



# City of Pearland

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

August 25, 1993

Honorable Mayor and Councilmembers  
City Hall  
Pearland, Texas 77581

Re: THE THOROUGHFARE PLAN ELEMENT OF THE COMPREHENSIVE PLAN FOR  
THE CITY OF PEARLAND

Gentlemen:

The Planning and Zoning Commission, in a special meeting held on August 24, 1993, considered the above Thoroughfare Plan.

It was moved by Commissioner Helen Beckman, seconded by Commissioner Rob Larsen, to accept the Thoroughfare Plan without the opening of Springfield to Cottonwood.

Motion failed 2 to 4 with Vice Chairman Emil Beltz abstaining.

It was moved by Commissioner Jack Womack, seconded by Commissioner Pat Lopez, to pass the Thoroughfare Plan to City Council for their approval with the recommendation of the opening of Springfield to Cottonwood only after all of the following conditions are met:

1. Annexation of the area west of the Springfield Subdivision to Harkey Road into the City of Pearland.
2. Construction of Harkey Road or Veterans Drive to thoroughfare standards.
3. Construction of Magnolia or Bailey Road to thoroughfare standards.
4. Construction of Cottonwood to collector street standards.

Motion passed 5 to 2 with Commissioners Helen Beckman and Robert Larsen voting no. The Commission also requested that Council be

Honorable Mayor and Councilmembers  
Page 2  
August 25, 1993

made aware of Fire Marshall Larry Steed's memo dated August 24, 1993, regarding fire protection and rescue services to Springfield and Cottonwood.

This is submitted for your consideration.

Sincerely yours,

*Richard Tetens (SD)*  
Richard Tetens, Chairman

RT:sp

Enclosure



# City of Pearland

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

August 25, 1993

Honorable Mayor and Councilmembers  
City Hall  
Pearland, Texas 77581

Re: SPECIFIC USE NO. 27, REQUEST OF ANN SHIVER, AGENT FOR AUTRY L. AND CHARLOTTE F. MCMILLAN, OWNERS, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FOR A SPECIFIC USE PERMIT IN AN MF, MULTI-FAMILY DWELLING DISTRICT, TO ALLOW SECURITY QUARTERS AND DAY CARE NURSERY AND/OR KINDERGARTEN SCHOOL ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

LOTS 1-5, BLOCK 40, PEARLAND TOWNSITE (2501 S. AUSTIN)

Gentlemen:

The Planning and Zoning Commission, in a special meeting held on August 24, 1993, considered the above mentioned request for a specific use permit.

It was moved by Commissioner Pat Lopez that recommendation be made to Council to approve Specific Use No. 27. The motion died for lack of a second.

It was moved by Commissioner Jack Womack, seconded by Vice Chairman Emil Beltz, that recommendation be made to Council for Specific Use No. 27 to be denied. Motion passed 6 to 1 with Pat Lopez voting no.

This is submitted for your consideration.

Sincerely yours,

A handwritten signature in cursive script that reads "Richard Tetens" with "(sp)" written below it.

Richard Tetens, Chairman  
Planning & Zoning Commission

RT:sp

**MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON TUESDAY, AUGUST 24, 1993, AT 7:00 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

The following members were present:

|   |                 |
|---|-----------------|
| Chairman  | Richard Tetens  |
| Vice Chairman                                       | Emil Beltz      |
| Commissioner  | Jack Womack     |
| Commissioner  | Helen Beckman   |
| Commissioner  | Patsy Eilers    |
| Commissioner  | Rob Larsen      |
| Commissioner  | Pat Lopez       |
| Division Director- Planning<br>Public Works & Parks | Richard Burdine |
| City Engineer                                       | John Hargrove   |
| Chief Building Official                             | Don Guynes      |
| Asst. to City Secretary                             | Sharon Parks    |

**APPROVAL OF MINUTES**

Commissioner Rob Larsen made the motion, seconded by Vice Chairman Emil Beltz, to approve the minutes of August 10, 1993.

Motion passed 7 to 0.

**CITIZENS**

Division Director Richard Burdine asked that this portion of the agenda be delayed until the Thoroughfare Plan is discussed because the citizens thought the meeting was to begin at 7:30 p.m. instead of 7:00 p.m. This would give all of the citizens who signed up to speak a chance to be present.

There were no objections from either the Commission or the citizens.

## **NEW BUSINESS**

**SPECIFIC USE NO. 27**, Request of Ann Shiver, agent for Autry L. and Charlotte F. McMillan, owners, for an amendment to the Land Use and Urban Development Ordinance for a Specific Use Permit in an MF, Multi-Family Dwelling District, to allow security quarters and day care nursery and/or kindergarten school on the following described property, to-wit:

Lots 1-5, Block 40, Pearland Townsite (2501 S. Austin)

A brief discussion followed regarding the checking the legality of the petition submitted, maintaining the integrity of the neighborhood as to family dwellings, the types of businesses that can be issued a Specific Use Permit in a Multi-Family Dwelling District, and the number of parking spaces allowed.

Commissioner Pat Lopez made the motion to recommend to City Council that Specific Use No. 27 be approved. Motion died for lack of a second.

Commissioner Jack Womack made the motion, seconded by Vice Chairman Emil Beltz, to recommend to City Council Specific Use No. 27 be denied.

Motion passed 6 to 1 with Commissioner Pat Lopez voting no.

## **PRELIMINARY PLAT OF JACKSON ADDITION**

City Engineer John Hargrove stated the staff recommends approval as presented.

Commissioner Helen Beckman made the motion, seconded by Pat Lopez, to approve the Preliminary Plat of Jackson Addition.

