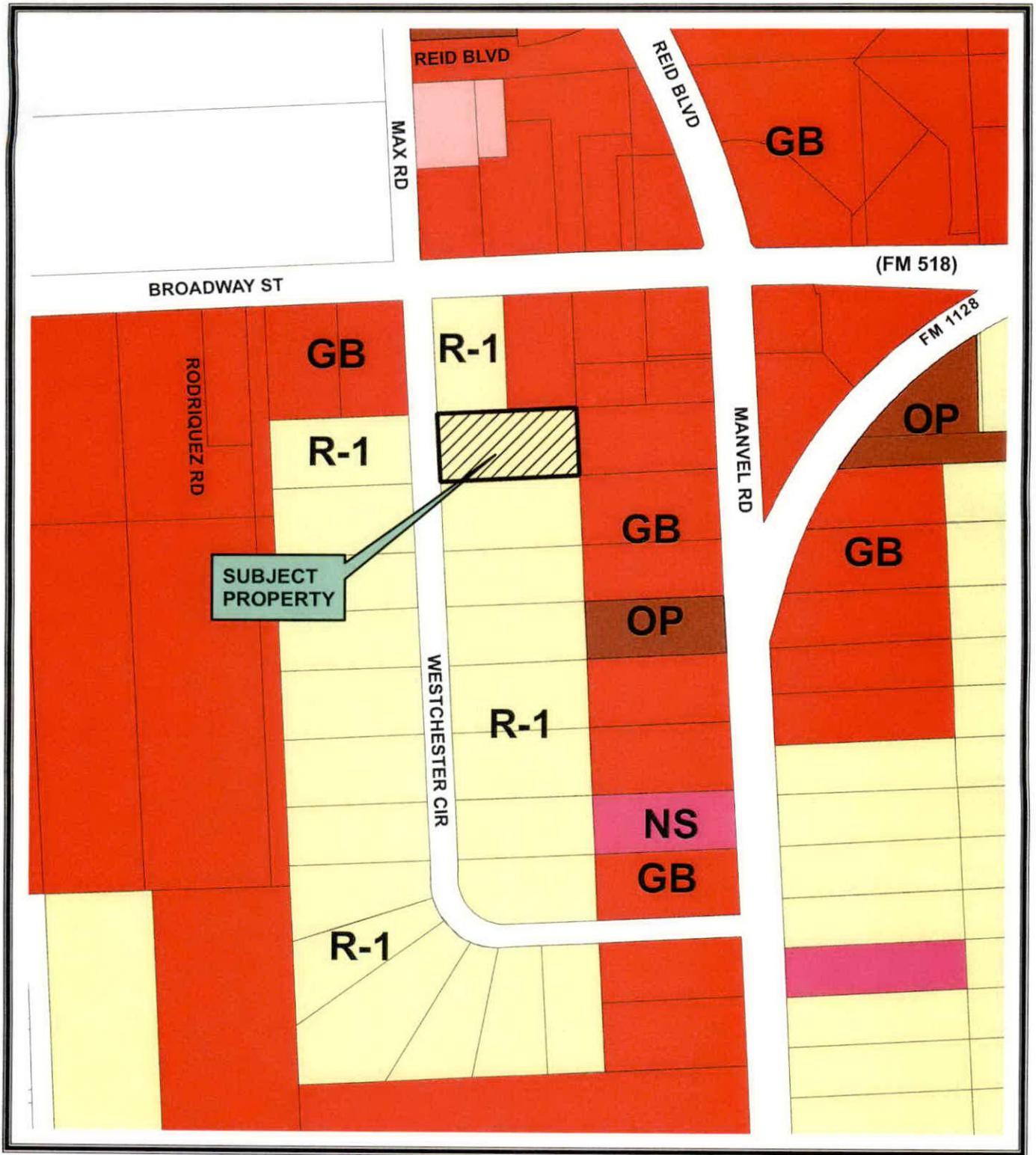
**Zone Change
No. 2006-16Z**



Map Prepared on April 24, 2006

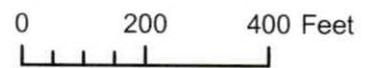
ZONE CHANGE NO. 2006-16Z
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R263054	SWATI ENTERPRISES INC	8146 9TH AVE	PORT ARTHUR	TX	77642-8014	WESTCHESTER LTS 29A-29B 242 H T & B
R505900	MIDTOWN CARWASH INC	7226 BROADWAY ST	PEARLAND	TX	77581-8780	WESTCHESTER (A0242 H T & B R R), BLOCK 1, RESERVE A
R263050	KWAK JUNG HWAN	2621 SUNFISH DR	PEARLAND	TX	77584-3041	WESTCHESTER LT 27 242 H T & B
R263049	BIBBS GEORGE E	2701 WESTCHESTER CIR	PEARLAND	TX	77584-5826	WESTCHESTER LT 26 242 H T & B
R263042	HI-LO AUTO SUPPLY LP	233 S PATTERSON	SPRINGFIELD	MO	65802	WESTCHESTER (A0242 H T & B R R), LOT 17
R534242	KAL INVESTMENTS LLC	2908 CASTLE CT -	PEARLAND	TX	77581-4825	RETAIL SERVICE FAC (A0242 HT&BRR), BLOCK 1, LOT 1, ACRES 0.8609
R263054	SWATI ENTERPRISES INC	8146 9TH AVE	PORT ARTHUR	TX	77642-8014	WESTCHESTER LTS 29A-29B 242 H T & B
R263052	BULLARD MARILYN LOUISE	PO BOX 14	PEARLAND	TX	77588-0014	WESTCHESTER (A0242 H T & B R R)(PEARLAND), LOT 28-29-30
R263053	HARRIS EDWIN H SR TRUSTEE	2310 GREEN TEE DR	PEARLAND	TX	77581-5132	WESTCHESTER (A0242 H T & B R R)(PEARLAND), LOT 28-29-30
	JAMES D & L ELAINE THOMAS	2727 WESTCHESTER CIR	PEARLAND	TX	77584	PROPERTY OWNER
R263048	THOMAS JAMES D	PO BOX 1884	PEARLAND	TX	77588-1884	WESTCHESTER LT 25 242 H T & B
R263040	HAMM DAVE E	2726 WESTCHESTER CIR	PEARLAND	TX	77584-5825	WESTCHESTER (A0242 H T & B R R), LOT 15
R263055	LLEWELLYN LORENE GABRIEL	2749 WESTCHESTER CIR	PEARLAND	TX	77584-5826	WESTCHESTER LT 31 242 H T & B
R263047	ORGAN CHARLES B JR	1204 MYRTLEWOOD DR	FRIENDSWOOD	TX	77546-2017	WESTCHESTER LT 24 242 H T & B
R263039	COLLINS GREGORY A ETUX	2742 WESTCHESTER CIR	PEARLAND	TX	77584-5825	WESTCHESTER (A0242 H T & B R R)(PEARLAND), LOT 14
R263056	LLEWELLYN LORENE GABRIEL	2749 WESTCHESTER CIR	PEARLAND	TX	77584-5826	WESTCHESTER LT 32 242 H T & B
R263046	LLEWELLYN LORENE GABRIEL	2749 WESTCHESTER CIR	PEARLAND	TX	77584-5826	WESTCHESTER (A0242 H T & B R R), LOT 23
R263038	PHAN CHAU HONG	2750 WESTCHESTER CIR	PEARLAND	TX	77584-5825	WESTCHESTER (A0242 H T & B R R), LOT 13

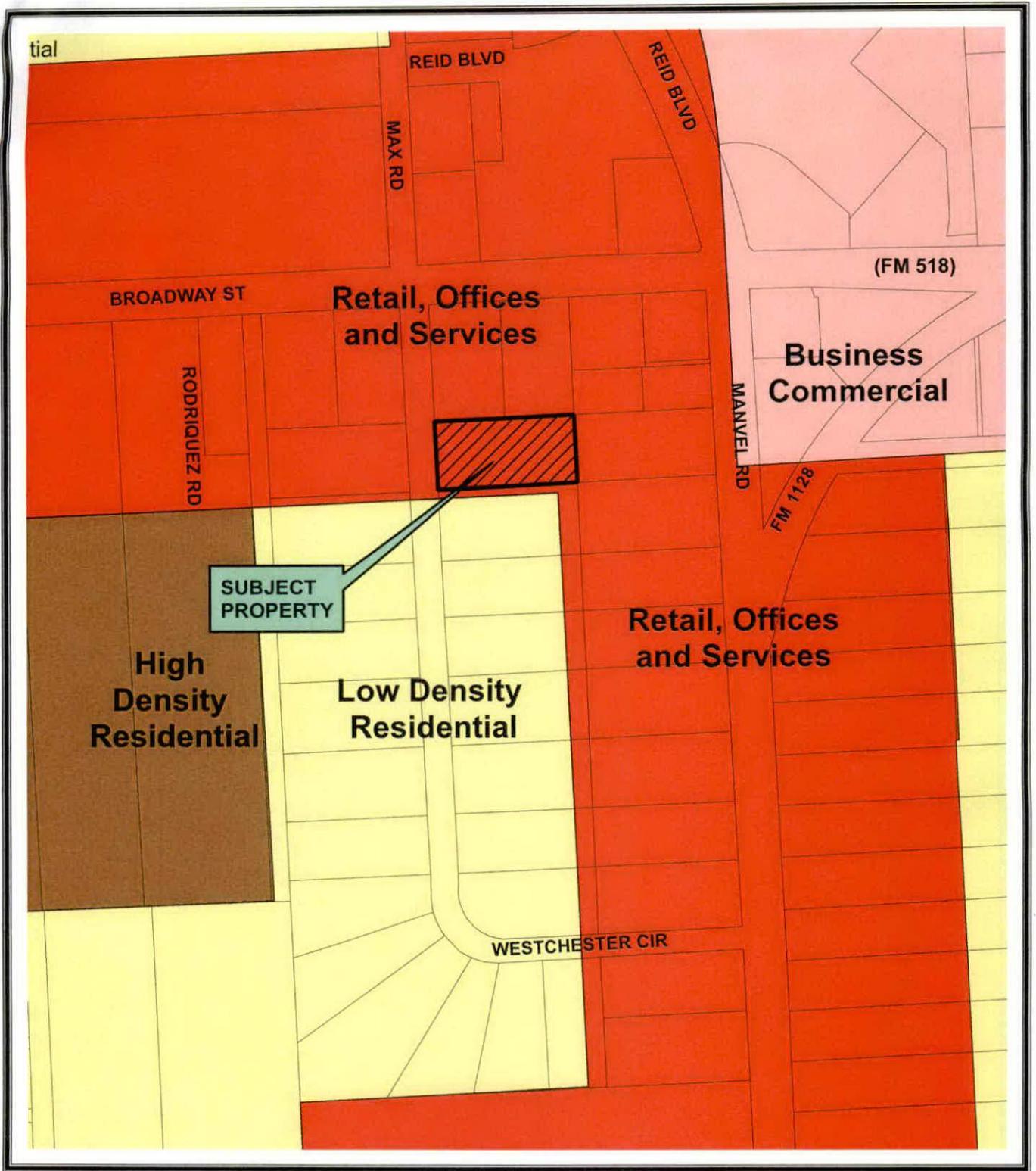


ZONING MAP

Zone Change
No. 2006-16Z

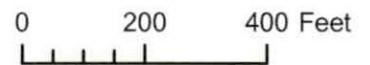


Map Prepared on April 24, 2006



FUTURE LAND USE PLAN

Zone Change
No. 2006-16Z



Map Prepared on April 24, 2006

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 15, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 17Z

A request by George Muthalaly, applicant for Morite V. Craven, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 3 District (R-3) to Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: 4.540 acres, being out of Tract 29, H.T. & B.R.R. Company Survey, Abstract 304, as recorded in Volume 976, Page 486, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Wooten Road, and Approximately 1,100 Feet North of FM 518 (Broadway Street)

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

VI. ADJOURNMENT

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

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF MAY 15, 2006**

Zone Change No. 2006-17Z

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by George Muthalaly, applicant for Morite V. Craven, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 3 District (R-3) to Neighborhood Service District (NS)

LEGAL DESCRIPTION: 4.540 acres, being out of Tract 29, H.T. & B.R.R. Company Survey, Abstract 304, as recorded in Volume 976, Page 486, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the East Side of Wooten Road, and Approximately 1,100 Feet North of FM 518 (Broadway Street)

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: May 15, 2006*
City Council for First Reading: June 12, 2006*
City Council for Second Reading: June 26, 2006*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for a Neighborhood Service District (NS). The subject property is currently undeveloped. The applicant has indicated that they plan to use the subject tract for a mixed use office and retail development, as well as possibly a day care facility or private school.

The subject property was previously zoned as Suburban Development District (SD) for several years. During the review of the Updated Zoning Map, which was approved by the

City Council on February 27, 2006, the subject property was changed from SD to Single Family Dwelling District (R-3), due to the existing and surrounding uses.

SURROUNDING ZONING AND LAND USES:

*** surrounding zoning districts based on the new map adopted February 27, 2006**

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Residential – 3 District (R-3)	Single family residential lots within the Autumn Lake residential subdivision
South	Single Family Residential – 3 District (R-3)	Detention pond; undeveloped land
East	Single Family Residential – 1 District (R-1), with a Specific Use Permit for a detention pond	Undeveloped land; future detention pond to serve the GB tract at the corner
West	Single Family Residential – 3 District (R-3)	Detention pond; Undeveloped land; Single family residence

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting an NS zoning district. The minimum lot size for the NS district is 12,500 square feet and the minimum lot width is 100 feet. The subject property in its present configuration currently meets these requirements, as the subject property is 248 feet wide along Wooten Road, and is approximately 4.54 acres in size.

The applicant will be required to comply with all other requirements of the Unified Development Code.

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has not been platted. The subject property may need to be platted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations, prior to issuance of a building permit. The plat will need to address all requirements listed in Chapter 3, and be approved by the Planning and Zoning Commission. The plat will need to be filed for record with the County Clerk, prior to issuance of a building permit.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004

update adopted on July 26, 2004) recommends "10,000 Square Foot Suburban Residential" for the subject property and for many of the surrounding properties, especially to the north and east sides of the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for "10,000 Square Foot Suburban Residential" is a new residential zoning district. At the time that the Comprehensive Plan was updated in 2004, it was intended that the City would create a SR-10 residential zoning district with a minimum lot size of 10,000 square feet. However, the SR-10 district was not created due to the existing R-1 district (8,800 square foot lot) and the proposed SR-12 zoning district (12,000 square foot lot). Nevertheless, the appropriate zoning district for the subject property would be SR-12 or R-1, or even the RE district (half-acre lot). Therefore, the proposed zone change for NS does not conform to the Comprehensive Plan designation of residential uses.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Wooten Road, a minor collector street with an ultimate right-of-way of 60 feet. Wooten Road extends from FM 518 northward, provides access to the Autumn Lakes subdivision, and creates a dead-end within the Autumn Lake subdivision. The Master Thoroughfare Plan does not indicate that Wooten Road would extend northward to Hughes Ranch Road. Therefore, during the review of a plat for the subject property, the extent of right-of-way dedication would be examined at that time.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There is currently a 12 inch water line within Wooten Road.

There is a 12 inch gravity main sanitary sewer line within Wooten Road.

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The requested zone change to Neighborhood Service District (NS) has the potential to cause negative impacts on the surrounding properties and residential lots within the subject area. The property directly to the north of the subject property is zoned as R-3 and is currently developed with single family residential lots within the Autumn Lake residential subdivision. The property to the south is zoned R-3 but is developed with a detention pond. The tracts directly to the east and west are also zoned for residential uses.

The detention pond to the south serves as a buffer between the Home Depot store to the south, which is currently zoned General Commercial District. The property to the east that is labeled on the zoning map as R-1 (S) is proposed to be a detention pond for the

commercial development at the intersection of Broadway Street and Miller Ranch Road. During the review of the zone change for that R-1(S) detention pond site, which occurred in 2004, there was significant discussion between the City Council and the Planning and Zoning Commission regarding the boundary between residential and non-residential uses within this overall area. The Future Land Use Plan is a good indicator of the boundaries between residential and non-residential uses. If the subject property is rezoned to non-residential, then the function of the detention pond as a buffer between the commercial and residential uses will no longer exist.

There is an existing pipeline and pipeline easement that runs just south of the subject property. This pipeline easement is not located on the subject property, but on the property to the south. The detention pond on the south tract does not extend for the full size of that property. Therefore, in all previous discussions, it has been determined that the pipeline is the dividing line between residential and non-residential uses.

Due to the surrounding R-3 and R-1 tracts that are currently undeveloped, it is anticipated that the subject property will develop for residential uses in accordance with its current zoning. Autumn Lakes has already developed several phases within the overall area. The subject property does appear to be large enough to develop to its current zoning of R-3. The minimum lot size for R-3 is 6,000 square feet, with minimum dimensions of 60 feet wide by 90 feet deep. The minimum size of a residential street is a 50-foot right-of-way.

Introducing a NS tract within this largely residential area could have a negative impact on the surrounding residential lots as well as the neighborhood as a whole. The proposed NS uses will bring in additional traffic, business, and noise that is associated with a non-residential district. The NS district, although a lesser intensive district as compared to General Business or Commercial, does permit a wide range of non-residential uses, such as retail, office, and business uses, as well as many other more uses by approval of a conditional use permit. The applicant did indicate on the Zone Change Application that they may be interested in developing a day care or private school on the subject property. A private school is a permitted use in the NS district. However, a day care center would require the approval of a Conditional Use Permit.

If the zone change is approved, the applicant may be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways.

Also, if the zone change is approved, the applicant or developer would be responsible for providing a landscape buffer and masonry wall along the property lines that are shared with residentially zoned properties, which would be on three sides, the north side, the south side, and the east side.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing

was published in the local newspaper, and a Zoning Sign was placed on the subject property.

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

1. The proposed zone change for NS does not conform to the "Suburban Residential" land use designation as recommended by the Comprehensive Plan.
2. The proposed zone change for NS is inconsistent and incompatible with existing R-3 and R-1 residential districts and single family residential land uses within the subject area.
3. The proposed zone change for NS would be intrusive and cause negative effects on the established residential neighborhood that currently exists along Wooten Road by introducing an increase in traffic, service vehicles, noise, as well as other impacts brought about by non-residential land uses.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

ZONE CHANGE NO. 2006-017Z

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND
THE PLANNING AND ZONING COMMISSION OF THE CITY OF
PEARLAND, TEXAS, REGARDING:**

A request by George Muthalaly, applicant for Morite V. Craven, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 3 District (R-3) to Neighborhood Service District (NS), on the following described property, to wit:

4.540 acres, being out of Tract 29, H.T. & B.R.R. Company Survey, Abstract 304, as recorded in Volume 976, Page 486, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas (Generally Located on the East Side of Wooten Road, and Approximately 1,100 Feet North of FM 518 (Broadway Street))

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 15, 2006, AT 6:30 P.M.**

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

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

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

Property Owner Notice



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please check one:

Change in Zoning Classification from: R3 (list current zoning) to: ~~R3~~ NS (list proposed zoning)

Specific Use Permit Request for: Day Care / PRIVATE SCHOOL / Office s (list proposed use)

Property Information:

Address: 4.54 ACS WOOTEN RD. Tax Account No. 0304.0007.000

Subdivision: HT & BRR (ADJOINING ARTUM LAKES) Lot: _____ Block: _____

**** Attach a copy of the metes and bounds description, survey, or legal description****

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

Future/proposed use of property and reason for zone change: MIXED USE OFFICE / RETAIL

PROPERTY OWNER INFORMATION:

NAME MORITZ V. CRAVEN
ADDRESS 3901 CHARLESTON ST
CITY HOUSTON STATE TX ZIP 77021
PHONE (713) 7488654
FAX (713) 7488649
E-MAIL ADDRESS mvcraven@yahoo.com

APPLICANT INFORMATION:

NAME GEORGE MUTHAHALY
ADDRESS 3215 BRAESVIEW DR
CITY PEARLAND STATE TX ZIP 77584
PHONE (832) 330 5646
FAX (281) 692 4367
E-MAIL ADDRESS md@aceaferschoul.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.

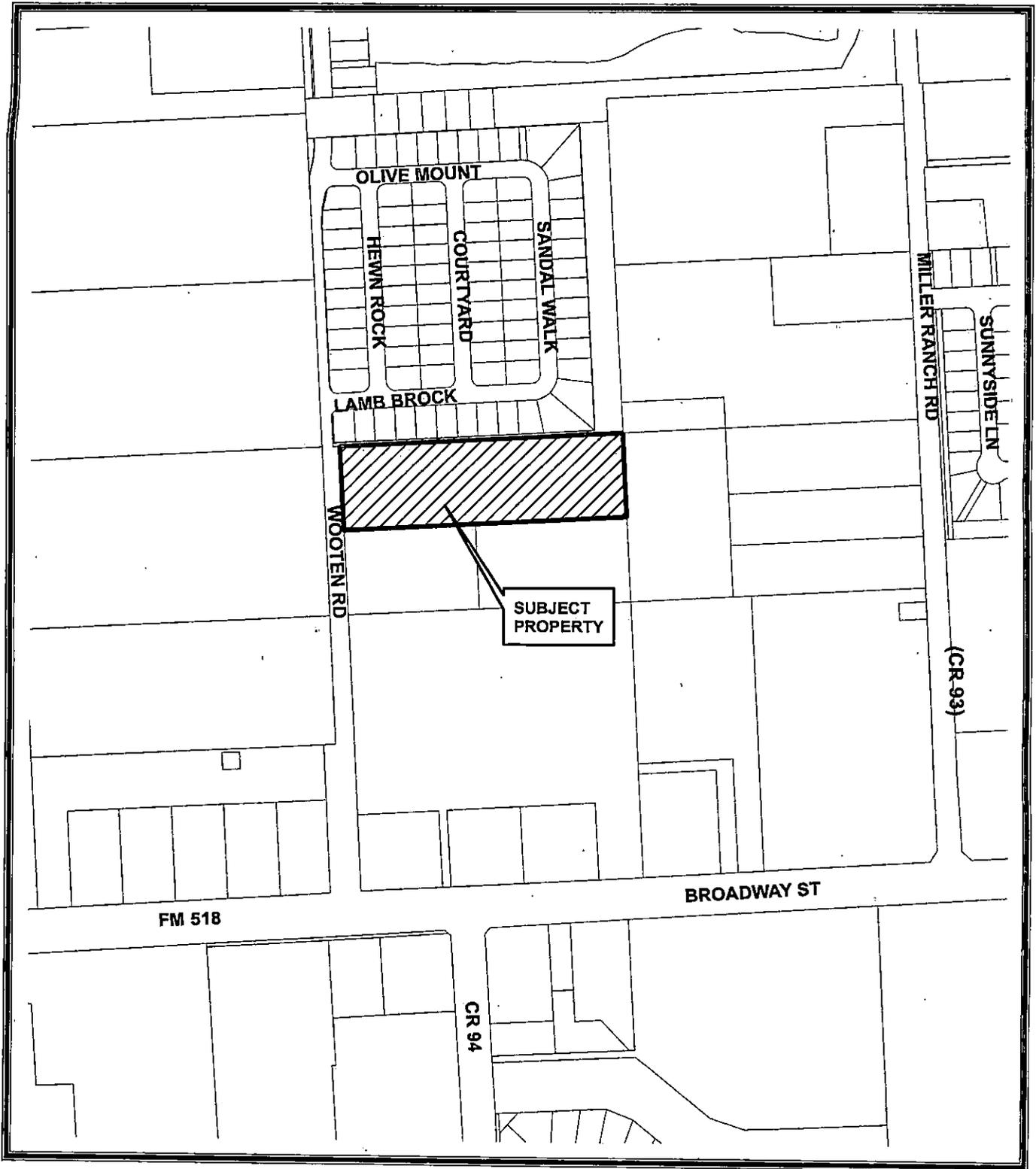
Owner's Signature: Moritz V. Craven Date: _____

Agent's Signature: George Muthahaly Date: April 17, 2006

OFFICE USE ONLY:

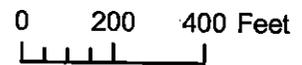
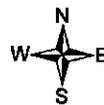
FEES PAID: <u>\$275.00</u>	DATE PAID: <u>4/21/06</u>	RECEIVED BY: <u>tap</u>	APPLICATION NUMBER: <u>2006-177</u>
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APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE

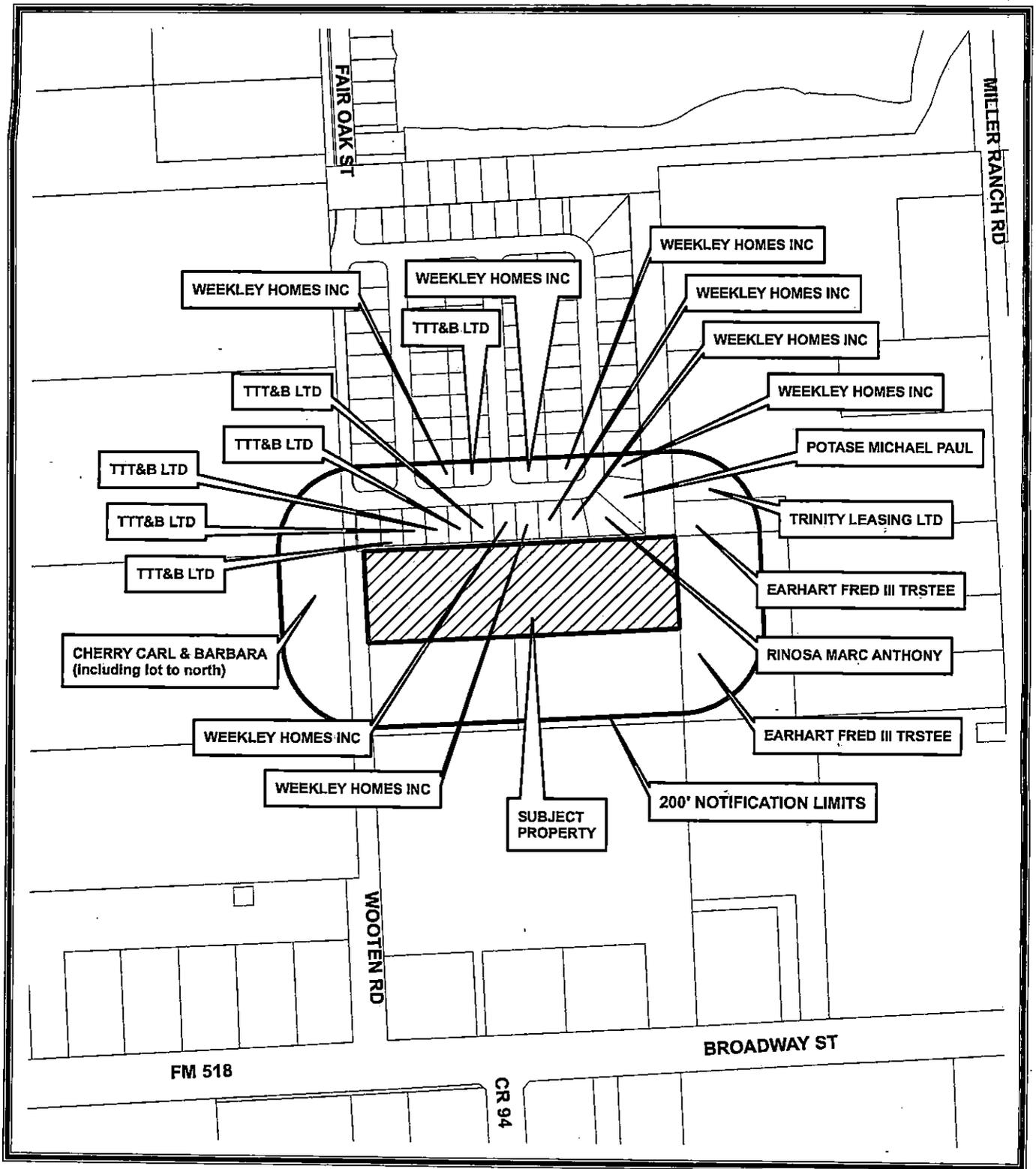


LOCATION MAP

**Zone Change
No. 2006-17Z**



Map Prepared on April 24, 2006



OWNERSHIP MAP

Zone Change
No. 2006-17Z

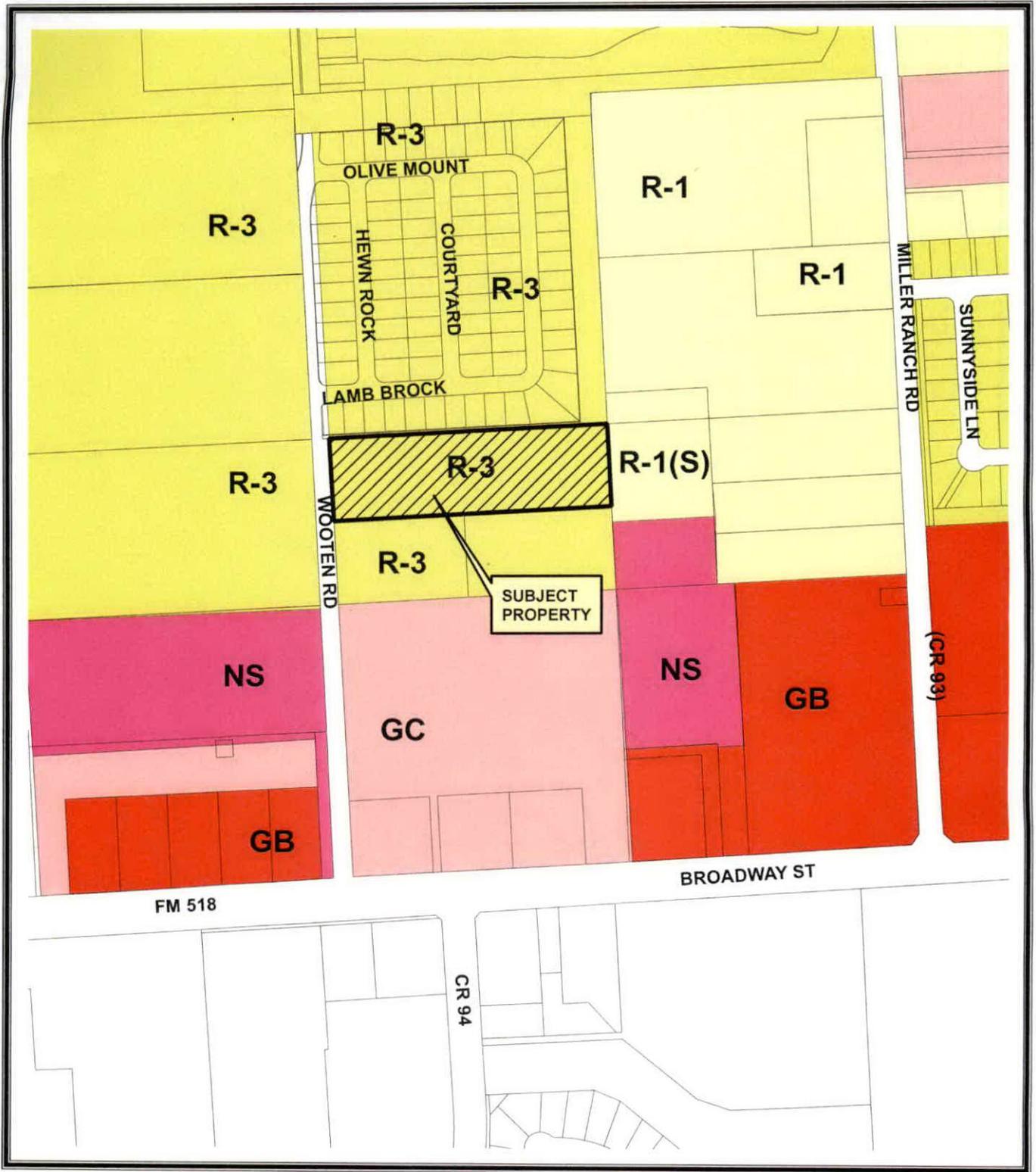


0 200 400 Feet

Map Prepared on April 24, 2006

ZONE CHANGE NO. 2006-17Z
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R548468	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), RESEVES A-C-D-H, ACRES 0.0918
R500314	CHERRY CARL & BARBARA	2006 WOOTEN RD	PEARLAND	TX	77584-3100	A0304 H T & B R R, TRACT 8-18-19-20A, ACRES 37.429
	MORITE V CRAVEN	3901 CHARLESTON ST	HOUSTON	TX	77021	PROPERTY OWNER
	GEORGE MUTHALALY	3215 BRAESVIEW DR	PEARLAND	TX	77584	APPLICANT
R548516	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 2, LOT 11
R548535	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 3, LOT 10
R548494	POTASE MICHAEL PAUL	2711 SANDAL WALK	PEARLAND	TX	77584	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 1, LOT 22
R168309	EARHART FRED III TR%WC PROP	PO BOX 580426	HOUSTON	TX	77258-0426	A0304 H T & B R R, TRACT 38B-39-40A, ACRES 8.570
R548497	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 1, LOT 25
R548501	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 1, LOT 29
R548502	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 1, LOT 30
R548503	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 1, LOT 31
R168309	EARHART FRED III TR%WC PROP	PO BOX 580426	HOUSTON	TX	77258-0426	A0304 H T & B R R, TRACT 38B-39-40A, ACRES 8.570
R168246	CRAVEN MORTIZ V	3212 EWING ST	HOUSTON	TX	77004-7826	A0304 H T & B R R, TRACT 29, ACRES 4.540
R168277	TRINITY LEASING LTD	PO BOX 3037	PEARLAND	TX	77588-3037	A0304 H T & B R R, TRACT 38, ACRES 7.360
R548493	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 1, LOT 21
R548515	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 2, LOT 10
R548536	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 3, LOT 11
R548495	RINOSA MARC ANTHONY	10102 LAMB BROOK LN	PEARLAND	TX	77581	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 1, LOT 23
R548496	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 1, LOT 24
R548498	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 1, LOT 26
R548499	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 1, LOT 27
R548500	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 1, LOT 28
R548504	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR) , PEARLAND , BLOCK 1, LOT 32
R548468	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), RESEVES A-C-D-H, ACRES 0.0918
R548469	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), RESREVES B-E-G, ACRES 0.2575
R548468	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), RESEVES A-C-D-H, ACRES 0.0918
R500314	CHERRY CARL & BARBARA	2006 WOOTEN RD	PEARLAND	TX	77584-3100	A0304 H T & B R R, TRACT 8-18-19-20A, ACRES 37.429



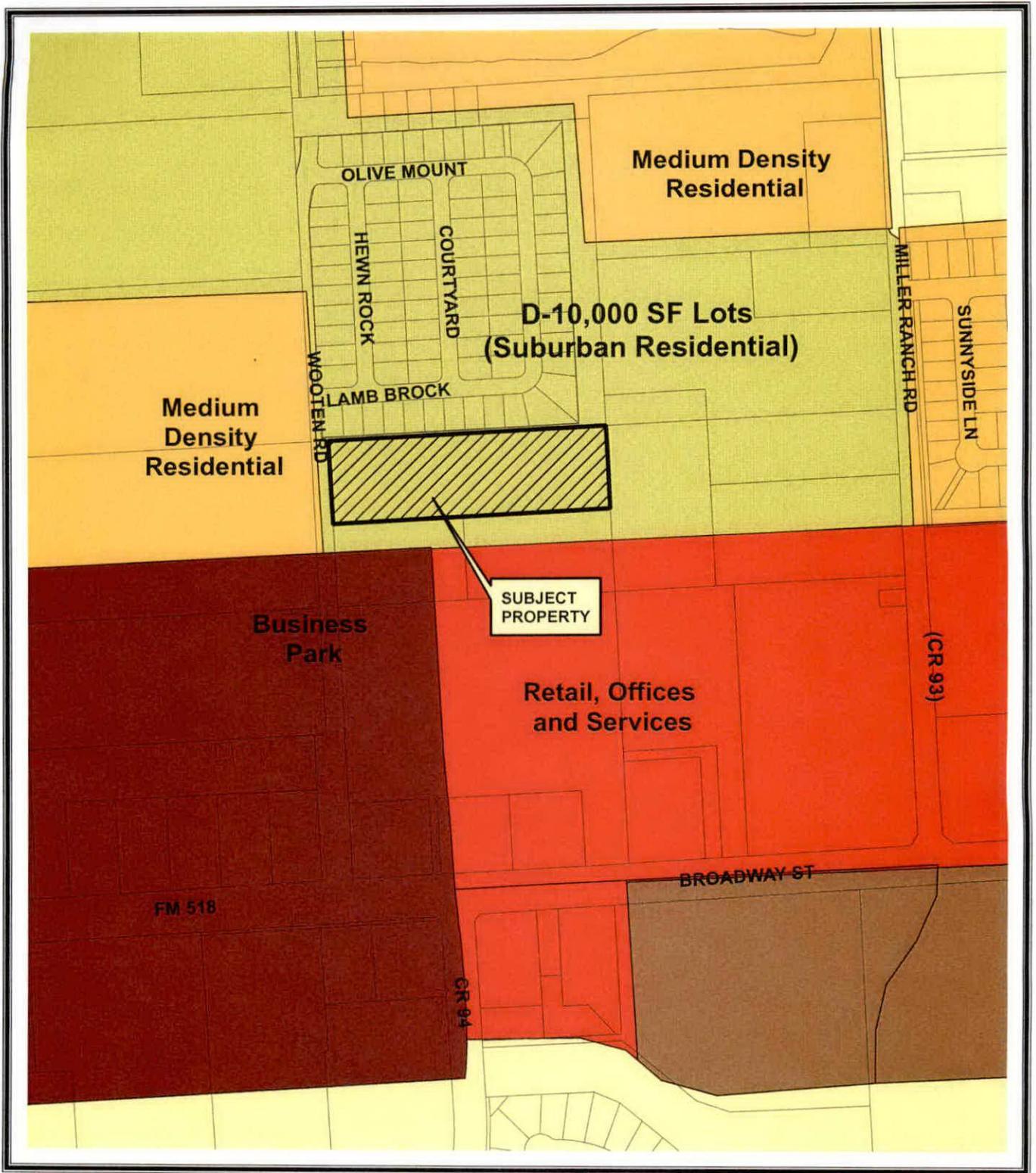
ZONING MAP

Zone Change
No. 2006-17Z



0 200 400 Feet

Map Prepared on April 24, 2006



FUTURE LAND USE PLAN

Zone Change
No. 2006-17Z



Map Prepared on April 24, 2006

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 15, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 18Z

A request by Alan Mueller, applicant for Riverstone Land Investors, Ltd., SHS, and Green Shadows Corporation, owners, and portions of the property initiated for a zone change by the City of Pearland, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Single Family Residential - 1 District (R-1), on the following described property, to wit:

Legal Description: 643.1 acre tract of land, out of the T. J. Green Survey, Abstract 290, Harris County, Texas, being all of that certain called 663.1 acres of land, same being Lots 1 thru 103 and Lots 108 thru 122 in the Allison Richey Gulf Coast Home Company Subdivision, recorded in Volume 4, Page 48, in the Map Records of Harris County, Texas, City of Pearland, Harris County, Texas

General Location: Generally Located on the East Side of Pearland Parkway, on the West Side of Country Club Drive, and on the North Side of Clear Creek

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

VI. ADJOURNMENT

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

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF MAY 15, 2006**

Zone Change No. 2006-18Z

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Alan Mueller, applicant for Riverstone Land Investors, Ltd., SHS, and Green Shadows Corporation, owners, and portions of the property initiated for a zone change by the City of Pearland, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Single Family Residential – 1 District (R-1)

LEGAL DESCRIPTION: 643.1 acre tract of land, out of the T. J. Green Survey, Abstract 290, Harris County, Texas, being all of that certain called 663.1 acres of land, same being Lots 1 thru 103 and Lots 108 thru 122 in the Allison Richey Gulf Coast Home Company Subdivision, recorded in Volume 4, Page 48, in the Map Records of Harris County, Texas, City of Pearland, Harris County, Texas

GENERAL LOCATION: Generally Located on the East Side of Pearland Parkway, on the West Side of Country Club Drive, and on the North Side of Clear Creek

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: May 15, 2006*
City Council for First Reading: June 12, 2006*
City Council for Second Reading: June 26, 2006*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for a Single Family Residential – 1 District (R-1). The subject property is currently undeveloped.

