



City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068 • 485-2411

C.V. (VIC) COPPINGER
Mayor

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

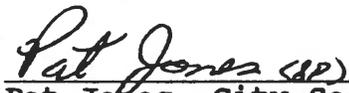
THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 13th day of December 1993, at 7:00 P.M., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Room, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Bruce and Robin Clemmons, owners, for a Specific Use Permit to allow a daycare on the following described property, to-wit:

0.375 acres out of Lot 5 of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision, H.T. & B.R.R. County Survey, Section 3, A-232, Brazoria County, Texas (2308 N. Austin, Pearland, Texas)

Application and map are attached herewith for your information.

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


Pat Jones, City Secretary

Enclosures

SPECIFIC USE NO. 30

ZONING CHANGE APPLICATION

CHANGE REQUESTED:

Change in Zoning Classification

Specific Use

From: BUSINESS

For: DAYCARE

To : EDUCATION

Change in Regulations in Section _____

PROPERTY IDENTIFICATION:

Street or Road Address: 2308 N. AUSTIN

Lot 5, Block 232, Addition ALLISON RICHEY GULF COAST SUBURBAN GARDENS Tax 1.D.4

LEGAL DESCRIPTION:

Unplatted Land: (Must have survey & metes and bounds description) _____

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:

DAY CARE FACILITY

RECORD OWNER: BRUCE & ROBIN CLEMMONS

OWNER'S MAILING ADDRESS & PHONE NO.: 2308 1/2 N. AUSTIN

PEARLAND, TX. 77581 (713) 485-8586

AGENT'S NAME:

NO.

AGENT'S MAILING ADDRESS:

PETITION:

As OWNER/AGENT, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland.

SIGNATURE: [Signature]

SIGNATURE: _____

OWNER

AGENT

FEE: \$ 250.00

DATE PAID: NOV 22 1993

RECEIVED BY: [Signature]