Motion passed 7 to 0.

## **PRELIMINARY PLAT OF COLONY PARK**

City Engineer John Hargrove handed out corrected plats, since the plats didn't arrive in time to get them into the packets, along with a letter requesting a variance asking for a 20' front yard building line in lieu of a 25' building line required in the Land Use & Urban Development Ordinance. He recommended approval of the corrected plat with the 20' front yard building line.

Chairman Richard Tetens stated, as he has in the past, that he is not in favor of blanket variances. He further stated if we want

20' building lines in subdivisions that are classified R-1 or R-2, then we should change the zoning ordinance.

Commissioner Jack Womack asked the reason for the variance.

City Engineer John Hargrove stated the 100' lot is a little short for the deeper homes that are being built. He also stated if you go to the 105' lot in order to make a 25' front yard reasonable, there is a gross underusage of the land and you can't get the tiers that are there. The 20' front yard building line is not a new request. It has been requested before and it has been accepted before for 100' lots.

Chairman Tetens stated the variance has been accepted in our ETJ, but he is not aware of it in the City limits.

Commissioner Helen Beckman stated if bigger houses are going to be built, then the lots should be bigger.

Division Director Richard Burdine recommended that the preliminary plat be approved subject to the developer/owner coming back, without the variance, with a 50' right-of-way and a 25' building line.

Commissioner Jack Womack made the motion, seconded by Vice Chairman Emil Beltz, to approve preliminary plat with the recommendation that the right-of-way be changed from a 60' to a 50' right-of-way, so the 25' building line can be maintained to meet the zoning ordinance without the variance.

Commissioner Helen Beckman inquired about sidewalks.

Motion passed 7 to 0.

Chairman Richard Tetens stated that before the Citizens' portion of the agenda was heard, Division Director Richard Burdine requested to read the following memo:

MEMORANDUM

To: The Planning and Zoning Commission

From: Richard Burdine, Division Director, Planning, Public Works and Parks

Subject: Thoroughfare Plan Update - Connection of Springfield Avenue Westward to Cottonwood Drive

Date: August 24, 1993

We have heard a variety of concerns from Springfield Subdivision residents about connection of Springfield Avenue westward to Cottonwood Drive. Staff has asserted that Springfield Avenue was built to a collector width and should remain on the Thoroughfare Plan as such.

However, for Springfield-Cottonwood to effectively serve as a collector it must connect to one or more thoroughfares. Currently, Springfield crosses McLean Road (a collector) and Veterans Drive (a thoroughfare), both of which are still two lane rural design roads. Cottonwood connects to Harkey Road, which is also a two lane rural road.

Another requirement for Springfield-Cottonwood to serve as a collector is that at least one of the two east-west thoroughfares (Magnolia and Bailey Road (C.R. 101)) be upgraded to four lanes between Harkey Road and Veterans Drive. Otherwise, the Springfield-Cottonwood collector would attract through traffic typical of a thoroughfare.

A third requirement for Springfield-Cottonwood to serve as a collector is improvement of Cottonwood to collector street pavement standards.

Taking the above into consideration, opening of Springfield to Cottonwood would be recommended only after all of the following conditions are met:

- 1) Annexation of the area west of the Springfield Subdivision to Harkey Road into the City of Pearland;
- 2) Construction of Harkey Road or Veterans Drive to thoroughfare standards;
- 3) Construction of Magnolia or Bailey Road to thoroughfare standards; and
- 4) Construction of Cottonwood to collector street standards.

Some may say that it will be so long before all of these conditions are met that the Springfield-Cottonwood connection should be taken off the Thoroughfare Plan. The problem with this approach is that the opportunity to make the connection does not go away. A future City Council could easily link the two streets at minimal cost and without changing the Thoroughfare Plan.

I recommend that the Commission include the Springfield-Cottonwood connection, with the above conditions, in the text of the Thoroughfare Plan. Upon City Council adoption of the Thoroughfare Plan, the conditions will become a part of the Plan and require formal Council action to change (per Section 27-9 of the Subdivision Ordinance).

Mr. Burdine also presented a memo from Fire Marshall Larry Steed regarding the opening of Springfield to Cottonwood for fire protection and rescue services.

Chairman Tetens announced that the Citizens' portion of the agenda would be heard.

#### **CITIZENS**

The following citizens opposed the connection of Springfield Avenue westward to Cottonwood Drive due to the possibility of increased crime and traffic:

1. Charles McMurrey, 5209 Spring Branch.
2. Ron Belline, 3911 Spring Meadow Dr.
3. Dominic Echavarria, 5201 Spring Circle Drive (not present).
4. Bobby Blythe, 3906 Spring Circle Drive West.
5. Kevin McBride, 4001 Spring River Dr.
6. Howard M. Reiner, 3909 Spring Garden Dr. (not present).
7. Chris Harrison, 5205 Spring Circle.
8. Darrell Grubbs, 4007 Spring Garden.
9. Lucy Grubbs, 4007 Spring Garden.
10. Mike Baccus, 4006 Spring Meadow.
11. Laura Baccus, 4006 Spring Meadow.
12. Mario Camargo, 4007 Spring Branch Dr. West. (not present).
13. Susan McCormack, 4009 Spring Garden Dr.
14. Lee McKibbin, 4003 Spring Meadow Dr. (not present).
15. Lisa McKibbin, 4003 Spring Meadow Dr.
16. Ray Green, 4012 Spring River Dr. (not present).
17. Nancy Green, 4012 Spring River Dr. (not present).
18. David Dees, 5210 Spring Branch Dr. (not present).
19. Sheilah Dees, 5210 Spring Branch Dr.

