

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

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

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

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

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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



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

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

April 21, 2003

Property Owner:

Justin Brantley

Applicant or Agent:

Justin Brantley

Location or Address of Property:

8434 Brookside Road

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Commercial District –Specific Use (C(S))
for heavy machinery storage and repair

SUMMARY: The applicant is requesting a change in zoning on the subject property in order bring an existing business into compliance. The existing business is a service, repair, parts, inspection and technical support to the pedestal mounted off-shore boom crane industry. Heavy machinery sales, storage and repair are permitted in a Commercial zoning district with approval of a specific use permit.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Undeveloped land
South	Suburban Development District (SD)	Undeveloped land
East	Suburban Development	Existing brick building

	<u>Zoning</u>	<u>Land Use</u>
West	Suburban Development District (SD)	Undeveloped land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends General Business District Uses for the subject property, as well as all of the properties at the intersection of Brookside Road and Cullen Boulevard. The Comprehensive Plan further indicates that the appropriate zoning districts for General Business uses are the General Business District (GB) and the Commercial District (C). Therefore, the proposed zone change conforms to the Comprehensive Plan.

The subject property is also encompassed by a designation of "Major Retail Node." The Comprehensive Plan indicates that a major retail node is intended to have an approximate maximum of 50 acres zoned for retail, office, and service uses. The retail node can be distributed in any number of ways among an intersection's four corners, but does not need to occupy every corner of the intersection.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Brookside Road, a major thoroughfare with an ultimate right-of-way of 120 feet that is to be widened in the future. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change is consistent with the Comprehensive Plan for the City.

The subject property contains open storage of equipment and goods. However, since the Comprehensive Plan designates the properties to the north, south, east, and west for General Business uses, it is anticipated that the surrounding properties will not be zoned for residential uses in the future.

PUBLIC COMMENTS: Public notice/comment forms were mailed to 6 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

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

1. The proposed zone change provides for general business uses as recommended by the Comprehensive Plan.

SUPPORTING DOCUMENTS:

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



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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

Change in Zoning Classification from: S.D. to: C(s)
(list current zoning) (list proposed zoning)

Specific Use Permit Request for: OPEN STORAGE Heavy Machinery storage & repair
(list proposed use)

Property Information:

Address: 8434 BROOKSIDE ROAD (C.R. 106)

Subdivision: Allison Richey GULF COAST Lot: 1C Block: SECTION 19

Tax I.D. Number: N/A

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

Current use of property SERVICE/REPAIR, PARTS, INSPECTION & TECH. Support
(type of structures on property): TO PEDESTAL MOUNTED OFFSHORE BOOM CRANE INDUSTRY.

Proposed use of property: SAME AS CURRENT USE DESCRIBED ABOVE!

PROPERTY OWNER INFORMATION:

NAME JUSTIN BRANTLEY
ADDRESS P.O. Box 583
CITY PEARLAND STATE TX ZIP 77588
PHONE (281) 485-2350
FAX (281) 485-3840
E-MAIL ADDRESS brantleyj@AOL.COM

APPLICANT/AGENT INFORMATION:

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

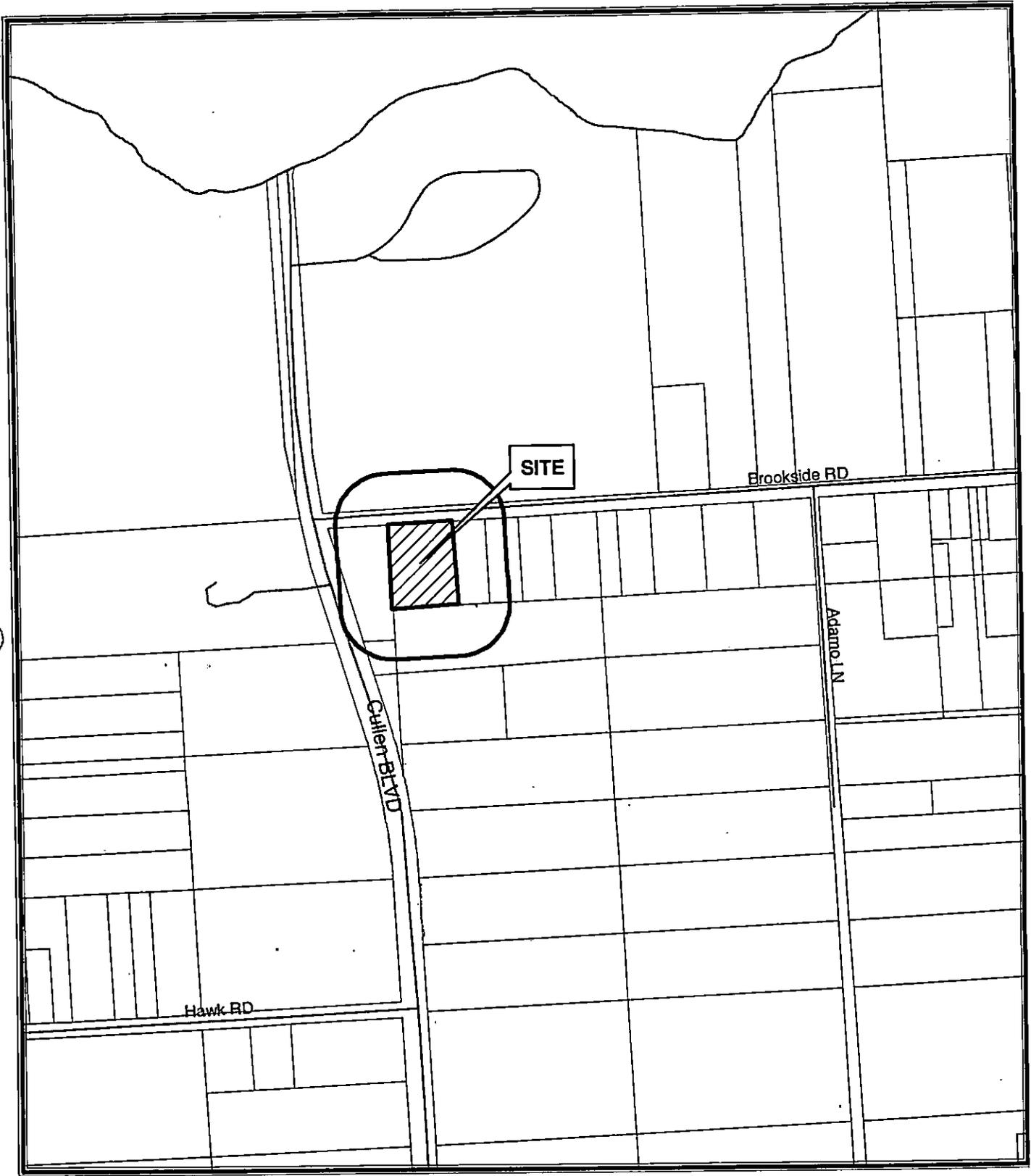
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have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