DATE FILED: CITY OF PEARLAND

Specific Use
APPLICATION NO. 30

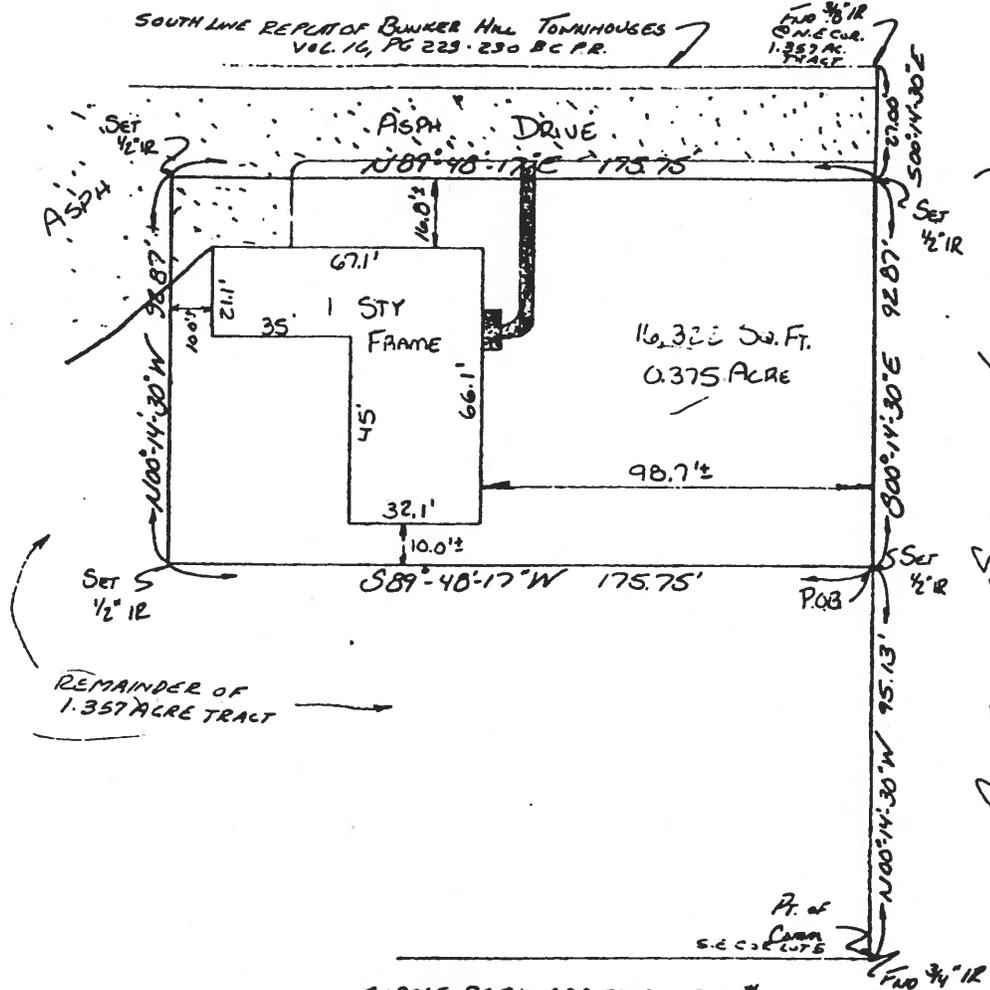
CITY SECRETARY'S OFFICE

DATE: JANUARY 5, 1984

SCALE: 1" = 30'

SOUTH LINE REPEAT OF BUNKER HILL TOWNHOUSES
 VOL. 14, PG 223-230 B.C.P.R.

Find $\frac{3}{8}$ " IR
 S.W. E. Cor.
 1.357 AC.
 TRACT



REMAINDER OF
 1.357 ACRE TRACT

CIRCLE PARK ADDITION, SECT #1,
 VOLUME PG 45 B.C.P.R.

METES AND BOUNDS DESCRIPTION
 OF
 2308 AUSTIN STREET

A tract of land containing 16,322 square feet out of a 1.357 acre tract as described in deed to GEORGE HENRY OWENS, SR. and wife V. OWENS as recorded in VOLUME 1173, PAGE 330 of Deed Records of BRAZORIA COUNTY, TEXAS, also being out of LOT FIVE (5) of the ALI RICHY GULF COAST HOME COMPANY'S SUBURBAN GARDENS SUBDIVISION in the H.T. & B.P.R. CO. SURVEY, SECTION THREE (3), ABSTRACT 232, BRAZORIA COUNTY, TEXAS, with said 16,322 square feet being more particularly described by metes and bounds as follows:
 COMMENCING at a 3/4 inch iron rod found in the West right-of-way line of AUSTIN STREET (60' R.O.W.) at the Southeast corner of LOT FIVE (5) and the Northeast corner of CIRCLE PARK ADDITION, SECTION ONE (1) as recorded in VOLUME 10, PAGE 45, BRAZORIA COUNTY PLAT RECORDS;

- THENCE: N 00°-14'-30" W, along the West right-of-way line of AUSTIN STREET, a distance of 95.13 feet to a 1/2 inch iron rod for the Southeast corner and PLACE OF BEGINNING of the herein described tract;
- THENCE: S 89°-49'-17" E, departing said West right-of-way line, a distance of 175.75 feet to a 1/2 inch iron rod set for the Southwest corner of this tract;
- THENCE: N 00°-14'-30" W, a distance of 92.87 feet to a 1/2 inch iron rod set for the Northwest corner of the herein described tract;
- THENCE: N 89°-48'-17" E, a distance of 175.75 feet to a 1/2 inch iron rod set in the West right-of-way line of AUSTIN STREET for the Northeast corner of this tract and being S 00°-14'-30" E, a distance of 27.00 feet from a 3/8 inch iron rod found at the Northeast corner of the aforementioned 1.357 acre tract;
- THENCE: S 00°-14'-30" E, along the West right-of-way line of AUSTIN STREET, a distance of 92.87 feet to the PLACE OF BEGINNING and being 0.375 acre.