The applicant has indicated that they plan to use the subject tract for a residential development.

The subject property is currently zoned as Single Family Estate District (RE).

The subject property consists of approximately 643 acres of land. The applicant owns a large portion of the subject property and is requesting that it be zoned as R-1. The City is initiating the zoning to R-1 for the remainder of the property that is not currently owned by the applicant. One of the attached maps indicates the properties owned by the applicant.

On March 27, 2006, the City entered into an agreement with the applicant, under Resolution R2006-43, which outlines many development related items. The development agreement states that the applicant intends to change the zoning to R-1 and develop the subject property with single family residences. The agreement also outlines the development of streets and parks within the area, as well as a possible San Jacinto College site.

SURROUNDING ZONING AND LAND USES:

*** surrounding zoning districts based on the new map adopted February 27, 2006**

	<u>Zoning</u>	<u>Land Use</u>
North	Out of City Limits (City of Houston or Harris County)	Single family residential lots
South	Single Family Residential – 2 District (R-2); Office and Professional District (OP); General Business Retail District (GB)	Largely undeveloped tracts; single family residences
East	Single Family Residential – 1 District (R-1); Single Family Residential – 4 District (R-4)	Single family residences within the Green Tee residential subdivision
West	Single Family Estate District (RE)	Undeveloped land

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting an R-1 zoning district. The minimum lot size for the R-1 district is 8,800 square feet and the minimum lot width is 80 feet.

The applicant has indicated, and the development agreement also states, that they applicant may be interested in developing the residential lots as a cluster development. The purpose of a cluster development is to allow the use of density standards in substitution for minimum lot size standards. The average net density of dwelling units per acre permitted for a cluster development in the R-1 district is 3.2 units. A cluster development plan would be submitted to the Planning and Zoning Commission for consideration.

The associated development agreement guarantees that the applicant would develop the property as a cluster development. A Planned Development District (PD) would ensure any specific details of the development. The applicant chose not to request a PD district.

The applicant will be required to comply with all other requirements of the Unified Development Code.

Under the current zoning of the property, RE, a cluster development would allow 1.3 units per acre.

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has not been platted. The subject property will need to be platted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations. The developer or applicant will be responsible for the submittal of a plat and appropriate construction plans for the subject property.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "1/2 Acre Lots Suburban Residential" for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for "1/2 Acre Lots" is the Single Family Estate District (RE). Therefore, the proposed zone change for R-1 does not conform to the Comprehensive Plan designation.

However, the approved development agreement, approved by the City Council on March 27, 2006, indicates that the R-1 is acceptable for the subject property.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property will have frontage on the extension of Barry Rose Road (south), also known as Hughes Road (north), a secondary thoroughfare with an ultimate right-of-way of 100 feet. The Thoroughfare Plan also indicates that a 60 foot wide collector street should be located within the subject property.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There are currently water lines and sewer lines available in various areas surrounding the development.

Availability and adequacy of utilities will be reviewed during the review of subdivision plats and construction plans submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change to R-1 is consistent with the approved development agreement for the subject property.

The development agreement indicates that the current RE zoning of the property would allow approximately 1,170 single family residential lots. The proposed R-1 district would allow up to 1,968 single family residential lots. The developer agreed to limit the number of single family homes to 1,600 for the entire property, and allows for a reduction to 1,200 single family lots if San Jacinto college locates on the subject property.

The subject property is bordered on the south side by Clear Creek, and on the west side by the future extension of Barry Rose Road/Hughes Road. The property to the north is developed with single family residential lots that appear to be in the size range of 5,000 to 7,000 square feet. The lots within Green Tee along Country Club Drive that are zoned as R-4 have a minimum lot size of 5,000 square feet, and the rest of the lots in Green Tee are zoned as R-1. Therefore, the proposed development should be compatible with the surrounding residential neighborhoods.

However, since the Comprehensive Plan study has shown that the City lacks large residential lots, this area seems to be best suited and appropriate for larger lots.

If the zone change is approved, the applicant will be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways and streets, and any roadway improvements such as turn lanes, signalization, and other similar traffic related issues.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends approval of the zone change for R-1, as proposed by the applicant, for the following reasons:

1. The proposed zone change for R-1 would be consistent and compatible with existing residential zoning districts and single family residential land uses within the subject area.
2. Although contrary to the Comprehensive Plan designation of "1/2 acre residential" uses, the approved development agreement stated the intent of the developer to develop the subject property according to the R-1 district.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Ownership Exhibit
- Zoning Map
- Future Land Use Plan

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

ZONE CHANGE NO. 2006-018Z

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Alan Mueller, applicant for Riverstone Land Investors, Ltd., SHS, and Green Shadows Corporation, owners, and portions of the property initiated for a zone change by the City of Pearland, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Single Family Residential – 1 District (R-1), on the following described property, to wit:

643.1 acre tract of land, out of the T. J. Green Survey, Abstract 290, Harris County, Texas, being all of that certain called 663.1 acres of land, same being Lots 1 thru 103 and Lots 108 thru 122 in the Allison Richey Gulf Coast Home Company Subdivision, recorded in Volume 4, Page 48, in the Map Records of Harris County, Texas, City of Pearland, Harris County, Texas (Generally Located on the East Side of Pearland Parkway, on the West Side of Country Club Drive, and on the North Side of Clear Creek)

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 15, 2006, AT 6:30 P.M.**

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

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

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

Property Owner Notice



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please check one:

- Change in Zoning Classification from: RE (list current zoning) to: R1 (list proposed zoning)
- Specific Use Permit Request for: _____ (list proposed use)

Property Information:

Address: _____ Tax Account No. see attached list
 Subdivision: TJ Green Survey A-290 Lot: Various Block: see attached list
Allison Richey Gulf Coast Home
Subdivision, Section 6

**** Attach a copy of the metes and bounds description, survey, or legal description****

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

Future/proposed use of property and reason for zone change: single family residential
per Development Agreement R2006-43

PROPERTY OWNER INFORMATION:

NAME Riverstone Land Investors, Ltd
 ADDRESS 6115 Skyline Dr. Suite A
 CITY Houston STATE TX ZIP 77057
 PHONE (713) 621-6111
 FAX (713) 621-1368
 E-MAIL ADDRESS santajohny@riverwayproperties.com

APPLICANT INFORMATION:

NAME Alan Mueller
 ADDRESS 2929 Briarpark Dr
 CITY Houston STATE TX ZIP 77042
 PHONE (713) 953 5031
 FAX (713) 953 5026
 E-MAIL ADDRESS amueller@jaengineering.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.

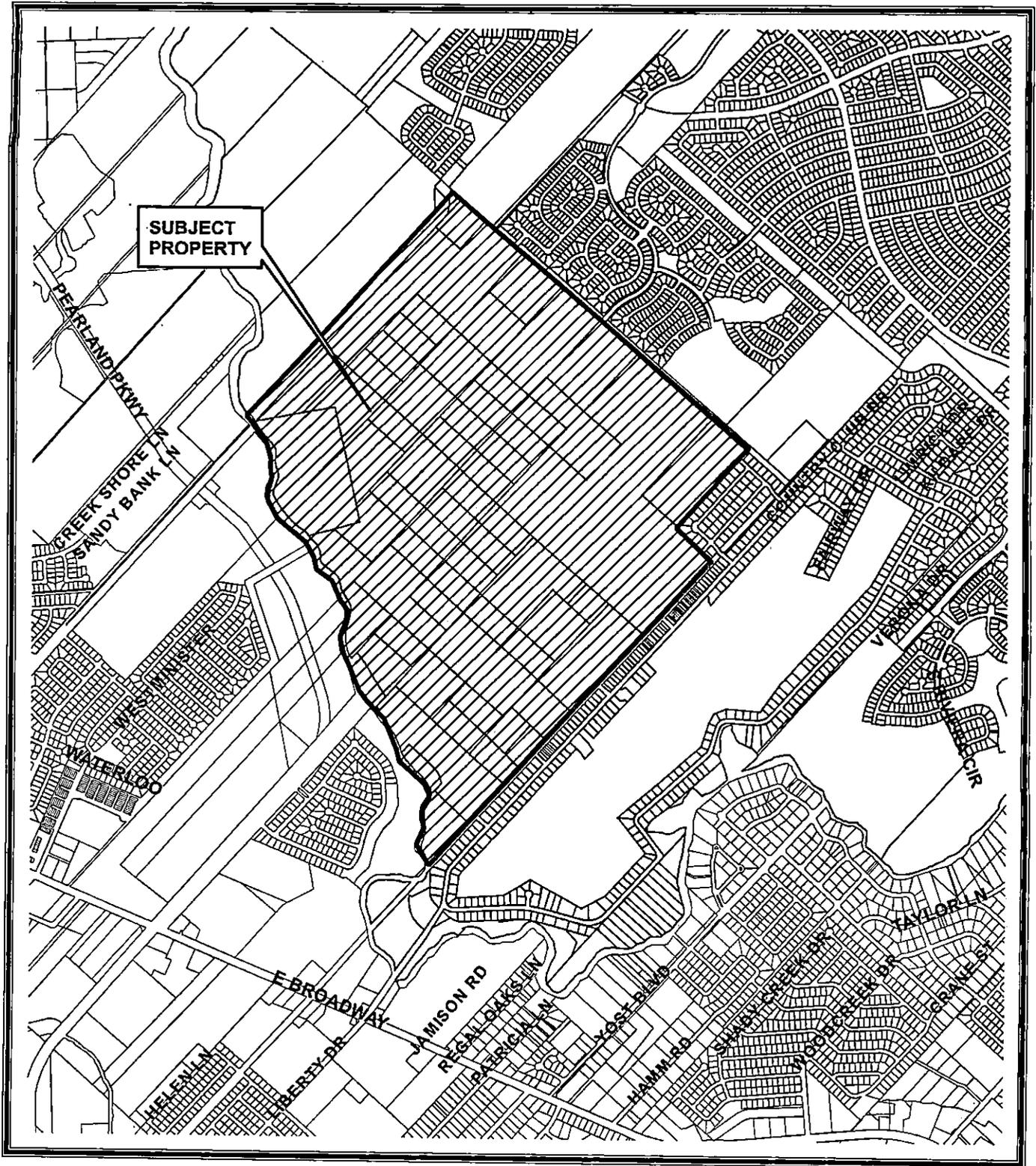
Owner's Signature: _____ Date: 4/17/06

Agent's Signature: AH Mueller Date: 4/17/06

OFFICE USE ONLY:

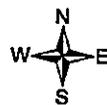
FEES PAID: <u>\$475⁰⁰</u>	DATE PAID: <u>4/20/06</u>	RECEIVED BY: <u>[Signature]</u>	APPLICATION NUMBER: <u>2006-187</u>
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*****APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE*****



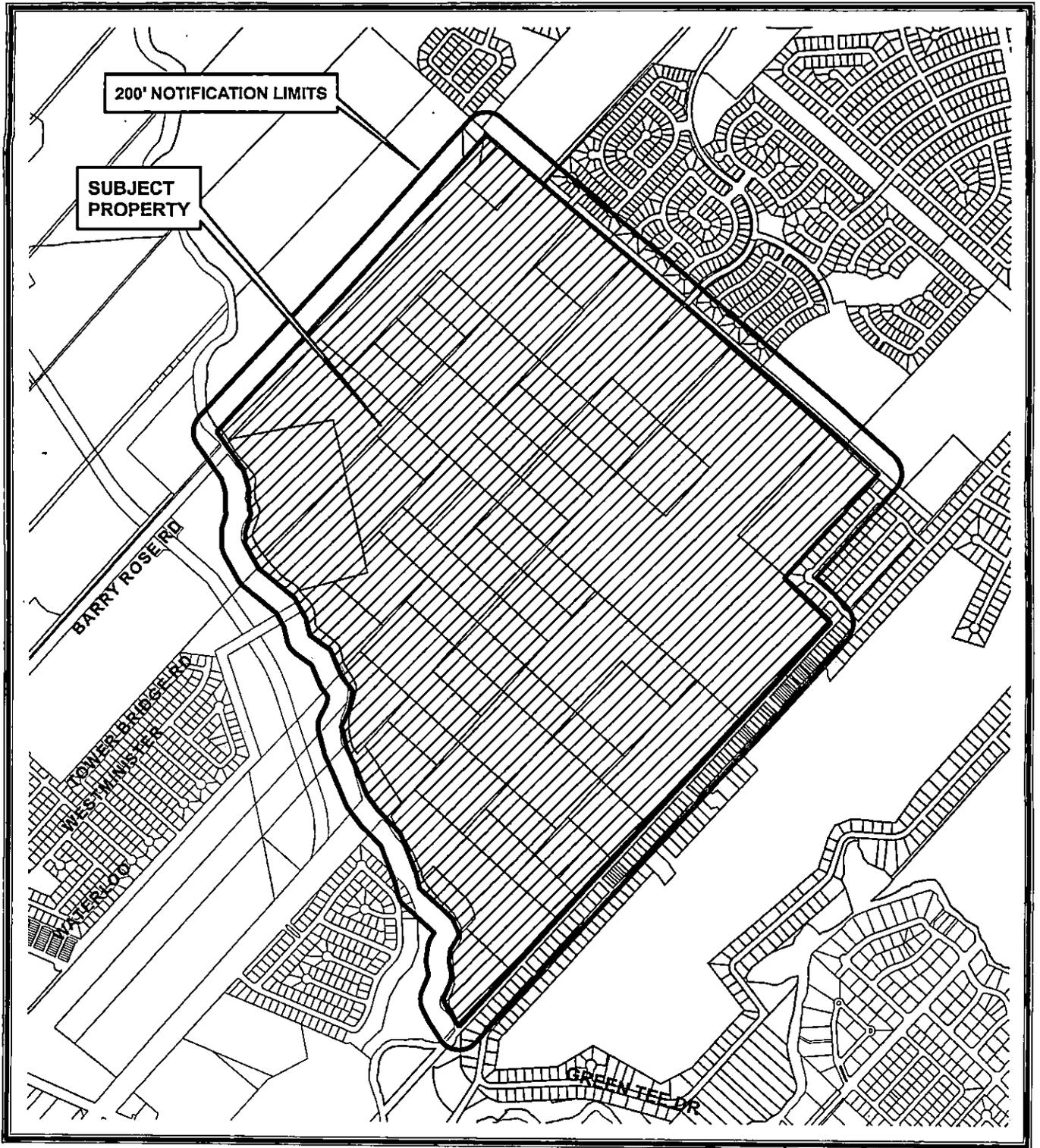
LOCATION MAP

**Zone Change
No. 2006-18Z**



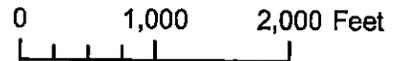
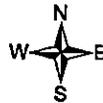
0 1,000 2,000 Feet

Map Prepared on April 24, 2006



OWNERSHIP MAP

**Zone Change
No. 2006-18Z**



Map Prepared on April 24, 2006

Individual ownership not shown due to the size of the subject property and limited space on the map. See the Property Owner Listing for a complete list of all notified.

Property Owners within ETJ notified by Legal Notice only, in accordance with 211.006(a)

ZONE CHANGE NO. 18Z
Property Owner Notification List

BRAZORIA COUNTY

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R164155	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0198 T J GREEN (PEARLAND), TRACT 1Q, ACRES 1.61
R156016	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0076 D H M HUNTER (PEARLAND), TRACT 49 (PT), ACRES 13.000
R164163	BRAZORIA COUNTY	111 E LOCUST ST	ANGLETON	TX	77515	A0198 T J GREEN (PEARLAND), TRACT 1D-1G 30'ROAD, ACRES 1.690
R164176	BRENTWOOD PARTNERS%W LANGDON	PO BOX 131018	HOUSTON	TX	77219-1018	A0198 T J GREEN, TRACT 1E-2-2B-3-3A-4-4A-5-6A1, ACRES 7.417
	ALAN MUELLER	2929 BRIARPARK DR	HOUSTON	TX	77042	APPLICANT
	GREEN SHADOWS CORP	PO BOX 262962	HOUSTON	TX	77207	PROPERTY OWNER
	SHS	6115 SKYLINE DR STE A	HOUSTON	TX	77057	PROPERTY OWNER
	RIVERSTONE LAND INVESTORS LTD	6115 SKYLINE DR STE A	HOUSTON	TX	77057	PROPERTY OWNER
R164173	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0198 T J GREEN (PEARLAND), TRACT 1E1, ACRES 2.656
R164176	BRENTWOOD PARTNERS%W LANGDON	PO BOX 131018	HOUSTON	TX	77219-1018	A0198 T J GREEN, TRACT 1E-2-2B-3-3A-4-4A-5-6A1, ACRES 7.417
R516517	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0198 T J GREEN (PEARLAND), TRACT 6K, ACRES 20.97
R518346	ROBINSON ROLAND C	2409 CREEKS EDGE DR	PEARLAND	TX	77581-4487	CLEAR CREEK PARK (A0198 TJ GREEN) (PEARLAND), BLOCK 2, LOT 18
R518347	AURORA LOAN SERVICES INC	PO BOX 1706	SCOTTSBLUFF	NE	69363-1706	CLEAR CREEK PARK (A0198 TJ GREEN) (PEARLAND), BLOCK 2, LOT 19
R518348	RICHMOND HARRY C & GAIL	2413 CREEKS EDGE DR	PEARLAND	TX	77581-4487	CLEAR CREEK PARK (A0198 TJ GREEN) (PEARLAND), BLOCK 2, LOT 20
R518349	DIAZ JOHN M & DELIA T	2501 CREEKS EDGE DR	PEARLAND	TX	77581-4489	CLEAR CREEK PARK (A0198 TJ GREEN) (PEARLAND), BLOCK 2, LOT 21
R518350	DOWNS FREDIE J JR	2503 CREEKS EDGE DR	PEARLAND	TX	77581-4489	CLEAR CREEK PARK (A0198 TJ GREEN) (PEARLAND), BLOCK 2, LOT 22
R518351	BYRD WILLIAM E & ANNA L	2505 CREEKS EDGE DR	PEARLAND	TX	77581-4489	CLEAR CREEK PARK (A0198 TJ GREEN) (PEARLAND), BLOCK 2, LOT 23
R518352	CUDD KEVIN M & LISA M	2507 CREEKS EDGE DR	PEARLAND	TX	77581-4489	CLEAR CREEK PARK (A0198 TJ GREEN) (PEARLAND), BLOCK 2, LOT 24
R164177	CENTERPOINT ENERGY INC ELECTRIC OPS	PO BOX 1475	HOUSTON	TX	77251-1475	A0198 T J GREEN, TRACT 6G-6H-6I, SUBSTATION, ACRES 4.001

ZONE CHANGE NO. 18Z
Property Owner Notification List

HARRIS COUNTY

<u>TAX ACCT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP</u>	<u>LEGAL DESCRIPTION</u>
0421600000454	FROST P M%SOUTHWEST BANK TX	PO BOX 27459	HOUSTON	TX	77227	.48 U/D INT IN TR 122 ALLISON RICHEY (10.20 AC) GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000455	FROST OIL PRTNSTP	PO BOX 3499	TULSA	OK	74101	.28 U/D INT IN TR 122 ALLISON RICHEY (10.20 AC) GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000466	WILLCOXON H LEE JR	PO BOX 7	EL CAMPO	TX	77437	.21 U/D INT IN TR 122 ALLISON RICHEY (10.20 AC) GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000468	FROST FAMILY I LTD	2445 NORTH BLVD	HOUSTON	TX	77098	.03 U/D INT IN TR 122 ALLISON RICHEY (10.20 AC) GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000011	RIVERSTONE LAND INVESTORS	1300 POST OAK BVD STE 1110	HOUSTON	TX	77056	LTS 2-5 7-10 20 21 & 26-29 26 THRU 29 GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000059	GREEN SHADOWS CORPORATION	PO BOX 262952	HOUSTON	TX	77207	LTS 54 55 56 59 60 61 70 THRU 77 91 92 93 94 & W 580 FT OF LTS 108 109 110 & 111 ABST 290 T J GREEN
0421600000160	RIVERSTONE LAND INVESTORS	1300 POST OAK BVD STE 1110	HOUSTON	TX	77056	LTS 39 40 & 41 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000075	RIVERSTONE LAND INVESTORS	1300 POST OAK BVD STE 1110	HOUSTON	TX	77056	LTS 18 & 19 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000300	GREENS SHADOWS CORP	PO BOX 262952	HOUSTON	TX	77207	LTS 87 88 89 & 90 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0461750000007	CENTERPOINT ENERGY HOU ELE	PO BOX 1475	HOUSTON	TX	77251	TR 2A (021*TR 4) ABST 1075 E M HOUSE
0421600000070	H L S PARTNERSHIP	520 ACADEMY DR	AUSTIN	TX	78704	LTS 16 & 17 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000109	CENTERPOINT ENERGY HOU ELE	PO BOX 1475	HOUSTON	TX	77251	E 80 FT OF LTS 104 THRU 110 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000125	ARKANADA CORPORATION	13231 CHAMPION FOREST DR STE 214	HOUSTON	TX	77069	LT 32 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000120	HATTON WILLIAM L & WANDA L	100 PECOS CT	GEORGETOWN	TX	78628	LT 31 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000487	H L S PARTNERSHIP	520 ACADEMY DR	AUSTIN	TX	78704	LT 30 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000200	COLSON WILLIAM C ETAL	2701 PINE CONE LN	PEARLAND	TX	77581	LT 50 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000245	DAHMR R	PO BOX 1054	WOFFORD HEIGHTS	CA	93285	LT 68 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000250	GREEN SHADOWS CORP	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 69A ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000150	GREENHOLLOW LTD	6302 BROADWAY ST STE 250	PEARLAND	TX	77581	LTS 51 52 & 67 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000095	ODAY ORLEN TR	PO BOX 162	PEARLAND	TX	77588	LTS 22 & 23 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000090	CROUCH MARTHA ALEXANDER	235 W SEALY ST	ALVIN	TX	77511	LT 24 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000060	ALEXANDER ROBERT	314 S BEAUREGARD ST	ALVIN	TX	77511	LT 14 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000035	KANTOR GEORGE EST OF	PO BOX 570897	HOUSTON	TX	77257	LT 6 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0402800000007	CLEAR BROOK UD	1100 LOUISIANA ST STE 400	HOUSTON	TX	77002	TR 2B ABST 36 D H M HUNTER
0402800000006	BEAZER HOMES TEXAS LP	10235 W LITTLE YORK RDSTE 167	HOUSTON	TX	77040	TR 2 (021*TR 5) ABST 36 D H M HUNTER
0421600000135	SHS PARTNERS	1300 POST OAK BVD STE 1110	HOUSTON	TX	77056	S 1/2 OF LTS 34 & 35 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000488	H L S PARTNERSHIP	520 ACADEMY DR	AUSTIN	TX	78704	LT 33 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000140	LOWE BETTYE	PO BOX 678	BRENNHAM	TX	77834	N 1/2 OF LTS 34 & 35 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000489	ODAY ORLEN TR	PO BOX 162	PEARLAND	TX	77588	LT 25 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000145	GREEN HOLLOW LTD	6302 BROADWAY ST STE 250	PEARLAND	TX	77581	LT 36 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000146	GREEN HOLLOW LTD	6302 BROADWAY ST STE 250	PEARLAND	TX	77581	LT 37 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000151	NIDAY JOHN B JR	PO BOX 262952	HOUSTON	TX	77207	TRS 53A 53B & 53C ALLISON RICHEY GULF CCOAST HOME SEC G ABST 290 T J GREEN

ZONE CHANGE NO. 18Z

Property Owner Notification List

0421600000155	R WEST DEVELOPMENT CO INC	3841 OVERBROOK LN	HOUSTON	TX	77027	LT 38 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000005	ALEXANDER ROBERT	314 S BEAUREGARD ST	ALVIN	TX	77511	TR 2 ABST 290 T J GREEN
0421600000482	CROUCH MARTHA ALEXANDER	235 W SEALY ST	ALVIN	TX	77511	TR 2A ABST 290 T J GREEN
1174530040013	WEEKLEY CYNTHIA S	2608 ANTRIM ST	PEARLAND	TX	77581	LT 13 BLK 4 GREEN TEE TERRACE SEC 7
1174530040012	WOOD JAMES A & DORIS	2324 AUGUSTA DR	PEARLAND	TX	77581	LT 12 BLK 4 GREEN TEE TERRACE SEC 7
1174530040011	BAUGH TOMMY J	2322 AUGUSTA DR	PEARLAND	TX	77581	LT 11 BLK 4 GREEN TEE TERRACE SEC 7
1174530040014	MURILLO JOE & LAURA	2606 ANTRIM ST	PEARLAND	TX	77581	LT 14 BLK 4 GREEN TEE TERRACE SEC 7
1174530040010	JANECKA JAMES V EST	2320 AUGUSTA DR	PEARLAND	TX	77581	LT 10 BLK 4 GREEN TEE TERRACE SEC 7
1174530040009	MONTGOMERY DON H & JEAN K	2318 AUGUSTA DR	PEARLAND	TX	77581	LT 9 BLK 4 GREEN TEE TERRACE SEC 7
1174530040008	WILCOX BOBBY J & MARY S	2316 AUGUSTA DR	PEARLAND	TX	77581	LT 8 BLK 4 GREEN TEE TERRACE SEC 7
1174530040015	TARANTO ERIC R & GWENEVERE	2604 ANTRIM ST	PEARLAND	TX	77581	LT 15 BLK 4 GREEN TEE TERRACE SEC 7
1174530030013	TREADWAY PAT A & MARSHA	2323 AUGUSTA DR	PEARLAND	TX	77581	LT 13 BLK 3 GREEN TEE TERRACE SEC 7
1174530040007	JENNINGS BRUCE A & PAULA K	2314 AUGUSTA DR	PEARLAND	TX	77581	LT 7 BLK 4 GREEN TEE TERRACE SEC 7
1174530030014	GAUDIANO JOE & LILLIE M	2321 AUGUSTA DR	PEARLAND	TX	77581	LT 14 BLK 3 GREEN TEE TERRACE SEC 7
1174530040016	MCALISTER JOHN & JENNIFER	2602 ANTRIM ST	PEARLAND	TX	77581	LT 16 BLK 4 GREEN TEE TERRACE SEC 7
1174530040006	NASER RAMZI	2312 AUGUSTA DR	PEARLAND	TX	77581	LT 6 BLK 4 GREEN TEE TERRACE SEC 7
1174530030015	CELLIER CHARLES F & JANICE	2317 AUGUSTA DR	PEARLAND	TX	77581	LT 15 BLK 3 GREEN TEE TERRACE SEC 7
1174530030012	HUYNH JOHNNY H & CHRISTINE	2324 CHAMPION DR	PEARLAND	TX	77581	LT 12 BLK 3 GREEN TEE TERRACE SEC 7
1174530030016	CELLIER CHARLES F	2317 AUGUSTA DR	PEARLAND	TX	77581	LT 16 BLK 3 GREEN TEE TERRACE SEC 7
1174530040005	MEKHAIL NAGI H & DIANA	2310 AUGUSTA DR	PEARLAND	TX	77581	LT 5 BLK 4 GREEN TEE TERRACE SEC 7
1174530030017	PENA MARCISCO B JR	2315 AUGUSTA DR	PEARLAND	TX	77581	LT 17 BLK 3 GREEN TEE TERRACE SEC 7
1174530040004	SKAGGS JOHN H & LINDA C	2308 AUGUSTA DR	PEARLAND	TX	77581	LT 4 BLK 4 GREEN TEE TERRACE SEC 7
1174530030018	KINSEL RICHARD L & FAYE J	2313 AUGUSTA DR	PEARLAND	TX	77581	LT 18 BLK 3 GREEN TEE TERRACE SEC 7
1174530050001	ALEXANDER STEPHEN E	2401 CHAMPION DR	PEARLAND	TX	77581	LT 1 BLK 5 GREEN TEE TERRACE SEC 7
1174530040003	WORTHY ROBERT F & ANNA L	2306 AUGUSTA DR	PEARLAND	TX	77581	LT 3 BLK 4 GREEN TEE TERRACE SEC 7
1174530030019	DUMITRU NICOLAE & COCA	2311 AUGUSTA DR	PEARLAND	TX	77581	LT 19 BLK 3 GREEN TEE TERRACE SEC 7
1174530020011	COX NORMA J	2321 CHAMPION DR	PEARLAND	TX	77581	LT 11 BLK 2 GREEN TEE TERRACE SEC 7
1174530040002	LEMASTERS STEVEN F & LOIS	2304 AUGUSTA DR	PEARLAND	TX	77581	LT 2 BLK 4 GREEN TEE TERRACE SEC 7
1174530030020	HARTMAN DONALD D & SARAH O	2309 AUGUSTA DR	PEARLAND	TX	77581	LT 20 BLK 3 GREEN TEE TERRACE SEC 7
1174530030021	CHASTAIN DAVID A	2307 AUGUSTA DR	PEARLAND	TX	77581	LT 21 BLK 3 GREEN TEE TERRACE SEC 7
1174530040001	DINGELL WANDA	2302 AUGUSTA DR	PEARLAND	TX	77581	LT 1 BLK 4 GREEN TEE TERRACE SEC 7
1174530030022	CARROLL HUEY EDWARD	2305 AUGUSTA DR	PEARLAND	TX	77581	LT 22 BLK 3 GREEN TEE TERRACE SEC 7
1041660030008	LEWIS BOB P & DIANE M	2905 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 8 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030009	HAYES SPOUSES ELECTION TR	2402 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 9 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1174530030023	VALENTI SAM J III	2303 AUGUSTA DR	PEARLAND	TX	77581	LT 23 BLK 3 GREEN TEE TERRACE SEC 7
1174530010007	NIDAY JOHN B JR	904 MYRTLEWOOD DR	FRIENDSWOOD	TX	77546	LT 7 BLK 1 GREEN TEE TERRACE SEC 7
1174530030024	ABBOTT ANTHONY O JR	2301 AUGUSTA DR	PEARLAND	TX	77581	LT 24 BLK 3 GREEN TEE TERRACE SEC 7

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103393000001	BREWER JEFF M & DEBORAH K	2322 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 1 BLK 9	GREEN TEE TERRACE SEC 2
1174530010006	NIDAY JOHN B JR	904 MYRTLEWOOD DR	FRIENDSWOOD	TX	77546	LT 6 BLK 1	GREEN TEE TERRACE SEC 7
1174530010005	NIDAY JOHN B III	2605 LETRIM ST	PEARLAND	TX	77581	LT 5 BLK 1	GREEN TEE TERRACE SEC 7
0421600000001	ALEXANDER JOHN	PO BOX 127	PEARLAND	TX	77588	LT 1 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
0402800000008	JOHN ALEXANDER FAMILY LP	PO BOX 127	PEARLAND	TX	77588	TR 2B-1	ABST 36 D H M HUNTER
0421600000275	WOOD JAMES A	PO BOX 2000	PEARLAND	TX	77588	LTS 78 79 80 & TR 95 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
1175100010001	SULLIVAN KENNETH & DIANE	2702 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 1 BLK 1	GREEN TEE TERRACE TH SEC 3 R/P
0421600000295	MCLAIN E W JR & DELOIS D	2920 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 86 & TRS 103 120 & 121 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
1031550000003	MAIN HARRY M	3024 COUNTRY CLUB DR	PEARLAND	TX	77581	LTS 3 & 4 BLK 1	GREEN TEE TERRACE SEC 1
1041660020013	ROENIGK RAY JOHN	2480 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2480 BLK 8	GREEN TEE TERRACE T/H
0402800000009	CLEAR BROOK UD	1100 LOUISIANA ST STE 400	HOUSTON	TX	77002	TR 2C	ABST 36 D H M HUNTER
1041640000004	WEAVER HOWARD DALE	2708 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-2 BLK 3	GREEN TEE TERRACE T/H
1041640000007	HOUSTON MARGERY L	2710 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-5 BLK 3	GREEN TEE TERRACE T/H
1041640000003	YORK SABRINA	2706 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-1 BLK 3	GREEN TEE TERRACE T/H
1041640000010	PATTISON WARREN J JR	2712 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-8 BLK 3	GREEN TEE TERRACE T/H
1041640000011	SCHRODER GAYLE L	5101 CAROLINE ST	HOUSTON	TX	77004	TR 3A-9 BLK 3	GREEN TEE TERRACE T/H
1041640000006	JONTE R E & PATTI	2718 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-4 BLK 3	GREEN TEE TERRACE T/H
1041650010026	TAMEZ IRMA	1914 CORYELL ST	LEAGUE CITY	TX	77573	TH 2648 PT BLK 7	GREEN TEE TERRACE T/H
1041640000017	TINSLEY ALFRED C & ODESSA	2720 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-11 BLK 3	GREEN TEE TERRACE T/H
1041650020028	SIMS GENE P & PATRICIA D	2618 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 28 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041650020027	NAQUIN HOLLIS J & PATRICIA	2616 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 27 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041640000012	CROWDER JOHN C & SUSANNE	2722 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-10 BLK 3	GREEN TEE TERRACE T/H
1041650020026	MURPHY MIKE S & JANICE D	2614 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 26 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041640000005	MCMILLIAN THOMAS W & JUDY	2724 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-3 BLK 3	GREEN TEE TERRACE T/H
1041650020025	HAYES ANCIL D & PATRICIA B	2612 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 25 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041640000001	TRAYLOR JERRY JOAN	2808 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3B-1 BLK 3	GREEN TEE TERRACE T/H
1041650020024	KRUSE MARY L	2610 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 24 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041640000013	CARTER DAREN D & CELESTA K	2810 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3B BLK 3	GREEN TEE TERRACE T/H
1041650020023	BOWEN KENNETH H & NANCY	2608 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 23 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041640010007	LOHEC MILDRED ANNE	2812 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2812 BLK 3	GREEN TEE TERRACE T/H
1041650020022	MOORE ANITA	2606 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 22 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041640010001	HOWARD JOYCE M	2814 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2814 BLK 3	GREEN TEE TERRACE T/H
1041640010002	WADE FAMILY TRUST	2832 SW 112TH ST	OKLAHOMA CITY	OK	73170	TH 2816 BLK 3	GREEN TEE TERRACE T/H
1041640010003	CROWDER JOHN C & SUSANNE	2722 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2818 BLK 3	GREEN TEE TERRACE T/H
1041640010004	JOWERS ALVA E	2820 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2820 BLK 3	GREEN TEE TERRACE T/H
1041640010005	LEONARD KILA E	2822 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2822 BLK 3	GREEN TEE TERRACE T/H
1041650010605	PEIPELMAN J CLOVIS	2538 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 2538 IN BLK 7	GREEN TEE TERRACE T/H

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1041640010006	BAMBURG BARBARA	3033 PEARLAND PKWY APT 402	PEARLAND	TX	77581	TH 2824 BLK 3	GREEN TEE TERRACE T/H
1041650010536	WURZBACH JODENE R	2536 COUNTRY CLUB DR	PEARLAND	TX	77581	T/H 2536 IN BLK 7	GREEN TEE TERRACE T/H
1041650010333	LECLERE DIANA G	2534 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 2534 IN BLK 7	GREEN TEE TERRACE T/H
1031560000012	VERKERK HENDRICK	2902 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 12 BLK 2	GREEN TEE TERRACE SEC 1
1041650010532	WELLS C E ETUX	2532 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2532 IN BLK 7	GREEN TEE TERRACE T/H
1031560000011	HOLT RICHARD G & NANCY L	2904 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 11 BLK 2	GREEN TEE TERRACE SEC 1
1041650010005	DUNCAN DAVE & BEVERLY	2530 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2530 PT BLK 7	GREEN TEE TERRACE T/H
1041650010004	LEWIS RANDALL	2528 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2528 PT BLK 7	GREEN TEE TERRACE T/H
1041650010003	KEETON SIDNEY P	2526 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2526 PT BLK 7	GREEN TEE TERRACE T/H
1031560000010	LOFTIN CHARLES R	2906 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 10 BLK 2	GREEN TEE TERRACE SEC 1
1031560000009	CAWLEY EDWARD H & BETTY	2472 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 9 BLK 2	GREEN TEE TERRACE SEC 1
1041650010606	STEELE LAURA JANE	2508 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 7B-2 BLK 7 (TR 4 PER PLAT)	GREEN TEE TERRACE T/H R/P
1031560000008	STRAKA MICHAEL A	2910 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 8 BLK 2	GREEN TEE TERRACE SEC 1
1041650010604	MEDLIN CHARLES C	2404 GRAND BLVD STE 210	PEARLAND	TX	77581	TR 7B-1 BLK 7 (TR 3 PER PLAT)	GREEN TEE TERRACE T/H R/P
1031560000007	SPALDING SUSAN	2912 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 7 BLK 2	GREEN TEE TERRACE SEC 1
1031560000006	OLIVER RICHARD H & ALICE L	2914 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 6 BLK 2	GREEN TEE TERRACE SEC 1
1031560000005	PEREZ ROBERT	2916 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 5 BLK 2	GREEN TEE TERRACE SEC 1
1031560000004	SATTERWHITE KENT E	2918 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 4 BLK 2	GREEN TEE TERRACE SEC 1
1031560000003	MCLAIN EDWARD W JR	2920 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 3 BLK 2	GREEN TEE TERRACE SEC 1
1031560000002	HORN GARY L	3719 SPRINGHILL LN	SUGAR LAND	TX	77479	LT 2 BLK 2	GREEN TEE TERRACE SEC 1
1031560000001	BAILEY LONNIE & CHANDRA	2924 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 1 BLK 2	GREEN TEE TERRACE SEC 1
1031550000014	BOTELLO HORACIO	3002 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 14 BLK 1	GREEN TEE TERRACE SEC 1
1031550000013	CHAPMAN EFFORD J & CORDY L	PO BOX 237	PEARLAND	TX	77588	LT 13 BLK 1	GREEN TEE TERRACE SEC 1
1031550000012	CAMPBELL PERRY D	3006 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 12 BLK 1	GREEN TEE TERRACE SEC 1
1031550000011	THRASH MICHAEL S	3008 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 11 BLK 1	GREEN TEE TERRACE SEC 1
1031550000010	O'BRIEN JEFFREY W	3010 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 10 BLK 1	GREEN TEE TERRACE SEC 1
1031550000009	ISTRE ROBERT D & ROSE MARY	3012 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 9 BLK 1	GREEN TEE TERRACE SEC 1
1031550000008	FREEMAN KIMBELY	3014 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 8 BLK 1	GREEN TEE TERRACE SEC 1
1031550000007	SIMPSON JOHN H	3016 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 7 BLK 1	GREEN TEE TERRACE SEC 1
1031550000006	MCREAKEN SCOTT A	3018 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 6 BLK 1	GREEN TEE TERRACE SEC 1
1031550000005	CARVER CHARLIE & DODIE	3020 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 5 BLK 1	GREEN TEE TERRACE SEC 1
0421600000185	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 47 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
0421600000180	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 46 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
0421600000175	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 45 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
0421600000048	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 48 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
0421600000170	RIVERSTONE LAND INVESTORS	1300 POST OAK BVD STE 1110	HOUSTON	TX	77056	LT 44 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
0421600000062	NIDAY JR JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 62 ALLISON RICHEY GULF CCOAST HOME SEC G ABST 290 T J GREEN	