Owner's Signature: Justin Brantley Date: 2/10/03

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

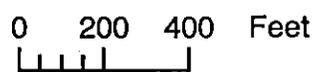
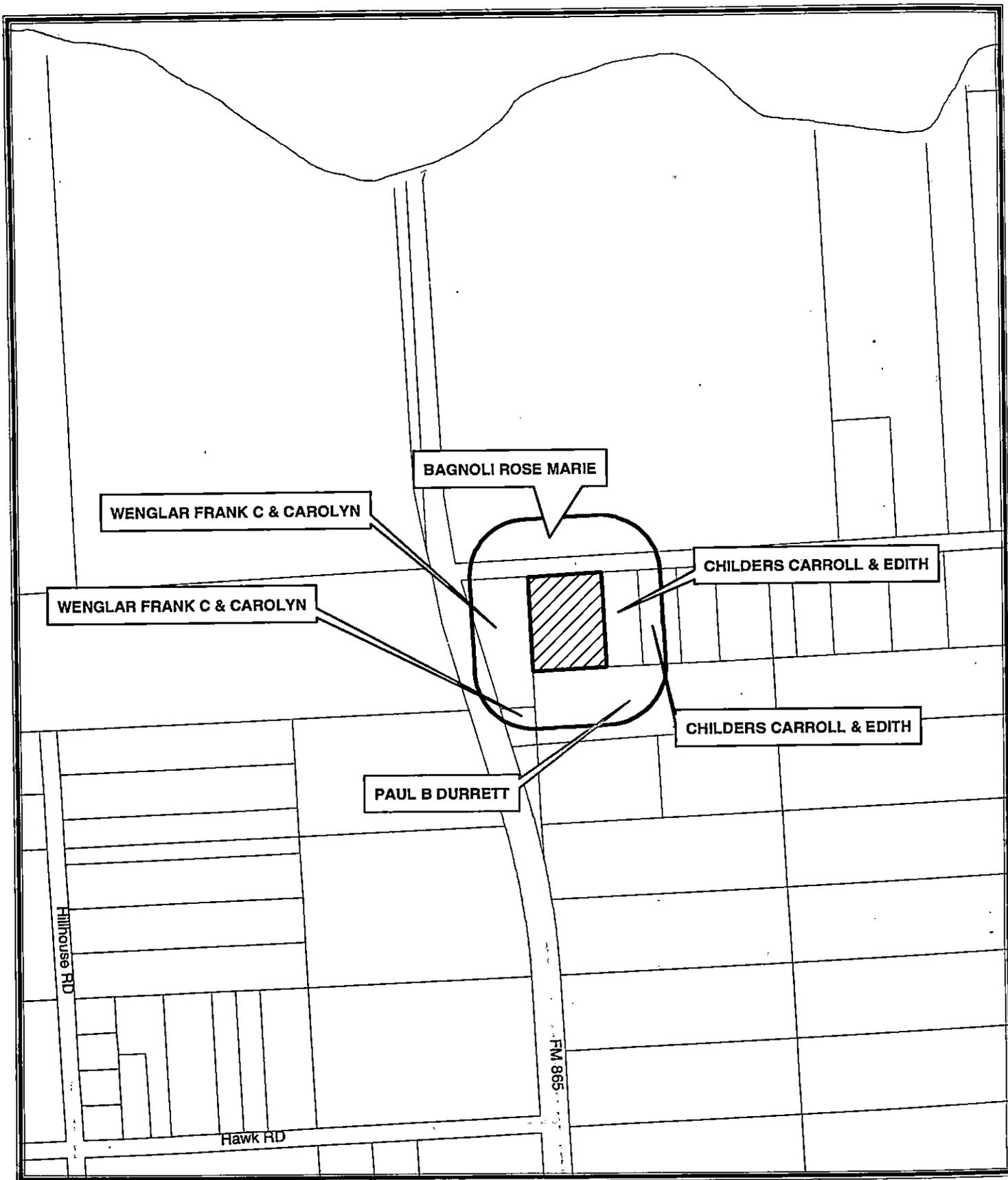
FEES PAID: 275⁰⁰ DATE PAID: 02-11-03
RECEIVED BY: trg APPLICATION NO. 1094+SU126



0 200 400 Feet

Zone Change Application No. 1094 & SU 126
Justin Brantley
8434 Brookside Road
(SD - C(S))





Zone Change Application No. 1094 & SU 126
Justin Brantley
8434 Brookside Road
(SD - C(S))



**ZONE CHANGE APPLICATION NO. 1094 and SPECIFIC USE APPLICATION NO. 126
Notification List**

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
0506-0052-000	WENGLAR FRANK G & CAROLYN	5826 HIGH STAR DR	HOUSTON, TX 77081-4321	A0506 H T & B R R, TRACT 46-46B, ACRES 6.600
0187-0001-000	BAGNOLI ROSE MARIE %BEN BEST	PO BOX 1168	PEARLAND, TX 77588-1168	PT LT 2 187 W T DOBSON, ACRES 20.000
0243-0020-120	CHILDERS CARROLL E & EDITH	PO BOX 2676	PEARLAND, TX 77588-2676	A0243 H T & B R R, TRACT 1B, ACRES 1.00
0243-0020-110	CHILDERS CARROLL E & EDITH	PO BOX 2676	PEARLAND, TX 77588-2676	A0243 H T & B R R, TRACT 1, ACRES 1.000
	BRANTLEY JUSTIN	PO BOX 583	PEARLAND, TX 77588	
0243-0020-115	JEB PROPERTIES INC	PO BOX 583	PEARLAND, TX 77588-0583	A0243 H T & B R R, TRACT 1C, ACRES 2.000
0506-0057-000	WENGLAR FRANK G & CAROLYN	5826 HIGH STAR DR	HOUSTON, TX 77081-4321	A0506 H T & B R R, TRACT A1, ACRES 1.800