#### **THE THOROUGHFARE PLAN ELEMENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF PEARLAND**

Discussion followed regarding emergency exits, stubbed out streets, alternative routes, changes from the last version of the Thoroughfare Plan, comparison of crime statistics with other subdivisions, public safety, e.g., fire protection and rescue services.

Commissioner Helen Beckman made the motion, seconded by Commissioner Rob Larsen, to accept the Thoroughfare Plan without the opening of Springfield to Cottonwood.

Motion failed 2 to 4 with Vice Chairman Emil Beltz abstaining.

Commissioner Jack Womack made the motion, seconded by Commissioner Pat Lopez, to pass the Thoroughfare Plan to City Council for its approval with the recommendation of the opening of Springfield to Cottonwood only after all of the following conditions are met:

1. Annexation of the area west of the Springfield Subdivision to Harkey Road into the City of Pearland
2. Construction of Harkey Road or Veterans Drive to thoroughfare standards
3. Construction of Magnolia or Bailey Road to thoroughfare standards
4. Construction of Cottonwood to collector street standards

Motion passed 5 to 2 with Commissioners Beckman and Larsen voting no. Commission also requested that the City Council be made aware of Fire Marshall Larry Steed's memo dated August 24, 1993, regarding fire protection and rescue services to Springfield and Cottonwood.

#### DIRECTOR'S REPORT

Division Director Richard Burdine thanked the Commission for its help and guidance with the Thoroughfare Plan.

#### ADJOURNMENT

The meeting adjourned at 8:30 p.m.

Minutes of the meeting approved and/or corrected this 14<sup>th</sup> day of September, A.D., 1993.

  
Richard Tetens, Chairman

ATTEST:

  
Pat Jones, City Secretary



# City of Pearland

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

## MEMORANDUM

To: The Planning and Zoning Commission

From: Richard Burdine, Division Director, Planning, Public Works and Parks RB

Subject: Thoroughfare Plan Update - Connection of Springfield Avenue Westward to Cottonwood Drive

Date: August 24, 1993

We have heard a variety of concerns from Springfield Subdivision residents about connection of Springfield Avenue westward to Cottonwood Drive. Staff have asserted that Springfield Avenue was built to a collector width and should remain on the Thoroughfare Plan as such.

However, for Springfield-Cottonwood to effectively serve as a collector it must connect to one or more thoroughfares. Currently, Springfield crosses McLean Road (a collector) and Veterans Drive (a thoroughfare), both of which are still two lane rural design roads. Cottonwood connects to Harkey Road, which is also a two lane rural road.

Another requirement for Springfield-Cottonwood to serve as a collector is that at least one of the two east-west thoroughfares (Magnolia and Bailey Road (C.R. 101)) be upgraded to four lanes between Harkey Road and Veterans Drive. Otherwise, the Springfield-Cottonwood collector would attract through traffic typical of a thoroughfare.

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Taking the above into consideration, opening of Springfield to Cottonwood would be recommended only after all of the following conditions are met:

- ✓ 1) Annexation of the area west of the Springfield Subdivision to Harkey Road into the City of Pearland;
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Some may say that it will be so long before all of these conditions are met that the Springfield-Cottonwood connection should be taken off the Thoroughfare Plan. The problem with this approach is that the opportunity to make the connection does not go away. A future City Council could easily link the two streets at minimal cost and without changing the Thoroughfare Plan.

I recommend that the Commission include the Springfield-Cottonwood connection, with the above conditions, in the text of the Thoroughfare Plan. Upon City Council adoption of the Thoroughfare Plan, the conditions will become a part of the Plan and require formal Council action to change (per Section 27-9 of the Subdivision Ordinance).



CITY OF PEARLAND

CITIZEN'S REQUEST TO SPEAK BEFORE THE PLANNING  
AND ZONING COMMISSION

Planning and Zoning Commission  
City of Pearland  
Pearland, Texas 77581

Ladies and Gentlemen:

In accordance with the provisions of applicable law(s) of the State of Texas and ordinance (s) of the City of Pearland, I (we) respectfully request audience with the Planning and Zoning Commission to submit for its consideration the following remonstrance(s) and/or petition(s):

*Wants to speak in opposition of opening  
Springfield Dr. at Aug. 24, 1993 meeting*

489-1822

Telephone Number

5209 Spring Branch Dr

Address

8-13-93

Date

By phone  
Signature of Applicant (s)

CHAS. McMURREY  
Printed Name of Applicant (s)

**CITY OF PEARLAND**  
**CITIZEN'S REQUEST TO SPEAK BEFORE THE PLANNING**  
**AND ZONING COMMISSION**

Planning and Zoning Commission  
City of Pearland  
Pearland, Texas 77581

Ladies and Gentlemen:

In accordance with the provisions of applicable law(s) of the State of Texas and ordinance (s) of the City of Pearland, I (we) respectfully request audience with the Planning and Zoning Commission to submit for its consideration the following remonstrance(s) and/or petition(s):

SPRING FIELD RD OPEN TO  
COTTON WOOD RD - Aug. 24

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713-489-0774  
Telephone Number

3911 SPRING MEADOW DR  
Address

8-16-93  
Date

Ronald Bellene  
Signature of Applicant (s)

Ron Bellene  
Printed Name of Applicant (s)

Request to appear and speak at the meeting of the  
Pearland Zoning and Planning Commission meeting of  
August 24, 1993, 7:00p.m.