The bearings herein are based on those from adjoining surveys.
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 TO: GEORGE H. OWENS (EXCLUSIVELY)

I, Frank M. Sheridan, Sr., a Registered Public Surveyor of the State of Texas, do hereby certify that this plat correctly represents a survey made under my supervision on the ground, and in accordance with the information provided to me, and correctly represents the facts found at the time of this survey. There were no encroachments at the time of this survey except as shown hereon.

Witness my hand and seal this the 5th day of January, 1984.



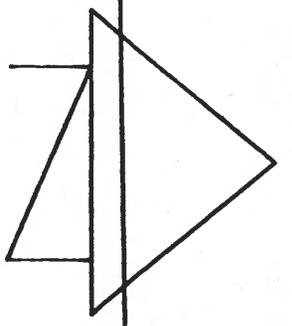
Frank M. Sheridan, Sr.

JASMINE

200' R.

0.375 AC.

AUSTIN



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17

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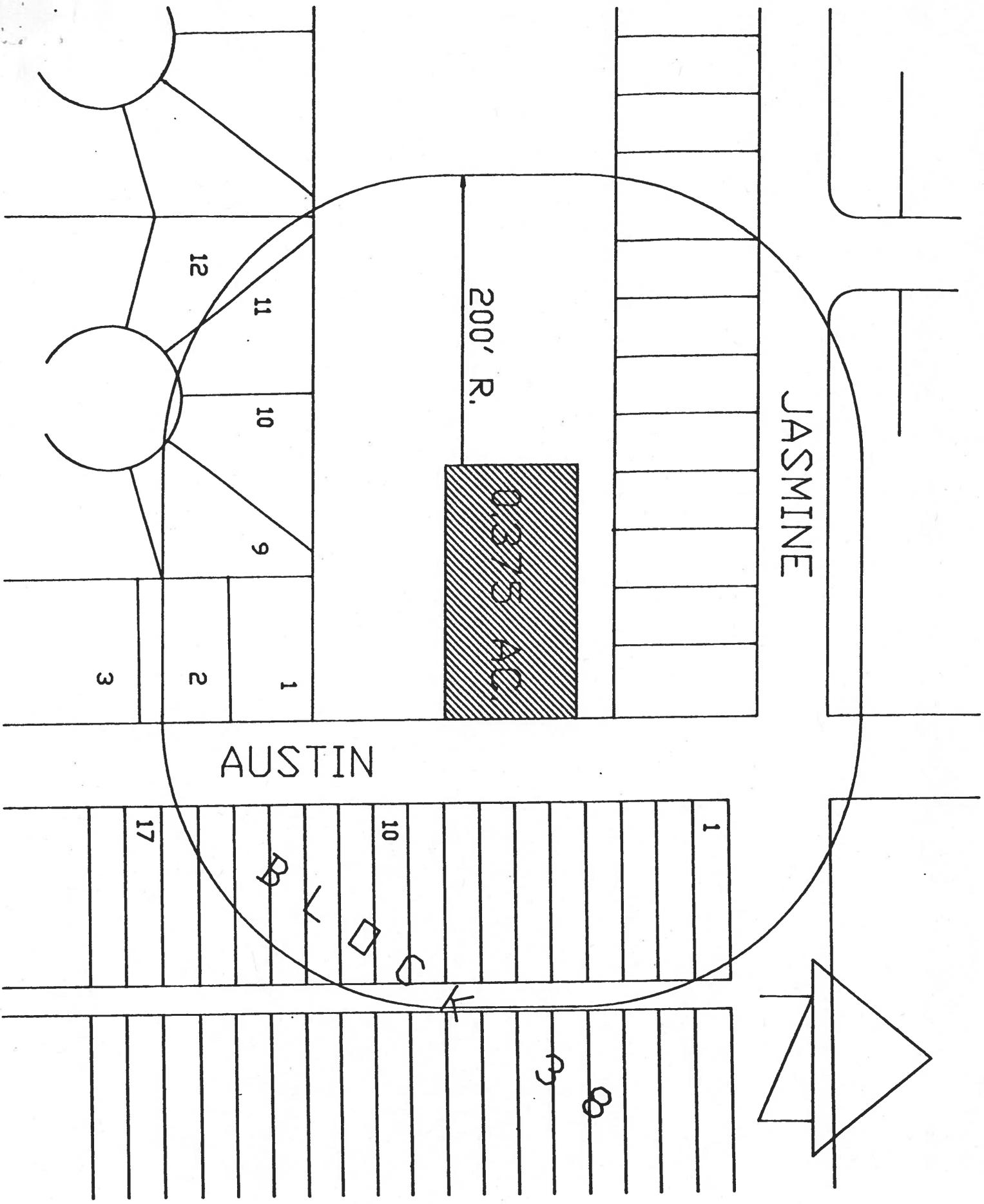
3