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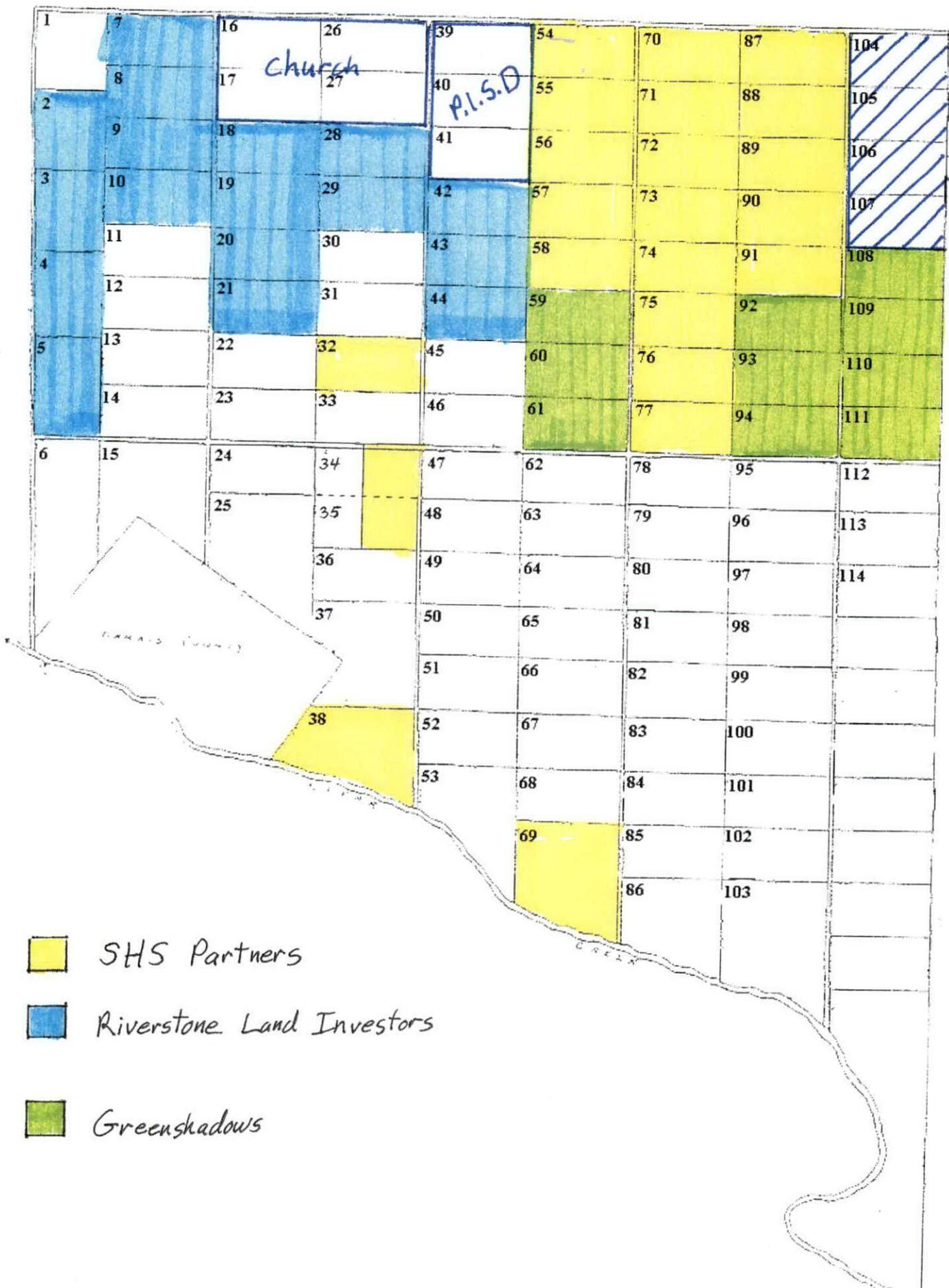
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042160000315	BLOODWORTH JOE	4615 SAO PAULO ST	PASADENA	TX	77504	LT 49 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
042160000043	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 43 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000228	KRIEGER JOHN W	507 SAVOY ST	SUGAR LAND	TX	77478	TR 63 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000232	SPICER CHARLES B JR	12518 LAKE SHORE DR	MONTGOMERY	TX	77356	LT 64 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000185	ALEXANDER ROBERT	314 S BEAUREGARD ST	ALVIN	TX	77511	LTS 57 & 58 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000042	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 42 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000235	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 65 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000045	ALEXANDER JOHN	PO BOX 127	PEARLAND	TX	77588	LT 11 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000240	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 66 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000280	DROSSEL N J & CRAIG	1149 EUCLID AVE	BERKELEY	CA	94708	LT 81 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000285	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LTS 82 & 83 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000335	NIDAY JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LTS 96 & 97 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000320	WOOD JAMES A	PO BOX 2000	PEARLAND	TX	77588	TR 95A ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000330	HIGHTOWER FRANK J	105 N HUDSON AVE STE 200	OKLAHOMA CITY	OK	73102	LT 98 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000490	NIDAY JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LTS 99 & 100 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000290	GREENFIELD I S	27 KEREN HAYESOD ST	RAMAT HASHARON	ISRAEL	47248	LTS 84 & 85 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000094	LIGHTSEY T N	5234 SLEEPY CREEK DR	HOUSTON	TX	77017	W 580 FT OF LTS 112 113 114 & 115 GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000345	NIDAY JR JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 101 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000420	NIDAY JR JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 116 & TR 117 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000477	SCOTT III G D	PO BOX 642	RICHMOND	TX	77406	LT 102 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000319	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	TRS 117A & 118A ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
1041660020012	BURKE EVELYN FLORENCE	2478 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2478 BLK 8 GREEN TEE TERRACE T/H
1041660020011	BETTS ROGER G	2476 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2476 BLK 8 GREEN TEE TERRACE T/H
1041660020010	JOHNSON WILLIAM & MARGARET	2474 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 2474 BLK 8 GREEN TEE TERRACE T/H
1041660020009	CAWLEY EDWARD H & BETTY	2472 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2472 BLK 8 GREEN TEE TERRACE T/H
1041660020008	TOLER LESTER H	2470 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2470 BLK 8 GREEN TEE TERRACE T/H
1041660020007	GUINN GREGORY G & BARBARA	2468 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2468 BLK 8 GREEN TEE TERRACE T/H
1041660020006	PUTNAM FRANCES VIVIAN	2404 GREEN TEE DR	PEARLAND	TX	77581	TH 2466 BLK 8 GREEN TEE TERRACE T/H
1041660020005	URESTI REYES	2464 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2464 BLK 8 GREEN TEE TERRACE T/H
1041660020004	BEACHELL HENRY M	2462 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2462 BLK 8 GREEN TEE TERRACE T/H
1041660020003	JAMISON JENNIFER	2460 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2460 BLK 8 GREEN TEE TERRACE T/H
1041660020002	SUTHERLAND BYRON C	2458 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2458 BLK 8 GREEN TEE TERRACE T/H
1041660020001	BUSBY BETTY J	2456 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2456 BLK 8 GREEN TEE TERRACE T/H
1041660010007	NEIGHBORS J L JR	2454 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2454 LA PLACITA GREEN TEE TERRACE T/H
1041660010006	LOCKWOOD RICHARD C	2452 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2452 LA PLACITA GREEN TEE TERRACE T/H
1041660010005	GREEN STEVEN H	2450 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2450 LA PLACITA GREEN TEE TERRACE T/H
1041660010004	GIBBS G TRAVIS JR ETUX	2448 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2448 LA PLACITA BLK 8 GREEN TEE TERRACE T/H

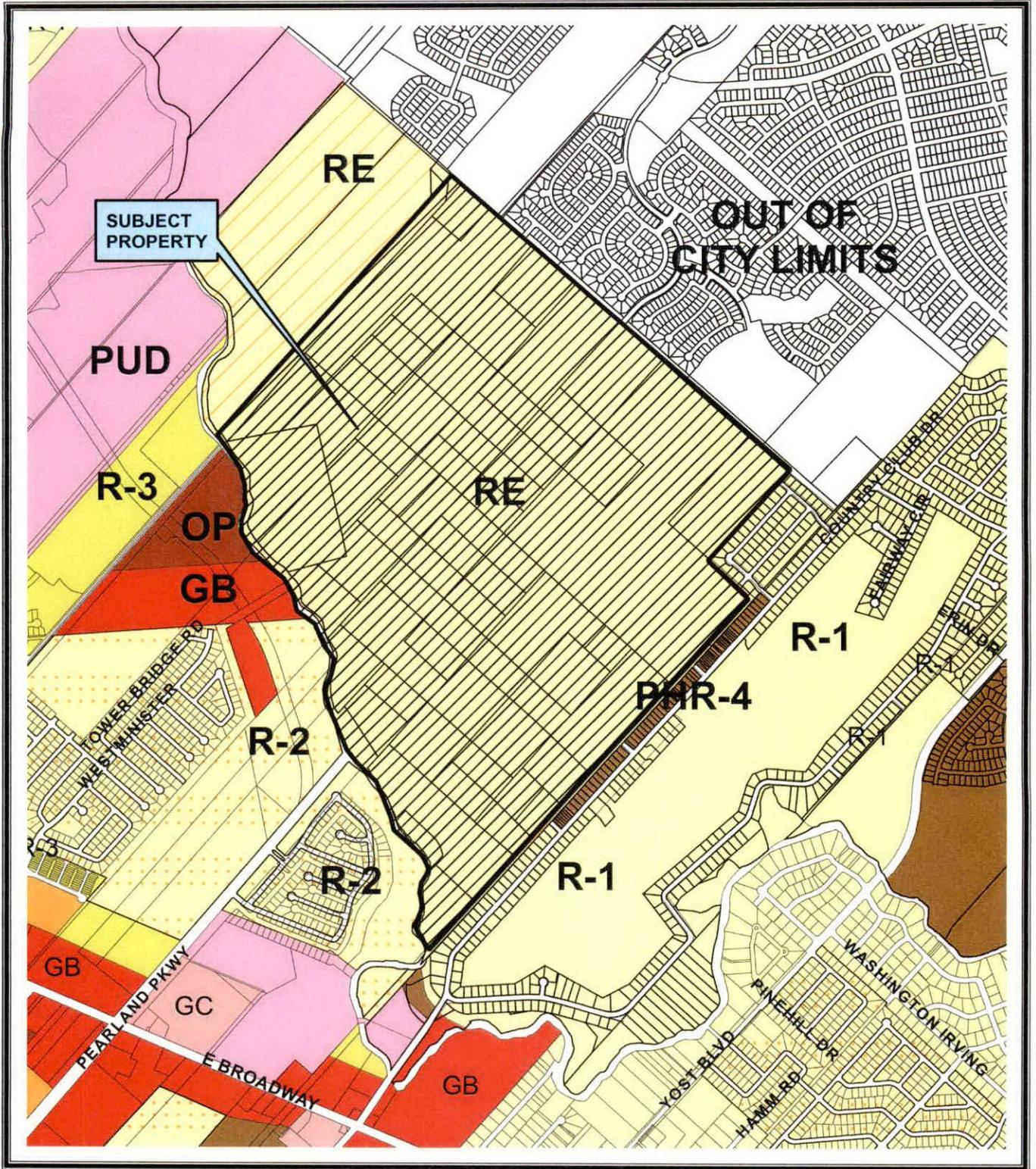
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1041660010003	MULLEN CHRISTINE E	2446 COUNTRY CLUB DR	PEARLAND	TX	77581	T H 2446 LA PLACITA GREEN TEE TERRACE T/H
1041660010002	WILLBANKS GWYNDOLYN H	2444 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2444 LA PLACITA BLK 8 GREEN TEE TERRACE T/H
1041660010001	WELLS MARGIE	2442 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2442 LA PLACITA BLK 8 GREEN TEE TERRACE T/H
1041660030001	CRABB CAROLYN	13 SANDPIPER	LA MARQUE	TX	77568	LT 1 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030002	HUGHES PATRICIA	2416 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 2 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030003	DICKEY ROGER W & BEVERLY A	2414 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 3 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030004	FERGUSON RANDALL L	2301 N MAIN ST	PEARLAND	TX	77581	LT 4 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030005	URESTI REYES & ETAL	2464 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 5 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030006	DEMECS JUDITH	2408 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 6 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030007	CRABB CAROLYN	PO BOX 751749	HOUSTON	TX	77275	LT 7 BLK 8 GREEN TEE TERRACE T/H PAR R/P
0421600000425	NIDAY JR JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	TRS 117B & 118B ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000435	NIDAY JR JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 119 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
1041650010602	ANDERSON ROBERT C & AILEEN	PO BOX 1107	PEARLAND	TX	77588	TH 2602 IN BLK 7 GREEN TEE TERRACE T/H
0421600000055	ALEXANDER HELEN F ESTATE	229 W SEALY ST	ALVIN	TX	77511	LT 13 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000050	ALEXANDER ROBERT	314 S BEAUREGARD ST	ALVIN	TX	77511	LT 12 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0402230000002	T & B ALEXANDER FAMILY LP	2411 PARK AVE	PEARLAND	TX	77581	TR 1 ABST 23 W D C HALL



- SHS Partners
- Riverstone Land Investors
- Greenshadows



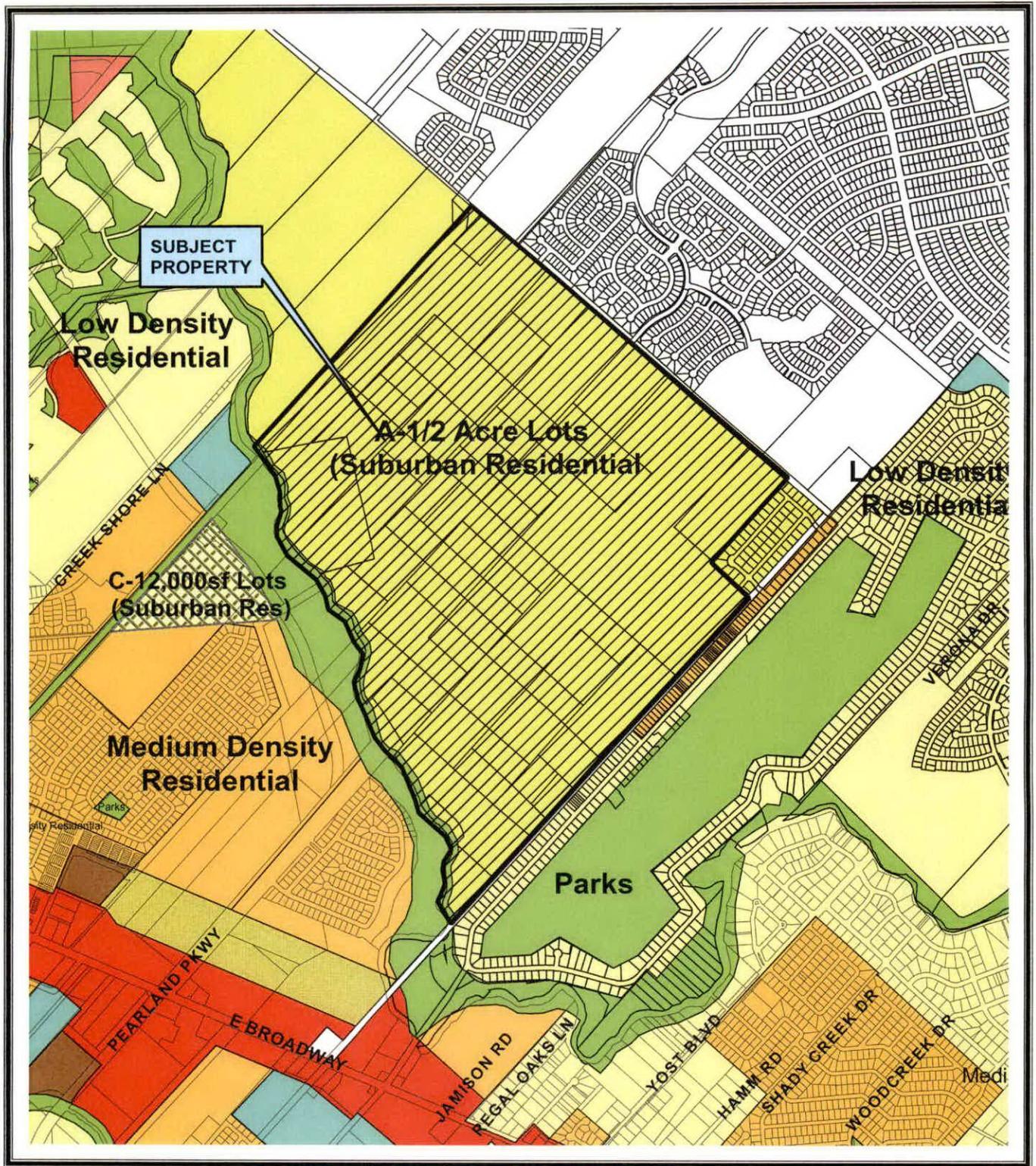
ZONING MAP

Zone Change
No. 2006-18Z



0 1,000 2,000 Feet

Map Prepared on April 24, 2006



FUTURE LAND USE PLAN

**Zone Change
No. 2006-18Z**



Map Prepared on April 24, 2006

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 15, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 19Z

A request by CBL and Associates Properties, Inc., applicant for W C Properties, Ltd., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Planned Development District (PD), on the following described property, to wit:

Legal Description: 8.517 acres, being out of Lot 1, H.T. & B.R.R. Company Survey, Abstract 300, Section 81 of the Allison-Richey Gulf Coast Home Company Subdivision, according to the plat or map recorded in Volume 2, Page 98, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of Broadway Street, and on the West Side of Kirby Drive

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

VI. ADJOURNMENT

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



CITY OF PEARLAND PLANNING & ZONING

JOINT PUBLIC HEARING ITEM

DATE: May 15, 2006

TO: City Council and Planning and Zoning Commission

FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Joint Public Hearing Regarding a Proposed Addendum Pearland Town Center Planned Unit Development (PUD) Generally Located at the Southwest Intersection of SH 288 and Broadway.

The above referenced Planned Unit Development (PUD) was approved on February 27, 2006. At this time the applicant is proposing to add additional land to the approved PUD.

The applicant will be available to make a presentation to the Council and the Commission at this public hearing and address questions and concerns.

SUMMARY:

- The subject PUD is generally located on the west side of SH 288 and south of Broadway. More specifically the property will be bounded by the proposed CR 566 on the east, Broadway on the North, proposed Kirby Road on the west and private property on the South. Two sub-areas are proposed to be located to the west of Kirby Road.
- The applicant is proposing to add 8.5 acres to the approved 169-acre PUD. The additional land, sub-area G, is located west of Kirby Road with frontage on Broadway. The sub-area G is proposed to be developed in accordance with the requirements of the PUD on a stand-alone basis, similar to sub-area E (west of Kirby Road and south of sub-area G) in the original PUD.

- Mixed uses are proposed similar to sub-area E, with the exception of residential use.
- It is proposed that sub-area G will meet all requirements of the UDC pertaining to lot frontage, depth, parking and other requirements.
- The subject property is currently zoned "RE" – Estate Lot Single Family Dwelling District.
- The attached PUD document has highlighted the changes that can be found on pages 1, 4, 5, 10, 11, 19, 32, and 33.
- This Lifestyle Center PUD, also called Pearland Town Center, is proposed to be a mixed use commercial development composed of traditional fashion department stores, retail shops, restaurants, entertainment uses, commercial office, multi-family housing (up to 400 units), hospitality (200 room hotel), and civic land uses with appropriate public and pedestrian amenities integrated throughout the development. An 18-acre portion of the PUD is proposed to accommodate a multi purpose event and performing arts center along with retail and entertainment uses.
- The developers intend to open the project in Spring 2008.

SURROUNDING ZONING AND LAND USES AROUND PUD:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD and Commercial (C)	Broadway, Single Family Residential Shadow Creek Ranch, and proposed commercial development
South	Business Park 288 District (BP 288) and Estate Lot Single Family Dwelling District (RE)	Predominantly vacant land
East	Business Park 288 District (BP 288) and Commercial District (C)	Vacant land, self storage facility
West	Ridgerock PUD (residential and retail uses)	Vacant land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends low-density residential use for the subject parcel. The general area of the proposed lifestyle center development is designated as Business Park and Low Density Residential. Business Park district is a non-residential district that recommends large office complexes/campuses and retail development that create high quality development thereby enhancing the City's image. Business Park District also includes high density residential along the outer edge of the district. Low Density Residential recommends single-family development with lot sizes between 8,800 square feet and 1/2-acre. The proposed addendum to the Town Center would generally conform to the Business Park district proposed for that area.

CONFORMANCE TO ZONING: The subject parcel was recently zoned RE (Estate Lot Single Family Dwelling District) in conformance with the Comprehensive Plan. RE zone permits single family residential uses on half-acre lots. The proposed addendum would not allow any residential on the added parcel.

CONFORMANCE TO THE THOROUGHFARE PLAN:

Proposed CR 566: The Thoroughfare Plan proposes CR 566 to be a Secondary Thoroughfare with a 100-foot ROW between Broadway and CR 59.

Proposed Kirby Road extension: The Thoroughfare Plan proposed Kirby Road to be extended south of Broadway up till CR 59 as a Secondary Thoroughfare with a minimum ROW of 100'.

Broadway / CR 92: Broadway is proposed as a Major Thoroughfare with a minimum ROW of 120'.

At the time of platting and construction, these surrounding streets would need to meet the requirements of the Thoroughfare Plan.

STAFF RECOMMENDATION:

The proposed Town Center generally conforms to the recommendations of the Comprehensive Plan and the approved PUD and staff is in favor of this PUD if the following comments are addressed.

STAFF REVIEW COMMENTS:

The following issues were identified as part of preliminary staff review. Additional comments may be added after further discussion, review, and the Joint Public Hearing.

1. Exhibit "A" not attached to the PUD.
2. All other exhibits referred to in the PUD and that were attached to the original PUD (site plan and sub-area map) need to be modified to include this additional land and attached to the new PUD.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Proposed Planned Unit Development

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

ZONE CHANGE NO. 2006-019Z

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND
THE PLANNING AND ZONING COMMISSION OF THE CITY OF
PEARLAND, TEXAS, REGARDING:**

A request by CBL and Associates Properties, Inc., applicant for W C Properties, Ltd., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Planned Development District (PD), on the following described property, to wit:

8.517 acres, being out of Lot 1, H.T. & B.R.R. Company Survey, Abstract 300, Section 81 of the Allison-Richey Gulf Coast Home Company Subdivision, according to the plat or map recorded in Volume 2, Page 98, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas (Generally Located on the South Side of Broadway Street, and on the West Side of Kirby Drive)

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 15, 2006, AT 6:30 P.M.**

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

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

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

**NOTICE
Property Owner**

RECEIVED

APR 17 2006



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please check one:

- Change in Zoning Classification from: RE (list current zoning) to: PEARLAND TOWN CENTER PUD - PD Address (list proposed zoning)
- Specific Use Permit Request for: _____ (list proposed use)

Property Information:

Address: S/W CORNER OF BROADWAY / PROPOSED KIRBY Tax Account No. 0300-0023-000
 Subdivision: ALLISON-RICHET GULF COAST Lot: 1 Block: 81

**** Attach a copy of the metes and bounds description, survey, or legal description****

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

Future/proposed use of property and reason for zone change: COMMERCIAL / RETAIL; TOWNHOME

PROPERTY OWNER INFORMATION:

NAME WC PROPERTIES, LTD
 ADDRESS P.O. Box 580426
 CITY Houston STATE TX ZIP 77258
 PHONE (281) 335-3191
 FAX (281) 333-9150
 E-MAIL ADDRESS TJW5448@Houston.RR.Com

APPLICANT INFORMATION:

NAME CBL ASSOC. PROPERTIES, INC. JEFF BRE
 ADDRESS 2030 HAMILTON PL. BLD. STE 502
 CITY CHATTANOOGA STATE TN ZIP 37421
 PHONE (423) 490-8624
 FAX (423) 490-8602
 E-MAIL ADDRESS jeff_brewer@cblproperties.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: Jan Watts Date: 4-17-06

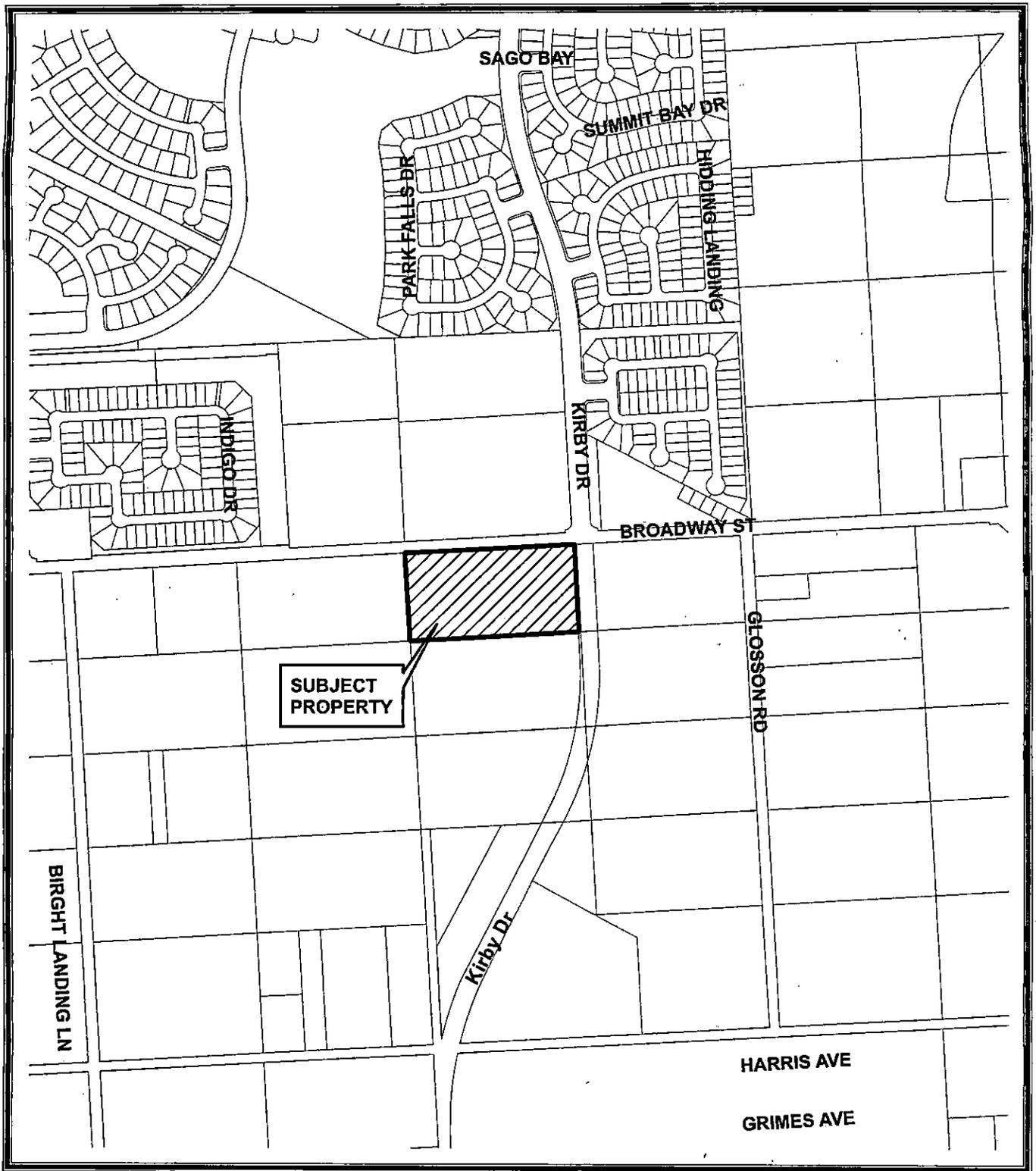
Agent's Signature: Jeff Brewer, Pres. Mgr. CBL Assoc Date: 4-17-06

OFFICE USE ONLY:

FEES PAID: <u>400.00</u>	DATE PAID: <u>4-17-06</u>	RECEIVED BY: <u>[Signature]</u>	APPLICATION NUMBER: <u>2006-19Z</u>
--------------------------	---------------------------	---------------------------------	-------------------------------------

APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE

Receipt No 123579

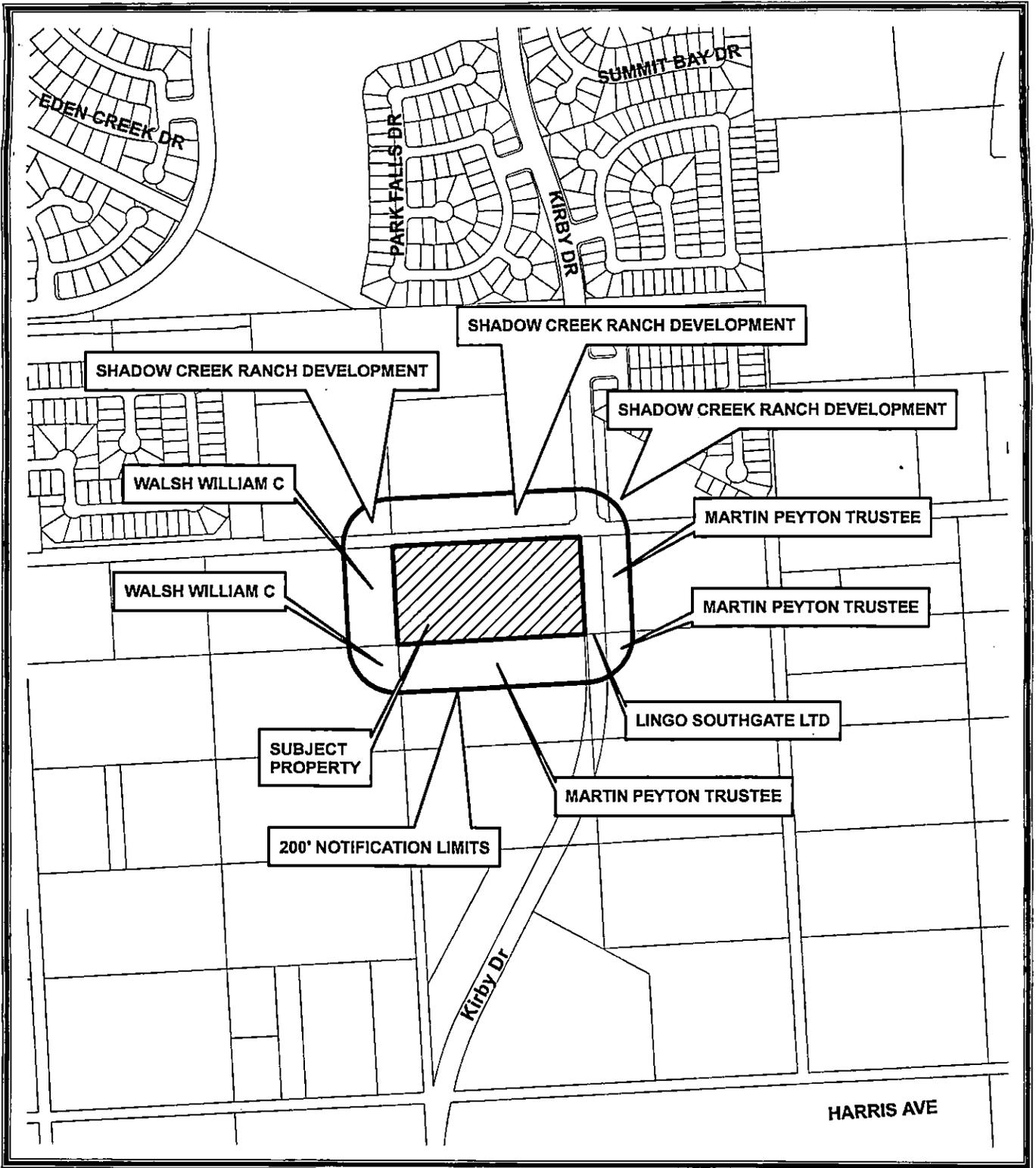


LOCATION MAP

**Zone Change
No. 2006-19Z**

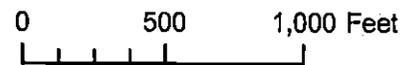


Map Prepared on April 24, 2006



OWNERSHIP MAP

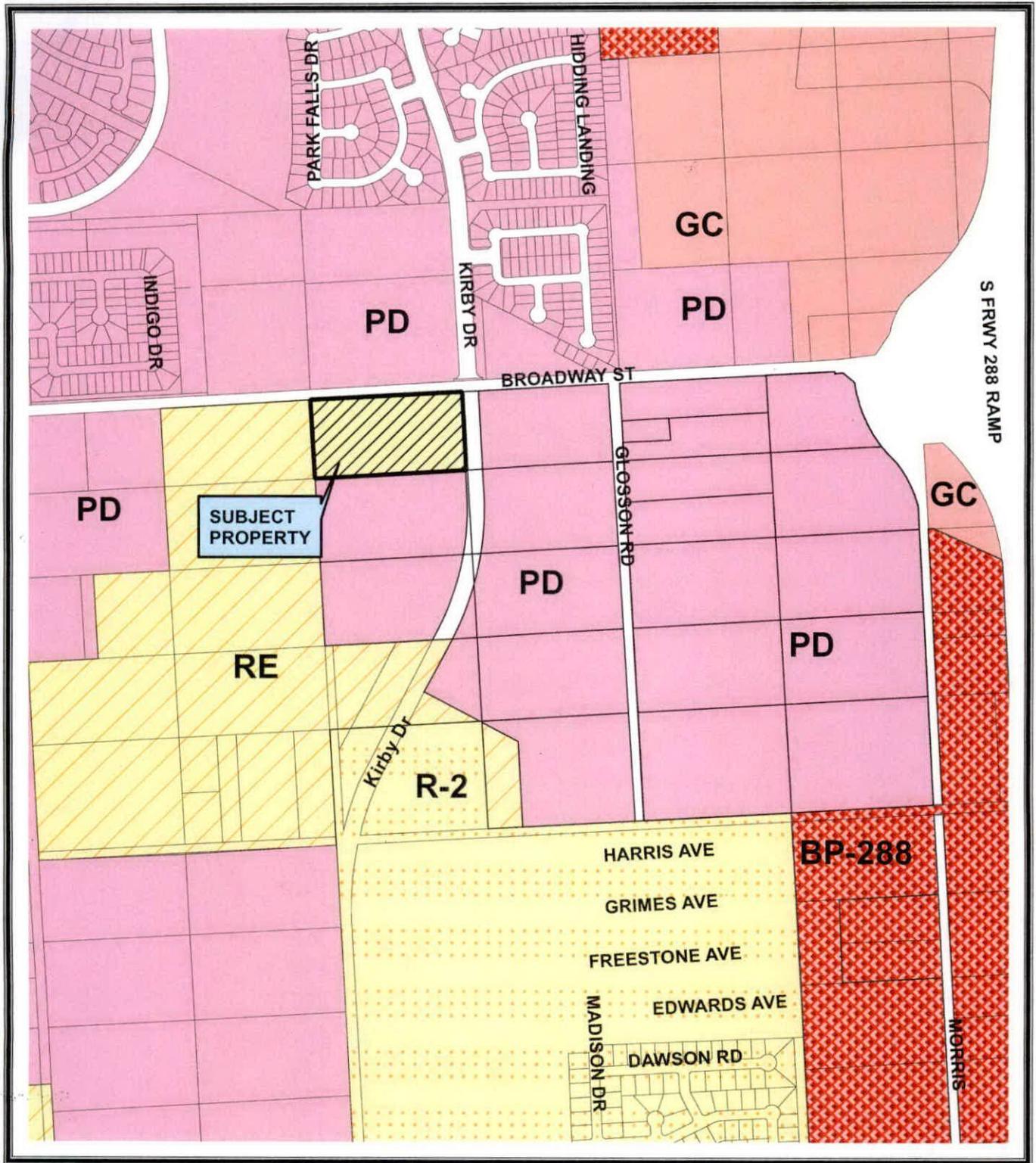
Zone Change
No. 2006-19Z



Map Prepared on April 24, 2006

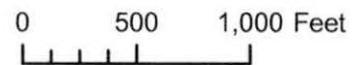
ZONE CHANGE NO. 2006-19Z
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R180173	SHADOW CREEK RANCH DEV	5195 LAS VEGAS BLVD S	LAS VEGAS	NV	89119-3209	A0675 J W MAXEY, BLOCK 19, TRACT 4, ACRES 5.521
R541526	LINGO SOUTHGATE LTD	17225 EL CAMINO REAL STE 170	HOUSTON	TX	77058-2748	A0300 H T & B R R, TRACT 1A-2A-3A-11A-12A, ACRES 3.50
R180222	SHADOW CREEK RANCH DEV	5195 LAS VEGAS BLVD S	LAS VEGAS	NV	89119-3209	A0678 T C R R , BLOCK 19, TRACT 1-3, ACRES 22.270
R168108	MARTIN PEYTON TRUSTEE	310 MORTON ST # 280	RICHMOND	TX	77469-3119	A0300 H T & B R R, TRACT 2-3-11TO15-23TO25-31TO35, ACRES 149.35
R541526	LINGO SOUTHGATE LTD	17225 EL CAMINO REAL STE 170	HOUSTON	TX	77058-2748	A0300 H T & B R R, TRACT 1A-2A-3A-11A-12A, ACRES 3.50
R541526	LINGO SOUTHGATE LTD	17225 EL CAMINO REAL STE 170	HOUSTON	TX	77058-2748	A0300 H T & B R R, TRACT 1A-2A-3A-11A-12A, ACRES 3.50
R168108	MARTIN PEYTON TRUSTEE	310 MORTON ST # 280	RICHMOND	TX	77469-3119	A0300 H T & B R R, TRACT 2-3-11TO15-23TO25-31TO35, ACRES 149.35
	CBL & ASSOC JEFF BREWER	2030 HAMILTON PL BVD STE 500	CHATTANOOGA	TN	37421	APPLICANT
R510975	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	A0564 H T & B R R, TRACT 48, ACRES 10.00
R168108	MARTIN PEYTON TRUSTEE	310 MORTON ST # 280	RICHMOND	TX	77469-3119	A0300 H T & B R R, TRACT 2-3-11TO15-23TO25-31TO35, ACRES 149.35
R541526	LINGO SOUTHGATE LTD	17225 EL CAMINO REAL STE 170	HOUSTON	TX	77058-2748	A0300 H T & B R R, TRACT 1A-2A-3A-11A-12A, ACRES 3.50
R168117	WC PROPERTIES LTD	PO BOX 580426	HOUSTON	TX	77258-0426	A0300 H T & B R R, TRACT 1, ACRES 9.95
R179016	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	A0564 H T & B R R, TRACT 47, ACRES 10.000
R179054	SHADOW CREEK RANCH DEV	5195 LAS VEGAS BLVD S	LAS VEGAS	NV	89119-3209	A0565 H T & B R R, TRACT 31-32, ACRES 14.630

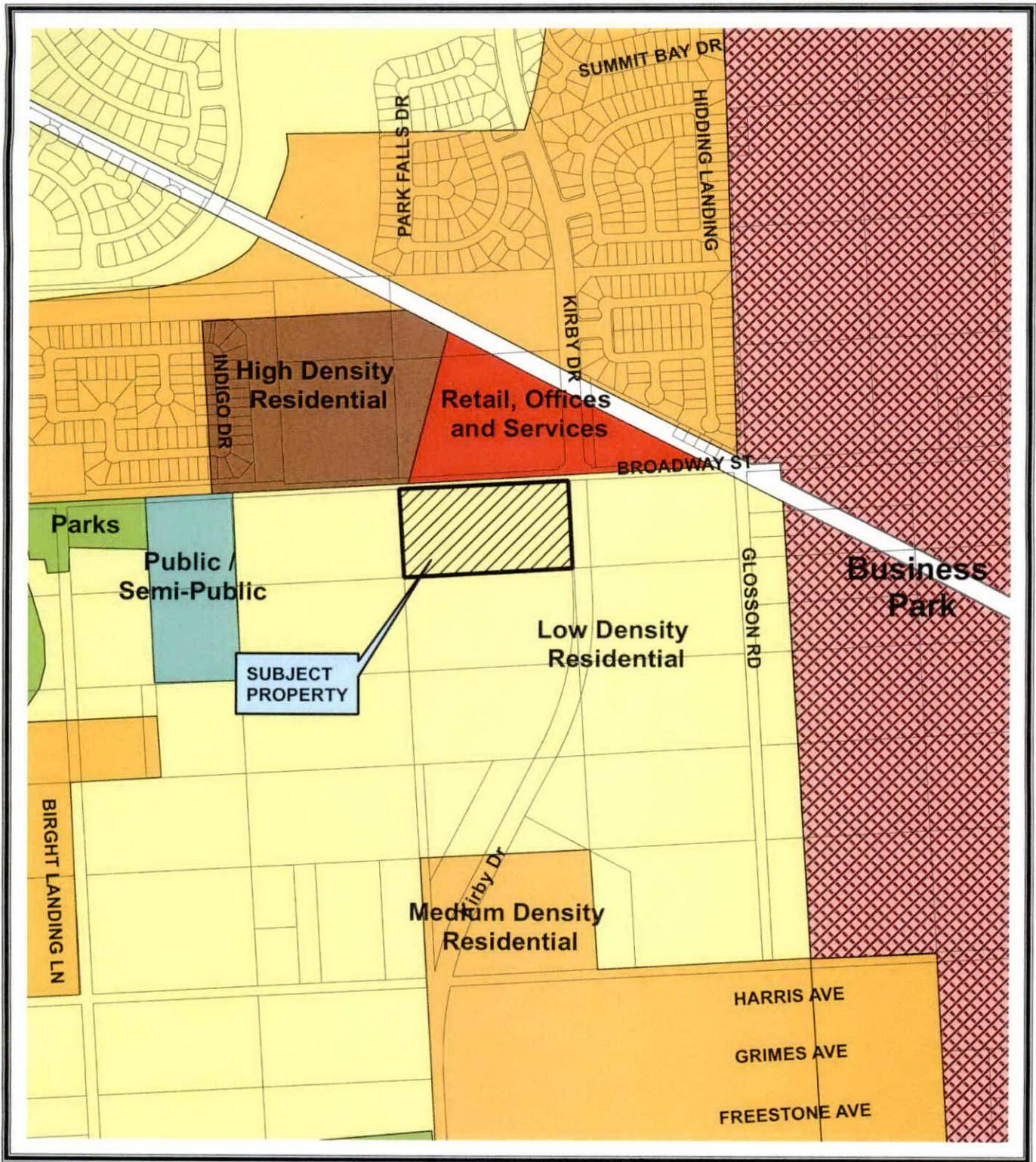


ZONING MAP

Zone Change
No. 2006-19Z



Map Prepared on April 24, 2006



FUTURE LAND USE PLAN

Zone Change
No. 2006-19Z



Map Prepared on April 24, 2006

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Haynes Peery / Pavilion Development Co.