Please print the requested information:

Name: DOMINIC ECHAVARRIA

Address: 5201 SPRING CIRCLE DRIVE  
PEARLAND

Phone Number: 489-0159  
(Optional)

I request to be placed on the agenda of the above  
cited meeting to discuss:

the thoroughfare plan

*Dominic Echavarría*  
Signature

Please mail by August 17, 1993 to:  
City Secretary  
Pearland City Hall  
P.O. Box 2068  
Pearland, Texas 77588-2068

RECEIVED  
AUG 17 1993

CITY of PEARLAND  
CITY SECRETARY'S OFFICE

Request to appear and speak at the meeting of the  
Pearland Zoning and Planning Commission meeting of  
August 24, 1993, 7:00p.m.

Please print the requested information:

Name: Bobby Blythe

Address: 3906 Spring Circle Drive West  
Pearland, TX 77584

Phone Number: \_\_\_\_\_  
(Optional)

I request to be placed on the agenda of the above  
cited meeting to discuss:

the thoroughfare plan

Bobby Blythe  
Signature

Please mail by August 17, 1993 to:  
City Secretary  
Pearland City Hall  
P.O. Box 2068  
Pearland, Texas 77588-2068

**RECEIVED**  
AUG 17 1993

CITY of PEARLAND  
CITY SECRETARY'S OFFICE

Request to appear and speak at the meeting of the  
Pearland Zoning and Planning Commission meeting of  
August 24, 1993, 7:00p.m.

Please print the requested information:

Name: Kevin McBride

Address: 4001 Spring River Dr.  
Pearland, Texas 77584

Phone Number: \_\_\_\_\_  
(Optional)

I request to be placed on the agenda of the above  
cited meeting to discuss:

the thoroughfare plan

Kevin McBride

Signature

Please mail by August 17, 1993 to:  
City Secretary  
Pearland City Hall  
P.O. Box 2068  
Pearland, Texas 77588-2068

RECEIVED  
AUG 17 1993

CITY of PEARLAND  
CITY SECRETARY'S OFFICE

**HOWARD M. REINER**  
Attorney and Counselor at Law  
6750 West Loop South, Suite 735  
Bellaire, Texas 77401

(713) 669-9947  
Telecopy (713) 669-9940

August 15, 1993

City Secretary  
Pearland City Hall  
P.O. Box 2068  
Pearland, Texas 77588-2068

Re: Public hearing of Tuesday, August 24, 1993 for Planning & Zoning Commission  
re: opening of thoroughfare plan for the Springfield subdivision.

Dear City Secretary:

It is my understanding that the Pearland Zoning and Planning Commission will be meeting on August 24, 1993 at 7:00 p.m. and that said meeting will be to discuss the proposal for the opening of a thoroughfare in the Springfield subdivision.

As a resident of Pearland and the Springfield subdivision, I would greatly appreciate your office placing my name on the agenda to speak against the proposal for the thoroughfare.

If you have any questions or you need any additional information, please do not hesitate to contact my office.

Your attention to this matter is greatly appreciated.

Sincerely,



Howard M. Reiner

**RECEIVED**  
AUG 17 1993

CITY of PEARLAND  
CITY SECRETARY'S OFFICE

HMR:cz

Request to appear and speak at the meeting of the  
Pearland Zoning and Planning Commission meeting of  
August 24, 1993, 7:00p.m.

Please print the requested information:

Name: CHRIS HARRISON

Address: 5205 SPRING CIRCLE  
PEARLAND, TX 77584

Phone Number: \_\_\_\_\_  
(Optional)

I request to be placed on the agenda of the above  
cited meeting to discuss:

the thoroughfare plan  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Signature

Please mail by August 17, 1993 to:  
City Secretary  
Pearland City Hall  
P.O. Box 2068  
Pearland, Texas 77588-2068

**RECEIVED**  
AUG 17 1993  
CITY OF PEARLAND  
CITY SECRETARY'S OFFICE

Request to appear and speak at the meeting of the  
Pearland Zoning and Planning Commission meeting of  
August 24, 1993, 7:00p.m.

Please print the requested information:

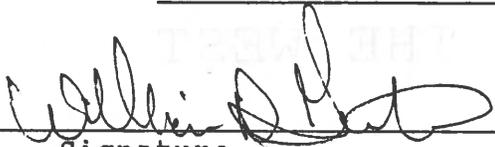
Name: Darrell Grubbs & Lucy

Address: 4007 Spring Garden  
Pearland, TX 77584

Phone Number: \_\_\_\_\_  
(Optional)

I request to be placed on the agenda of the above  
cited meeting to discuss:

the thoroughfare plan

  
\_\_\_\_\_  
Signature

Please mail by August 17, 1993 to:  
City Secretary  
Pearland City Hall  
P.O. Box 2068  
Pearland, Texas 77588-2068

**RECEIVED**  
AUG 18 1993

CITY of PEARLAND  
CITY SECRETARY'S OFFICE

Request to appear and speak at the meeting of the  
Pearland Zoning and Planning Commission meeting of  
August 24, 1993, 7:00p.m.

Please print the requested information:

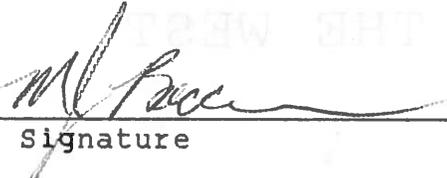
Name: Mike and Laura Baccus

Address: 4006 Spring Meadow  
Pearland, Tx 77584

Phone Number: (713) 489-0470  
(Optional)

I request to be placed on the agenda of the above  
cited meeting to discuss:

the thoroughfare plan

 Laura S Baccus  
Signature

Please mail by August 17, 1993 to:  
City Secretary  
Pearland City Hall  
P.O. Box 2068  
Pearland, Texas 77588-2068

**RECEIVED**  
AUG 18 1993

CITY of PEARLAND  
CITY SECRETARY'S OFFICE

Request to appear and speak at the meeting of the  
Pearland Zoning and Planning Commission meeting of  
August 24, 1993, 7:00p.m.