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10

11

12



MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, DECEMBER 13, 1993, IMMEDIATELY FOLLOWING THE PUBLIC HEARING IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order with the following present:

Chairman	Richard Tetens
Vice Chairman	Emil Beltz
Commissioner	Jack Womack
Commissioner	Pat Lopez
Commissioner	Robert Larsen
Division Director - Planning, Public Works & Parks	Richard Burdine
City Engineer	John Hargrove
Assistant to City Secretary	Sharon Parks

Commissioner Helen Beckman was absent.

APPROVAL OF MINUTES

Pat Vice Chairman Emil Beltz made the motion, seconded by Commissioner ~~Robert Lopez~~, to approve the minutes of December 6, 1993.

JJ Motion passed 3 to 0. (Jack Womack & Pat Lopez abstained due to absences from that meeting).

NEW BUSINESS

Specific Use No. 30 - Request of Bruce and Robin Clemmons, owners, for an amendment to the Land Use and Urban Development Ordinance for a Specific Use Permit in a Multi-Family District (MF) to allow a daycare on the following described property, to-wit:

0.375 acres out of Lot 5 of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision, H.T. & B.R.R. Company Survey, Section 3, A-232, Brazoria County, Texas (2308 N. Austin, Pearland).

Commissioner Jack Womack made the recommendation, seconded by Vice Chairman Emil Beltz, to Council to approve Specific Use No. 30.

Review Landscape Plan for Handi Plus 43 (Chevron Station), Lot C, Block 1, Dixie Plaza (1602 E. Broadway, Pearland). Owner - A. N. Rusche Distributing, 363 N. Sam Houston Parkway East, Suite 1770, Houston, TX 77060. Landscaping Contractor - McCullough Landscape, 401 Chester, Friendswood, TX 77546.

Division Director Richard Burdine stated that this is the first landscape proposal on 518 under the new landscape ordinance. The existing trees will be relocated back close to the property line, just inside of the right-of-way, which will help open up the site triangle. He also stated that he will give them credit for relocating the existing trees. He further discussed drainage, sidewalks, square footage for landscaping, and planting along a detention pond.

Commissioner Robert Larsen made the motion, seconded by Commissioner Pat Lopez, to approve the landscape plan for Handi Plus 43 (Chevron Station).

Motion passed 5 to 0.

Preliminary Plat of Riggle Subdivision - A subdivision of a portion of lot 13 of West Friendswood Subdivision. A subdivision of 1260 acres of land out of the Perry and Austin League, Abstract 111, Brazoria County and Abstract 20, Galveston County, Texas, according to the map or plat thereof recorded in Volume 1, page 96, deed records, Brazoria County, Texas, and being a part of a 3.61 acre tract as recorded in Volume 1233, page 558, deed records, Brazoria County, Texas.