Full Address: 5605 Carnegie Blvd., Suite 110

(include zip) Charlotte, NC. 28210 (704) 906-3765

I wish to speak regarding Item No. 2006-2 Conditional Use Permit

PLANNING & ZONING COMMISSION MEETING

DATE: _____

NAME	COMPANY	ITEM OF INTEREST	COMMENTS
MICHAL ALEXANDER	2401 Champion Dr.		
JEFF C BREWER	CBL: ASSOC. PROPS.		
Haynes Peery	Trillion Development Co.	CUP # 2006-2	
David Sepulveda	Terra Assoc.	CUP # 2006-2	
Reggie Jacob	Perry Properties	- 2006-172	
BINILA G. MUTHALAY	ALE ACADEMIC	2006-172	
GEORGE MUTHALAY	ALE ACADEMIC	2006-172	
Mahendra Rodrigo	GC Engineering, Inc.	2006-172	
Dick Lemmon	Removal	162	
Dick Lemmon	" "	" "	
Alan Mueller	LJA Engineering	182	

JOHN SANTANDRO RIVERWAY REPAIRS 182

Mayor opened @ 6:36
TAG explained JPH Process

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 15, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. **CALL TO ORDER** *opened @ 6:39 by Mayor*
- II. **PURPOSE OF HEARING** *P&Z Chairp. R. Sanders read purpose.*

Conditional Use Permit No. 2006-2

A request by Pavilion Land Development Company, owner, for approval of a Conditional Use Permit for an "Auto Repair (Minor)" facility in the General Business Retail District (GB), on the following described property, to wit:

Legal Description: 0.919 acres of land, situated in the H. T. & B.R.R. Company Survey, Abstract 304, being out of and part of a called 15.0832 acre tract of land conveyed in deed under Document No. 2006011872 of the Official Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of FM 518 (Broadway Street), and West of County Road 90

- III. **APPLICATION INFORMATION AND CASE SUMMARY** *Staff recommends*
- A. **STAFF REPORT** *TAG read... Staff rec'd no. Public Comm. forms.*
- B. **APPLICANT PRESENTATION** *Haynes Perry w/ Pavilion Land Dev. Co.*
- IV. **PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST** *No one was present to speak*
- V. **COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION** *→ K. Cole*
- VI. **ADJOURNMENT** *6:46*

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

Kevin Cole asked
what constitutes
a minor auto repair.

Mr. Haynes stated No Engine
Repairs.

Major is Body repair,
painting, Engine Repair

Minor is minor ~~body~~ engine
work

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF MAY 15, 2006**

Conditional Use Permit No. 2006-2

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Pavilion Land Development Company, owner, for approval of a Conditional Use Permit for an "Auto Repair (Minor)" facility in the General Business Retail District (GB)

LEGAL DESCRIPTION: 0.919 acres of land, situated in the H. T. & B.R.R. Company Survey, Abstract 304, being out of and part of a called 15.0832 acre tract of land conveyed in deed under Document No. 2006011872 of the Official Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the North Side of FM 518 (Broadway Street), and West of County Road 90

APPROVAL PROCESS: After this Joint Public Hearing, the requested conditional use permit application will be considered as follows:

Planning and Zoning Commission: May 15, 2006

A Conditional Use Permit (CUP) is a new application process in the Unified Development Code (UDC) and replaces the previous Specific Use Permit (SUP) described in the Land Use and Urban Development Ordinance. According to the Unified Development Code, a CUP will be scheduled for a Joint Public Hearing with both the Planning and Zoning Commission and the City Council, but will be scheduled for approval by the Planning and Zoning Commission only. The City Council will only hear the CUP if the applicant appeals the Commission's decision to the City Council.

SUMMARY: The applicant is requesting approval of a Conditional Use Permit (CUP) for a "Minor Auto Repair" facility in the General Business Retail District (GB). The subject property is currently undeveloped.

The subject property is zoned GB and the area is rapidly developing with retail, office, and related uses.

The proposed facility is a National Tire and Battery (NTB) store. The applicant has submitted a preliminary site plan and building elevations for review as part of this Conditional Use Permit. If the CUP is approved, the applicant will be required to submit a building permit application, in which the site plan, landscape plan, and all other building plans and site development will be reviewed for conformance with all codes and ordinances applicable.

SURROUNDING ZONING AND LAND USES:

*** surrounding zoning districts based on the new map adopted February 27, 2006**

	<u>Zoning</u>	<u>Land Use</u>
North	General Business Retail District (GB)	Undeveloped tracts
South	Outside of City Limits, but within the City of Pearland's ETJ	CVS Pharmacy; Undeveloped tracts
East	General Business Retail District (GB)	Undeveloped tracts
West	General Business Retail District (GB)	Undeveloped tracts

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The subject property is currently zoned as GB. The minimum lot size for the GB district is 22,500 square feet and the minimum lot width is 150 feet. The subject property meets these requirements.

The applicant will be required to comply with all other requirements of the Unified Development Code.

PLATTING STATUS: The subject property is part of the Medical Commons of Pearland subdivision plat that was recently approved by the Planning and Zoning Commission. More recently, a replat of the Medical Commons was approved by the Commission. It appears that the replat has not yet been filed for record. Prior to issuance of a building permit for the subject property, the replat will need to be filed for record with the County Clerk.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Retail, Office, and Service" uses for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for "Retail, Office, and Services" are the General Business Retail District (GB), the Neighborhood Service District (NS), and the Office Professional District (OP). Therefore, the existing zoning of GB for the subject property conforms to the Comprehensive Plan. The proposed minor auto repair facility is allowed in GB by approval of a Conditional Use Permit.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on FM 518 (Broadway Street), a major thoroughfare with an ultimate right-of-way of 120 feet. Adequate right-of-way was dedicated by the Medical Commons plat.

Silverlake Parkway (extension of CR 90, and previously known as Hooks Road) does not affect the subject property on the east side. There is an undeveloped tract between the subject property and Silverlake Parkway.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There is currently a 16 inch water line on the south side of Broadway Street. There is also a 24 inch gravity main sanitary sewer water line along the north side of Broadway Street.

Availability and adequacy of utilities will be reviewed during the review of subdivision plats and construction plans submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed conditional use permit for minor auto repair should not have a negative impact on the surrounding properties.

The subject property is located within a larger area that is developing with retail, office, and service related uses. The entire area that fronts on Broadway Street, between Miller Ranch Road and Silverlake Parkway, is currently zoned as GB and is developing with GB uses.

Site Plan

The applicant has submitted a preliminary site plan for review. The following is a list of requirements that pertain to the site under the GB district:

Setbacks:

- Minimum front yard: 25 feet
- Minimum side yard: 10 feet
- Minimum rear yard: 25 feet
- Maximum height: 45 feet

Due to the size of the drawing, it is difficult to tell if the proposed site plan meets these setbacks outlined in the GB district.

Outside display:

Also, any display areas outside shall be confined to a pedestrian walkway immediately adjacent to the building, and shall not extend more than 10 feet from the building. The applicant has also indicated that they will not have any outside storage or display.

Corridor Overlay District:

Broadway Street is designated as a "corridor overlay" in the Unified Development Code. The applicant will be responsible for complying with all applicable requirements of the corridor overlay district as it pertains to the subject property. The corridor overlay district contains increased standards on building façade, landscaping, and lighting, as well as others.

Building Façade:

The Unified Development Code requires that the building be 100 percent masonry or glass for the portion of wall visible from the adjacent roadway. The applicant has provided elevation drawings of all sides of the proposed building. It appears that the proposed elevations meet these requirements.

The corridor overlay district contains standards that pertain to building articulation and building materials. The proposed NTB store will not be large enough to require specific building articulation. Regarding building materials, at least 25 percent of the exterior walls facing Broadway Street would need to be transparent. The applicant will have to provide this calculation on the building permit plans, as it is unclear from the elevation drawings if this percentage will be met. Also, the corridor overlay district requires that building colors meet the colors on the City's approved color palate. The elevations submitted with this application do meet the approved color palate.

The applicant did indicate earlier to Staff that some NTB stores have more blue in their façade. The applicant chose the beige/brown colors in order to be more compatible with surrounding businesses within the area.

Parking:

The applicant will be required to provide parking spaces in accordance with the Unified Development Code.

Screening:

Screening is not required because the subject property is surrounded by other General Business District and related uses.

Traffic:

A traffic impact analysis (TIA) was previously submitted with the plat of the subject property, which determined the locations of driveways. The subject property does not have a driveway on its site. The driveway is located further to the west. Mutual access has been provided between all sites within the Medical Commons subdivision.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit, as proposed by the applicant, for the following reasons:

1. The proposed conditional use permit provides for a minor auto repair facility in an area that is currently zoned GB and the surrounding areas are developing with GB uses. The GB district allows minor auto repair by approval of a Conditional Use Permit.
2. The proposed facility should not have any impact on the surrounding retail, office, or service developments.
3. The proposed facility should be compatible and consistent with other similar auto related uses within the subject area.
4. The applicant will be required to comply with all requirements in the Unified Development Code pertaining to the development of the site.
5. The site plan, landscape plan, and building elevations will be reviewed again as part of a Building Permit Application, for compliance with all codes and ordinances applicable to the site.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Proposed Site Plan
- Proposed Building Elevations

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

CONDITIONAL USE PERMIT NO. CUP2006-2

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND
THE PLANNING AND ZONING COMMISSION OF THE CITY OF
PEARLAND, TEXAS, REGARDING:**

A request by Pavilion Land Development Company, owner, for approval of a Conditional Use Permit for an "Auto Repair (Minor)" facility in the General Business Retail District (GB), on the following described property, to wit:

0.919 acres of land, situated in the H. T. & B.R.R. Company Survey, Abstract 304, being out of and part of a called 15.0832 acre tract of land conveyed in deed under Document No. 2006011872 of the Official Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas (Generally Located on the North Side of FM 518 (Broadway Street), and West of County Road 90)

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 15, 2006, AT 6:30 P.M.**

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

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

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

Property Owner Notice



APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Page 1 of Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Conditional Use Permit Request for: Auto Repair (Minor)
(list proposed use)

Current Zoning District: GB

Property Information:

Address or General Location North side of FM 518 between Yorkshire Blvd
+ County Road 90

Tax Account No. 0304-0052-000

Subdivision: Medical Commons of Pearland

Lot: Tract D Block: 1

PROPERTY OWNER INFORMATION: If there are multiple property owners, please list on a separate sheet of paper and attach to this application.

NAME Pavilion Land Company

ADDRESS 5605 Carnegie Blvd. Suite 110

CITY Charlotte STATE NC ZIP 28209

PHONE (704) 557-9267

FAX (704) 552-1159

E-MAIL ADDRESS haynes.peery@paviliondevelopment.com

APPLICANT INFORMATION:

NAME Pavilion Development Company

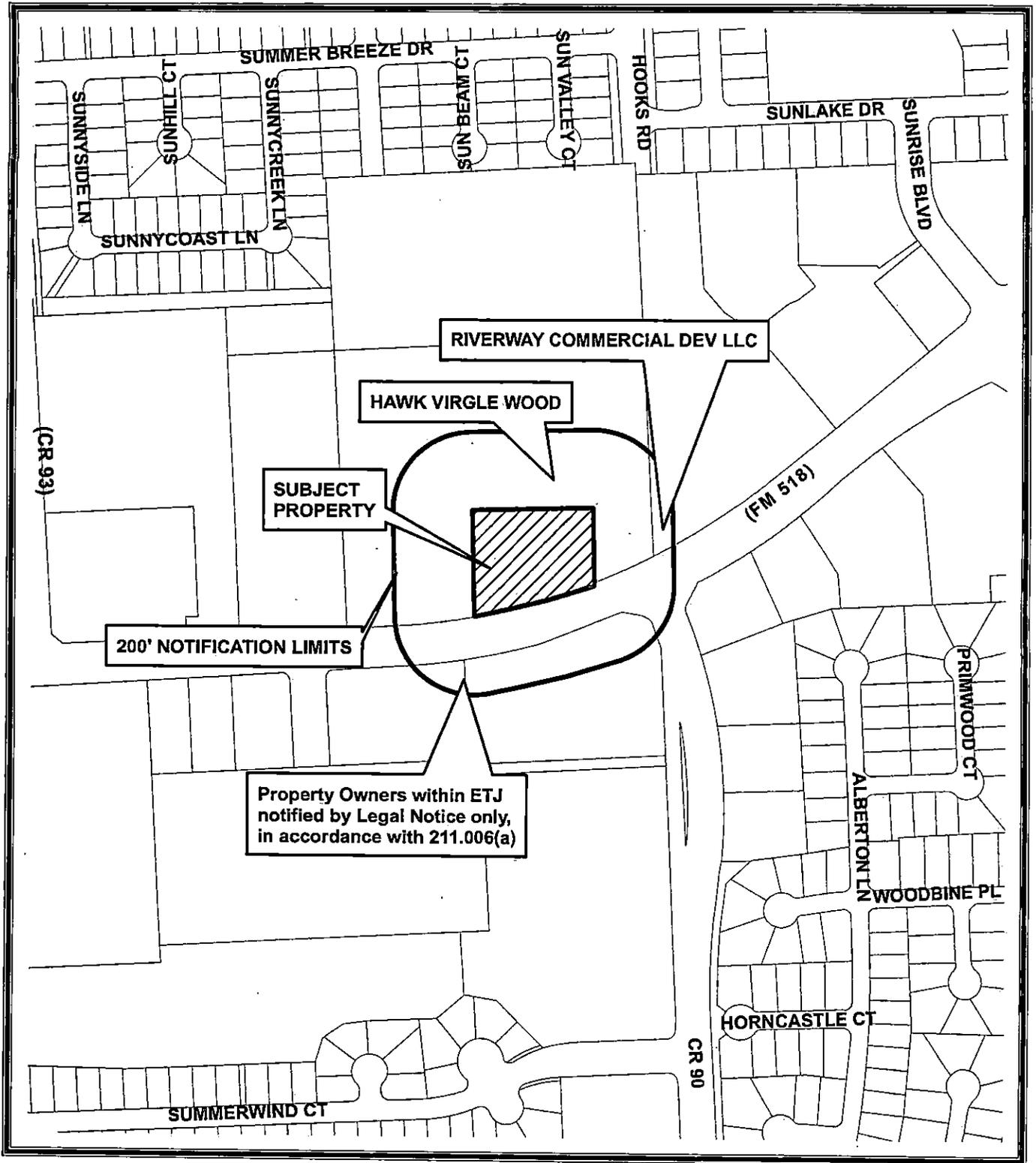
ADDRESS 5605 Carnegie Blvd. Suite 110

CITY Charlotte STATE NC ZIP 28209

PHONE (704) 557-9267 (Ext 110)

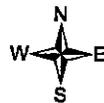
FAX (704) 552-1159

E-MAIL ADDRESS michael.mcdonald@paviliondevelopment



OWNERSHIP MAP

Conditional Use Permit
No. 2006-2

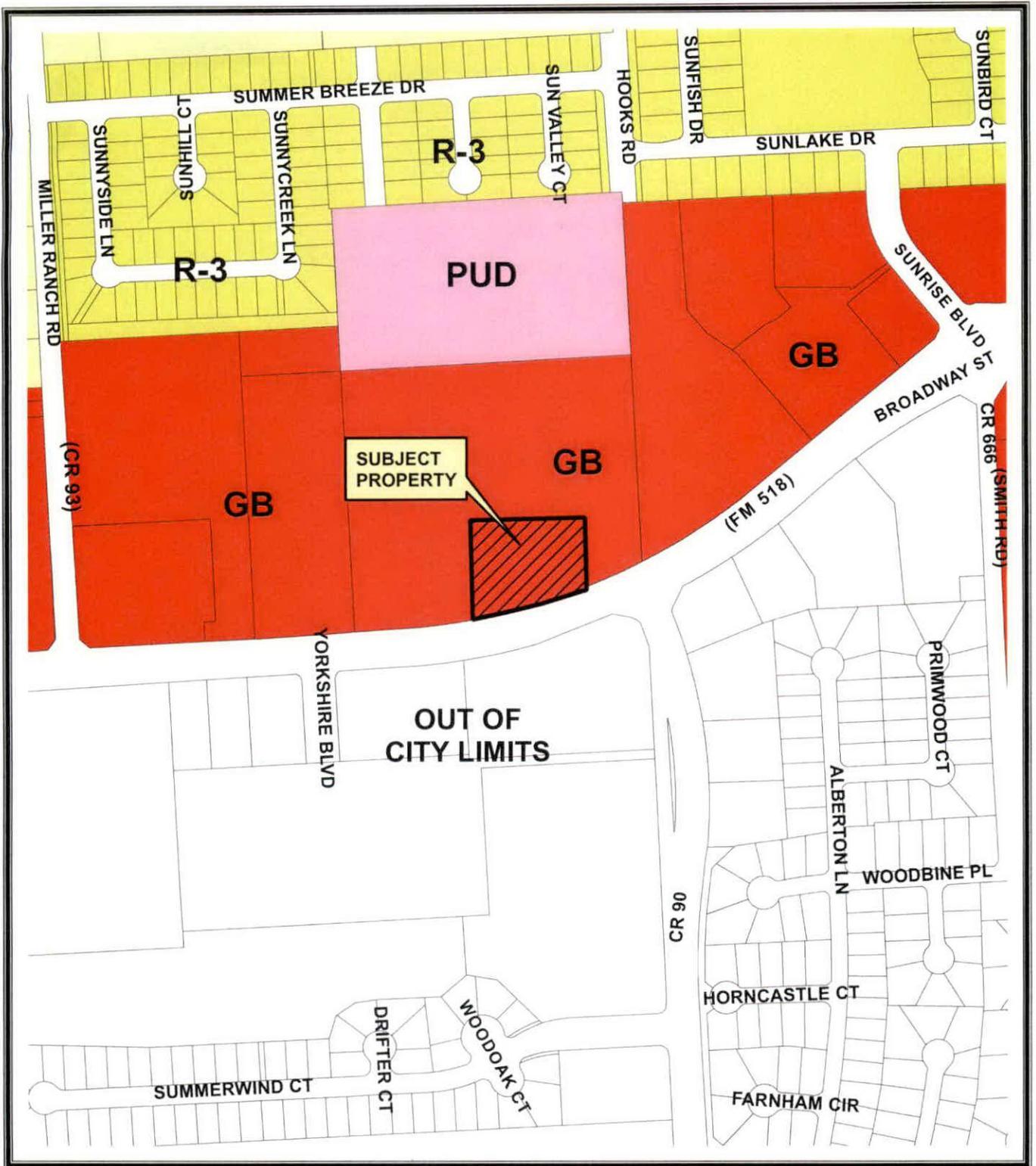


0 200 400 Feet

Map Prepared on April 24, 2006

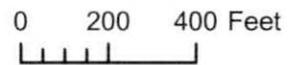
CONDITIONAL USE PERMIT NO. 2006-2
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R547663	RIVERWAY COMMERCIAL DEV LLC	PO BOX 3083	PEARLAND	TX	77588-3083	A0721 J W MAXEY, TRACT 1F, ACRES 6.76
	PAVILION LAND COMPANY	5605 CARNEGIE BLVD STE 110	CHARLOTTE	NC	28209	PROPERTY OWNER/APPLICANT
R512552	HAWK VIRGLE WOOD	4035 HAWK RD	PEARLAND	TX	77584-2707	A0304 H T & B R R, TRACT 60 (UND/4), ACRES 3.9975

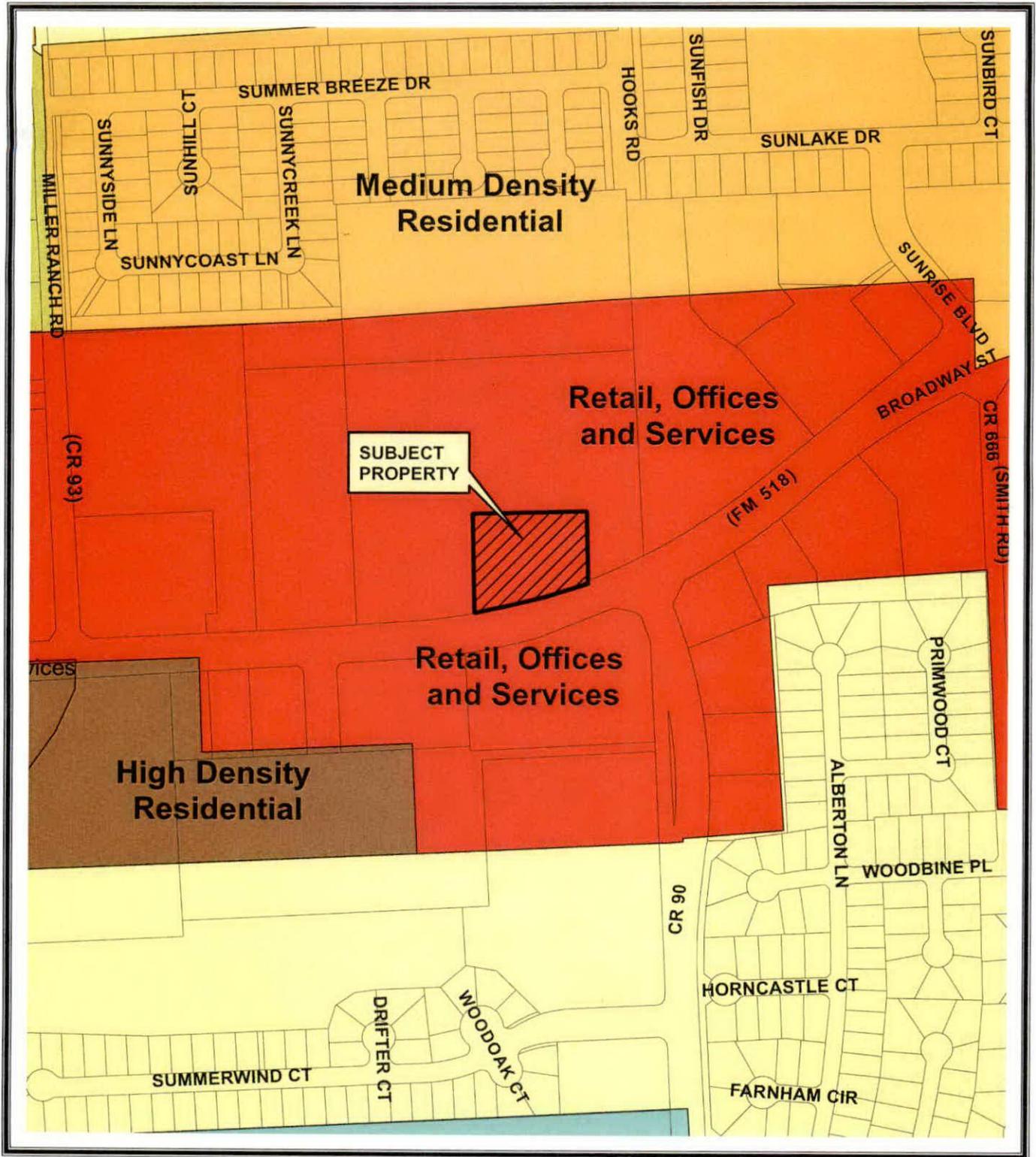


ZONING MAP

Conditional Use Permit
No. 2006-2

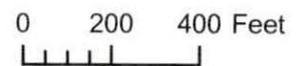


Map Prepared on April 24, 2006

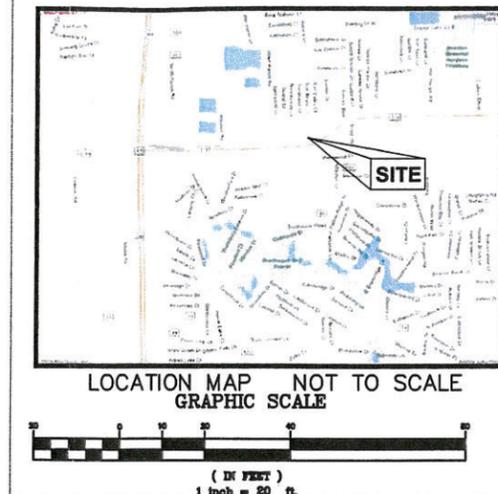
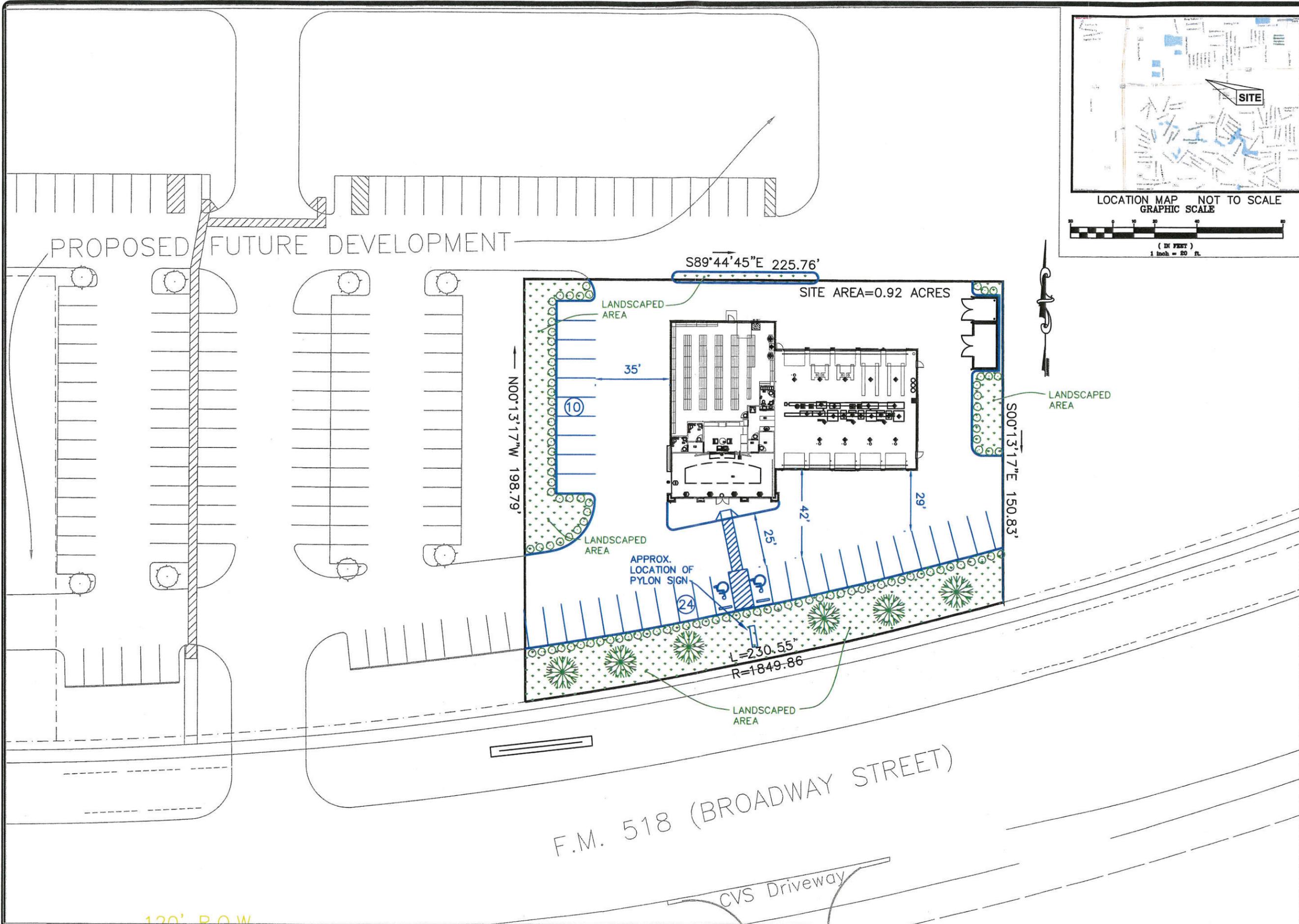


FUTURE LAND USE PLAN

Conditional Use Permit
No. 2006-2



Map Prepared on April 24, 2006



CERTIFICATION:
SITE PLAN
 NOT FOR CONSTRUCTION

PREPARED BY:
Pavilion
 Development Co.

FILED BY: [] DATE: []

NO.	MEM.	DATE	DM APPROVAL	TR. APPROVAL	COMMENT
1					
2					
3					
4					
5					

PROJECT AREA:
 PEARLAND WEST NTB
 HOUSTON, TEXAS

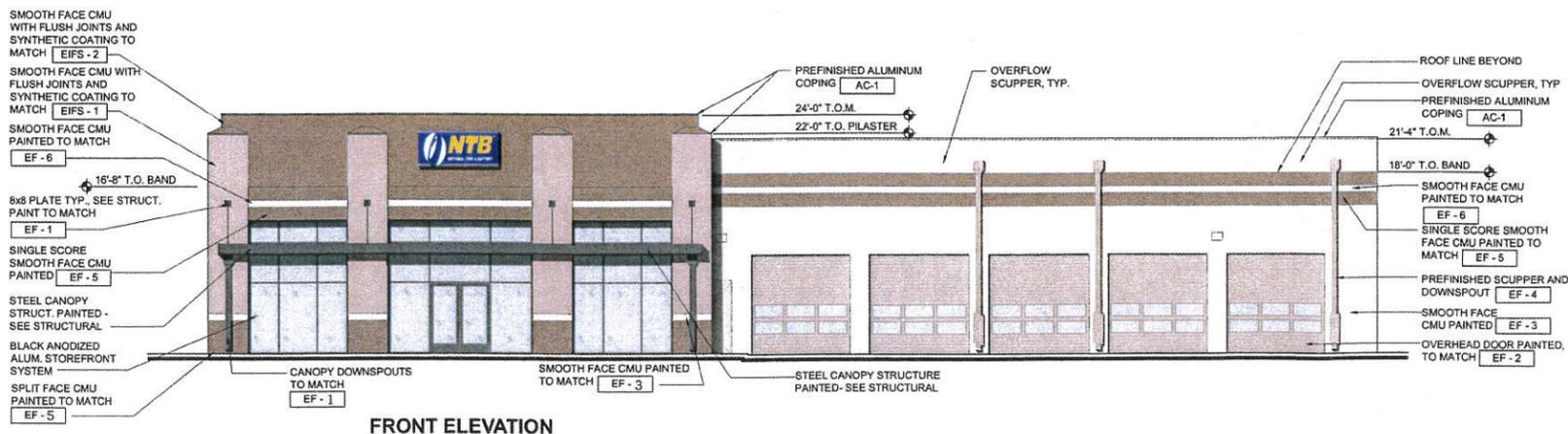
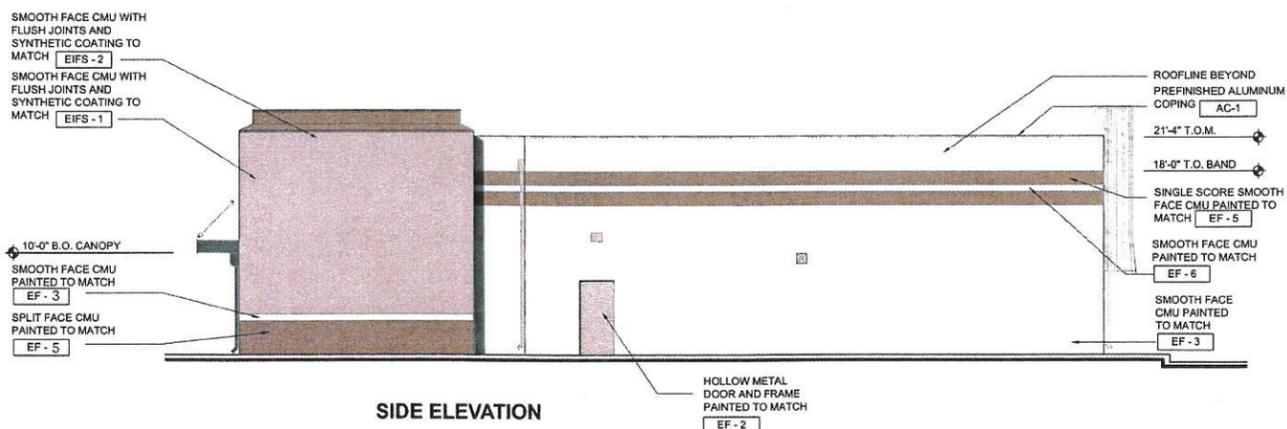
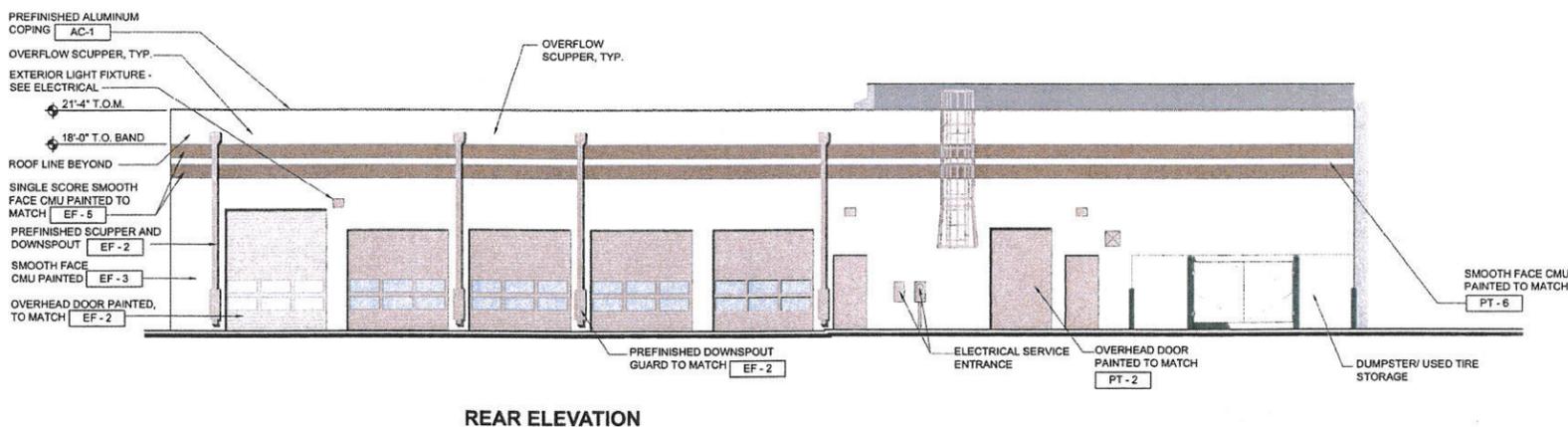
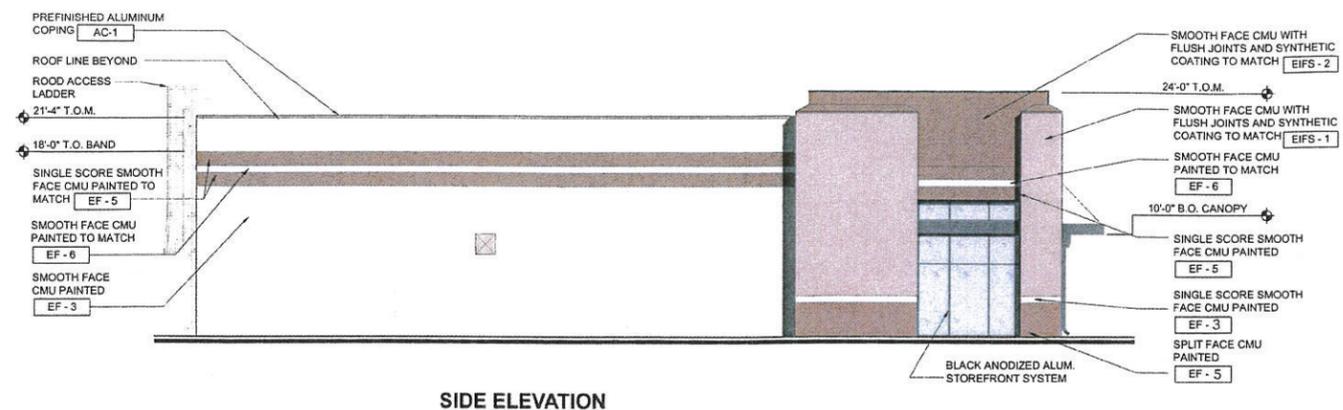
OWNER:
 PAVILION DEVELOPMENT
 COMPANY

NTTB
 NATIONAL TIRE & BATTERY
 A TRIM SERVICES COMPANY, LLC

DRAWING TITLE:
 SITE PLAN



PEARLAND, TEXAS
PEARLAND



FINISHES

- AC-1 PREFINISHED ALUMINUM TO MATCH PT-2
- EIFS-1 EIFS: COLOR TO MATCH EF-2
- EIFS-2 EIFS: COLOR TO MATCH EF-5
- EF-1 SHERWIN-WILLIAMS #SW-6258 TRICORN BLACK
- EF-2 BENJAMIN MOORE #2164 SERENGETTI SAND
- EF-3 BENJAMIN MOORE #HC 48 BRADSTREET BEIGE
- EF-4 NOT USED
- EF-5 BENJAMIN MOORE #1231
- EF-6 BENJAMIN MOORE #HC 48 BRADSTREET BEIGE



JOINT PUBLIC HEARING MEETING

If you wish to speak during the public hearing, please complete the following information, and give this card to the Recording Secretary either before or after your comments.

Name: RADHA ARUNKUMAR MD & ARUN KUMAR
SUBRAMANIAN
Address: 2829 WESTCHESTER CIRCLE
City: PEARLAND State: TX Zip: 77584

I wish to speak regarding Item No. Zone Change NO. 162

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Ken McConnell

Full Address: 2845 Westchester Cr.