Please print the requested information:

Name: MARIO CAMARCO

Address: 4007 Spring Branch Dr West  
Pearland TX 77584

Phone Number: \_\_\_\_\_  
(Optional)

I request to be placed on the agenda of the above  
cited meeting to discuss:

the thoroughfare plan  
\_\_\_\_\_  
\_\_\_\_\_

Mario H. Camarco  
Signature

Please mail by August 17, 1993 to:  
City Secretary  
Pearland City Hall  
P.O. Box 2068  
Pearland, Texas 77588-2068

**RECEIVED**  
AUG 18 1993

CITY of PEARLAND  
CITY SECRETARY'S OFFICE

Request to appear and speak at the meeting of the  
Pearland Zoning and Planning Commission meeting of  
August 24, 1993, 7:00p.m.

Please print the requested information:

Name: Susan McCormack

Address: 4009 Spring Garden Dr.  
Pearland, Tx. 77584

Phone Number: \_\_\_\_\_  
(Optional)

I request to be placed on the agenda of the above  
cited meeting to discuss:

the thoroughfare plan

Susan McCormack  
Signature

Please mail by August 17, 1993 to:  
City Secretary  
Pearland City Hall  
P.O. Box 2068  
Pearland, Texas 77588-2068

RECEIVED  
AUG 18 1993

CITY OF PEARLAND  
CITY SECRETARY'S OFFICE

Request to appear and speak at the meeting of the  
Pearland Zoning and Planning Commission meeting of  
August 24, 1993, 7:00p.m.

Please print the requested information:

Name: LEE & Lisa McKibbin

Address: 4003 Spring Meadow Dr.  
Pearland TX

Phone Number: 713-489-0292  
(Optional)

I request to be placed on the agenda of the above  
cited meeting to discuss:

the thoroughfare plan  
\_\_\_\_\_  
\_\_\_\_\_

Lisa McKibbin  
Signature

Please mail by August 17, 1993 to:  
City Secretary  
Pearland City Hall  
P.O. Box 2068  
Pearland, Texas 77588-2068

RECEIVED

AUG 18 1993

CITY of PEARLAND  
CITY SECRETARY'S OFFICE

Request to appear and speak at the meeting of the  
Pearland Zoning and Planning Commission meeting of  
August 24, 1993, 7:00p.m.

Please print the requested information:

Name: RAY AND NANCY GREEN

Address: 4012 SPRING RIVER DR.  
PEARLAND, TX 77584

Phone Number: \_\_\_\_\_  
(Optional)

I request to be placed on the agenda of the above  
cited meeting to discuss:

the thoroughfare plan  
\_\_\_\_\_  
\_\_\_\_\_

Nancy Green  
Signature

Please mail by August 17, 1993 to:  
City Secretary  
Pearland City Hall  
P.O. Box 2068  
Pearland, Texas 77588-2068

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CITY of PEARLAND  
CITY SECRETARY'S OFFICE

CITY OF PEARLAND

CITIZEN'S REQUEST TO SPEAK BEFORE THE PLANNING  
AND ZONING COMMISSION

Planning and Zoning Commission  
City of Pearland  
Pearland, Texas 77581

Ladies and Gentlemen:

In accordance with the provisions of applicable law(s) of the State of Texas and ordinance (s) of the City of Pearland, I (we) respectfully request audience with the Planning and Zoning Commission to submit for its consideration the following remonstrance(s) and/or petition(s):

Springfield St. opening  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

489-0906  
Telephone Number

5210 Spring Branch Dr.  
Address

8-19-93  
Date

By phone &  
Signature of Applicant (s)

DAVID DEES  
Printed Name of Applicant (s)

**CITY OF PEARLAND**  
**CITIZEN'S REQUEST TO SPEAK BEFORE THE PLANNING**  
**AND ZONING COMMISSION**

Planning and Zoning Commission  
City of Pearland  
Pearland, Texas 77581

Ladies and Gentlemen:

In accordance with the provisions of applicable law(s) of the State of Texas and ordinance (s) of the City of Pearland, I (we) respectfully request audience with the Planning and Zoning Commission to submit for its consideration the following remonstrance(s) and/or petition(s):

Opening of Springfield Dr. to the west  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

489-0906  
Telephone Number

Byphone  
Signature of Applicant (s)

5210 Spring Branch Dr.  
Address

Sheilah DEES  
Printed Name of Applicant (s)

8-19-93  
Date



City of Pearland  
Fire Marshal's Office  
P.O. Box 104 • Pearland, Texas 77588-0104 • 485-3098 • 485-5580

MEMORANDUM

Date: August 24 19 93

To: Richard Burdine

From: Larry Steed

Subject: P&Z Meeting this date; Input re: Opening Springfield to Cottonwood

To better serve the community with fire protection and rescue services, it is normally always appreciated by fire departments nationwide to have the availability of intersecting thoroughfares between neighborhoods. With relationship to residential fires, it is well known throughout the fire suppression industry that if water can be applied to a normal burning fire in the first five minutes to seven minutes, the fire is usually controlled/suppressed with smaller amounts of damage. The final result of this is maintaining home insurance rates as well as lower losses of personal property.