Staff recommended approval on the plat as presented.

Commissioner Pat Lopez made the motion, seconded by Commissioner Robert Larsen, to approve the Preliminary Plat of Riggle Subdivision.

Motion passed 5 to 0.

Amending Plat of Lots 15, 16, 17 and Lots 27 thru 35, Block 15, Eliminating Lots 17 and 35 of the Amending Plat of the Final Plat of Oakbrook Subdivision, Section Three Recorded in Vol. 19, Pg. 271-218 Map Records, Brazoria County, Texas out of the W.D.C. Hall League, Abstract No. 70, Brazoria County, Texas.

City Engineer John Hargrove stated that two lots were eliminated and the sizes of some lots were reduced.

Vice Chairman Emil Beltz made the motion, seconded by Commissioner Jack Womack, to approve the Amending Plat of Lots 15, 16, 17 and Lots 27 thru 35, Block 15, eliminating Lots 17 and 35 of the

Amending Plat of the Final Plat of Oakbrook Subdivision, Section Three.

Motion passed 5 to 0.

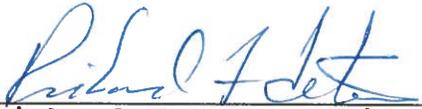
DIRECTOR'S REPORT

None.

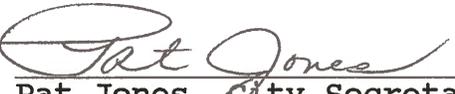
ADJOURNMENT

The meeting adjourned at 7:35 P.M.

Minutes approved as submitted and/or corrected this 17th day of January A.D., 1994.


Richard Tetens, Chairman

ATTEST:


Pat Jones, City Secretary

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, DECEMBER 13, 1993, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Minutes of December 6, 1993
- III. NEW BUSINESS
 - A. CONSIDERATION AND POSSIBLE ACTION - Specific Use No. 30 - Request of Bruce and Robin Clemmons, owners, for an amendment to the Land Use and Urban Development Ordinance for a Specific Use Permit in a Multi-Family District (MF) to allow a daycare on the following described property, to-wit:

0.375 acres out of Lot 5 of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision, H.T. & B.R.R. Company Survey, Section 3, A-232, Brazoria County, Texas (2308 N. Austin, Pearland).
 - B. CONSIDERATION AND POSSIBLE ACTION - Review Landscape Plan for Handi Plus 43 (Chevron Station), Lot C, Block 1, Dixie Plaza (1602 E. Broadway, Pearland). Owner - A. N. Rusche Distributing, 363 N. Sam Houston Parkway East, Suite 1770, Houston, TX 77060. Landscaping Contractor - McCullough Landscape, 401 Chester, Friendswood, TX 77546.
 - C. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Riggle Subdivision - A subdivision of a portion of lot 13 of West Friendswood Subdivision. A subdivision of 1260 acres of land out of the Perry and Austin League, Abstract 111, Brazoria County and Abstract 20, Galveston County, Texas, according to the map or plat thereof recorded in Volume 1, page 96, deed records, Brazoria County, Texas, and being a part of a 3.61 acre tract as recorded in Volume 1233, page 558, deed records, Brazoria County, Texas.
 - D. CONSIDERATION AND POSSIBLE ACTION - Amending Plat of Lots 15, 16, 17 and Lots 27 thru 35, Block 15, Eliminating Lots 17 and 35 of the Amending Plat of the Final Plat of Oakbrook Subdivision, Section Three Recorded in Vol. 19, Pg. 271-218 Map Records, Brazoria County, Texas out of the W.D.C. Hall League, Abstract No. 70, Brazoria County, Texas.

IV. DIRECTOR'S REPORT

V. ADJOURNMENT

POSTED: 10th DAY OF December, A.D., 1993 5:00 P.M.

REMOVED: 17th DAY OF December, A.D., 1993.