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1095

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

Owner: Lynn D. Williams
2782 CR 145
Alvin, Texas 77511

Agent: Robert Rivas

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

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

VI. ADJOURNMENT

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



Zone Change Application No. 1095

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

April 21, 2003

Property Owner:

Lynn D. Williams

Applicant or Agent:

Robert Rivas

Location or Address of Property:

5357 State Highway 35

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Commercial District (C)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to bring the property into conformance with the Land Use and Urban Development Ordinance. The applicant is also proposing to utilize the property for commercial uses. An antique business previously existed on the subject property; the building still occupies the subject property.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Single family residence
South	City of Pearland Extraterritorial Jurisdiction (ETJ)	Undeveloped land; Tri-Union Development Corporation

	<u>Zoning</u>	<u>Land Use</u>
East	City of Pearland Extraterritorial Jurisdiction (ETJ)	Undeveloped land
West	Suburban Development District (SD); Light Industrial District (M-1)	Undeveloped land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Industrial Uses for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for industrial uses are the Light Industrial District (M-1) and the Heavy Industrial District (M-2).

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on State Highway 35 (Main Street), a major thoroughfare with an ultimate right-of-way of 120 feet and of sufficient width. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change is inconsistent with the Comprehensive Plan for the City. Although the Comprehensive Plan recommends industrial uses for the subject property, it appears that several properties within the area are developed as commercial uses.

The subject property was previously occupied by an antique sales business. The zone change application indicates that the applicant intends to use the property and existing building for used car sales. Since a change in use is proposed to occur, the applicant will be responsible for bringing the site into compliance with all codes, including the building façade requirements. The Land Use and Urban Development Ordinance requires that the building façade shall be 100% masonry or glass for any wall visible from the adjacent roadway.

The applicant may be required to submit a traffic impact analysis (TIA) for the subject property at the time of development.

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

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

1. The proposed zone change is consistent with existing uses within the subject area.

SUPPORTING DOCUMENTS:

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



City of Pearland
 Community Development
 3519 Liberty Drive
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 281-652-1639
 281-652-1702 fax
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APPLICATION FOR A CHANGE IN ZONING

Please check one:

- Change in Zoning Classification from: Suburban to: Commercial
(list current zoning) (list proposed zoning)
- Specific Use Permit Request for: Commercial / Used Automobiles
(list proposed use)

Property Information:

Address: 5357 Hwy 35

Subdivision: _____ Lot: _____ Block: _____

Tax I.D. Number: 02920076110
02920076120

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

Current use of property
 (type of structures on property): Commercial / Antique Shops

Proposed use of property: Used Car Sales - Auto inside of TX

PROPERTY OWNER INFORMATION:

NAME LYNN D. WILLIAMS
 ADDRESS 2782 CR 145
 CITY ALVIN STATE TX ZIP 77511
 PHONE (281) 331-5065
 FAX (281) 331-5065
 E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME Robert Kivins
 ADDRESS 4706 W Broadway
 CITY Pearland STATE TX ZIP 77581
 PHONE (281) 485-8506
 FAX (281) 485-0074
 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: 3-3-03

Agent's Signature: [Signature] Date: 3-4-03
owner signature

OFFICE USE ONLY:

FEES PAID: \$275⁰⁰ DATE PAID: 03-05-03
 RECEIVED BY: [Signature] APPLICATION NO. 1095

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 21st day of April, 2003, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a joint public hearing in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Robert Rivas, agent for Lynn D. Williams, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