In a "not uncommon at all" situation, the fire department could very easily be busy on a call in the Jerrycrest Subdivision and receive a "housefire call" from the adjoining Springfield Subdivision. Having to route fire apparatus via either C.R. 101 or F.M. 518 back to the Springfield area would definitely have a negative time factor on water application to the fire, thus the potential for heavier fire loss, etc. We haven't even touched on the possibility that children and/or adults could be trapped in a burning structure, or that a neighborhood may have to be evacuated for whatever reason.

Emergencies, whether they be fire, police, EMS or a combination of any, should always be carefully considered when a street opening and/or connection is proposed, for regardless of the disadvantages, at some time, some place, the emergencies will happen.

**ZONING CHANGE APPLICATION**

**CHANGE REQUESTED:**

Change in Zoning Classification

Specific Use

From: MF

For: SECURITY QUARTERS AND

To : ~~S~~ S

SMALL DAY CARE

Change in Regulations in Section \_\_\_\_\_

DAY NURSERY OR KINDERGARTEN

**PROPERTY IDENTIFICATION:**

Street or Road Address: 2501 SOUTH AUSTIN

LOTS 1-2-3-4-5

70250521000

Lot \_\_\_\_\_, Block 40, Addition PEARLAND TOWNSITE Tax I.D.# 702.505.21110

**LEGAL DESCRIPTION:**

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

**PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:**

SMALL DAY CARE

RECORD OWNER: AUTRY L. McMILLAN + WIFE CHARLOTTE F.

OWNER'S MAILING ADDRESS & PHONE NO.: 2501 So. AUSTIN, PEARLAND, TX

485-4296

AGENT'S NAME: ANN SHIVER CENTURY 21 PAGER- 788-5191  
ALLIANCE PROPERTIES NO. 485-8363

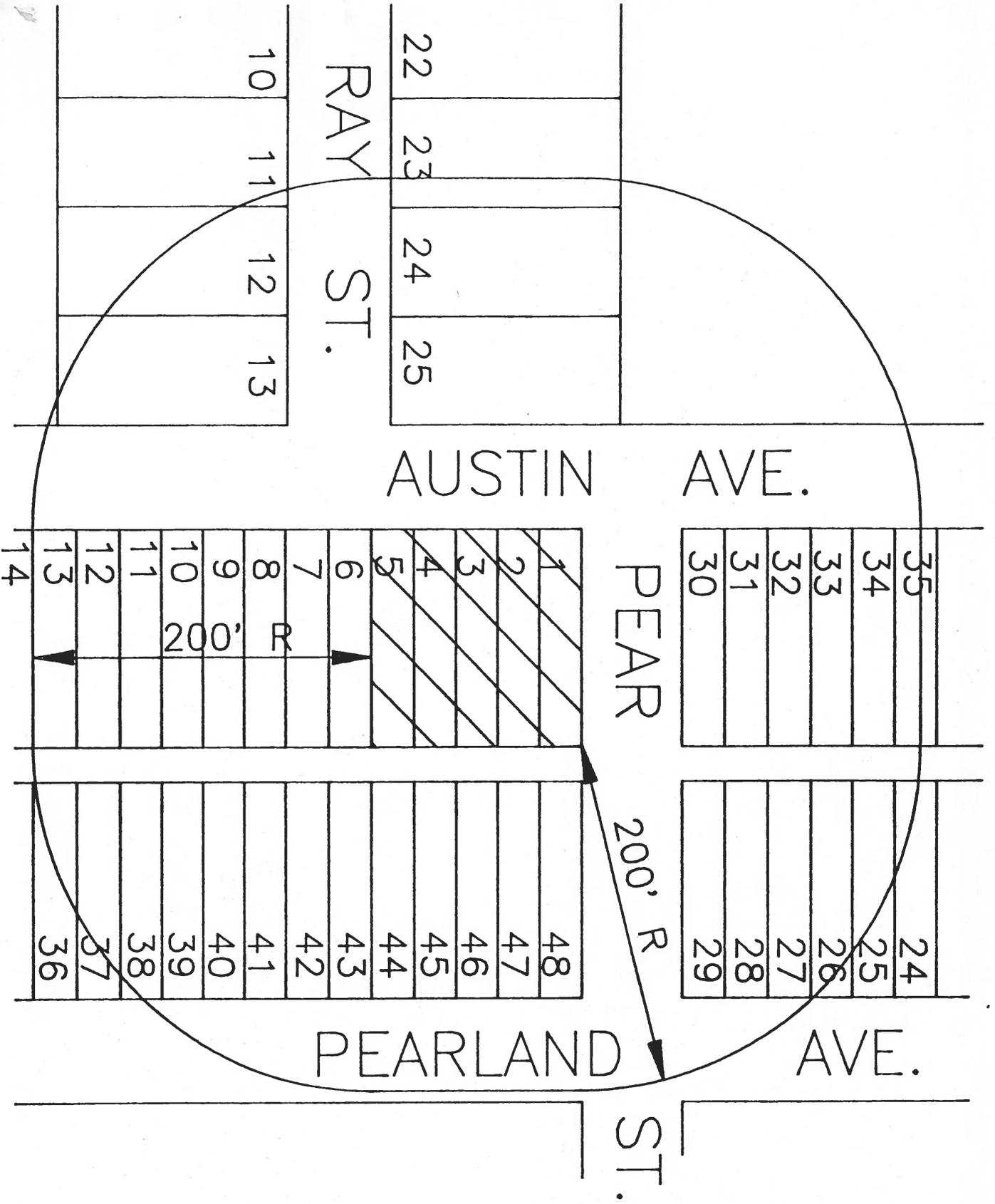
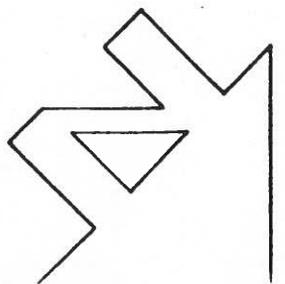
AGENT'S MAILING ADDRESS: 2006 E. BROADWAY #101 PEARLAND, TX