(include zip) Pearland, TX 77584

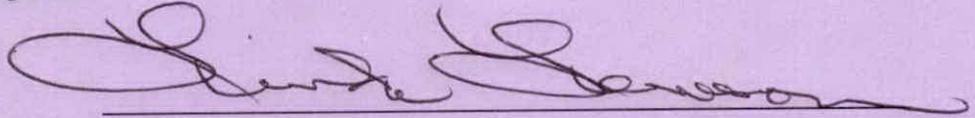
I wish to speak regarding Item No. Zone change # 16Z

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:



Full Address:

2405 COUNTRY CLUB

(include zip)

POEHLER TEX 77581

I wish to speak regarding Item No.

162

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 15, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER 6:46

II. PURPOSE OF HEARING *Rabal*

Zone Change No. 16Z

A request by James D. and L. Elaine Thomas, owners, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 1 District (R-1) to Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: 1.03 acres of land, Lot 25, of Westchester Estates, Abstract 242, H. T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Westchester Circle, and Approximately 250 Feet South of FM 518 (Broadway Street)

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT *TAG read... Staff recommend denial of orig. Zone Chng. to GB as denial. Staff still recommend denial for NS zoning. as it would be negative impact on nearby residential homes. Rec'd one public comm for approval.*

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST → 1, 2, 3 spoke

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION → Steve Saboo commented that he...

VI. ADJOURNMENT 7:01

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

B. Applicant - ~~Rinda~~ Rinda Remmons w/ Lemmons
on behalf of applicant.
passed out photos and fliers.

IV Kenneth McConnell 2845 Westchester Cir
22584
spoke - opposed

Dr. Radhe Arunkumar 2829 Westchester Cir.
Does not fully understand NS (Neighborhood Serv.)?
spoke - opposed

Rinda Remmons / Joyce Thomas stated that Neil West asked if there
were 2 driveways & that the crowd unanimously
replied "No"

IV gasoline med (dental clinic)
vet clinic
off bldg.
lite retail } NS
Kevin Cole asked TAG to expl. NS
a bit more limited
than GB.

Kevin Cole stated that he felt it should
remain Resid.

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF MAY 15, 2006**

Zone Change No. 2006-16Z

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by James D. and L. Elaine Thomas, owners, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 1 District (R-1) to Neighborhood Service District (NS)

LEGAL DESCRIPTION: 1.03 acres of land, Lot 25, of Westchester Estates, Abstract 242, H. T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the East Side of Westchester Circle, and Approximately 250 Feet South of FM 518 (Broadway Street)

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: May 15, 2006*
City Council for First Reading: June 12, 2006*
City Council for Second Reading: June 26, 2006*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for a Neighborhood Service District (NS). The subject property is currently developed as a single family residence. The applicant has indicated that they plan to use the subject tract for a retail development as well as other neighborhood service district uses.

The applicant previously submitted a zone change for the subject property for a General Business Retail District (GB), which was scheduled and considered at the Joint Public Hearing on March 20, 2006. The Planning and Zoning Commission recommended denial

of the zone change to GB, and the applicant withdrew the zone change for GB just prior to the consideration of the GB request by the City Council. The applicant has now resubmitted the zone change for an NS district, which is a lesser intense zoning district than GB.

The subject property was zoned Suburban Development District (SD) for several years and the existing house has remained a non-conforming use. During the review of the Updated Zoning Map, which was approved by the City Council on February 27, 2006, the subject property was changed from SD to Single Family Dwelling District (R-1).

All other lots fronting (not siding) on Westchester Circle are already zoned as R-1 and many are developed with single family residential uses.

SURROUNDING ZONING AND LAND USES:

*** surrounding zoning districts based on the new map adopted February 27, 2006**

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Dwelling District (R-1); General Business District (GB)	Single family residence; Retail development
South	Single Family Dwelling District (R-1)	Single family residence
East	General Business District (GB)	Undeveloped tract
West	Single family Dwelling District (R-1)	Single family residence

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting an NS zoning district. The minimum lot size for the NS district is 12,500 square feet and the minimum lot width is 100 feet. The subject property in its present configuration currently meets these requirements, as the subject property is exactly 150 feet wide along Westchester Circle, and is approximately 1.03 acres in size.

The applicant will be required to comply with all other requirements of the Unified Development Code.

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has been platted as Lot 25 of Westchester Estates. Therefore, no further platting will be required at this time.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Retail, Offices, and Services" for the subject property and for many of the surrounding properties along Broadway Street and Manvel Road. The Comprehensive Plan further indicates that the appropriate zoning districts for "Retail, Offices, and Services" are the Office and Professional District (OP), the Neighborhood Service District (NS), and the General Business District (GB). Therefore, the proposed zone change for NS conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Westchester Circle, a local street. The Master Thoroughfare Plan does not indicate any improvements to Westchester Circle.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There is currently an 8 inch water line within Westchester Circle. There is also a 16 inch water main along the south side of Broadway Street.

There is an 8 and 18 inch gravity main sanitary sewer line along Westchester Circle, and there is an 8 inch gravity main sanitary sewer line along the south side of FM 518 (Broadway Street).

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The applicant originally applied for a GB district, which was considered at the Joint Public Hearing on March 20, 2006. At that meeting, Staff recommended denial of the zone change for GB for several reasons, which are discussed below. Now that the applicant has resubmitted a zone change for Neighborhood Service District (NS), Staff does not believe that NS is any more appropriate for the subject property than the GB district was.

The subject property, due to its close proximity to Broadway Street and other non-residential uses, may seem to be an appropriate location for a Neighborhood Service District. Many properties along the north and south sides of Broadway Street are already zoned for General Business District and are developing with GB uses.

The subject property is designated in the Comprehensive Plan for Retail, Office, and

Service uses. The proposed NS district conforms to this designation in the Comprehensive Plan. However, the lines on the Comprehensive Plan are not definite lines and are not zoning lines, but instead they are more general boundaries of different classifications of land uses. Therefore, it could be interpreted that the land use designations of retail, office, and service uses should only apply to the properties fronting on Broadway Street.

It appears that all of the lots that front onto Westchester Circle are zoned for R-1. The lots that front onto Broadway Street and Manvel Road (but side onto Westchester Circle) are zoned for General Business District, with the exception of the lot at the southeast corner of Broadway Street and Westchester Circle. The lot at the southeast corner of Broadway Street and Westchester Circle is zoned for R-1, but it fronts onto Broadway Street. It would seem appropriate for that particular lot, which fronts onto Broadway Street and is adjacent to other GB districts, would be changed at some point to GB also.

Staff believes that the Retail, Office, and Service use designation was not meant to include the subject property nor the lot directly to the west, due to their frontage on Westchester Circle. In order to protect the single family residential neighborhood that exists along Westchester Circle, Staff is recommending disapproval of the zone change for Neighborhood Service District.

If the zone change is approved, the applicant may be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways.

Also, if the zone change is approved, the applicant or developer would be responsible for providing a landscape buffer and masonry wall along the property lines that are shared with residentially zoned properties.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

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

1. The proposed zone change for NS would be intrusive and cause negative effects on the established residential neighborhood that currently exists along Westchester Circle.
2. Although the Comprehensive Plan designates the subject property for "Retail, Office, and Service" uses, Staff believes that it was the intention of the City for the

Retail, Office, and Services to extend only to those lots that front onto Broadway Street, but not for the lots that front on Westchester Circle.

3. The subject property is currently developed with a single family residence and is currently occupied as a residential structure.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

PROPERTY OWNER NOTICE

CITY OF PEARLAND
3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

ZONE CHANGE NO. 2006-016Z

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by James D. and L. Elaine Thomas, owners, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 1 District (R-1) to Neighborhood Service District (NS), on the following described property, to wit:

1.03 acres of land, Lot 25, of Westchester Estates, Abstract 242, H. T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas (Generally Located on the East Side of Westchester Circle, and Approximately 250 Feet South of FM 518 (Broadway Street))

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 15, 2006, AT 6:30 P.M.**

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

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

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please check one:

Change in Zoning Classification from: SD R-1 (list current zoning) to: NS (list proposed zoning) 3/29/06

Specific Use Permit Request for: _____ (list proposed use)

Property Information:

Address: 2727 WESTERCHESTER Tax Account No. 8215-0022-000:001

Subdivision: WESTERCHESTER Lot: 25 Block: 242 H T. & B

**** Attach a copy of the metes and bounds description, survey, or legal description****

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

Future/proposed use of property and reason for zone change: GENERAL BUSINESS NS

PROPERTY OWNER INFORMATION:

NAME JAMES D. & L. ELAINE THOMAS
ADDRESS 2727 WESTCHESTER
CITY PEARLAND STATE TX ZIP 77584
PHONE(281) 485-3153
FAX()
E-MAIL ADDRESS _____

APPLICANT INFORMATION:

NAME OWNER
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.

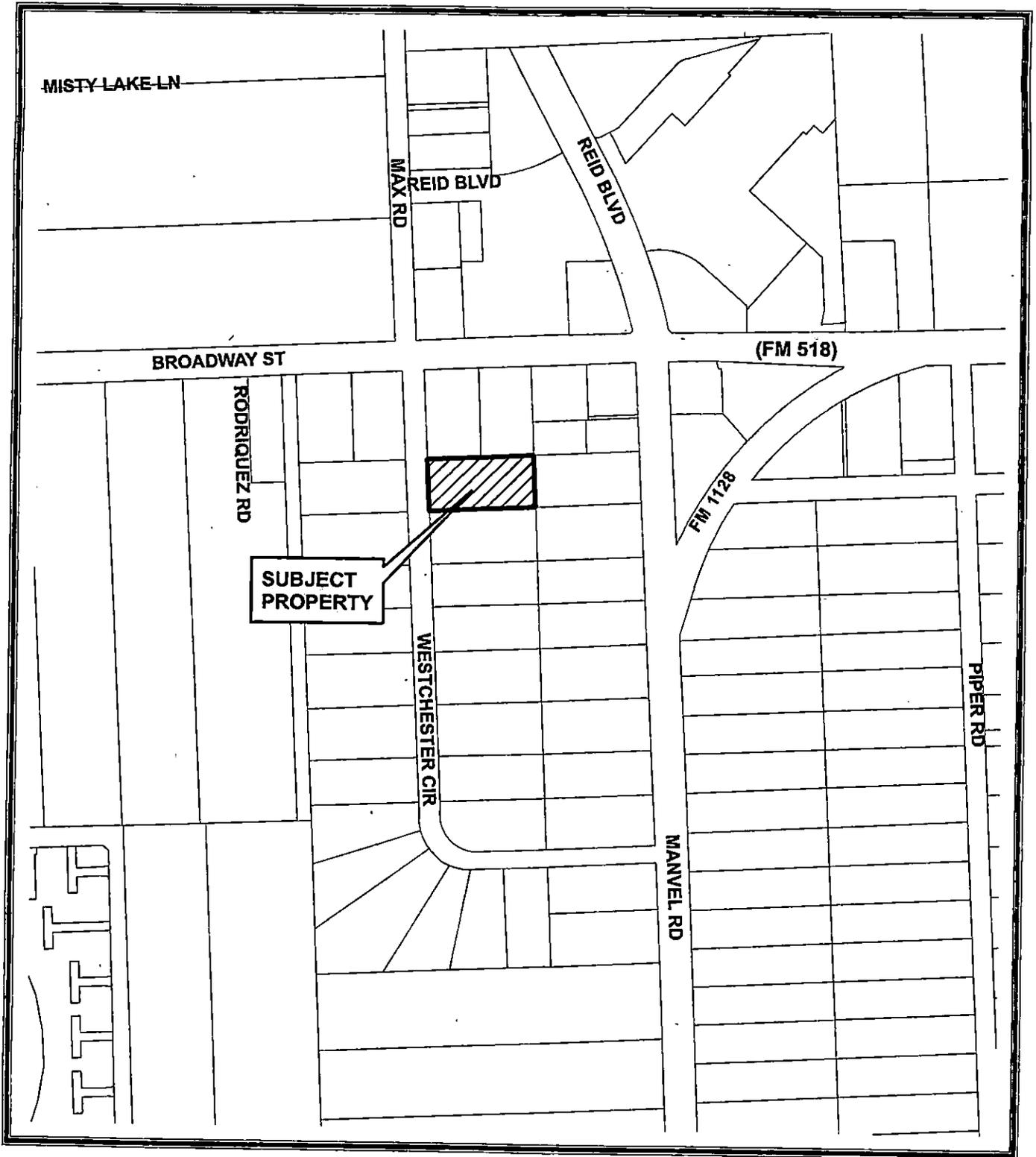
Owner's Signature: [Signature] Date: 2-17-06

Agent's Signature: [Signature] Date: 2-17-06

OFFICE USE ONLY:

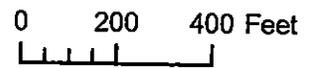
FEES PAID: <u>\$275.00</u>	DATE PAID: <u>3/29/06</u>	RECEIVED BY: <u>[Signature]</u>	APPLICATION NUMBER: <u>2006-162</u>
----------------------------	---------------------------	---------------------------------	-------------------------------------

*****APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE*****

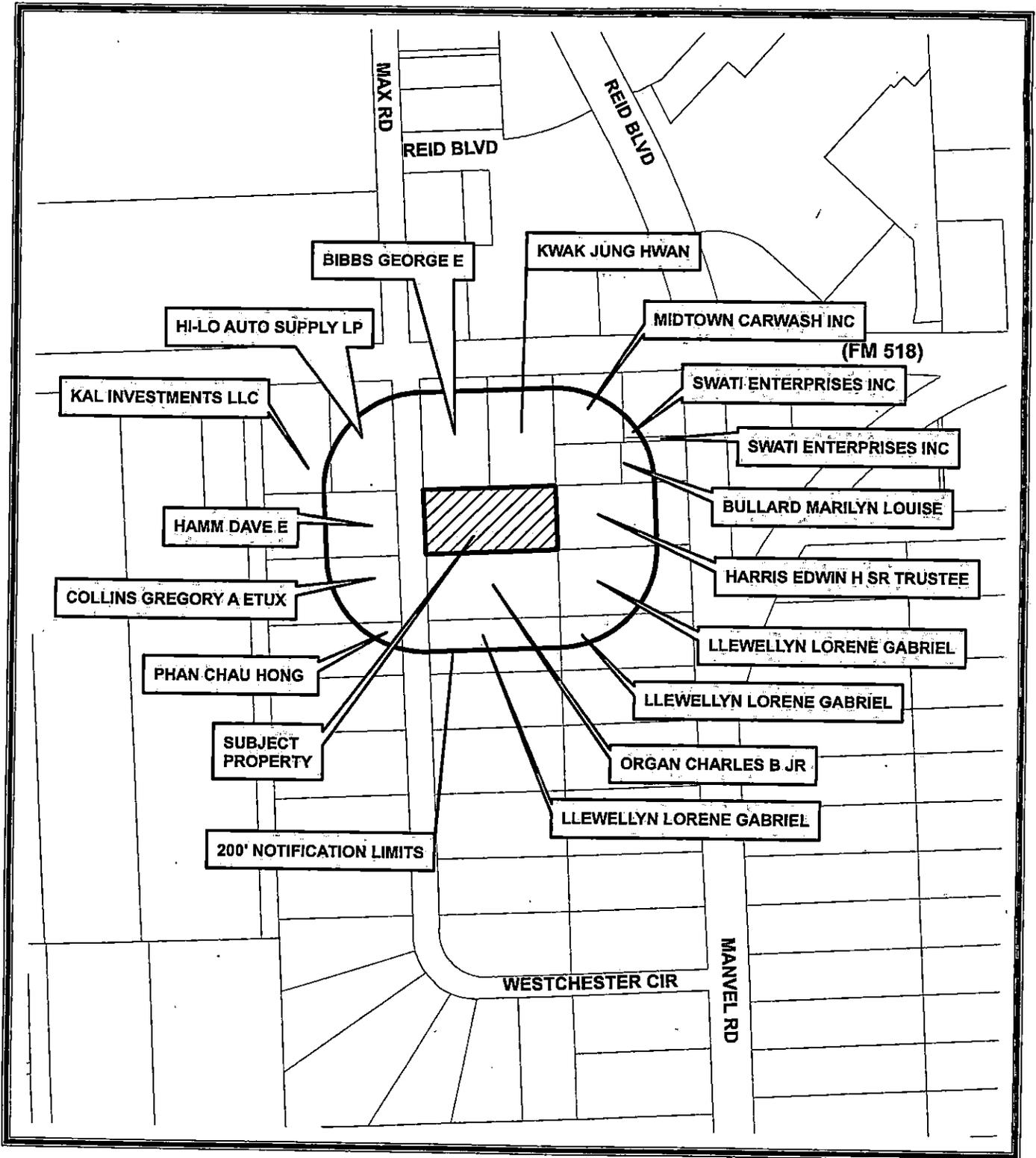


LOCATION MAP

**Zone Change
No. 2006-16Z**

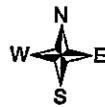


Map Prepared on April 24, 2006



OWNERSHIP MAP

Zone Change
No. 2006-16Z

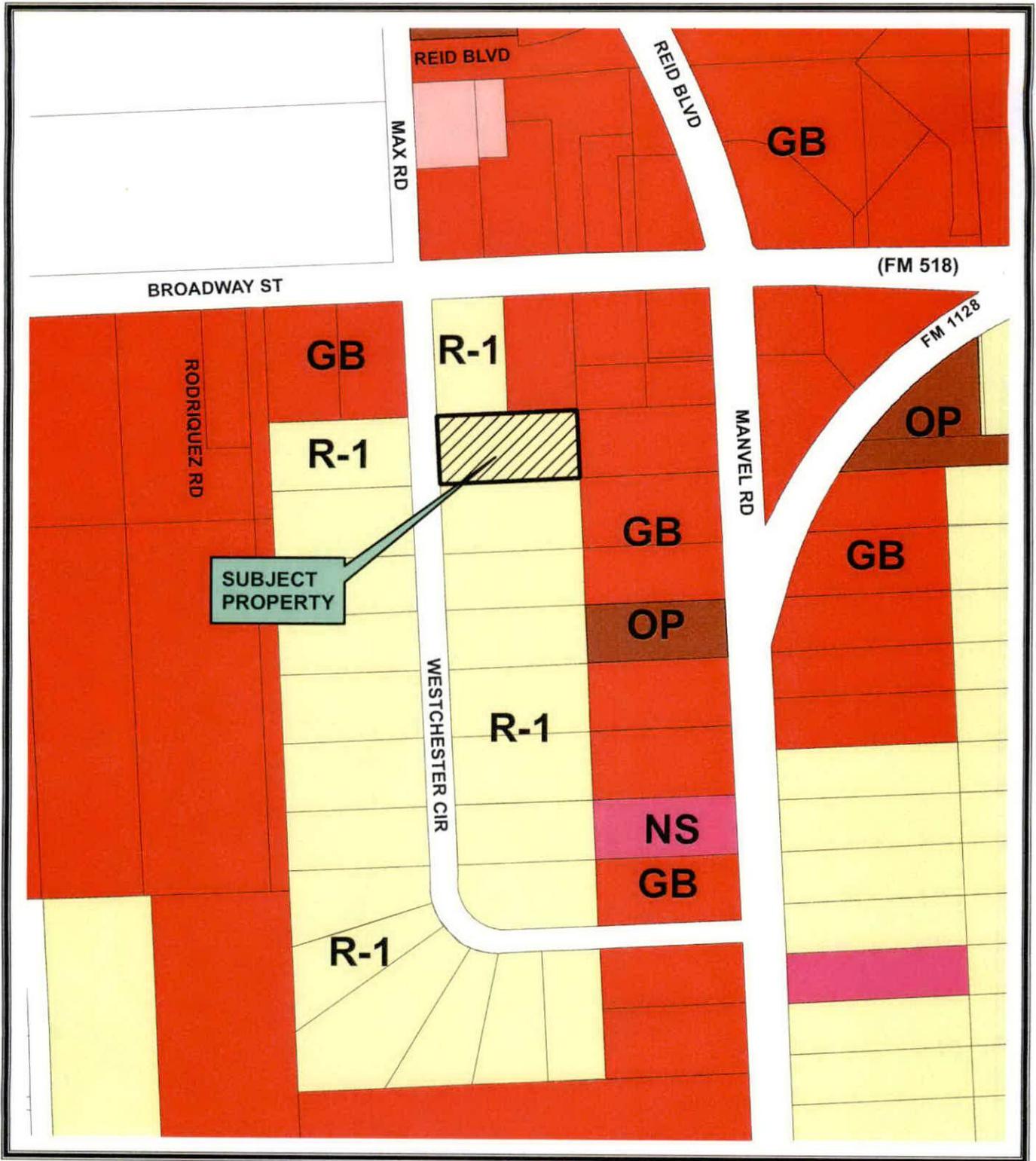


0 200 400 Feet

Map Prepared on April 24, 2006

ZONE CHANGE NO. 2006-16Z
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R263054	SWATI ENTERPRISES INC	8146 9TH AVE	PORT ARTHUR	TX	77642-8014	WESTCHESTER LTS 29A-29B 242 H T & B
R505900	MIDTOWN CARWASH INC	7226 BROADWAY ST	PEARLAND	TX	77581-8780	WESTCHESTER (A0242 H T & B R R), BLOCK 1, RESERVE A
R263050	KWAK JUNG HWAN	2621 SUNFISH DR	PEARLAND	TX	77584-3041	WESTCHESTER LT 27 242 H T & B
R263049	BIBBS GEORGE E	2701 WESTCHESTER CIR	PEARLAND	TX	77584-5826	WESTCHESTER LT 26 242 H T & B
R263042	HI-LO AUTO SUPPLY LP	233 S PATTERSON	SPRINGFIELD	MO	65802	WESTCHESTER (A0242 H T & B R R), LOT 17
R534242	KAL INVESTMENTS LLC	2908 CASTLE CT	PEARLAND	TX	77581-4825	RETAIL SERVICE FAC (A0242 HT&BRR), BLOCK 1, LOT 1, ACRES 0.8609
R263054	SWATI ENTERPRISES INC	8146 9TH AVE	PORT ARTHUR	TX	77642-8014	WESTCHESTER LTS 29A-29B 242 H T & B
R263052	BULLARD MARILYN LOUISE	PO BOX 14	PEARLAND	TX	77588-0014	WESTCHESTER (A0242 H T & B R R)(PEARLAND), LOT 28-29-30
R263053	HARRIS EDWIN H SR TRUSTEE JAMES D & L ELAINE THOMAS	2310 GREEN TEE DR 2727 WESTCHESTER CIR	PEARLAND	TX	77581-5132 77584	WESTCHESTER (A0242 H T & B R R)(PEARLAND), LOT 28-29-30 PROPERTY OWNER
R263048	THOMAS JAMES D	PO BOX 1884	PEARLAND	TX	77588-1884	WESTCHESTER LT 25 242 H T & B
R263040	HAMM DAVE E	2726 WESTCHESTER CIR	PEARLAND	TX	77584-5825	WESTCHESTER (A0242 H T & B R R), LOT 15
R263055	LLEWELLYN LORENE GABRIEL	2749 WESTCHESTER CIR	PEARLAND	TX	77584-5826	WESTCHESTER LT 31 242 H T & B
R263047	ORGAN CHARLES B JR	1204 MYRTLEWOOD DR	FRIENDSWOOD	TX	77546-2017	WESTCHESTER LT 24 242 H T & B
R263039	COLLINS GREGORY A ETUX	2742 WESTCHESTER CIR	PEARLAND	TX	77584-5825	WESTCHESTER (A0242 H T & B R R)(PEARLAND), LOT 14
R263056	LLEWELLYN LORENE GABRIEL	2749 WESTCHESTER CIR	PEARLAND	TX	77584-5826	WESTCHESTER LT 32 242 H T & B
R263046	LLEWELLYN LORENE GABRIEL	2749 WESTCHESTER CIR	PEARLAND	TX	77584-5826	WESTCHESTER (A0242 H T & B R R), LOT 23
R263038	PHAN CHAU HONG	2750 WESTCHESTER CIR	PEARLAND	TX	77584-5825	WESTCHESTER (A0242 H T & B R R), LOT 13

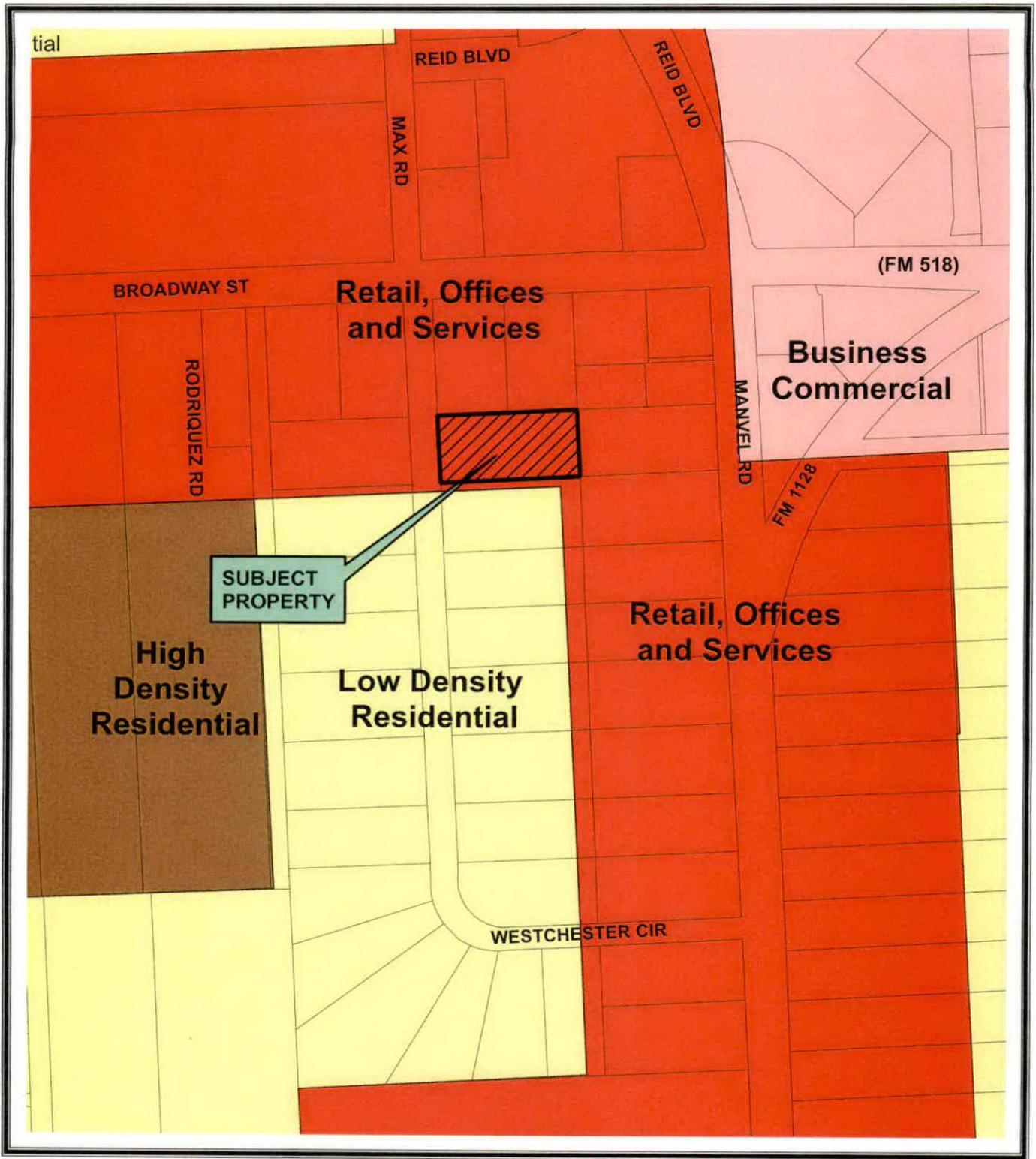


ZONING MAP

Zone Change
No. 2006-16Z



Map Prepared on April 24, 2006



FUTURE LAND USE PLAN

Zone Change
No. 2006-16Z



Map Prepared on April 24, 2006

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 15, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER 1:02

II. PURPOSE OF HEARING Ruby read...

Zone Change No. 17Z

A request by George Muthalaly, applicant for Morite V. Craven, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential - 3 District (R-3) to Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: 4.540 acres, being out of Tract 29, H.T. & B.R.R. Company Survey, Abstract 304, as recorded in Volume 976, Page 486, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Wooten Road, and Approximately 1,100 Feet North of FM 518 (Broadway Street)

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT TAG read... Staff recommends denial, → of NS

B. APPLICANT PRESENTATION George Muthalaly spoke on behalf of applicant Morite V. Craven, owner.

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST No one present to speak.

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

What type of signage did he propose?
 ~~Heid West~~ ~~asked~~ ~~no response~~

VI. ADJOURNMENT Appl. said he would comply

1:20

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

TAG did signed NS a 25 ft. Buffer would be required.

III A Under NS,
if a daycare - a CUP would be
required.

B. Mr. Muthalaly had passed out his
comments to the Council/Commissioner
and he read ~~from~~ ^{these} ~~the~~ comments
out loud.

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF MAY 15, 2006**

Zone Change No. 2006-17Z

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by George Muthalaly, applicant for Morite V. Craven, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 3 District (R-3) to Neighborhood Service District (NS)

LEGAL DESCRIPTION: 4.540 acres, being out of Tract 29, H.T. & B.R.R. Company Survey, Abstract 304, as recorded in Volume 976, Page 486, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the East Side of Wooten Road, and Approximately 1,100 Feet North of FM 518 (Broadway Street)

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: May 15, 2006*
City Council for First Reading: June 12, 2006*
City Council for Second Reading: June 26, 2006*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for a Neighborhood Service District (NS). The subject property is currently undeveloped. The applicant has indicated that they plan to use the subject tract for a mixed use office and retail development, as well as possibly a day care facility or private school.

The subject property was previously zoned as Suburban Development District (SD) for several years. During the review of the Updated Zoning Map, which was approved by the

City Council on February 27, 2006, the subject property was changed from SD to Single Family Dwelling District (R-3), due to the existing and surrounding uses.

SURROUNDING ZONING AND LAND USES:

*** surrounding zoning districts based on the new map adopted February 27, 2006**

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Residential – 3 District (R-3)	Single family residential lots within the Autumn Lake residential subdivision
South	Single Family Residential – 3 District (R-3)	Detention pond; undeveloped land
East	Single Family Residential – 1 District (R-1), with a Specific Use Permit for a detention pond	Undeveloped land; future detention pond to serve the GB tract at the corner
West	Single Family Residential – 3 District (R-3)	Detention pond; Undeveloped land; Single family residence

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting an NS zoning district. The minimum lot size for the NS district is 12,500 square feet and the minimum lot width is 100 feet. The subject property in its present configuration currently meets these requirements, as the subject property is 248 feet wide along Wooten Road, and is approximately 4.54 acres in size.

The applicant will be required to comply with all other requirements of the Unified Development Code.

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has not been platted. The subject property may need to be platted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations, prior to issuance of a building permit. The plat will need to address all requirements listed in Chapter 3, and be approved by the Planning and Zoning Commission. The plat will need to be filed for record with the County Clerk, prior to issuance of a building permit.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004

update adopted on July 26, 2004) recommends "10,000 Square Foot Suburban Residential" for the subject property and for many of the surrounding properties, especially to the north and east sides of the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for "10,000 Square Foot Suburban Residential" is a new residential zoning district. At the time that the Comprehensive Plan was updated in 2004, it was intended that the City would create a SR-10 residential zoning district with a minimum lot size of 10,000 square feet. However, the SR-10 district was not created due to the existing R-1 district (8,800 square foot lot) and the proposed SR-12 zoning district (12,000 square foot lot). Nevertheless, the appropriate zoning district for the subject property would be SR-12 or R-1, or even the RE district (half-acre lot). Therefore, the proposed zone change for NS does not conform to the Comprehensive Plan designation of residential uses.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Wooten Road, a minor collector street with an ultimate right-of-way of 60 feet. Wooten Road extends from FM 518 northward, provides access to the Autumn Lakes subdivision, and creates a dead-end within the Autumn Lake subdivision. The Master Thoroughfare Plan does not indicate that Wooten Road would extend northward to Hughes Ranch Road. Therefore, during the review of a plat for the subject property, the extent of right-of-way dedication would be examined at that time.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There is currently a 12 inch water line within Wooten Road.

There is a 12 inch gravity main sanitary sewer line within Wooten Road.

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The requested zone change to Neighborhood Service District (NS) has the potential to cause negative impacts on the surrounding properties and residential lots within the subject area. The property directly to the north of the subject property is zoned as R-3 and is currently developed with single family residential lots within the Autumn Lake residential subdivision. The property to the south is zoned R-3 but is developed with a detention pond. The tracts directly to the east and west are also zoned for residential uses.

The detention pond to the south serves as a buffer between the Home Depot store to the south, which is currently zoned General Commercial District. The property to the east that is labeled on the zoning map as R-1 (S) is proposed to be a detention pond for the

commercial development at the intersection of Broadway Street and Miller Ranch Road. During the review of the zone change for that R-1(S) detention pond site, which occurred in 2004, there was significant discussion between the City Council and the Planning and Zoning Commission regarding the boundary between residential and non-residential uses within this overall area. The Future Land Use Plan is a good indicator of the boundaries between residential and non-residential uses. If the subject property is rezoned to non-residential, then the function of the detention pond as a buffer between the commercial and residential uses will no longer exist.

There is an existing pipeline and pipeline easement that runs just south of the subject property. This pipeline easement is not located on the subject property, but on the property to the south. The detention pond on the south tract does not extend for the full size of that property. Therefore, in all previous discussions, it has been determined that the pipeline is the dividing line between residential and non-residential uses.

Due to the surrounding R-3 and R-1 tracts that are currently undeveloped, it is anticipated that the subject property will develop for residential uses in accordance with its current zoning. Autumn Lakes has already developed several phases within the overall area. The subject property does appear to be large enough to develop to its current zoning of R-3. The minimum lot size for R-3 is 6,000 square feet, with minimum dimensions of 60 feet wide by 90 feet deep. The minimum size of a residential street is a 50 foot right-of-way.

Introducing a NS tract within this largely residential area could have a negative impact on the surrounding residential lots as well as the neighborhood as a whole. The proposed NS uses will bring in additional traffic, business, and noise that is associated with a non-residential district. The NS district, although a lesser intensive district as compared to General Business or Commercial, does permit a wide range of non-residential uses, such as retail, office, and business uses, as well as many other more uses by approval of a conditional use permit. The applicant did indicate on the Zone Change Application that they may be interested in developing a day care or private school on the subject property. A private school is a permitted use in the NS district. However, a day care center would require the approval of a Conditional Use Permit.

If the zone change is approved, the applicant may be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways.

Also, if the zone change is approved, the applicant or developer would be responsible for providing a landscape buffer and masonry wall along the property lines that are shared with residentially zoned properties, which would be on three sides, the north side, the south side, and the east side.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing

JPH 05-15-06

2006-17Z

Page 4

was published in the local newspaper, and a Zoning Sign was placed on the subject property.

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

1. The proposed zone change for NS does not conform to the "Suburban Residential" land use designation as recommended by the Comprehensive Plan.
2. The proposed zone change for NS is inconsistent and incompatible with existing R-3 and R-1 residential districts and single family residential land uses within the subject area.
3. The proposed zone change for NS would be intrusive and cause negative effects on the established residential neighborhood that currently exists along Wooten Road by introducing an increase in traffic, service vehicles, noise, as well as other impacts brought about by non-residential land uses.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

ZONE CHANGE NO. 2006-017Z

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by George Muthalaly, applicant for Morite V. Craven, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 3 District (R-3) to Neighborhood Service District (NS), on the following described property, to wit:

4.540 acres, being out of Tract 29, H.T. & B.R.R. Company Survey, Abstract 304, as recorded in Volume 976, Page 486, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas (Generally Located on the East Side of Wooten Road, and Approximately 1,100 Feet North of FM 518 (Broadway Street))

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 15, 2006, AT 6:30 P.M.**

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

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

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

PROPERTY OWNER NOTICE



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please check one:

- Change in Zoning Classification from: R3 (list current zoning) to: ~~R3~~ NS (list proposed zoning)
- Specific Use Permit Request for: Day Care / PRIVATE SCHOOL / Office s (list proposed use)

Property Information:

Address: 4.54 ACS WOOTEN RD. Tax Account No. 0304.0007.000
 Subdivision: HT E BRR (ADJOINING AUTUMN LAKES) Lot: _____ Block: _____

**** Attach a copy of the metes and bounds description, survey, or legal description****

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

Future/proposed use of property and reason for zone change: MIXED USE OFFICE / RETAIL

PROPERTY OWNER INFORMATION:

NAME MORITZ V. CRAVEN
 ADDRESS 3901 CHARLESTON ST
 CITY HOUSTON STATE TX ZIP 77021
 PHONE (713) 7488654
 FAX (713) 7488649
 E-MAIL ADDRESS mvcraven@yahoo.com

APPLICANT INFORMATION:

NAME GEORGE MUTHALALY
 ADDRESS 3215 BRAESVIEW DR
 CITY PEARLAND STATE TX ZIP 77584
 PHONE (832) 330 5646
 FAX (281) 692 4367
 E-MAIL ADDRESS md@acpaafterschool.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.