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

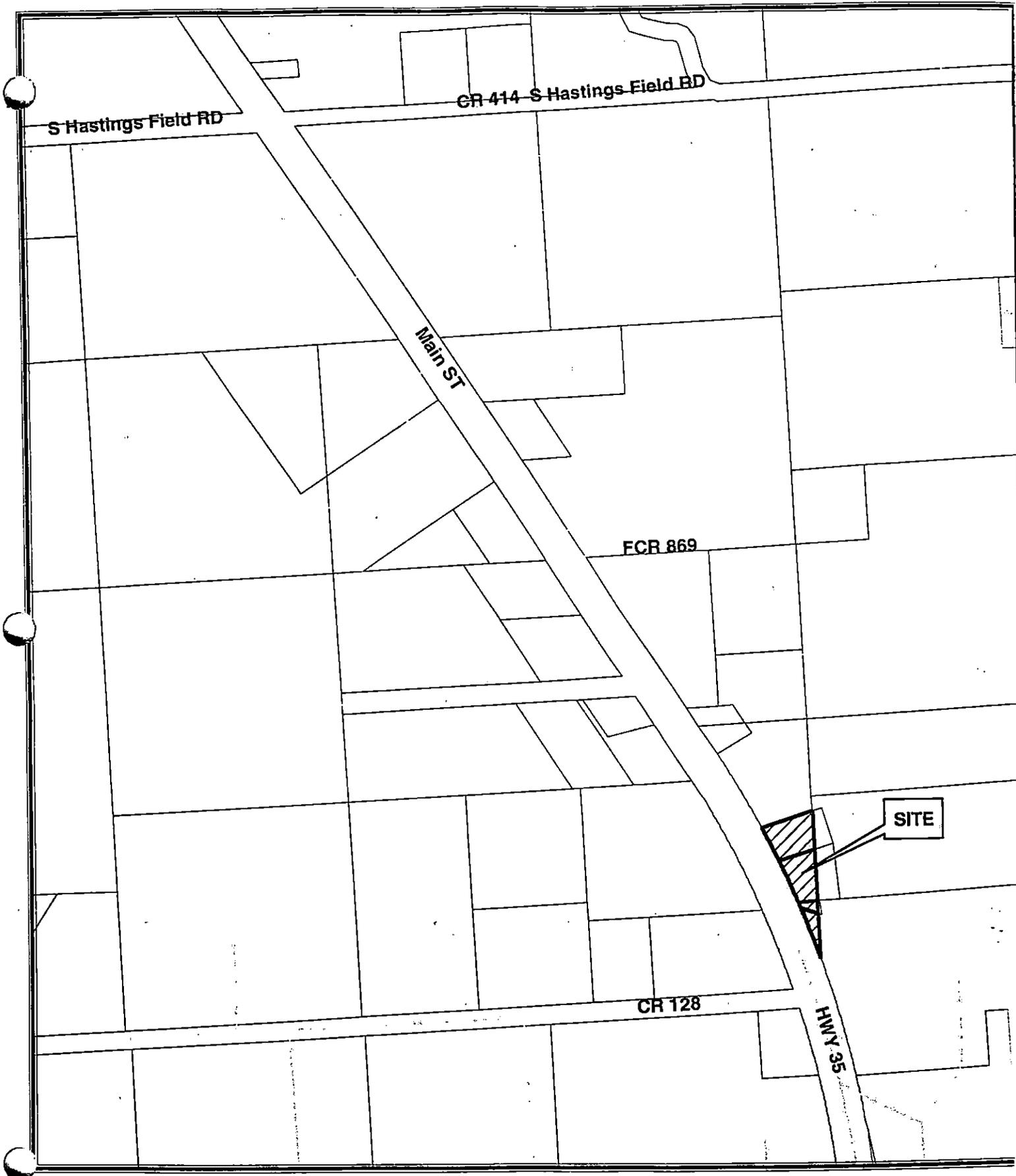
An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll.

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.