**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: Charlotte McMillan OWNER SIGNATURE: Autry L. McMillan AGENT OWNER  
Receipt # 80417

FEE: \$ 250<sup>00</sup> DATE PAID: 7-13-93 RECEIVED BY: Wendy S

DATE FILED: 7-20-93 APPLICATION NO. SP-27



rec'd into records  
at Joint Public  
Hearing 8-23-93  
7PM

TO: THE PLANING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS  
RE: ZONING CHANGE APPLICATION AT 2501 SOUTH AUSTIN - RESIDENTIAL TO COMMERCIAL

Pat Jones  
City Sec

We, the undersigned of Pearland, Texas, at the following addresses, hereby object to the proposed change of zoning from a multi-family and single family residential dwelling district to commercial for the property located at 2501 S. Austin Street whose legal description is Lots 1-5, Block 40, Pearland Townsite, Pearland, Texas, for the following reasons:

1. We have a quiet residential neighborhood with children playing and this would present a hazard to the children.
2. The wear and tear on the streets - we have certain streets that have been repaired after long years of deterioration, and others still in need of repair. These streets are not designed or built for thru traffic.
3. There are adequate commercially zoned areas without taking additional family neighborhoods.
4. Any commercial property in this residential neighborhood will ultimately be a hindrance on the marketability of the residential property.

| NAME                        | ADDRESS                                   |
|-----------------------------|---|
| Jessie E. Kelbourn          | 2507 Day St<br>Pearland, Tx 77581         |
| * Fay E. Hickey DeSole      | 2438 S. Pearland Ave                      |
| Michael Hill Brugler        | 5302 Spring Branch Dr. Pearland 77584     |
| <del>Steven [unclear]</del> | <del>1134 Woodbridge Pearland 77584</del> |
| Vicki Edwards               | 4010 Spring Branch Dr. St. 77584          |
|                             |   |
|                             |   |
|                             |   |
|                             |   |
|                             |   |

\* Owner w/in 200 feet

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| NAME              | ADDRESS        |
|-------------------|----------------|
| Sharla Ortiz      | 2546 S Austin  |
| Charles Ortiz     | 2546 S Austin  |
| * Rube Garcia     | 2513 S. Austin |
| Meg Collier       | 2534 S. Austin |
| * Alicia Reyes    | 2525 S Austin  |
| * Corinne R. Coen | 2525 S. Austin |
|                   |                |
|                   |                |
|                   |                |
|                   |                |
|                   |                |



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NAME

ADDRESS

|                           |                    |
|---------------------------|--------------------|
| <i>Don Schedule</i>       | <i>4616 Ray</i>    |
| <i>Elcie Schedule</i>     | <i>4616 Ray</i>    |
| <i>Bobby Thompson</i>     | <i>4614 Ray</i>    |
| <i>Quinn Thompson</i>     | <i>4614 Ray</i>    |
| <i>Paul Meyer</i>         | <i>4612 Ray</i>    |
| <i>Jessie Meyer</i>       | <i>4612 Ray</i>    |
| <i>Laura Thompson</i>     | <i>4614 Ray St</i> |
| <i>Anne Benson</i>        | <i>4610 Ray St</i> |
| <i>TREVIS GILLIAN</i>     | <i>4608 RAY ST</i> |
| <i>Cheryl Edler</i>       | <i>4608 Ray St</i> |
| * <i>D.R. Campbell</i>    | <i>4606 RAY ST</i> |
| * <i>Arlyn J Campbell</i> | <i>4606 Ray St</i> |

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NAME

ADDRESS

Johnetta Willaert

2535 S. Austin Pearland

Lucia Bitick

2528 So. Austin Pearland.

Barbara White

2515 S Austin Pearland

Kim Barcia

2542 S Austin Pearland

Patricia Pelats

2542 S. Austin Pearland

Phyllis Martin

2538 S Austin Pearland

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NAME

ADDRESS

W. V. Hill

2427 S Pearland

Tina Hill

2427 S Pearland

\* Marie Maynar

2424 So. Pearland Pearland

\* James O. Maynar

2424 - - -

Wilma Notheis

2411 S. Pearland, Pearland

Bob Notheis

2411 S. Pearland Ave - Pearland

Sharon Bettis

2431 S. Pearland, Ptd.

Dudley J. Kelley

2439 S Pearland - Pearland

Shirley Kelley

2439 S Pearland - Pearland

\* Leah Kingman

2439 S Pearland - Pearland

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| NAME                          | ADDRESS         |
|-------------------------------|-----------------|
| <i>J. F. + Dorothy Colles</i> | <i>4611 Ray</i> |
| <i>Mr. Mrs. John Wideski</i>  | <i>2510 Ray</i> |
| <i>Janett Crocker</i>         | <i>2508 Ray</i> |
| <i>Jecky Watson</i>           | <i>2582 Ray</i> |
| <i>Clifford W Rhodes</i>      | <i>2504 RAY</i> |
| <i>Shelley Rhodes</i>         | <i>2504 Ray</i> |
| <i>Alma Pereira</i>           | <i>2505 Ray</i> |
| <i>Ray + Margaret Evans</i>   | <i>4613 Ray</i> |
|                               |                 |
|                               |                 |
|                               |                 |