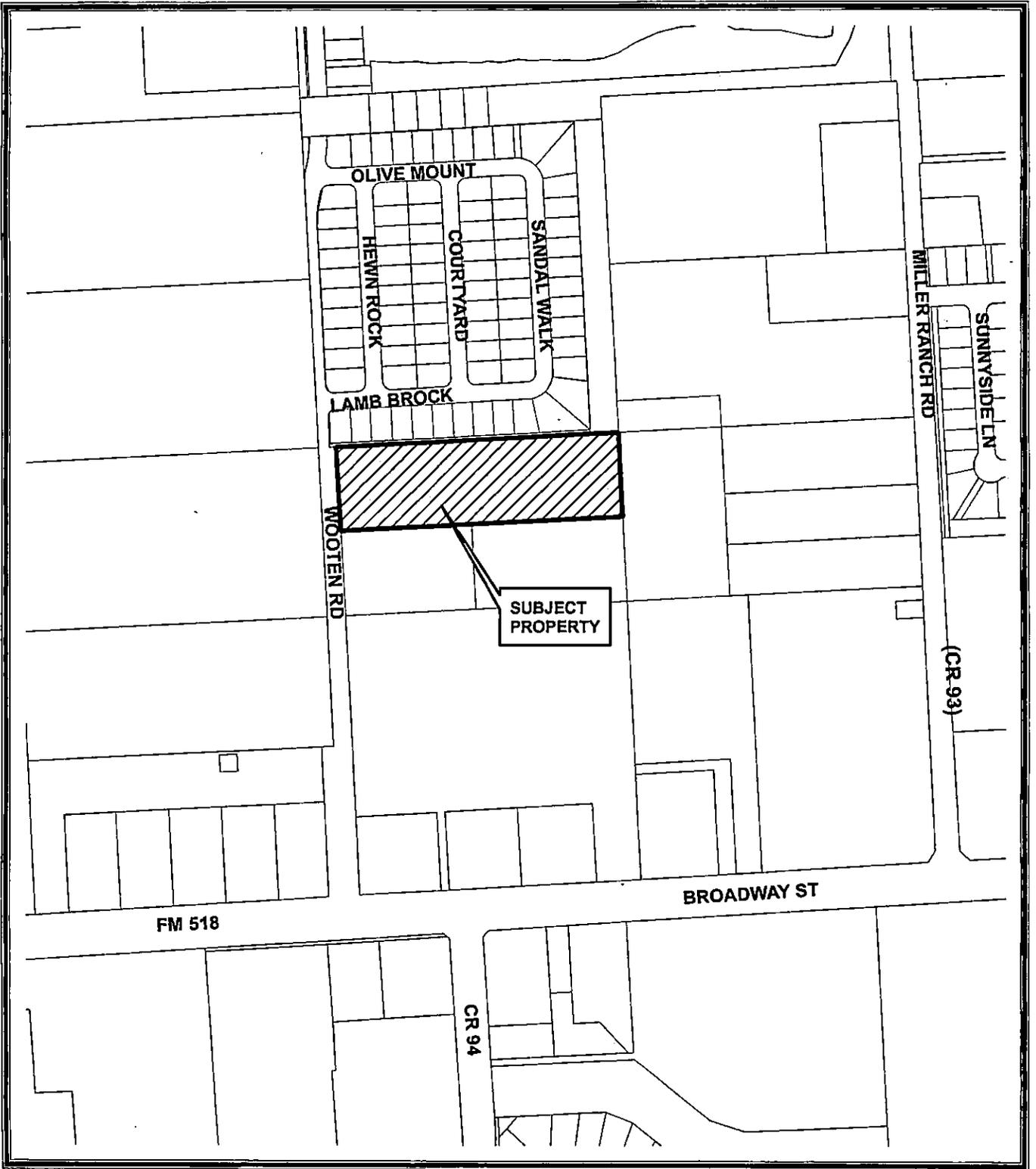
Owner's Signature: Moritz V Craven Date: _____

Agent's Signature: George Muthalaly Date: April 17, 2006

OFFICE USE ONLY:

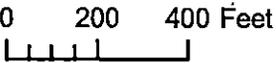
FEES PAID: <u>\$275.00</u>	DATE PAID: <u>4/21/06</u>	RECEIVED BY: <u>tas</u>	APPLICATION NUMBER: <u>2006-177</u>
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*****APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE*****

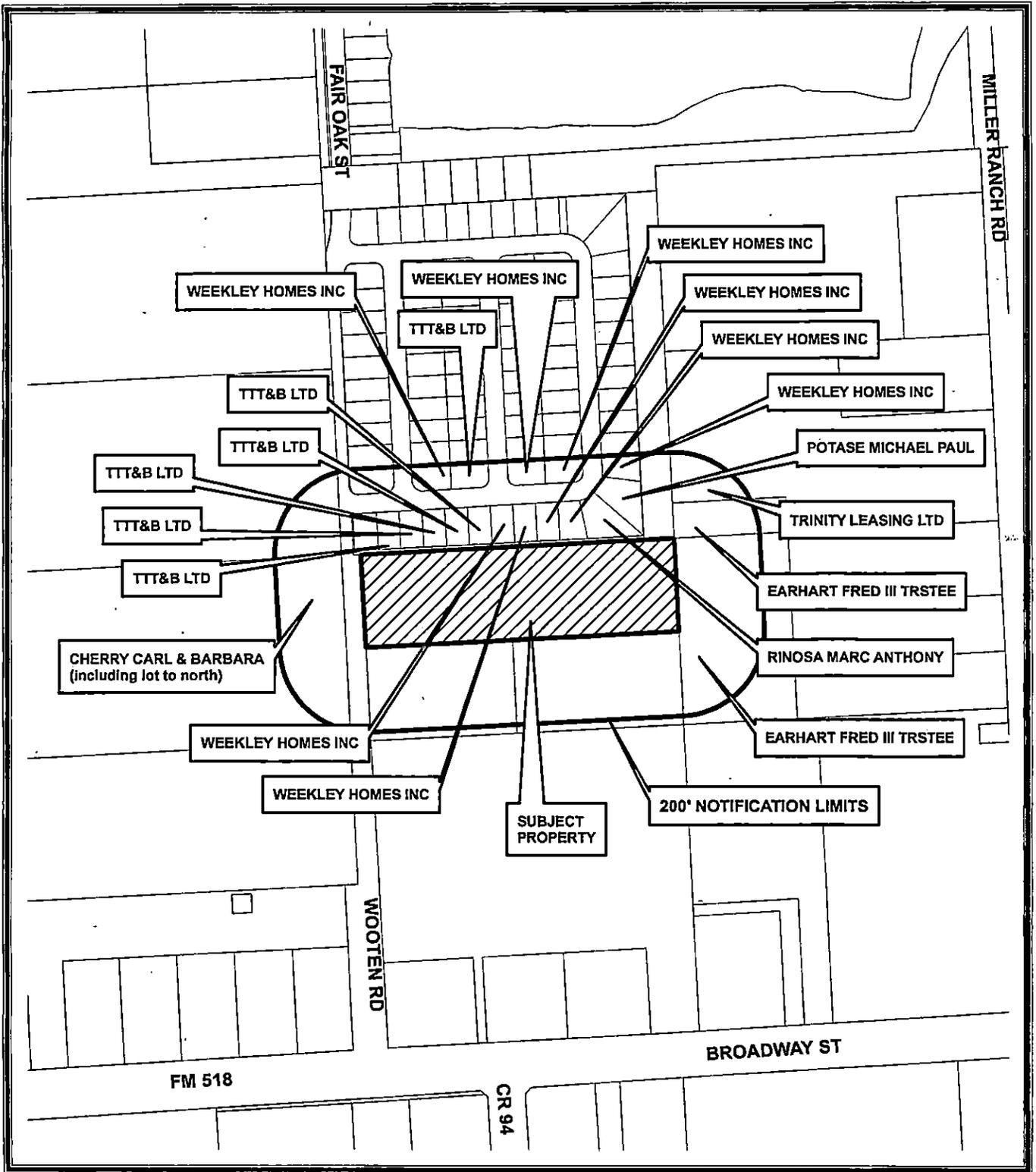


LOCATION MAP

**Zone Change
No. 2006-17Z**

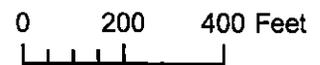


Map Prepared on April 24, 2006



OWNERSHIP MAP

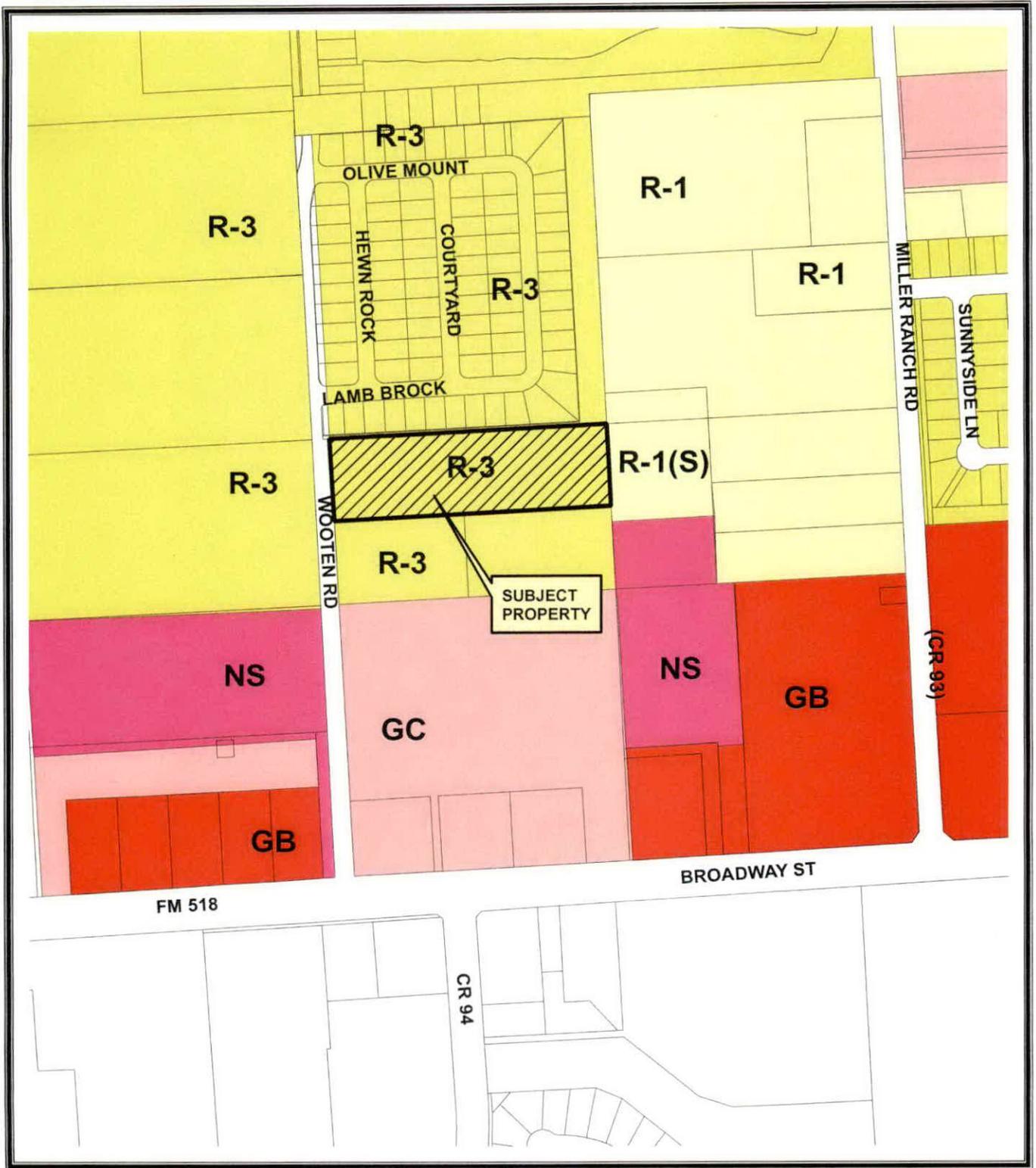
Zone Change
No. 2006-17Z



Map Prepared on April 24, 2006

ZONE CHANGE NO. 2006-17Z
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R548468	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), RESEVES A-C-D-H, ACRES 0.0918
R500314	CHERRY CARL & BARBARA	2006 WOOTEN RD	PEARLAND	TX	77584-3100	A0304 H T & B R R, TRACT 8-18-19-20A, ACRES 37.429
	MORITE V CRAVEN	3901 CHARLESTON ST	HOUSTON	TX	77021	PROPERTY OWNER
	GEORGE MUTHALALY	3215 BRAESVIEW DR	PEARLAND	TX	77584	APPLICANT
R548516	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 2, LOT 11
R548535	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 3, LOT 10
R548494	POTASE MICHAEL PAUL	2711 SANDAL WALK	PEARLAND	TX	77584	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 1, LOT 22
R168309	EARHART FRED III TR%WC PROP	PO BOX 580426	HOUSTON	TX	77258-0426	A0304 H T & B R R, TRACT 38B-39-40A, ACRES 8.570
R548497	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 1, LOT 25
R548501	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 1, LOT 29
R548502	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 1, LOT 30
R548503	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 1, LOT 31
R168309	EARHART FRED III TR%WC PROP	PO BOX 580426	HOUSTON	TX	77258-0426	A0304 H T & B R R, TRACT 38B-39-40A, ACRES 8.570
R168246	CRAVEN MORTIZ V	3212 EWING ST	HOUSTON	TX	77004-7826	A0304 H T & B R R, TRACT 29, ACRES 4.540
R168277	TRINITY LEASING LTD	PO BOX 3037	PEARLAND	TX	77588-3037	A0304 H T & B R R, TRACT 38, ACRES 7.360
R548493	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 1, LOT 21
R548515	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 2, LOT 10
R548536	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 3, LOT 11
R548495	RINOSA MARC ANTHONY	10102 LAMB BROOK LN	PEARLAND	TX	77581	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 1, LOT 23
R548496	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 1, LOT 24
R548498	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 1, LOT 26
R548499	WEEKLEY HOMES INC	1111 N POST OAK RD	HOUSTON	TX	77055-7211	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 1, LOT 27
R548500	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 1, LOT 28
R548504	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), PEARLAND, BLOCK 1, LOT 32
R548468	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), RESEVES A-C-D-H, ACRES 0.0918
R548469	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), RESREVES B-E-G, ACRES 0.2575
R548468	TTT&B LTD	1625 CORNICHE ST	LEAGUE CITY	TX	77573-6502	AUTUMN LAKE SEC 3 (A0304 HT&BRR), RESEVES A-C-D-H, ACRES 0.0918
R500314	CHERRY CARL & BARBARA	2006 WOOTEN RD	PEARLAND	TX	77584-3100	A0304 H T & B R R, TRACT 8-18-19-20A, ACRES 37.429



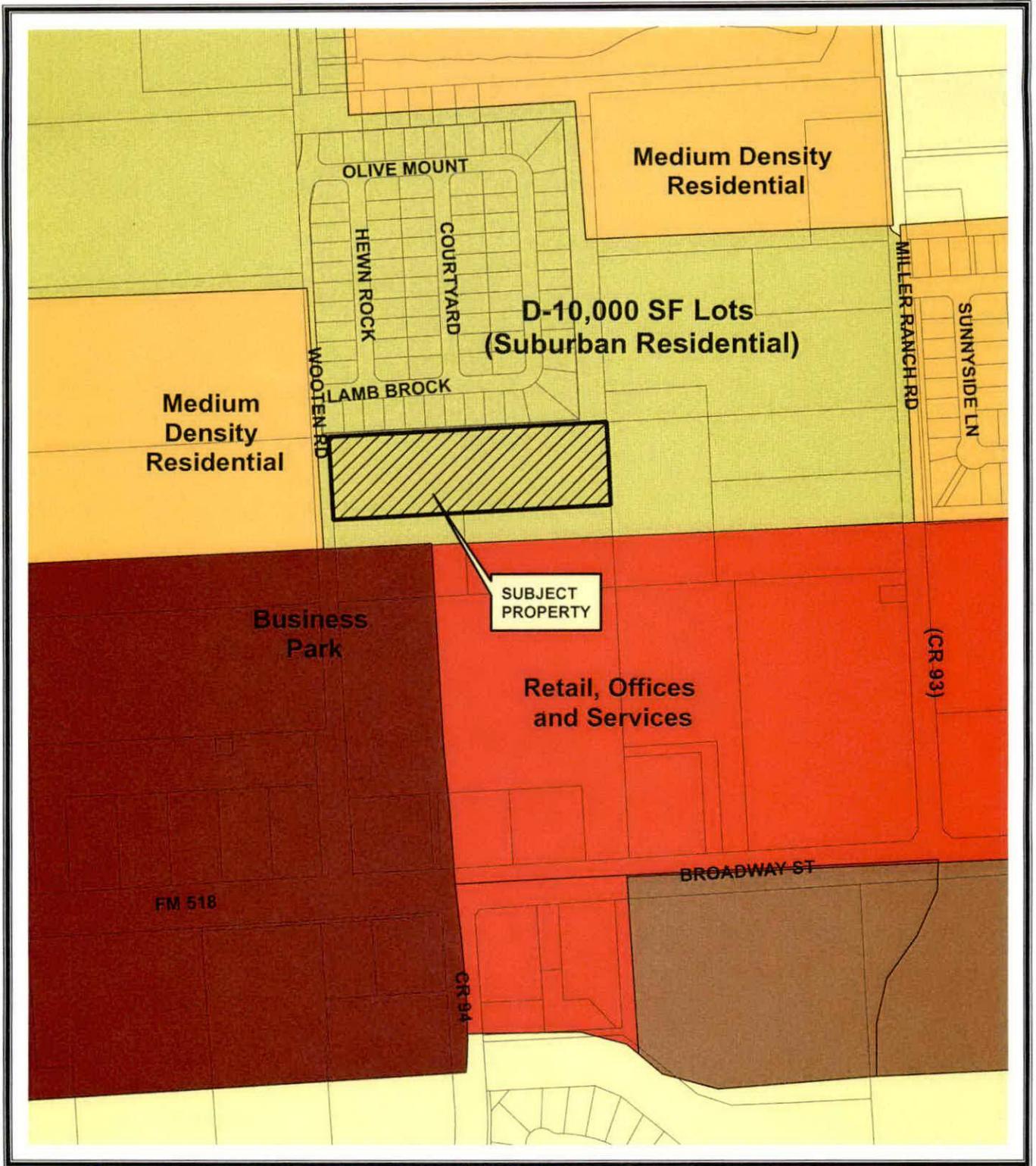
ZONING MAP

Zone Change
No. 2006-17Z



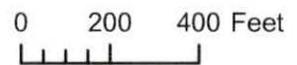
0 200 400 Feet

Map Prepared on April 24, 2006



FUTURE LAND USE PLAN

**Zone Change
No. 2006-17Z**



Map Prepared on April 24, 2006

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: GEORGE MUTHALALY

Full Address: 3215 BRAESVIEW DR

(include zip) PEARLAND, TX - 77584

I wish to speak regarding Item No. 2006-172

copy B
Side B

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 15, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER 7:20

Neil West excused himself

II. PURPOSE OF HEARING *Publy read...*

Zone Change No. 18Z

A request by Alan Mueller, applicant for Riverstone Land Investors, Ltd., SHS, and Green Shadows Corporation, owners, and portions of the property initiated for a zone change by the City of Pearland, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Single Family Residential-1 District (R-1), on the following described property, to wit:

Legal Description: 643.1 acre tract of land, out of the T. J. Green Survey, Abstract 290, Harris County, Texas, being all of that certain called 663.1 acres of land, same being Lots 1 thru 103 and Lots 108 thru 122 in the Allison Richey Gulf Coast Home Company Subdivision, recorded in Volume 4, Page 48, in the Map Records of Harris County, Texas, City of Pearland, Harris County, Texas

General Location: Generally Located on the East Side of Pearland Parkway, on the West Side of Country Club Drive, and on the North Side of Clear Creek

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT *TAG read... Staff recommend approval.*

B. APPLICANT PRESENTATION ← *Rec'd a lot of OC against (is)*

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST → *Rec'd 1 in favor concerning* *concerns* *→ spoke*

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION →

VI. ADJOURNMENT 7:52

passed this out.
TAG referred to a memo prepared by staff and read how the 1/2 difference
were traffic issues

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

3## B Alan Mueller outlined history
and highlights of the Dev. Agr.
' ~~No streets~~ '

IV " Freddie ~~Downs~~ ^{Downs}, Jr.
2503 Creekside Dr
concerns w/ his

- Catherine O'Brien
concerns w/ Prop. being elevated
 - detention ponds & ditches & into Clearcreek
 - Greenbelt maintained (not destroyed)
 - detention dry, flowing

- Michal Alexander
2401 Champion Dr.
• Not against, ^{Dev. of Prop.} but opposed to lot sq.
Develop land to log. Ass. lots
- Drainage concerns.

- Kay Gokey
2901 Co. Club Dr.
• concerns of lot Ass. wants to keep lots 81-100 ft

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF MAY 15, 2006**

Zone Change No. 2006-18Z

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Alan Mueller, applicant for Riverstone Land Investors, Ltd., SHS, and Green Shadows Corporation, owners, and portions of the property initiated for a zone change by the City of Pearland, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Single Family Residential – 1 District (R-1)

LEGAL DESCRIPTION: 643.1 acre tract of land, out of the T. J. Green Survey, Abstract 290, Harris County, Texas, being all of that certain called 663.1 acres of land, same being Lots 1 thru 103 and Lots 108 thru 122 in the Allison Richey Gulf Coast Home Company Subdivision, recorded in Volume 4, Page 48, in the Map Records of Harris County, Texas, City of Pearland, Harris County, Texas

GENERAL LOCATION: Generally Located on the East Side of Pearland Parkway, on the West Side of Country Club Drive, and on the North Side of Clear Creek

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: May 15, 2006*

City Council for First Reading: June 12, 2006*

City Council for Second Reading: June 26, 2006*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for a Single Family Residential – 1 District (R-1). The subject property is currently undeveloped.

I.

Alan addressed que

No access from Creekside

Greenbelt would not be developed

@ this time - but future owners
could devel. Greenbelt.

143 ac. in Greenbelt

Prop. Elevation -

Drainage -

Greenbelt develop. -

^{middle}
Ditches - planned to be wet

Lot sz.

R1 ^{verses} Cluster

Traffic -

St. Sabre addressed calculations in TAB ~~staff~~ memo.

Rubry asked how lg is entire prop. if rezoned

Alan --- 643 ac.

L. Marcott addressed Alan & Staff - Make lgr lots

Rubry - ~~Have~~ not seen Dev. Agr. here to vote w/o having
seen

W. Owens suggested mtg. w/ Green Tee Residence

Ms. O'Brien asked that San Jac work w/ Dev.

The applicant has indicated that they plan to use the subject tract for a residential development.

The subject property is currently zoned as Single Family Estate District (RE).

The subject property consists of approximately 643 acres of land. The applicant owns a large portion of the subject property and is requesting that it be zoned as R-1. The City is initiating the zoning to R-1 for the remainder of the property that is not currently owned by the applicant. One of the attached maps indicates the properties owned by the applicant.

On March 27, 2006, the City entered into an agreement with the applicant, under Resolution R2006-43, which outlines many development related items. The development agreement states that the applicant intends to change the zoning to R-1 and develop the subject property with single family residences. The agreement also outlines the development of streets and parks within the area, as well as a possible San Jacinto College site.

SURROUNDING ZONING AND LAND USES:

*** surrounding zoning districts based on the new map adopted February 27, 2006**

	<u>Zoning</u>	<u>Land Use</u>
North	Out of City Limits (City of Houston or Harris County)	Single family residential lots
South	Single Family Residential – 2 District (R-2); Office and Professional District (OP); General Business Retail District (GB)	Largely undeveloped tracts; single family residences
East	Single Family Residential – 1 District (R-1); Single Family Residential – 4 District (R-4)	Single family residences within the Green Tee residential subdivision
West	Single Family Estate District (RE)	Undeveloped land

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting an R-1 zoning district. The minimum lot size for the R-1 district is 8,800 square feet and the minimum lot width is 80 feet.

The applicant has indicated, and the development agreement also states, that they applicant may be interested in developing the residential lots as a cluster development. The purpose of a cluster development is to allow the use of density standards in substitution for minimum lot size standards. The average net density of dwelling units per acre permitted for a cluster development in the R-1 district is 3.2 units. A cluster development plan would be submitted to the Planning and Zoning Commission for consideration.

The associated development agreement guarantees that the applicant would develop the property as a cluster development. A Planned Development District (PD) would ensure any specific details of the development. The applicant chose not to request a PD district.

The applicant will be required to comply with all other requirements of the Unified Development Code.

Under the current zoning of the property, RE, a cluster development would allow 1.3 units per acre.

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has not been platted. The subject property will need to be platted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations. The developer or applicant will be responsible for the submittal of a plat and appropriate construction plans for the subject property.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "1/2 Acre Lots Suburban Residential" for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for "1/2 Acre Lots" is the Single Family Estate District (RE). Therefore, the proposed zone change for R-1 does not conform to the Comprehensive Plan designation.

However, the approved development agreement, approved by the City Council on March 27, 2006, indicates that the R-1 is acceptable for the subject property.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property will have frontage on the extension of Barry Rose Road (south), also known as Hughes Road (north), a secondary thoroughfare with an ultimate right-of-way of 100 feet. The Thoroughfare Plan also indicates that a 60 foot wide collector street should be located within the subject property.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There are currently water lines and sewer lines available in various areas surrounding the development.

Availability and adequacy of utilities will be reviewed during the review of subdivision plats and construction plans submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change to R-1 is consistent with the approved development agreement for the subject property.

The development agreement indicates that the current RE zoning of the property would allow approximately 1,170 single family residential lots. The proposed R-1 district would allow up to 1,968 single family residential lots. The developer agreed to limit the number of single family homes to 1,600 for the entire property, and allows for a reduction to 1,200 single family lots if San Jacinto college locates on the subject property.

The subject property is bordered on the south side by Clear Creek, and on the west side by the future extension of Barry Rose Road/Hughes Road. The property to the north is developed with single family residential lots that appear to be in the size range of 5,000 to 7,000 square feet. The lots within Green Tee along Country Club Drive that are zoned as R-4 have a minimum lot size of 5,000 square feet, and the rest of the lots in Green Tee are zoned as R-1. Therefore, the proposed development should be compatible with the surrounding residential neighborhoods.

However, since the Comprehensive Plan study has shown that the City lacks large residential lots, this area seems to be best suited and appropriate for larger lots.

If the zone change is approved, the applicant will be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways and streets, and any roadway improvements such as turn lanes, signalization, and other similar traffic related issues.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends approval of the zone change for R-1, as proposed by the applicant, for the following reasons:

1. The proposed zone change for R-1 would be consistent and compatible with existing residential zoning districts and single family residential land uses within the subject area.
2. Although contrary to the Comprehensive Plan designation of "1/2 acre residential" uses, the approved development agreement stated the intent of the developer to develop the subject property according to the R-1 district.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Ownership Exhibit
- Zoning Map
- Future Land Use Plan

Property Owner Notice

CITY OF PEARLAND
3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

ZONE CHANGE NO. 2006-018Z

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Alan Mueller, applicant for Riverstone Land Investors, Ltd., SHS, and Green Shadows Corporation, owners, and portions of the property initiated for a zone change by the City of Pearland, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Single Family Residential – 1 District (R-1), on the following described property, to wit:

643.1 acre tract of land, out of the T. J. Green Survey, Abstract 290, Harris County, Texas, being all of that certain called 663.1 acres of land, same being Lots 1 thru 103 and Lots 108 thru 122 in the Allison Richey Gulf Coast Home Company Subdivision, recorded in Volume 4, Page 48, in the Map Records of Harris County, Texas, City of Pearland, Harris County, Texas (Generally Located on the East Side of Pearland Parkway, on the West Side of Country Club Drive, and on the North Side of Clear Creek)

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 15, 2006, AT 6:30 P.M.**

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

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

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please check one:

- Change in Zoning Classification from: RE to: R1
(list current zoning) (list proposed zoning)
- Specific Use Permit Request for : _____
(list proposed use)

Property Information:

Address: _____ Tax Account No. see attached list
 Subdivision: TJ Green Survey A-290 Lot: Various Block: see attached list
Allison Richey Gulf Coast Home
Subdivision, Section G

**** Attach a copy of the metes and bounds description, survey, or legal description****

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

Future/proposed use of property and reason for zone change: single family residential
per Development Agreement R2006-43

PROPERTY OWNER INFORMATION:

NAME Riverstone Land Investors, Ltd
 ADDRESS 6115 Skyline Dr. Suite A
 CITY Houston STATE TX ZIP 77057
 PHONE (713) 621-6111
 FAX (713) 621-1369

APPLICANT INFORMATION:

NAME Alan Mueller
 ADDRESS 2929 Briarpark Dr
 CITY Houston STATE TX ZIP 77042
 PHONE (713) 953 5031
 FAX (713) 953 5026

E-MAIL ADDRESS santa.johny@riverwayproperties.com E-MAIL ADDRESS amueller@ljaengineering.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.

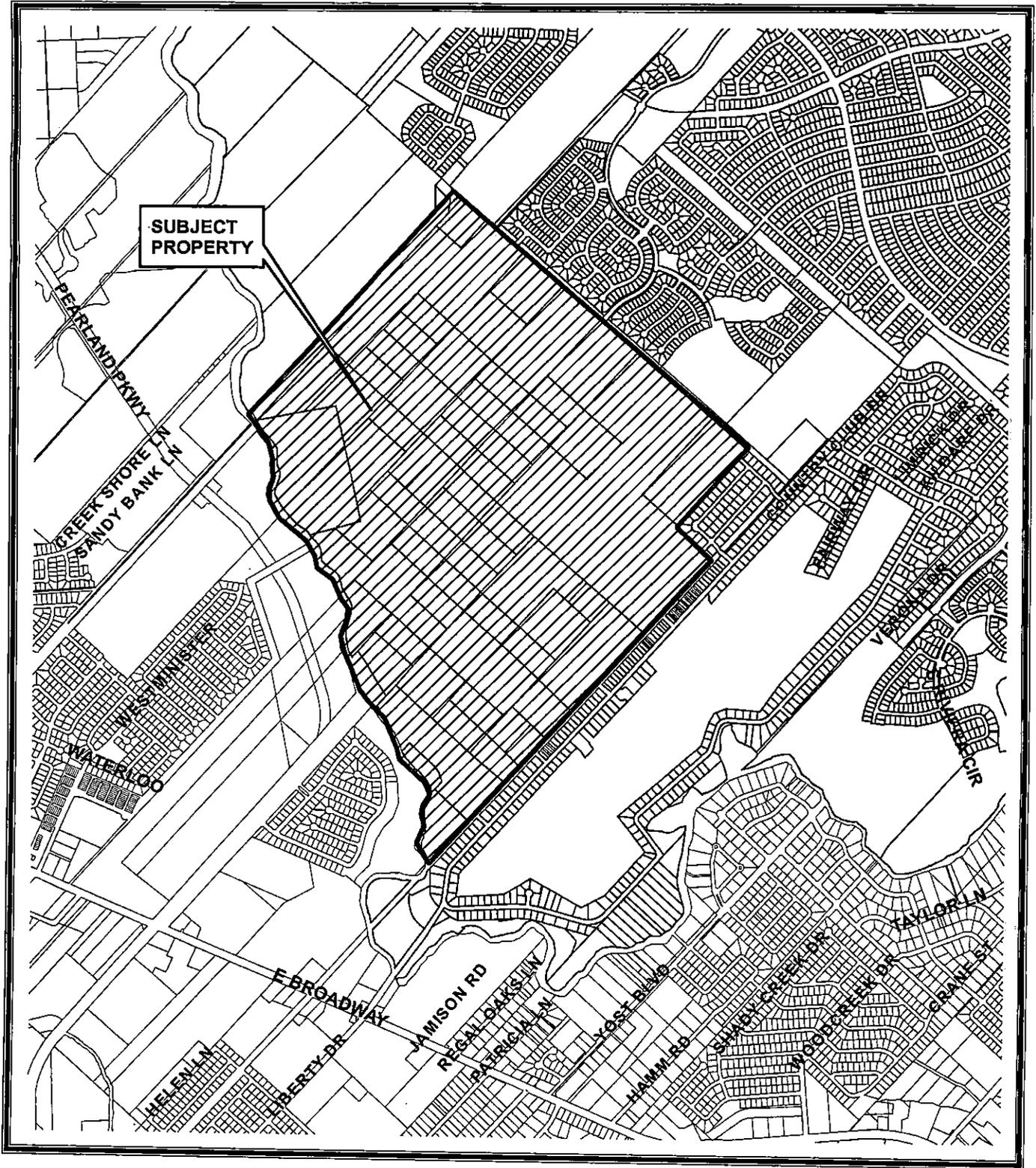
Owner's Signature: _____ Date: 4/17/06

Agent's Signature: Al Mueller Date: 4/17/06

OFFICE USE ONLY:

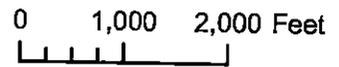
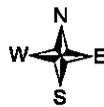
FEES PAID: <u>\$475⁰⁰</u>	DATE PAID: <u>4/20/06</u>	RECEIVED BY: <u>[Signature]</u>	APPLICATION NUMBER: <u>2006-187</u>
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APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE

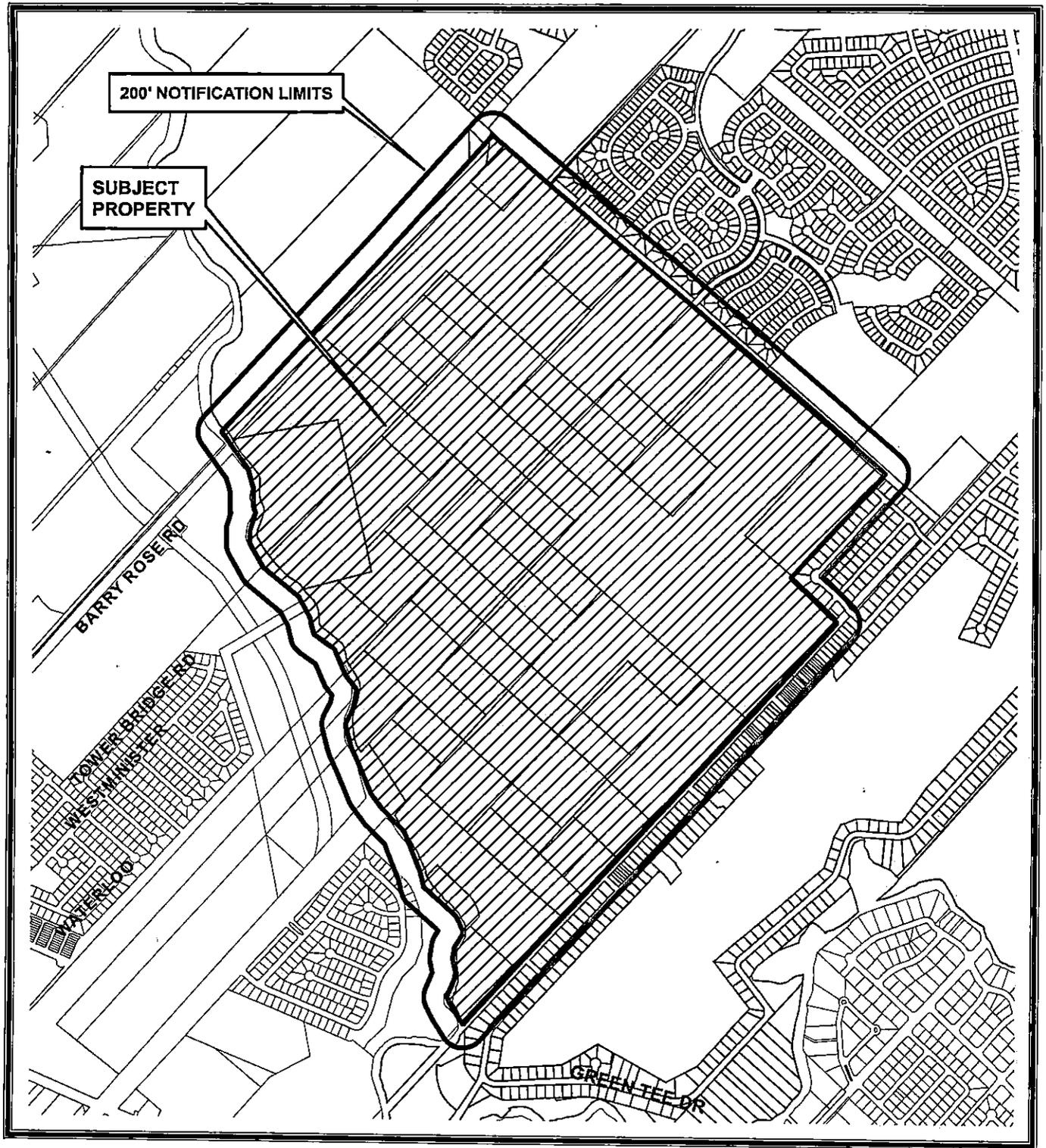


LOCATION MAP

**Zone Change
No. 2006-18Z**

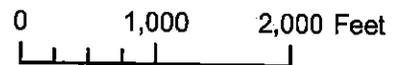
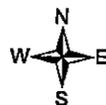


Map Prepared on April 24, 2006



OWNERSHIP MAP

**Zone Change
No. 2006-18Z**



Map Prepared on April 24, 2006

Individual ownership not shown due to the size of the subject property and limited space on the map. See the Property Owner Listing for a complete list of all notified.