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| NAME               | ADDRESS          |
|--------------------|------------------|
| * Des. Pinales     | 4605 Ray St.     |
| * August Corder    | 4605 Ray St      |
| Dorothy Carson     | 4609 Ray St      |
| Myrtle R. Cannon   | 4609 Ray         |
| Dyan M. Kowicz     | 2500 Ray St.     |
| Douglas J Ferguson | 2538 S Pearland  |
| Karen Ferguson     | 2538 S. Pearland |
|                    |                  |
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|                    |                  |



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| NAME                  | ADDRESS   |
|-----------------------|---|
| Sharon & Billy Bettis | 2431 South Pearland                                     |
| Brenda Correll        | 4607 Ray St Pearland                                    |
| Charlo C. Correll     | 4607 RAY ST. PEARLAND                                   |
| Luther L. Cunningham  | 2416 SO. WASHINGTON - PEARLAND, TX                      |
| * Delores McMahon     | 3205 Windsor Dr. Pearland, Tx.                          |
| * Paul O McMahon      | 3205 Windsor Dr. Pearland Tx.                           |
| * Niculasa Vasquez    | 4602 Ray St Pearland Tex<br>7627 CO Rd 112 Pearland Tex |
|                       |   |
|                       |   |
|                       |   |
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| NAME               | ADDRESS                             |
|--------------------|-------------------------------------|
| * Louise Wiley     | 2201 No. Austin (2506 So. Pearland) |
| M. R. Wiley        | 2201 No. AUSTIN 2506 (SO. PEARL.)   |
| Cecelia Maynor     | 2411 So. Austin                     |
| Antony C. Harlow   | 2506 S. PEARLAND                    |
| Dell H.            | 2506 S. Pearland                    |
| Janice Bradley     | 3508 E. Orange                      |
| Keith W. Bradley   | 3508 E. ORANGE                      |
| * Nellie D. Maness | 2430 S. Austin St.                  |
| * Debbie Bell      | 2427 S. Austin                      |
| Stephanie Spearman | 2419 S. Austin                      |



Looks good -  
Send copy of Thoroughfare Plan w/ Packet  
DRAFT - RB

**AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD TUESDAY, AUGUST 24, 1993, AT 7:00 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES: Meeting of August 10, 1993**
- III. CITIZENS:**

- 1. Charles McMurrey, 5209 Spring Branch.
- 2. Ron Belline, 3911 Spring Meadow Dr.
- 3. Dominic Echavarria, 5201 Spring Circle Drive.
- 4. Bobby Blythe, 3906 Spring Circle Drive West
- 5. Kevin McBride, 4001 Spring River Dr.
- 6. Howard M. Reiner, 3909 Spring Garden Dr.
- 7. Chris Harrison, 5205 Spring Circle
- 8. Darrell Grubbs, 4007 Spring Garden
- 9. Lucy Grubbs, 4007 Spring Garden
- 10. Mike Baccus, 4006 Spring Meadow
- 11. Laura Baccus, 4006 Spring Meadow
- 12. Mario Camargo, 4007 Spring Branch Dr. West
- 13. Susan McCormack, 4009 Spring Garden Dr.
- 14. Lee McKibbin, 4003 Spring Meadow Dr.
- 15. Lisa McKibbin, 4003 Spring Meadow Dr.
- 16. Ray Green, 4012 Spring River dr.
- 17. Nancy Green, 4012 Spring River Dr.
- 18. David Dees, 5210 Spring Branch Dr.
- 19. Sheilah Dees, 5210 Spring Branch Dr.

**IV. NEW BUSINESS:**

- 1. **CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE NO. 27, REQUEST OF ANN SHIVER, AGENT FOR AUTRY L. AND CHARLOTTE F. MCMILLAN, OWNERS, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FOR A SPECIFIC USE PERMIT IN AN MF, MULTI-FAMILY DWELLING DISTRICT, TO ALLOW SECURITY QUARTERS AND DAY CARE NURSERY AND/OR KINDERGARTEN SCHOOL ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:**

LOTS 1-5, BLOCK 40, PEARLAND TOWNSITE (2501 S. AUSTIN)

- 2. **CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF JACKSON ADDITION**
- 3. **CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF COLONY PARK**

4. CONSIDERATION AND POSSIBLE ACTION - THE THOROUGHFARE PLAN ELEMENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF PEARLAND

V. DIRECTOR'S REPORT

VI. ADJOURNMENT

POSTED: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1993, \_\_\_\_\_ P.M.

REMOVED: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1993 \_\_\_\_\_.

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD TUESDAY, AUGUST 24, 1993, AT 7:00 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

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NOT!

see zone - p  
in file

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- 2. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF JACKSON ADDITION

✓

- 3. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF COLONY PARK

4. CONSIDERATION AND POSSIBLE ACTION - THE THOROUGHFARE PLAN ELEMENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF PEARLAND

V. DIRECTOR'S REPORT

VI. ADJOURNMENT

POSTED: 20<sup>th</sup> DAY OF August, A.D., 1993, 5:00 P.M.

REMOVED: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1993 \_\_\_\_\_.

Oil chair in council!  
EB chair squeaks

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V. DIRECTOR'S REPORT

VI. ADJOURNMENT

POSTED: 20<sup>th</sup> DAY OF August, A.D., 1993, 5:00 P.M.

REMOVED: 25<sup>th</sup> DAY OF August, A.D., 1993 \_\_\_\_\_.