Property Owners within ETJ notified by Legal Notice only, in accordance with 211.006(a)

ZONE CHANGE NO. 18Z
Property Owner Notification List

BRAZORIA COUNTY

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R164155	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0198 T J GREEN (PEARLAND), TRACT 1Q, ACRES 1.61
R156016	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0076 D H M HUNTER (PEARLAND), TRACT 49 (PT), ACRES 13.000
R164163	BRAZORIA COUNTY	111 E LOCUST ST	ANGLETON	TX	77515	A0198 T J GREEN (PEARLAND), TRACT 1D-1G 30'ROAD, ACRES 1.690
R164176	BRENTWOOD PARTNERS%W LANGDON	PO BOX 131018	HOUSTON	TX	77219-1018	A0198 T J GREEN, TRACT 1E-2-2B-3-3A-4-4A-5-6A1, ACRES 7.417
	ALAN MUELLER	2929 BRIARPARK DR	HOUSTON	TX	77042	APPLICANT
	GREEN SHADOWS CORP	PO BOX 262962	HOUSTON	TX	77207	PROPERTY OWNER
	SHS	6115 SKYLINE DR STE A	HOUSTON	TX	77057	PROPERTY OWNER
	RIVERSTONE LAND INVESTORS LTD	6115 SKYLINE DR STE A	HOUSTON	TX	77057	PROPERTY OWNER
R164173	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0198 T J GREEN (PEARLAND), TRACT 1E1, ACRES 2.656
R164176	BRENTWOOD PARTNERS%W LANGDON	PO BOX 131018	HOUSTON	TX	77219-1018	A0198 T J GREEN, TRACT 1E-2-2B-3-3A-4-4A-5-6A1, ACRES 7.417
R516517	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0198 T J GREEN (PEARLAND), TRACT 6K, ACRES 20.97
R518346	ROBINSON ROLAND C	2409 CREEKS EDGE DR	PEARLAND	TX	77581-4487	CLEAR CREEK PARK (A0198 T J GREEN) (PEARLAND), BLOCK 2, LOT 18
R518347	AURORA LOAN SERVICES INC	PO BOX 1706	SCOTTSBLUFF	NE	69363-1706	CLEAR CREEK PARK (A0198 T J GREEN) (PEARLAND), BLOCK 2, LOT 19
R518348	RICHMOND HARRY C & GAIL	2413 CREEKS EDGE DR	PEARLAND	TX	77581-4487	CLEAR CREEK PARK (A0198 T J GREEN) (PEARLAND), BLOCK 2, LOT 20
R518349	DIAZ JOHN M & DELIA T	2501 CREEKS EDGE DR	PEARLAND	TX	77581-4489	CLEAR CREEK PARK (A0198 T J GREEN) (PEARLAND), BLOCK 2, LOT 21
R518350	DOWNS FREDIE J JR	2503 CREEKS EDGE DR	PEARLAND	TX	77581-4489	CLEAR CREEK PARK (A0198 T J GREEN) (PEARLAND), BLOCK 2, LOT 22
R518351	BYRD WILLIAM E & ANNA L	2505 CREEKS EDGE DR	PEARLAND	TX	77581-4489	CLEAR CREEK PARK (A0198 T J GREEN) (PEARLAND), BLOCK 2, LOT 23
R518352	CUDD KEVIN M & LISA M	2507 CREEKS EDGE DR	PEARLAND	TX	77581-4489	CLEAR CREEK PARK (A0198 T J GREEN) (PEARLAND), BLOCK 2, LOT 24
R164177	CENTERPOINT ENERGY INC ELECTRIC OPS	PO BOX 1475	HOUSTON	TX	77251-1475	A0198 T J GREEN, TRACT 6G-6H-6I, SUBSTATION, ACRES 4.001

ZONE CHANGE NO. 18Z
Property Owner Notification List

HARRIS COUNTY

<u>TAX ACCT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP</u>	<u>LEGAL DESCRIPTION</u>
0421600000454	FROST P M%SOUTHWEST BANK TX	PO BOX 27459	HOUSTON	TX	77227	.48 U/D INT IN TR 122 ALLISON RICHEY (10.20 AC) GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000455	FROST OIL PRTN SHP	PO BOX 3499	TULSA	OK	74101	.28 U/D INT IN TR 122 ALLISON RICHEY (10.20 AC) GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000466	WILLCOXON H LEE JR	PO BOX 7	EL CAMPO	TX	77437	.21 U/D INT IN TR 122 ALLISON RICHEY (10.20 AC) GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000468	FROST FAMILY I LTD	2445 NORTH BLVD	HOUSTON	TX	77098	.03 U/D INT IN TR 122 ALLISON RICHEY (10.20 AC) GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000011	RIVERSTONE LAND INVESTORS	1300 POST OAK BVD STE 1110	HOUSTON	TX	77056	LTS 2-5 7-10 20 21 & 26-29 26 THRU 29 GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000059	GREEN SHADOWS CORPORATION	PO BOX 262952	HOUSTON	TX	77207	LTS 54 55 56 59 60 61 70 THRU 77 91 92 93 94 & W 580 FT OF LTS 108 109 110 & 111 ABST 290 T J GREEN
0421600000160	RIVERSTONE LAND INVESTORS	1300 POST OAK BVD STE 1110	HOUSTON	TX	77056	LTS 39 40 & 41 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000075	RIVERSTONE LAND INVESTORS	1300 POST OAK BVD STE 1110	HOUSTON	TX	77056	LTS 18 & 19 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000300	GREENS SHADOWS CORP	PO BOX 262952	HOUSTON	TX	77207	LTS 87 88 89 & 90 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0461750000007	CENTERPOINT ENERGY HOU ELE	PO BOX 1475	HOUSTON	TX	77251	TR 2A (021*TR 4) ABST 1075 E M HOUSE
0421600000070	H L S PARTNERSHIP	520 ACADEMY DR	AUSTIN	TX	78704	LTS 16 & 17 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000109	CENTERPOINT ENERGY HOU ELE	PO BOX 1475	HOUSTON	TX	77251	E 80 FT OF LTS 104 THRU 110 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000125	ARKANADA CORPORATION	13231 CHAMPION FOREST DR STE 214	HOUSTON	TX	77089	LT 32 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000120	HATTON WILLIAM L & WANDA L	100 PECOS CT	GEORGETOWN	TX	78628	LT 31 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000487	H L S PARTNERSHIP	520 ACADEMY DR	AUSTIN	TX	78704	LT 30 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000200	COLSON WILLIAM C ETAL	2701 PINE CONE LN	PEARLAND	TX	77581	LT 50 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000245	DAHM R R	PO BOX 1054	WOFFORD HEIGHTS	CA	93285	LT 68 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000250	GREEN SHADOWS CORP	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 69A ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000150	GREENHOLLOW LTD	6302 BROADWAY ST STE 250	PEARLAND	TX	77581	LTS 51 52 & 67 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000095	ODAY ORLEN TR	PO BOX 162	PEARLAND	TX	77588	LTS 22 & 23 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000090	CROUCH MARTHA ALEXANDER	235 W SEALY ST	ALVIN	TX	77511	LT 24 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000060	ALEXANDER ROBERT	314 S BEAUREGARD ST	ALVIN	TX	77511	LT 14 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000035	KANTOR GEORGE EST OF	PO BOX 570897	HOUSTON	TX	77257	LT 6 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0402800000007	CLEAR BROOK UD	1100 LOUISIANA ST STE 400	HOUSTON	TX	77002	TR 2B ABST 36 D H M HUNTER
0402800000006	BEAZER HOMES TEXAS LP	10235 W LITTLE YORK RDSTE 167	HOUSTON	TX	77040	TR 2 (021*TR 5) ABST 36 D H M HUNTER
0421600000135	SHS PARTNERS	1300 POST OAK BVD STE 1110	HOUSTON	TX	77056	S 1/2 OF LTS 34 & 35 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000488	H L S PARTNERSHIP	520 ACADEMY DR	AUSTIN	TX	78704	LT 33 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000140	LOWE BETTYE	PO BOX 678	BREHAM	TX	77834	N 1/2 OF LTS 34 & 35 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000489	ODAY ORLEN TR	PO BOX 162	PEARLAND	TX	77588	LT 25 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000145	GREEN HOLLOW LTD	6302 BROADWAY ST STE 250	PEARLAND	TX	77581	LT 36 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000146	GREEN HOLLOW LTD	6302 BROADWAY ST STE 250	PEARLAND	TX	77581	LT 37 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000151	NIDAY JOHN B JR	PO BOX 282952	HOUSTON	TX	77207	TRS 53A 53B & 53C ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN

ZONE CHANGE NO. 18Z

Property Owner Notification List

042160000155	R WEST DEVELOPMENT CO INC	3841 OVERBROOK LN	HOUSTON	TX	77027	LT 38 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
042160000005	ALEXANDER ROBERT	314 S BEAUREGARD ST	ALVIN	TX	77511	TR 2 ABST 290 T J GREEN
0421600000482	CROUCH MARTHA ALEXANDER	235 W SEALY ST	ALVIN	TX	77511	TR 2A ABST 290 T J GREEN
1174530040013	WEEKLEY CYNTHIA S	2608 ANTRIM ST	PEARLAND	TX	77581	LT 13 BLK 4 GREEN TEE TERRACE SEC 7
1174530040012	WOOD JAMES A & DORIS	2324 AUGUSTA DR	PEARLAND	TX	77581	LT 12 BLK 4 GREEN TEE TERRACE SEC 7
1174530040011	BAUGH TOMMY J	2322 AUGUSTA DR	PEARLAND	TX	77581	LT 11 BLK 4 GREEN TEE TERRACE SEC 7
1174530040014	MURILLO JOE & LAURA	2606 ANTRIM ST	PEARLAND	TX	77581	LT 14 BLK 4 GREEN TEE TERRACE SEC 7
1174530040010	JANECKA JAMES V EST	2320 AUGUSTA DR	PEARLAND	TX	77581	LT 10 BLK 4 GREEN TEE TERRACE SEC 7
1174530040009	MONTGOMERY DON H & JEAN K	2318 AUGUSTA DR	PEARLAND	TX	77581	LT 9 BLK 4 GREEN TEE TERRACE SEC 7
1174530040008	WILCOX BOBBY J & MARY S	2316 AUGUSTA DR	PEARLAND	TX	77581	LT 8 BLK 4 GREEN TEE TERRACE SEC 7
1174530040015	TARANTO ERIC R & GWENEVERE	2604 ANTRIM ST	PEARLAND	TX	77581	LT 15 BLK 4 GREEN TEE TERRACE SEC 7
1174530030013	TREADWAY PAT A & MARSHA	2323 AUGUSTA DR	PEARLAND	TX	77581	LT 13 BLK 3 GREEN TEE TERRACE SEC 7
1174530040007	JENNINGS BRUCE A & PAULA K	2314 AUGUSTA DR	PEARLAND	TX	77581	LT 7 BLK 4 GREEN TEE TERRACE SEC 7
1174530030014	GAUDIANO JOE & LILLIE M	2321 AUGUSTA DR	PEARLAND	TX	77581	LT 14 BLK 3 GREEN TEE TERRACE SEC 7
1174530040016	MCALISTER JOHN & JENNIFER	2602 ANTRIM ST	PEARLAND	TX	77581	LT 16 BLK 4 GREEN TEE TERRACE SEC 7
1174530040006	NASER RAMZI	2312 AUGUSTA DR	PEARLAND	TX	77581	LT 6 BLK 4 GREEN TEE TERRACE SEC 7
1174530030015	CELLIER CHARLES F & JANICE	2317 AUGUSTA DR	PEARLAND	TX	77581	LT 15 BLK 3 GREEN TEE TERRACE SEC 7
1174530030012	HUYNH JOHNNY H & CHRISTINE	2324 CHAMPION DR	PEARLAND	TX	77581	LT 12 BLK 3 GREEN TEE TERRACE SEC 7
1174530030016	CELLIER CHARLES F	2317 AUGUSTA DR	PEARLAND	TX	77581	LT 16 BLK 3 GREEN TEE TERRACE SEC 7
1174530040005	MEKHAIL NAGI H & DIANA	2310 AUGUSTA DR	PEARLAND	TX	77581	LT 5 BLK 4 GREEN TEE TERRACE SEC 7
1174530030017	PENA MARCISCO B JR	2315 AUGUSTA DR	PEARLAND	TX	77581	LT 17 BLK 3 GREEN TEE TERRACE SEC 7
1174530040004	SKAGGS JOHN H & LINDA C	2308 AUGUSTA DR	PEARLAND	TX	77581	LT 4 BLK 4 GREEN TEE TERRACE SEC 7
1174530030018	KINSEL RICHARD L & FAYE J	2313 AUGUSTA DR	PEARLAND	TX	77581	LT 18 BLK 3 GREEN TEE TERRACE SEC 7
1174530050001	ALEXANDER STEPHEN E	2401 CHAMPION DR	PEARLAND	TX	77581	LT 1 BLK 5 GREEN TEE TERRACE SEC 7
1174530040003	WORTHY ROBERT F & ANNA L	2306 AUGUSTA DR	PEARLAND	TX	77581	LT 3 BLK 4 GREEN TEE TERRACE SEC 7
1174530030019	DUMITRU NICOLAE & COCA	2311 AUGUSTA DR	PEARLAND	TX	77581	LT 19 BLK 3 GREEN TEE TERRACE SEC 7
1174530020011	COX NORMA J	2321 CHAMPION DR	PEARLAND	TX	77581	LT 11 BLK 2 GREEN TEE TERRACE SEC 7
1174530040002	LEMASTERS STEVEN F & LOIS	2304 AUGUSTA DR	PEARLAND	TX	77581	LT 2 BLK 4 GREEN TEE TERRACE SEC 7
1174530030020	HARTMAN DONALD D & SARAH O	2309 AUGUSTA DR	PEARLAND	TX	77581	LT 20 BLK 3 GREEN TEE TERRACE SEC 7
1174530030021	CHASTAIN DAVID A	2307 AUGUSTA DR	PEARLAND	TX	77581	LT 21 BLK 3 GREEN TEE TERRACE SEC 7
1174530040001	DINGELL WANDA	2302 AUGUSTA DR	PEARLAND	TX	77581	LT 1 BLK 4 GREEN TEE TERRACE SEC 7
1174530030022	CARROLL HUEY EDWARD	2305 AUGUSTA DR	PEARLAND	TX	77581	LT 22 BLK 3 GREEN TEE TERRACE SEC 7
1041660030008	LEWIS BOB P & DIANE M	2905 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 8 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030009	HAYES SPOUSES ELECTION TR	2402 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 9 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1174530030023	VALENTI SAM J III	2303 AUGUSTA DR	PEARLAND	TX	77581	LT 23 BLK 3 GREEN TEE TERRACE SEC 7
1174530010007	NIDAY JOHN B JR	904 MYRTLEWOOD DR	FRIENDSWOOD	TX	77546	LT 7 BLK 1 GREEN TEE TERRACE SEC 7
1174530030024	ABBOTT ANTHONY O JR	2301 AUGUSTA DR	PEARLAND	TX	77581	LT 24 BLK 3 GREEN TEE TERRACE SEC 7

ZONE CHANGE NO. 18Z

Property Owner Notification List

103393000001	BREWER JEFF M & DEBORAH K	2322 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 1 BLK 9	GREEN TEE TERRACE SEC 2
1174530010006	NIDAY JOHN B JR	904 MYRTLEWOOD DR	FRIENDSWOOD	TX	77546	LT 6 BLK 1	GREEN TEE TERRACE SEC 7
1174530010005	NIDAY JOHN B III	2605 LETRIM ST	PEARLAND	TX	77581	LT 5 BLK 1	GREEN TEE TERRACE SEC 7
0421600000001	ALEXANDER JOHN	PO BOX 127	PEARLAND	TX	77588	LT 1 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
0402800000008	JOHN ALEXANDER FAMILY LP	PO BOX 127	PEARLAND	TX	77588	TR 2B-1	ABST 36 D H M HUNTER
0421600000275	WOOD JAMES A	PO BOX 2000	PEARLAND	TX	77588	LTS 78 79 80 & TR 95 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
1175100010001	SULLIVAN KENNETH & DIANE	2702 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 1 BLK 1	GREEN TEE TERRACE TH SEC 3 R/P
0421600000295	MCLAIN E W JR & DELOIS D	2920 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 86 & TRS 103 120 & 121 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
1031550000003	MAIN HARRY M	3024 COUNTRY CLUB DR	PEARLAND	TX	77581	LTS 3 & 4 BLK 1	GREEN TEE TERRACE SEC 1
1041660020013	ROENIGK RAY JOHN	2480 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2480 BLK 8	GREEN TEE TERRACE T/H
0402800000009	CLEAR BROOK UD	1100 LOUISIANA ST STE 400	HOUSTON	TX	77002	TR 2C	ABST 36 D H M HUNTER
1041640000004	WEAVER HOWARD DALE	2708 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-2 BLK 3	GREEN TEE TERRACE T/H
1041640000007	HOUSTON MARGERY L	2710 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-5 BLK 3	GREEN TEE TERRACE T/H
1041640000003	YORK SABRINA	2706 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-1 BLK 3	GREEN TEE TERRACE T/H
1041640000010	PATTISON WARREN J JR	2712 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-8 BLK 3	GREEN TEE TERRACE T/H
1041640000011	SCHRODER GAYLE L	5101 CAROLINE ST	HOUSTON	TX	77004	TR 3A-9 BLK 3	GREEN TEE TERRACE T/H
1041640000006	JONTE R E & PATTI	2718 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-4 BLK 3	GREEN TEE TERRACE T/H
1041650010026	TAMEZ IRMA	1914 CORYELL ST	LEAGUE CITY	TX	77573	TH 2648 PT BLK 7	GREEN TEE TERRACE T/H
1041640000017	TINSLEY ALFRED C & ODESSA	2720 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-11 BLK 3	GREEN TEE TERRACE T/H
1041650020028	SIMS GENE P & PATRICIA D	2618 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 28 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041650020027	NAQUIN HOLLIS J & PATRICIA	2616 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 27 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041640000012	CROWDER JOHN C & SUSANNE	2722 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-10 BLK 3	GREEN TEE TERRACE T/H
1041650020026	MURPHY MIKE S & JANICE D	2614 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 26 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041640000005	MCMILLIAN THOMAS W & JUDY	2724 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3A-3 BLK 3	GREEN TEE TERRACE T/H
1041650020025	HAYES ANCIL D & PATRICIA B	2612 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 25 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041640000001	TRAYLOR JERRY JOAN	2808 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3B-1 BLK 3	GREEN TEE TERRACE T/H
1041650020024	KRUSE MARY L	2610 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 24 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041640000013	CARTER DAREN D & CELESTA K	2810 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 3B BLK 3	GREEN TEE TERRACE T/H
1041650020023	BOWEN KENNETH H & NANCY	2608 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 23 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041640010007	LOHEC MILDRED ANNE	2812 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2812 BLK 3	GREEN TEE TERRACE T/H
1041650020022	MOORE ANITA	2606 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 22 BLK 7	GREEN TEE TERRACE T/H PAR R/P
1041640010001	HOWARD JOYCE M	2814 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2814 BLK 3	GREEN TEE TERRACE T/H
1041640010002	WADE FAMILY TRUST	2832 SW 112TH ST	OKLAHOMA CITY	OK	73170	TH 2816 BLK 3	GREEN TEE TERRACE T/H
1041640010003	CROWDER JOHN C & SUSANNE	2722 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2818 BLK 3	GREEN TEE TERRACE T/H
1041640010004	JOWERS ALVA E	2820 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2820 BLK 3	GREEN TEE TERRACE T/H
1041640010005	LEONARD KILA E	2822 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2822 BLK 3	GREEN TEE TERRACE T/H
1041650010605	PEIPELMAN J CLOVIS	2538 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 2538 IN BLK 7	GREEN TEE TERRACE T/H

ZONE CHANGE NO. 18Z

Property Owner Notification List

1041640010006	BAMBURG BARBARA	3033 PEARLAND PKWY APT 402	PEARLAND	TX	77581	TH 2824 BLK 3	GREEN TEE TERRACE T/H
1041650010536	WURZBACH JODENE R	2536 COUNTRY CLUB DR	PEARLAND	TX	77581	T/H 2536 IN BLK 7	GREEN TEE TERRACE T/H
1041650010333	LECLERE DIANA G	2534 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 2534 IN BLK 7	GREEN TEE TERRACE T/H
1031560000012	VERKERK HENDRICK	2902 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 12 BLK 2	GREEN TEE TERRACE SEC 1
1041650010532	WELLS C E ETUX	2532 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2532 IN BLK 7	GREEN TEE TERRACE T/H
1031560000011	HOLT RICHARD G & NANCY L	2904 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 11 BLK 2	GREEN TEE TERRACE SEC 1
1041650010005	DUNCAN DAVE & BEVERLY	2530 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2530 PT BLK 7	GREEN TEE TERRACE T/H
1041650010004	LEWIS RANDALL	2528 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2528 PT BLK 7	GREEN TEE TERRACE T/H
1041650010003	KEETON SIDNEY P	2526 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2526 PT BLK 7	GREEN TEE TERRACE T/H
1031560000010	LOFTIN CHARLES R	2906 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 10 BLK 2	GREEN TEE TERRACE SEC 1
1031560000009	CAWLEY EDWARD H & BETTY	2472 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 9 BLK 2	GREEN TEE TERRACE SEC 1
1041650010606	STEELE LAURA JANE	2508 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 7B-2 BLK 7 (TR 4 PER PLAT)	GREEN TEE TERRACE T/H R/P
1031560000008	STRAKA MICHAEL A	2910 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 8 BLK 2	GREEN TEE TERRACE SEC 1
1041650010604	MEDLIN CHARLES C	2404 GRAND BLVD STE 210	PEARLAND	TX	77581	TR 7B-1 BLK 7 (TR 3 PER PLAT)	GREEN TEE TERRACE T/H R/P
1031560000007	SPALDING SUSAN	2912 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 7 BLK 2	GREEN TEE TERRACE SEC 1
1031560000006	OLIVER RICHARD H & ALICE L	2914 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 6 BLK 2	GREEN TEE TERRACE SEC 1
1031560000005	PEREZ ROBERT	2916 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 5 BLK 2	GREEN TEE TERRACE SEC 1
1031560000004	SATTERWHITE KENT E	2918 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 4 BLK 2	GREEN TEE TERRACE SEC 1
1031560000003	MCLAIN EDWARD W JR	2920 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 3 BLK 2	GREEN TEE TERRACE SEC 1
1031560000002	HORN GARY L	3719 SPRINGHILL LN	SUGAR LAND	TX	77479	LT 2 BLK 2	GREEN TEE TERRACE SEC 1
1031560000001	BAILEY LONNIE & CHANDRA	2924 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 1 BLK 2	GREEN TEE TERRACE SEC 1
1031550000014	BOTELLO HORACIO	3002 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 14 BLK 1	GREEN TEE TERRACE SEC 1
1031550000013	CHAPMAN EFFORD J & CORDY L	PO BOX 237	PEARLAND	TX	77588	LT 13 BLK 1	GREEN TEE TERRACE SEC 1
1031550000012	CAMPBELL PERRY D	3006 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 12 BLK 1	GREEN TEE TERRACE SEC 1
1031550000011	THRASH MICHAEL S	3008 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 11 BLK 1	GREEN TEE TERRACE SEC 1
1031550000010	O'BRIEN JEFFREY W	3010 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 10 BLK 1	GREEN TEE TERRACE SEC 1
1031550000009	ISTRE ROBERT D & ROSE MARY	3012 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 9 BLK 1	GREEN TEE TERRACE SEC 1
1031550000008	FREEMAN KIMBELY	3014 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 8 BLK 1	GREEN TEE TERRACE SEC 1
1031550000007	SIMPSON JOHN H	3016 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 7 BLK 1	GREEN TEE TERRACE SEC 1
1031550000006	MCREAKEN SCOTT A	3018 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 6 BLK 1	GREEN TEE TERRACE SEC 1
1031550000005	CARVER CHARLIE & DODIE	3020 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 5 BLK 1	GREEN TEE TERRACE SEC 1
0421600000185	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 47 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
0421600000180	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 46 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
0421600000175	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 45 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
0421600000048	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 48 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
0421600000170	RIVERSTONE LAND INVESTORS	1300 POST OAK BVD STE 1110	HOUSTON	TX	77056	LT 44 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN	
0421600000062	NIDAY JR JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 62 ALLISON RICHEY GULF CCOAST HOME SEC G ABST 290 T J GREEN	

ZONE CHANGE NO. 18Z

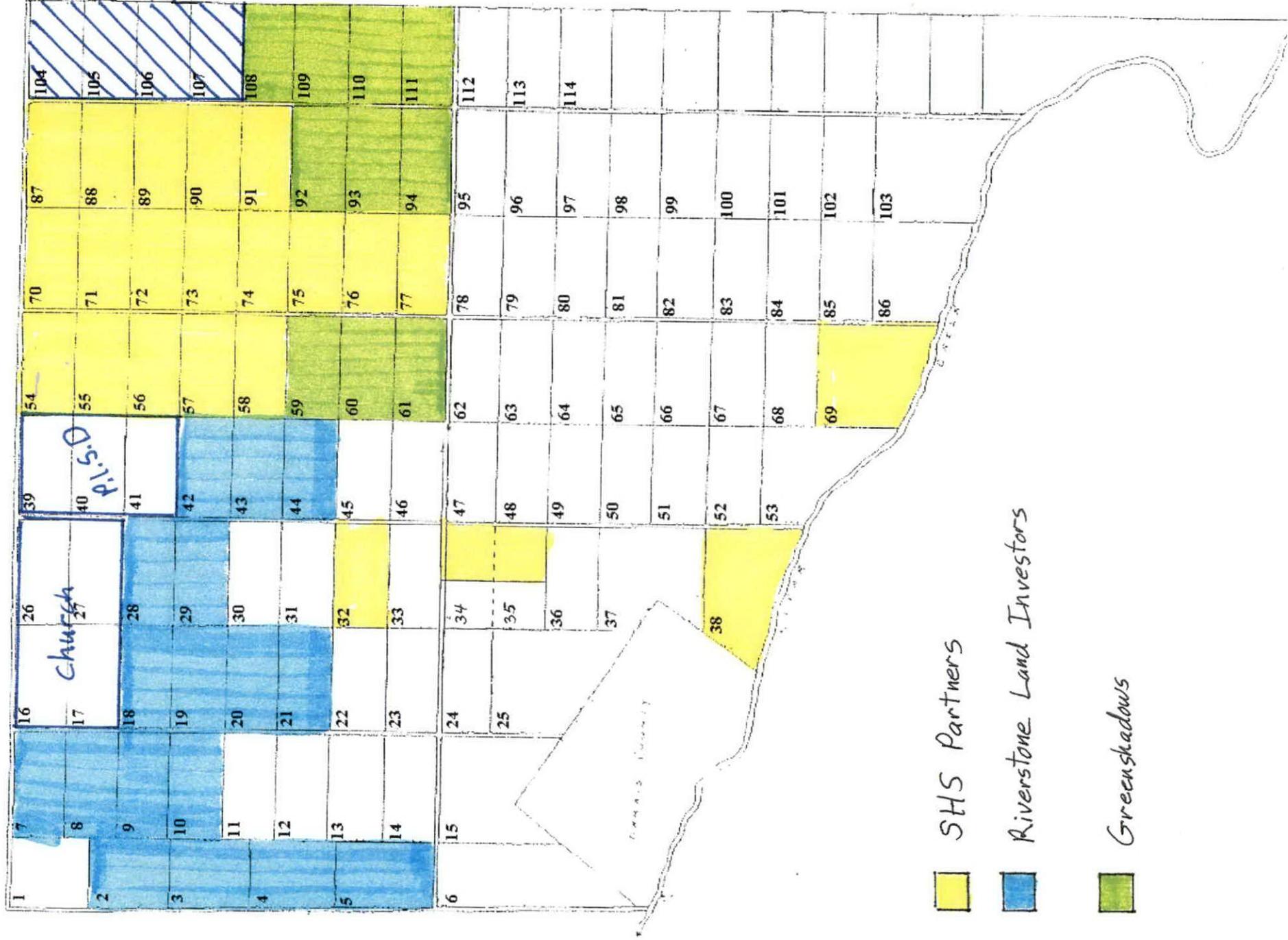
Property Owner Notification List

042160000315	BLOODWORTH JOE	4615 SAO PAULO ST	PASADENA	TX	77504	LT 49 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
042160000043	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 43 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000228	KRIEGER JOHN W	507 SAVOY ST	SUGAR LAND	TX	77478	TR 83 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000232	SPICER CHARLES B JR	12518 LAKE SHORE DR	MONTGOMERY	TX	77356	LT 64 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000165	ALEXANDER ROBERT	314 S BEAUREGARD ST	ALVIN	TX	77511	LTS 57 & 58 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000042	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 42 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000235	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 65 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000045	ALEXANDER JOHN	PO BOX 127	PEARLAND	TX	77588	LT 11 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000240	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 66 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000280	DROSSEL N J & CRAIG	1149 EUCLID AVE	BERKELEY	CA	94708	LT 81 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000285	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LTS 82 & 83 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000335	NIDAY JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LTS 96 & 97 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000320	WOOD JAMES A	PO BOX 2000	PEARLAND	TX	77588	TR 95A ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000330	HIGHTOWER FRANK J	105 N HUDSON AVE STE 200	OKLAHOMA CITY	OK	73102	LT 98 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000490	NIDAY JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LTS 99 & 100 ALLISON RICHEY GULF COAST HOMES SEC G ABST 290 T J GREEN
0421600000290	GREENFIELD I S	27 KEREN HAYESOD ST	RAMAT HASHARON	ISRAEL	47248	LTS 84 & 85 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000094	LIGHTSEY T N	5234 SLEEPY CREEK DR	HOUSTON	TX	77017	W 580 FT OF LTS 112 113 114 & 115 GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000345	NIDAY JR JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 101 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000420	NIDAY JR JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 116 & TR 117 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000477	SCOTT III G D	PO BOX 642	RICHMOND	TX	77406	LT 102 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000319	NIDAY JOHN B JR	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	TRS 117A & 118A ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
1041660020012	BURKE EVELYN FLORENCE	2478 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2478 BLK 8 GREEN TEE TERRACE T/H
1041660020011	BETTS ROGER G	2476 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2476 BLK 8 GREEN TEE TERRACE T/H
1041660020010	JOHNSON WILLIAM & MARGARET	2474 COUNTRY CLUB DR	PEARLAND	TX	77581	TR 2474 BLK 8 GREEN TEE TERRACE T/H
1041660020009	CAWLEY EDWARD H & BETTY	2472 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2472 BLK 8 GREEN TEE TERRACE T/H
1041660020008	TOLER LESTER H	2470 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2470 BLK 8 GREEN TEE TERRACE T/H
1041660020007	GUINN GREGORY G & BARBARA	2468 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2468 BLK 8 GREEN TEE TERRACE T/H
1041660020006	PUTNAM FRANCES VIVIAN	2404 GREEN TEE DR	PEARLAND	TX	77581	TH 2466 BLK 8 GREEN TEE TERRACE T/H
1041660020005	URESTI REYES	2464 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2464 BLK 8 GREEN TEE TERRACE T/H
1041660020004	BEACHELL HENRY M	2462 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2462 BLK 8 GREEN TEE TERRACE T/H
1041660020003	JAMISON JENNIFER	2460 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2460 BLK 8 GREEN TEE TERRACE T/H
1041660020002	SUTHERLAND BYRON C	2458 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2458 BLK 8 GREEN TEE TERRACE T/H
1041660020001	BUSBY BETTY J	2456 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2456 BLK 8 GREEN TEE TERRACE T/H
1041660010007	NEIGHBORS J L JR	2454 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2454 LA PLACITA GREEN TEE TERRACE T/H
1041660010006	LOCKWOOD RICHARD C	2452 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2452 LA PLACITA GREEN TEE TERRACE T/H
1041660010005	GREEN STEVEN H	2450 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2450 LA PLACITA GREEN TEE TERRACE T/H
1041660010004	GIBBS G TRAVIS JR ETUX	2448 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2448 LA PLACITA BLK 8 GREEN TEE TERRACE T/H

ZONE CHANGE NO. 18Z

Property Owner Notification List

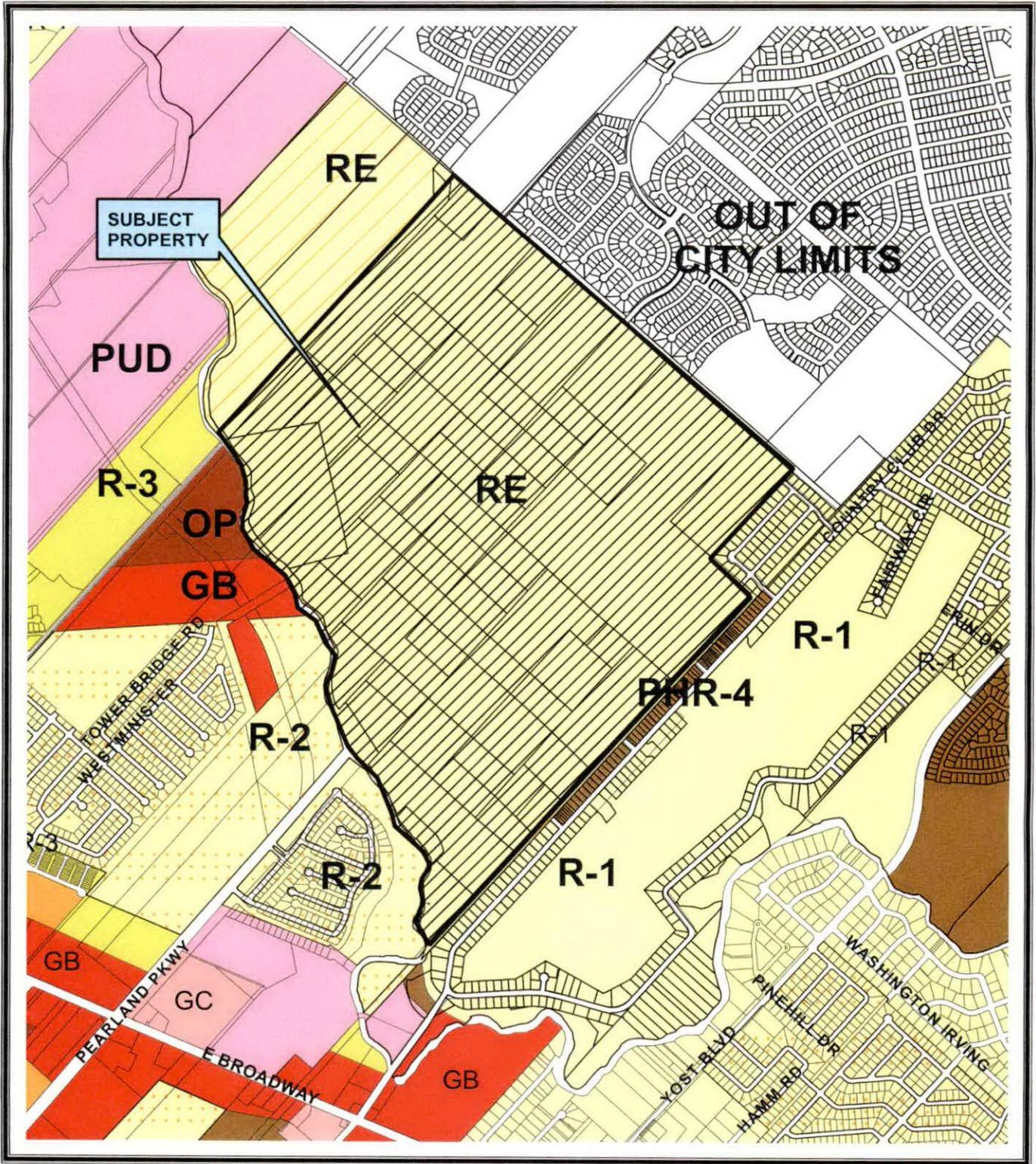
1041660010003	MULLEN CHRISTINE E	2446 COUNTRY CLUB DR	PEARLAND	TX	77581	T H 2446 LA PLACITA GREEN TEE TERRACE T/H
1041660010002	WILLBANKS GWYNDOLYN H	2444 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2444 LA PLACITA BLK 8 GREEN TEE TERRACE T/H
1041660010001	WELLS MARGIE	2442 COUNTRY CLUB DR	PEARLAND	TX	77581	TH 2442 LA PLACITA BLK 8 GREEN TEE TERRACE T/H
1041660030001	CRABB CAROLYN	13 SANDPIPER	LA MARQUE	TX	77568	LT 1 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030002	HUGHES PATRICIA	2416 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 2 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030003	DICKEY ROGER W & BEVERLY A	2414 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 3 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030004	FERGUSON RANDALL L	2301 N MAIN ST	PEARLAND	TX	77581	LT 4 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030005	URESTI REYES & ETAL	2464 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 5 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030006	DEMECS JUDITH	2408 COUNTRY CLUB DR	PEARLAND	TX	77581	LT 6 BLK 8 GREEN TEE TERRACE T/H PAR R/P
1041660030007	CRABB CAROLYN	PO BOX 751749	HOUSTON	TX	77275	LT 7 BLK 8 GREEN TEE TERRACE T/H PAR R/P
0421600000425	NIDAY JR JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	TRS 117B & 118B ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000435	NIDAY JR JOHN B	10030 BLACKHAWK BLVD	HOUSTON	TX	77089	LT 119 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
1041650010602	ANDERSON ROBERT C & AILEEN	PO BOX 1107	PEARLAND	TX	77588	TH 2602 IN BLK 7 GREEN TEE TERRACE T/H
0421600000055	ALEXANDER HELEN F ESTATE	229 W SEALY ST	ALVIN	TX	77511	LT 13 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0421600000050	ALEXANDER ROBERT	314 S BEAUREGARD ST	ALVIN	TX	77511	LT 12 ALLISON RICHEY GULF COAST HOME SEC G ABST 290 T J GREEN
0402230000002	T & B ALEXANDER FAMILY LP	2411 PARK AVE	PEARLAND	TX	77581	TR 1 ABST 23 W D C HALL



SHS Partners

Riverstone Land Investors

Greenshadows

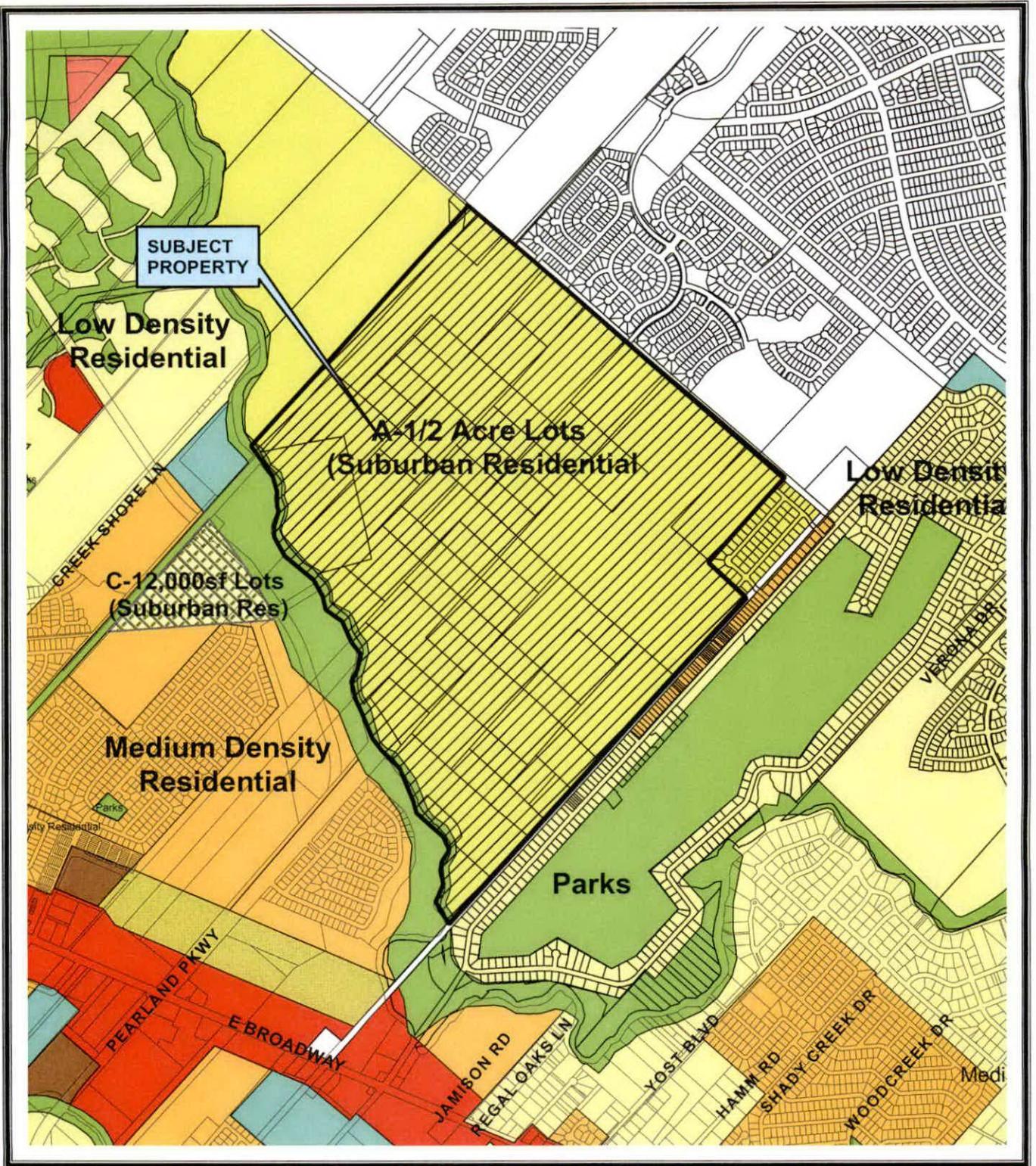


ZONING MAP

Zone Change
No. 2006-18Z

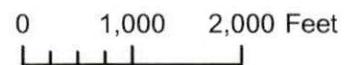


Map Prepared on April 24, 2006



FUTURE LAND USE PLAN

**Zone Change
No. 2006-18Z**



Map Prepared on April 24, 2006

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

Catherine O'Brien

Full Address:

3010 Country Club Dr.

(include zip)

Pearland Tx 77581

I wish to speak regarding Item No.

4

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

MICHAEL ALEXANDER

Full Address:

2401 CHAMPION DR.

(include zip)

77581

I wish to speak regarding Item No.

2006-18Z



PUBLIC COMMENT FORM

City of Pearland
Planning Department
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

ZONE CHANGE NO. 2006-18Z

Joint Public Hearing to be held Monday, May 15, 2006, at 6:30 PM in the
Council Chambers of City Hall, 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 (by mail, by fax, or in person, or send your comments by email to tgrahmann@ci.pearland.tx.us) prior to the Joint Public Hearing. You may complete this form and attend the Joint Public Hearing.

I am **IN SUPPORT OF** the requested zoning as explained on the attached notice.
(Checking "IN SUPPORT OF" means that you support the zone change request and feel that the zoning should be approved accordingly.)

I am **OPPOSED TO** the requested zoning as explained on the attached notice.
(Checking "OPPOSED TO" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: STEPHEN E. & MICHAL ALEXANDER

Address: 2401 CHAMPION DR.

Tax Account No. (if property shown on enclosed map): 1174530050001

Signature: Michal Alexander Date: 5-15-06

COMMENTS: ① Large lots are at a shortage in Pearland - ② drainage is better when we have larger lots = more open land than smaller lots

Please allow an extended amount of time to develop the large home areas - let us not hurry into development - drainage & roads need time to get ready to support the growth!



PUBLIC COMMENT FORM

City of Pearland
Planning Department
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

ZONE CHANGE NO. 2006-18Z

Joint Public Hearing to be held Monday, May 15, 2006, at 6:30 PM in the
Council Chambers of City Hall, 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 (by mail, by fax, or in person, or send your comments by email to tgrahmann@ci.pearland.tx.us) prior to the Joint Public Hearing. You may complete this form and attend the Joint Public Hearing.

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I am **OPPOSED TO** the requested zoning as explained on the attached notice.
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Name: NORMA COX

Address: 2321 CHAMPION DR., PEARLAND 77581

Tax Account No. (if property shown on enclosed map): 117453 00 20011

Signature: Norma Cox Date: 5-9-06

COMMENTS: _____



PUBLIC COMMENT FORM

City of Pearland
Planning Department
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

ZONE CHANGE NO. 2006-18Z

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Name: John + Jennifer McAlister

Address: 2602 Antrim Pearland, Tx. 77581

Tax Account No. (if property shown on enclosed map): 1174530040016

Signature: Date: 5-9-06

COMMENTS: _____



PUBLIC COMMENT FORM

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Name: Agnes Dickson & Beverly A. Dickson

Address: 2414 Country Club - Pearland TX 77581

Tax Account No. (if property shown on enclosed map): 1041660030003

Signature: Agnes Dickson Date: 5-11-2006

COMMENTS: _____



PUBLIC COMMENT FORM

City of Pearland
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3523 Liberty Drive
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Pearland, Texas 77581
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Name: Kathy West

Address: 3020 Country Club Dr

Tax Account No. (if property shown on enclosed map): _____

Signature: Kathleen O. West Date: 5/15/06

COMMENTS: No cluster homes!
Large lots



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Name: Andrew + Kimberly Spicer

Address: 3014 Country Club Drive

Tax Account No. (if property shown on enclosed map): 1031550000008

Signature: [Signature] Date: 05/15/2006

COMMENTS: 1. The native woodland bordering Clear Creek is an important reservoir for wildlife including bobcats, coyotes, roseate spoonbills, bald eagles, coral snakes, many hawk species, fireflies (one of the few remaining places where they can still be seen in and around Houston), green tree frogs and an incredible diversity of butterflies, moths and beetles.
2. The possible negative impact of removing this woodland on pollution and flood control in the Green Tee neighborhood and planned new



PUBLIC COMMENT FORM

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Name: MICHAEL S & ROBERTA THRASH

Address: 3008 COUNTRY CLUB DR.

Tax Account No. (if property shown on enclosed map): 4450-0010-110

Signature: Michael Thrash Date: 5-15-06

COMMENTS: We believe it was originally zoned Single Family Estate District (R-E) for many good reasons. 1) To prevent overdevelopment; 2) to prevent flooding problems caused by such; 3) traffic concerns in Green Tee; 4) harm to wildlife; and 4) decrease in property values for adjacent Green Tee due to all of the above. There are other reasons as well. (Too many houses already

Please Keep Pearland Beautiful 'o'!
Look at the large lots in Friendswood.
That's how we should look!
Give Pearland time to absorb what's
already been done.



PUBLIC COMMENT FORM

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Name: Robert Clark + Aileen E. Anderson

Address: 2602 Country Club Dr.

Tax Account No. (if property shown on enclosed map): 4450-0070-200

Signature: Aileen E. Anderson Date: 5-15-06

COMMENTS: It appears the only reason for this change is to sell more lots resulting in houses of lower quality homes. The overall effect of this would be to lower property values of current homes in the "Green Tee" area.



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Name: CHUCK MEDLIN

Address: 2410 GREEN TEE DR.

Tax Account No. (if property shown on enclosed map): _____

Signature: Chuck Medlin Date: 5-15-06

COMMENTS: LEAVE ZONING AS RE. — THERE IS A NEED FOR A DEVELOPMENT THAT HAS LARGER HOMES.

— NO STREETS CONNECTING TO COUNTRY CLUB DR. —

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 15, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER 7:52

II. PURPOSE OF HEARING

Zone Change No. 19Z *Ruby read...*

A request by CBL and Associates Properties, Inc., applicant for W C Properties, Ltd., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Planned Development District (PD), on the following described property, to wit:

Legal Description: 8.517 acres, being out of Lot 1, H.T. & B.R.R. Company Survey, Abstract 300, Section 81 of the Allison-Richey Gulf Coast Home Company Subdivision, according to the plat or map recorded in Volume 2, Page 98, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of Broadway Street, and on the West Side of Kirby Drive

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

TAB read... comment forms staff rec. approval.

B. APPLICANT PRESENTATION

Jeff Brewer, CBL & Assoc. Prop.

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST *No one present to speak*

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Tetens MF units was 300 not 400. in orig. PD. →

VI. ADJOURNMENT

8:02

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

Adj 8:02

Marcott asked
about ~~also~~
exhibit

(Broadway rt of way)

TAG

2 comments have been taken care of



CITY OF PEARLAND PLANNING & ZONING

JOINT PUBLIC HEARING ITEM

DATE: May 15, 2006

TO: City Council and Planning and Zoning Commission

FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Joint Public Hearing Regarding a Proposed Addendum Pearland Town Center Planned Unit Development (PUD) Generally Located at the Southwest Intersection of SH 288 and Broadway.

The above referenced Planned Unit Development (PUD) was approved on February 27, 2006. At this time the applicant is proposing to add additional land to the approved PUD.

The applicant will be available to make a presentation to the Council and the Commission at this public hearing and address questions and concerns.

SUMMARY:

- The subject PUD is generally located on the west side of SH 288 and south of Broadway. More specifically the property will be bounded by the proposed CR 566 on the east, Broadway on the North, proposed Kirby Road on the west and private property on the South. Two sub-areas are proposed to be located to the west of Kirby Road.
- The applicant is proposing to add 8.5 acres to the approved 169-acre PUD. The additional land, sub-area G, is located west of Kirby Road with frontage on Broadway. The sub-area G is proposed to be developed in accordance with the requirements of the PUD on a stand-alone basis, similar to sub-area E (west of Kirby Road and south of sub-area G) in the original PUD.

- Mixed uses are proposed similar to sub-area E, with the exception of residential use.
- It is proposed that sub-area G will meet all requirements of the UDC pertaining to lot frontage, depth, parking and other requirements.
- The subject property is currently zoned "RE" – Estate Lot Single Family Dwelling District.
- The attached PUD document has highlighted the changes that can be found on pages 1, 4, 5, 10, 11, 19, 32, and 33.
- This Lifestyle Center PUD, also called Pearland Town Center, is proposed to be a mixed use commercial development composed of traditional fashion department stores, retail shops, restaurants, entertainment uses, commercial office, multi-family housing (up to 400 units), hospitality (200 room hotel), and civic land uses with appropriate public and pedestrian amenities integrated throughout the development. An 18-acre portion of the PUD is proposed to accommodate a multi purpose event and performing arts center along with retail and entertainment uses.
- The developers intend to open the project in Spring 2008.

*MR. Tetans
question
orig. PUD
referred &
agreed
as 300
units*

SURROUNDING ZONING AND LAND USES AROUND PUD:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD and Commercial (C)	Broadway, Single Family Residential Shadow Creek Ranch, and proposed commercial development
South	Business Park 288 District (BP 288) and Estate Lot Single Family Dwelling District (RE)	Predominantly vacant land
East	Business Park 288 District (BP 288) and Commercial District (C)	Vacant land, self storage facility
West	Ridgerock PUD (residential and retail uses)	Vacant land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends low-density residential use for the subject parcel. The general area of the proposed lifestyle center development is designated as Business Park and Low Density Residential. Business Park district is a non-residential district that recommends large office complexes/campuses and retail development that create high quality development thereby enhancing the City's image. Business Park District also includes high density residential along the outer edge of the district. Low Density Residential recommends single-family development with lot sizes between 8,800 square feet and 1/2-acre.

The proposed addendum to the Town Center would generally conform to the Business Park district proposed for that area.

CONFORMANCE TO ZONING: The subject parcel was recently zoned RE (Estate Lot Single Family Dwelling District) in conformance with the Comprehensive Plan. RE zone permits single family residential uses on half-acre lots. The proposed addendum would not allow any residential on the added parcel.

CONFORMANCE TO THE THOROUGHFARE PLAN:

Proposed CR 566: The Thoroughfare Plan proposes CR 566 to be a Secondary Thoroughfare with a 100-foot ROW between Broadway and CR 59.

Proposed Kirby Road extension: The Thoroughfare Plan proposed Kirby Road to be extended south of Broadway up till CR 59 as a Secondary Thoroughfare with a minimum ROW of 100'.

Broadway / CR 92: Broadway is proposed as a Major Thoroughfare with a minimum ROW of 120'.

At the time of platting and construction, these surrounding streets would need to meet the requirements of the Thoroughfare Plan.

STAFF RECOMMENDATION:

The proposed Town Center generally conforms to the recommendations of the Comprehensive Plan and the approved PUD and staff is in favor of this PUD if the following comments are addressed.

STAFF REVIEW COMMENTS:

The following issues were identified as part of preliminary staff review. Additional comments may be added after further discussion, review, and the Joint Public Hearing.

1. Exhibit "A" not attached to the PUD.
2. All other exhibits referred to in the PUD and that were attached to the original PUD (site plan and sub-area map) need to be modified to include this additional land and attached to the new PUD.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Proposed Planned Unit Development

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

ZONE CHANGE NO. 2006-019Z

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by CBL and Associates Properties, Inc., applicant for W C Properties, Ltd., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Planned Development District (PD), on the following described property, to wit:

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**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MAY 15, 2006, AT 6:30 P.M.**

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

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

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

Property Owner Notice

RECEIVED

APR 17 2006



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please check one:

Change in Zoning Classification from: RE (list current zoning) to: PEARLAND TOWN CENTER PUD - PD (list proposed zoning) Address

Specific Use Permit Request for : _____ (list proposed use)

Property Information:

Address: S/W CORNER OF BROADWAY / PROPOSED LIBBY Tax Account No. 0300-0023-000

Subdivision: ALLISON-RICHET GULF COAST Lot: 1 Block: 81

**** Attach a copy of the metes and bounds description, survey, or legal description****

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

Future/proposed use of property and reason for zone change: COMMERCIAL / RETAIL; TOWNHOME

PROPERTY OWNER INFORMATION:

NAME WC PROPERTIES, LTD
ADDRESS P.O. Box 580426
CITY HOUSTON STATE TX ZIP 77258
PHONE (281) 335-3191
FAX (281) 333-9150
E-MAIL ADDRESS TJW5448@HOUSTON.PR.COM

APPLICANT INFORMATION:

NAME CBL ASSOC. PROPERTIES, INC. / JEFF
ADDRESS 2030 HAMILTON PL. BLVD. STE 500 BREA
CITY CHATTANOOGA STATE TN ZIP 37421
PHONE (423) 490-8624
FAX (423) 490-8602
E-MAIL ADDRESS jeff.brewer@cblproperties.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: Jan Watts Date: 4-17-06

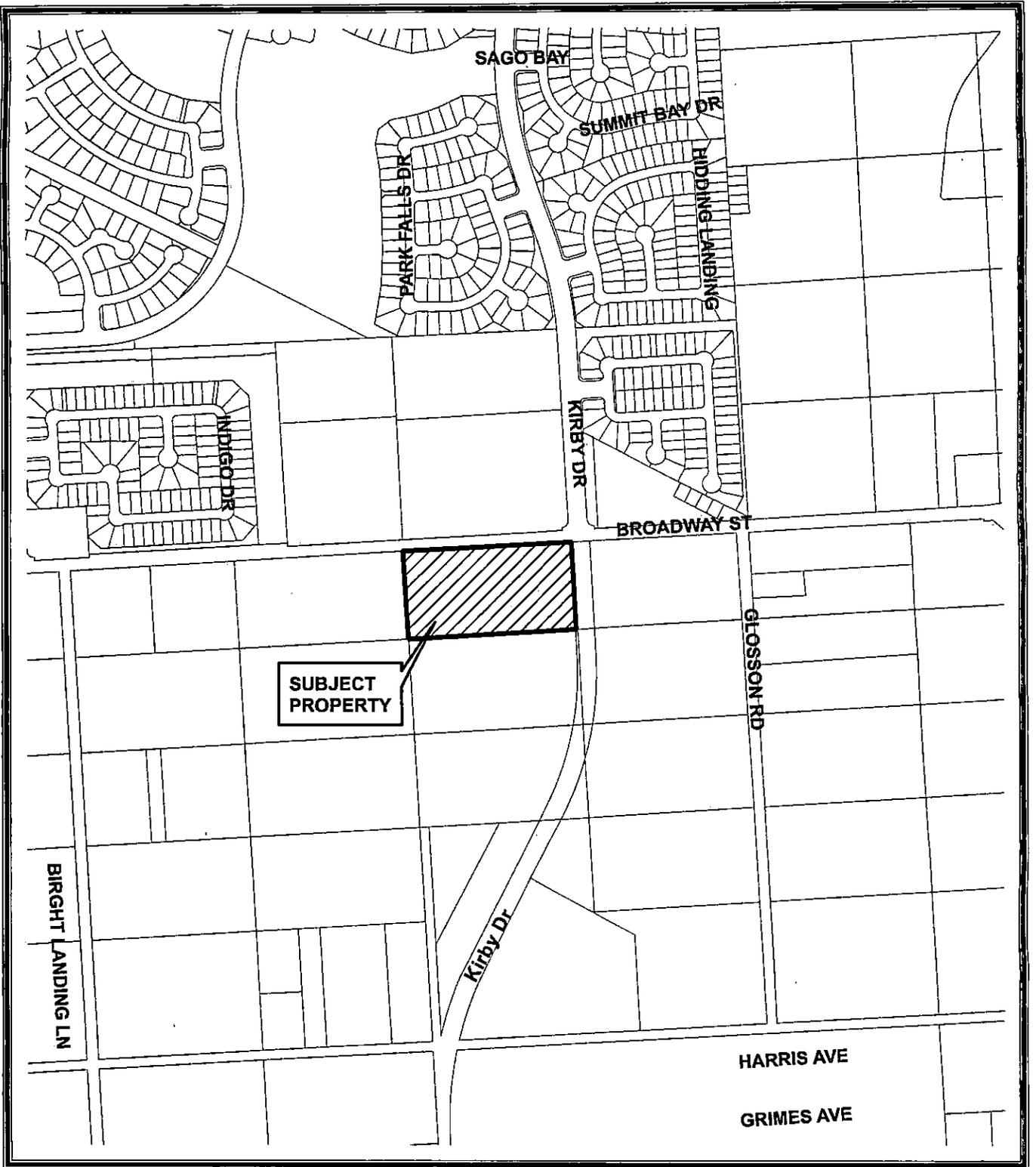
Agent's Signature: Jeff Brewer, Pres. Mgr. CBL ASSOC Date: 4-17-06

OFFICE USE ONLY:

FEES PAID: <u>400.00</u>	DATE PAID: <u>4-17-06</u>	RECEIVED BY: <u>[Signature]</u>	APPLICATION NUMBER: <u>2006-19Z</u>
--------------------------	---------------------------	---------------------------------	-------------------------------------

APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE

Receipt No 123579

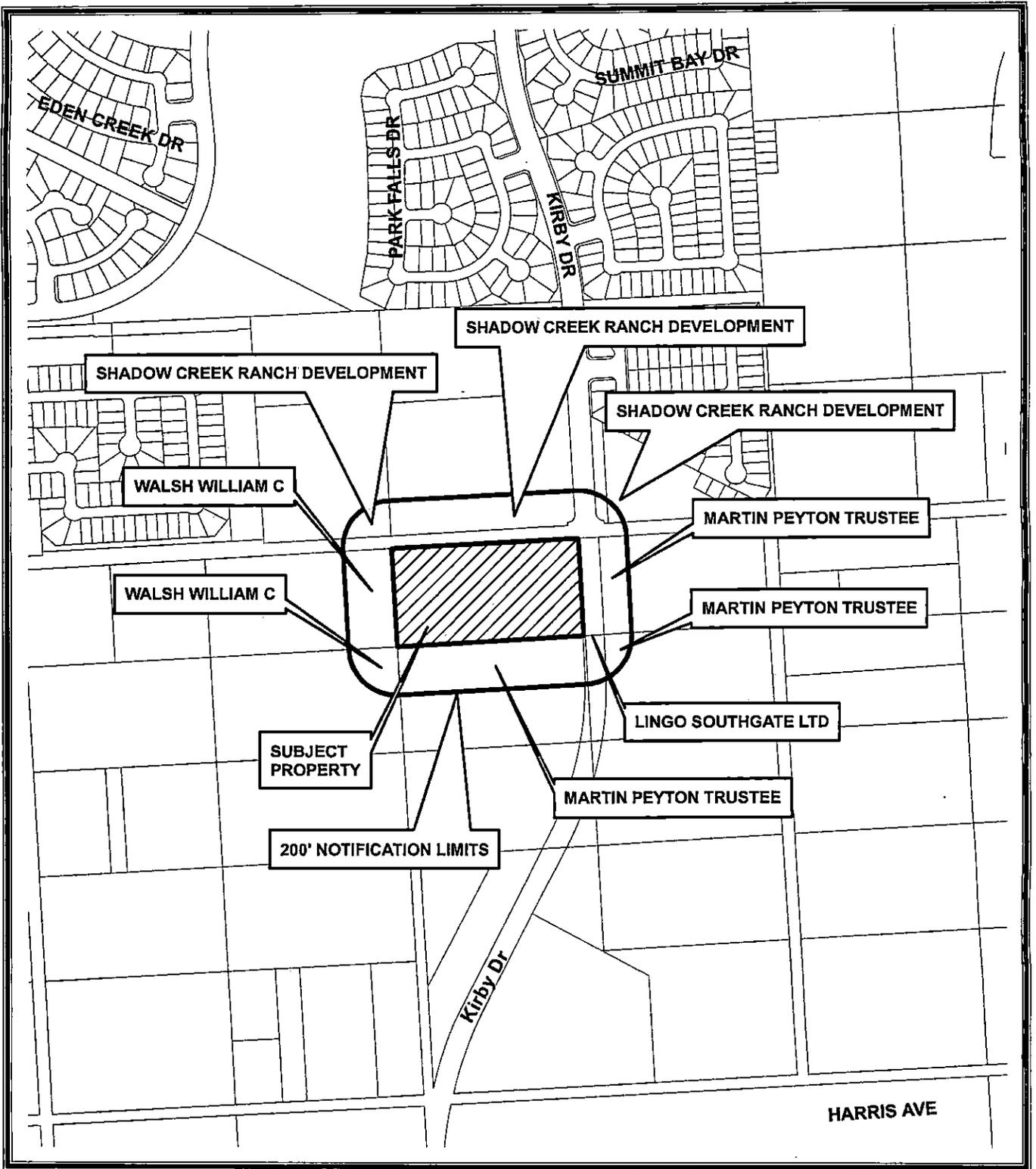


LOCATION MAP

**Zone Change
No. 2006-19Z**



Map Prepared on April 24, 2006



OWNERSHIP MAP

Zone Change
No. 2006-19Z

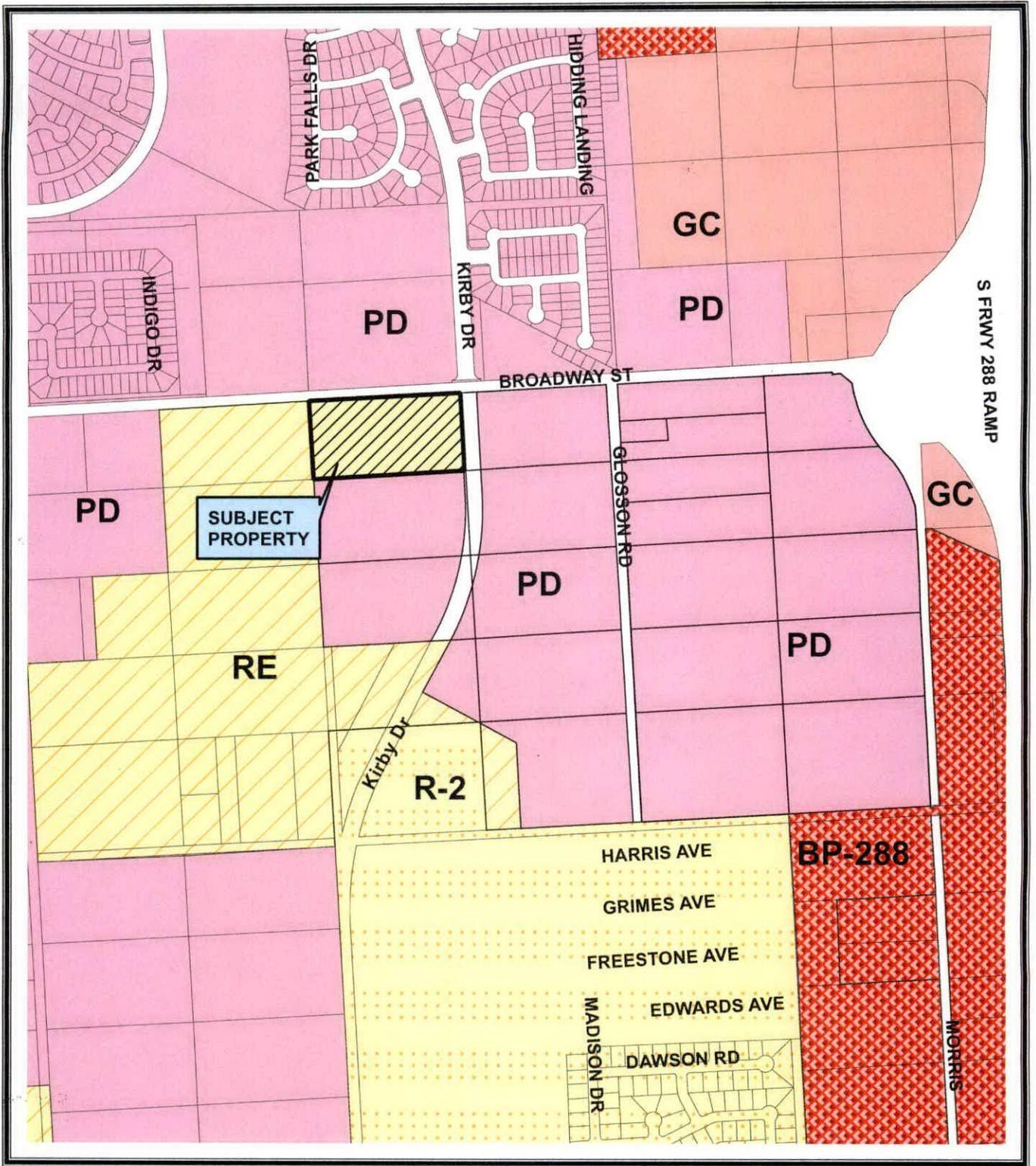


0 500 1,000 Feet

Map Prepared on April 24, 2006

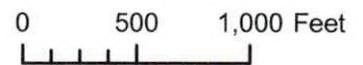
**ZONE CHANGE NO. 2006-19Z
Property Owner Notification List**

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R180173	SHADOW CREEK RANCH DEV	5195 LAS VEGAS BLVD S	LAS VEGAS	NV	89119-3209	A0675 J W MAXEY, BLOCK 19, TRACT 4, ACRES 5.521
R541526	LINGO SOUTHGATE LTD	17225 EL CAMINO REAL STE 170	HOUSTON	TX	77058-2748	A0300 H T & B R R, TRACT 1A-2A-3A-11A-12A, ACRES 3.50
R180222	SHADOW CREEK RANCH DEV	5195 LAS VEGAS BLVD S	LAS VEGAS	NV	89119-3209	A0678 T C R R , BLOCK 19, TRACT 1-3, ACRES 22.270
R168108	MARTIN PEYTON TRUSTEE	310 MORTON ST # 280	RICHMOND	TX	77469-3119	A0300 H T & B R R, TRACT 2-3-11TO15-23TO25-31TO35, ACRES 149.35
R541526	LINGO SOUTHGATE LTD	17225 EL CAMINO REAL STE 170	HOUSTON	TX	77058-2748	A0300 H T & B R R, TRACT 1A-2A-3A-11A-12A, ACRES 3.50
R541526	LINGO SOUTHGATE LTD	17225 EL CAMINO REAL STE 170	HOUSTON	TX	77058-2748	A0300 H T & B R R, TRACT 1A-2A-3A-11A-12A, ACRES 3.50
R168108	MARTIN PEYTON TRUSTEE	310 MORTON ST # 280	RICHMOND	TX	77469-3119	A0300 H T & B R R, TRACT 2-3-11TO15-23TO25-31TO35, ACRES 149.35
	CBL & ASSOC JEFF BREWER	2030 HAMILTON PL BVD STE 500	CHATTANOOGA	TN	37421	APPLICANT
R510975	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	A0564 H T & B R R, TRACT 48, ACRES 10.00
R168108	MARTIN PEYTON TRUSTEE	310 MORTON ST # 280	RICHMOND	TX	77469-3119	A0300 H T & B R R, TRACT 2-3-11TO15-23TO25-31TO35, ACRES 149.35
R541526	LINGO SOUTHGATE LTD	17225 EL CAMINO REAL STE 170	HOUSTON	TX	77058-2748	A0300 H T & B R R, TRACT 1A-2A-3A-11A-12A, ACRES 3.50
R168117	WC PROPERTIES LTD	PO BOX 580426	HOUSTON	TX	77258-0426	A0300 H T & B R R, TRACT 1, ACRES 9.95
R179016	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	A0564 H T & B R R, TRACT 47, ACRES 10.000
R179054	SHADOW CREEK RANCH DEV	5195 LAS VEGAS BLVD S	LAS VEGAS	NV	89119-3209	A0565 H T & B R R, TRACT 31-32, ACRES 14.630

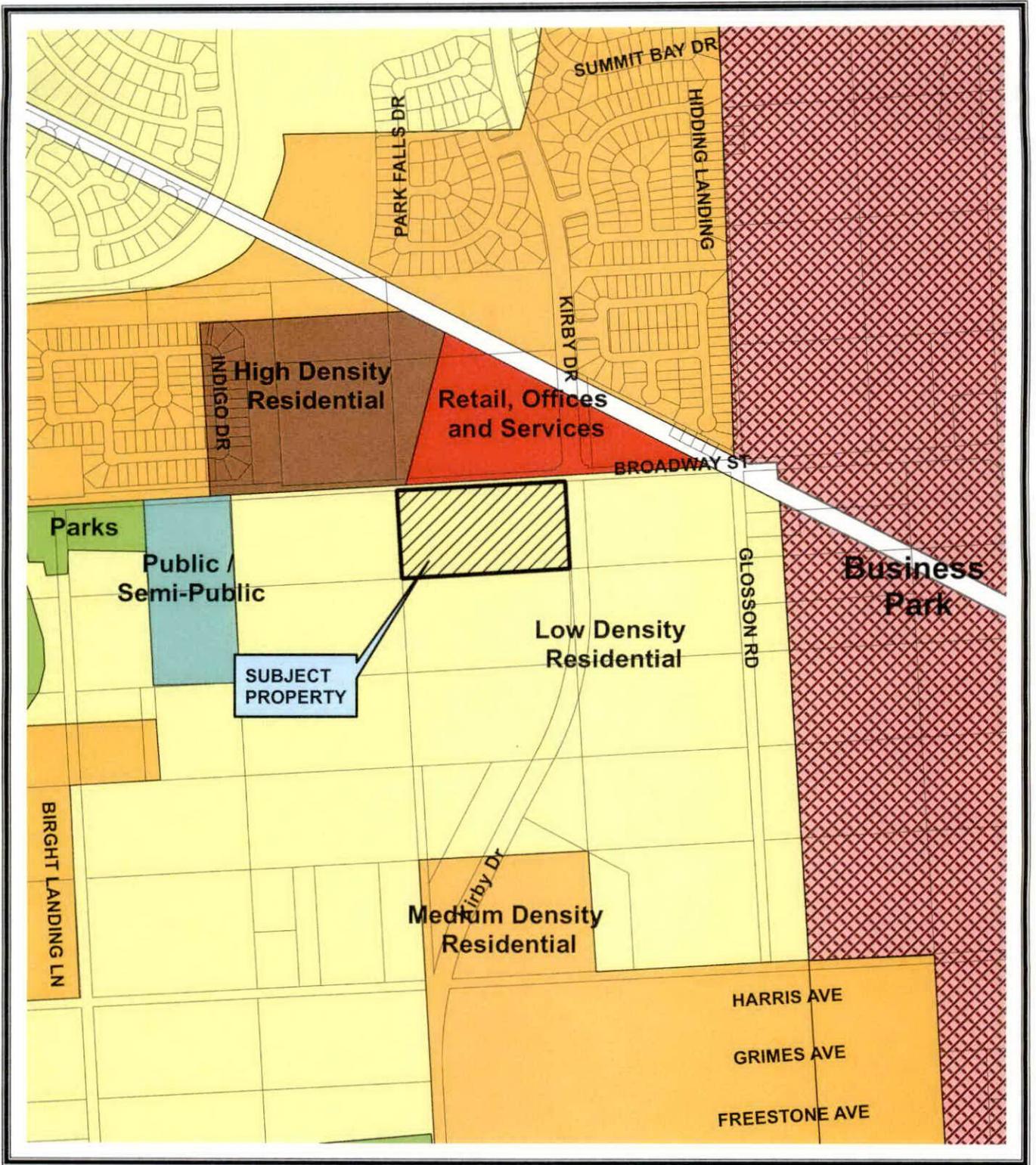


ZONING MAP

**Zone Change
No. 2006-19Z**

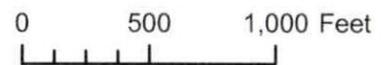


Map Prepared on April 24, 2006



FUTURE LAND USE PLAN

Zone Change
No. 2006-19Z



Map Prepared on April 24, 2006

PUBLIC COMMENT FORMS

**RECEIVED as of 3:35PM,
May 15, 2006**

Received as follows:

- 1 received for 16Z (Westchester Circle)**
- 1 received for 17Z (Wooten Road)**
- 16 received on 18Z (Country Club Dr area)**
- 1 received on 19Z (Kirby Drive)**



PUBLIC COMMENT FORM

City of Pearland
Planning Department
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

ZONE CHANGE NO. 2006-16Z

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Name: Lorena Lewellen

Address: 2749 Westchase Circle

Tax Account No. (if property shown on enclosed map): 8215 0020 000

Signature: Lorena Lewellen Date: 5-8-06

COMMENTS: _____



PUBLIC COMMENT FORM

City of Pearland
Planning Department
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

ZONE CHANGE NO. 2006-17Z

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Name: MERITZ V. CRAVEN

Address: 3901 CHARLESTON St Houston TX 77021

Tax Account No. (if property shown on enclosed map): 0304-0007-000

Signature: Meritz V. Craven Date: 5/6/06

COMMENTS:



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ZONE CHANGE NO. 2006-18Z

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Name: RSL Investments LLC + Brentwood Partners L.P.

Address: PO Box 131018 Houston, TX 77219

Tax Account No. (if property shown on enclosed map): _____

Signature: [Handwritten Signature] Date: 5-11-2006

COMMENTS: _____



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Name: GENE AND PATRICIA SIMS

Address: 2618 COUNTRY CLUB DRIVE
PEARLAND, TX 77581

Tax Account No. (if property shown on enclosed map): BRAZORIA County TAX: 44500070280 Harris County TAX ID 1041650020028

Signature: Gene Sims Patricia Sims Date: 5/15/2006

COMMENTS: Any new construction in this area will cause several problems. The biggest is additional flooding in an area already prone to flooding. Adequate retention ponds and ditches must be planned and done. Also smaller lot size means more concrete and less grass = more runoff of water. We vote a "Big NO" to this request.



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Name: J. L. Neighbors Jr

Address: 2454 Country Club Dr

Tax Account No. (if property shown on enclosed map): 4450-0080-007

Signature: [Handwritten Signature] Date: 5/10/06

COMMENTS: Lots will be too small. Should be at least 80' wide by 120' deep. Fear of flooding with overabundance of paving.



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Name: Bobby + Mary Sue Wilcox

Address: 2316 Augusta DR #11, TX

Tax Account No. (if property shown on enclosed map): _____

Signature: Bobby A. Wilcox Date: 5-8-06
Mary Sue Wilcox

COMMENTS: We were told these lots would be estate lots - I'm very concerned about the drainage - I'm very upset to have small lots and two story homes right up against us. I think it should stay estate lots - We do not need to take the chance of flooding.



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Name: JOHN H. SIMPSON

Address: 3016 COUNTRY CLUB DR

Tax Account No. (if property shown on enclosed map): ?

Signature: [Handwritten Signature] Date: 5/8/06

COMMENTS: 643 ACRES - 4 LOTS TO THE ACRE =
2572 HOUSE LOTS WITH 4 PEOPLE TO THE
HOUSE = 10,000 + MORE PEOPLE -
PEARLAND IS OVERBUILT NOW !! TOO MUCH
OF EVERYTHING



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X I am **OPPOSED TO** the requested zoning as explained on the attached notice.
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Name: SKAGGS, JOHN H & LINDA

Address: 2308 AUGUSTA DR.

Tax Account No. (if property shown on enclosed map): 4456-0704-040

Signature: *John Skaggs* Date: 5/12/06

COMMENTS: MY HOUSE BACKS UP TO THIS DEVELOPMENT & NOW HAS NICE TREES. OUR PROPERTY VALUE WILL BE GREATLY DECREASED WITH THIS PROPOSAL. ESTATE HOMES IS AN ACCEPTABLE PLAN, BUT NOT SMALL ROW HOUSES. PEARLAND DOES NOT WANT THIS AREA TO BECOME LOW CLASS HOUSING, RIGHT NEXT TO GREEN TREE.



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^{WE ARE} ~~I am~~ **OPPOSED TO** the requested zoning as explained on the attached notice.
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Name: BRUCE & PAULA LENNING

Address: 2314 AUGUSTA DR.

Tax Account No. (if property shown on enclosed map): 4456-0704-070

Signature: *Bruce Lenning* Date: 5-8-06
Paula Lenning

COMMENTS: WE OPPOSE FOR THREE REASONS. THE FIRST REASON, FLOODING, MORE HOMES MEANS MORE CONCRETE, WATER RUN-OFF WILL CAUSE OUR AREA TO FLOOD. WE WATCHED THE FLOOD WATERS RUN OFF THIS LAND AFTER TROPICAL STORM ALLISION AND IT WAS ALL HEADED TO GREEN BEE; THE SECOND REASON, NO MORE GREEN BELT, MORE LAND WILL USED FOR HOMES INSTEAD OF ACREAGE, ALSO THIS DEVELOPER IS KNOWN FOR CLEARING ALL TREE'S AND THIS LAND HAS SOME ~~BEAUTIFUL~~ ^{BEAUTIFUL} TREES, REPLACING WITH 2" TREE'S WILL NOT CUT IT. ~~THE~~ ^{THE} THIRD REASON AND MOST IMPORTANT - OUR HOME VALUES WILL DEAPRECIATE



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Name: GLENN HARTON

Address: 2430 KILLARNEY DR.

Tax Account No. (if property shown on enclosed map): 1033900000184

Signature: [Handwritten Signature] Date: 5/10/06

COMMENTS: I FEEL A LOT SHOULD BE AT LEAST 50' WIDE X 120' DEEP. THE SMALLER THE LOT THE MORE CONCRETE, MORE STREETS, MORE WATER RUN OFF IN A HURRICANE OR FLOOD I CANNOT SEE HOW THIS WILL NOT CAUSE MORE FLOODING PROBLEMS IN AN ALREADY FLOOD PRONE GREEN TEE.
THE SMALLER LOT'S THE CLOSER THE HOUSES THIS CAN CREATE A PROBLEM FOR OUR FIREMAN ON A WENDY DAY.
PLEASE KEEP THE ZONING CLASSIFICATION AT (RE) THIS WILL KEEP PEARLAND BEAUTIFUL AND MAKE OUR NEIGHBORHOODS A PART OF PEARLAND WE CAN ALWAYS BE PROUD OF TODAY AND 50 YEARS FROM NOW.



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Name: Robert Perez

Address: 2916 Country Club DR.

Tax Account No. (if property shown on enclosed map): _____

Signature: [Handwritten Signature] Date: 5/10/06

COMMENTS: _____



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Name: Leis Lemasters

Address: 2304 Augusta Dr

Tax Account No. (if property shown on enclosed map): _____

Signature: Leis Lemasters Date: 5-10-06

COMMENTS: _____



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Name: Mike Smith

Address: 2614 Country Club Drive

Tax Account No. (if property shown on enclosed map): _____

Signature: [Signature] Date: 5/8/06

COMMENTS: TOO MANY HOUSES
Bigger Lots - Less Houses



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Name: Sylvia Verkerk

Address: 2902 Country Club Drive

Tax Account No. (if property shown on enclosed map): 4450/0020/120

Signature: Sylvia Verkerk Date: 5/10/06

COMMENTS: _____



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Name: JOHN HARRISON

Address: 2511 Green Tee Drive

Tax Account No. (if property shown on enclosed map): _____

Signature: John W. Harrison Date: 5/11/06

COMMENTS: _____



Richard Oliver
<richard.oliver@sbcglo
bal.net>

To: tgrahmann@ci.pearland.tx.us
cc:
Subject: Zone Change No. 2006-18Z

05/11/2006 11:35 PM

I am opposed to the zone change. 2006-18Z

Richard H. Oliver
2914 Country Club Dr.
77581-5009
Brazoria County Account # 4450-0020-060

Richard H. Oliver



"J Traylor"
<jtraylor@pdq.net>
05/15/2006 08:57 AM

To: <tgrahmann@ci.pearland.tx.us>
cc:
Subject: Zone Change No. 2006-18Z

I am opposed to the requested zoning change.

Jerry Joan Walker Traylor
2808 Country Club Dr.
Tax Acct. No. R212864 4450-0030-900 (Brazoria Co.) 104166000001 (Harris Co.) - Overlapping jurisdiction

Comments:

Higher density development contributes to more traffic congestion which Pearland has plenty of now; increases school overcrowding; stretches EMS and fire department capabilities; places more demands on city services and U.S. postal services. Why would we want to do that? Pearland already has many, many higher density developments. While we still have the opportunity, let's preserve some of our space and keep this piece of land zoned to estate-size development. Green space advances Pearland's image of a better place to live. Let's protect that image while we can!!

Developers are looking only to their bottom line. They don't really care about our quality of life; they're concerned with cramming more houses in to make more money. Don't fall for it!!

Fayrene Fowler Peipelman
2538 Country Club Drive
Pearland, Texas 77581-5003

May 9, 2006

City of Pearland
Planning Department
3523 Liberty Drive
Pearland, Texas 77581

Re: Public Comment - Zone Change No. 2006- 18Z

I am opposed to the requested zoning as explained on the attached notice.

(Checking "OPPOSED TO" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Fayrene Peipelman
2538 Country Club Drive
Pearland, Texas 77581

Tax Account No. (if property shown on enclosed map): 104-165-001-0605

Signature: Fayrene Peipelman Date: May 9, 2006

COMMENTS: I am frustrated with the City of Pearland and the lack of planning for traffic flow. Subdivision after subdivision gets approved before adequate traffic flow patterns are completed causing heavy traffic to be routed through the subdivisions. Traffic flow in Pearland is awful. There are so many streets that do not meet correctly - i.e. in order to get across another street, one has to make a jog. That can only be attributed to very poor planning and causes traffic to bog down. I live in a subdivision in the city of Pearland where heavy traffic was routed through the subdivision in order to get from I-45 to Broadway. We have been trying to live with heavy and speeding traffic for a number of years now. There are other subdivisions in the same position. No more subdivisions should be approved until there is adequate access in and out without going through another subdivision.

It appears to me that traffic flow for this new development will be routed right through Green Tee Subdivision, just like before, causing additional traffic that is not necessary. I object strongly to any other traffic being routed through Green Tee. Pearland needs to stop all development until they do an overall plan that provides for traffic flow that includes sufficient numbers of large 4-lane roads to move people throughout the city. It needs to be done before the subdivisions and schools get built rather than trying to go back later and trying to find a way to make it work.

I am not opposed to Pearland growing. I am opposed to the lack of planned growth and this appears to be another incidence of routing additional traffic through an existing subdivision.



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Name: Peyton Martin
Address: 310 Morton St #280 Richmond, TX 77469

Tax Account No. (if property shown on enclosed map): _____

Signature: Peyton Martin Date: 5/12/06

COMMENTS: This zoning designation should be the same as the adjacent tract to the south that has been included in the PUD to provide for an orderly overall development

MAY 10 2006

**PRELIMINARY PLAT OF
LADOW CREEK RANCH
COMMERCIAL SITE NO. 18B**

12.121 ACRES

BEING OUT OF THE T. C. R. R. CO. SURVEY,
SECTION 4, ABSTRACT 675, AND THE
OBEDIAH PITTS SURVEY, ABSTRACT 717,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

5 LOTS

2006

SCALE: 1" = 100'

OWNER:

CG-SHADOW CREEK RANCH VILLAGE, L.P.

TOD M. GREENWOOD, MANAGING PARTNER
2121 SAGE, SUITE 290, HOUSTON, TEXAS 77056 PH. (713) 266-9200

JOB NO. 1947-0006-309

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

CONTACT: JASON BANDA

SHEET 1 OF 2