Mona Ann Phipps

Mona Ann Phipps
Development Coordinator

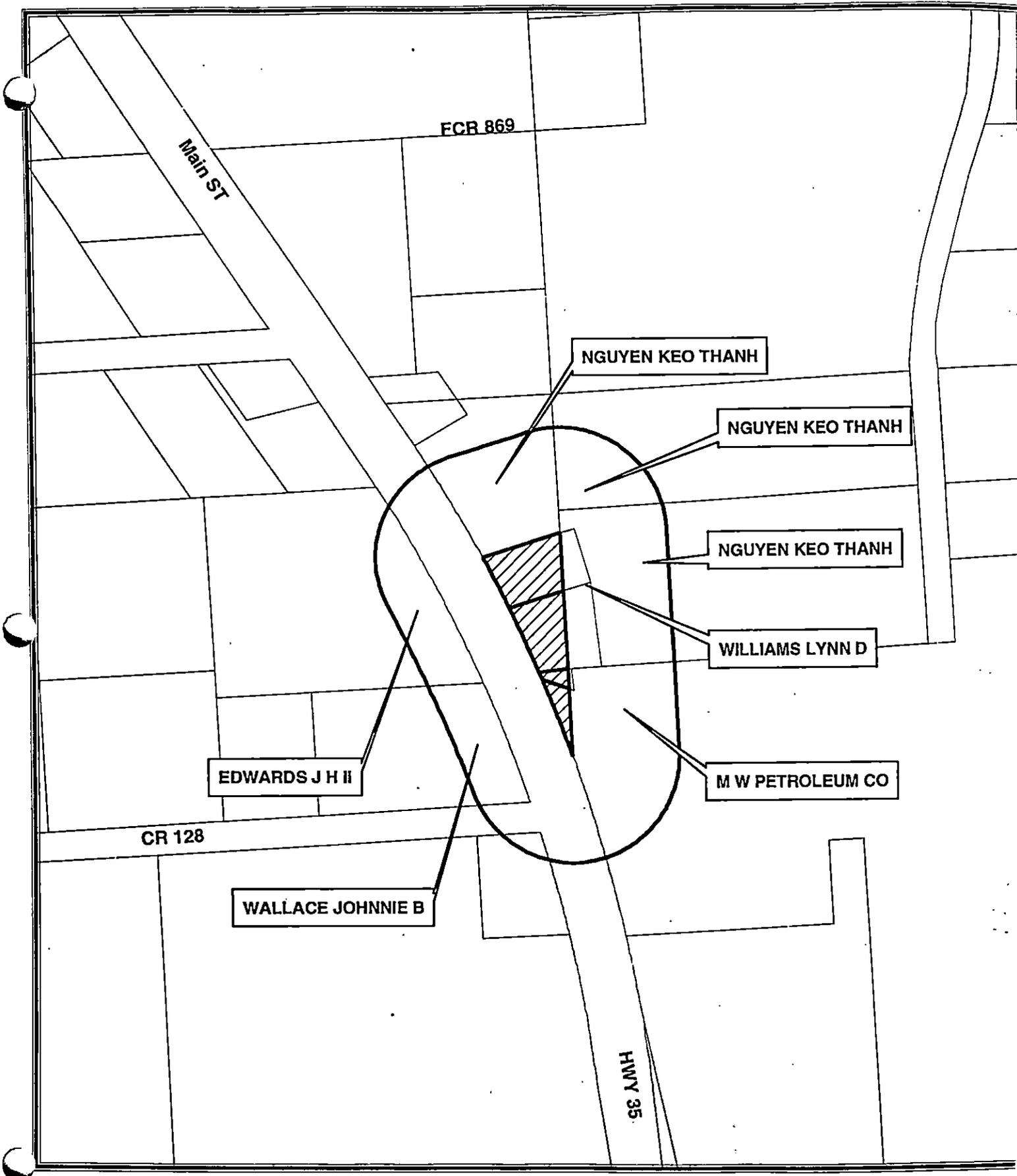
APPLICATION NO. 1095



0 200 400 Feet
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Zone Change Application No. 1095
Lynn D. Williams/Robert Rivas
5357 State Highway 35
(SD - C)





0 200 400 Feet

Zone Change Application No. 1095
Lynn D. Williams/Robert Rivas
5357 State Highway 35
(SD - C)



ZONE CHANGE APPLICATION NO. 1095
Property Owner Notification List

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
1416-6000-004	NGUYEN KEO THANH	7903 COUNTY ROAD 128	PEARLAND, TX 77581	A0416 A C H & B, TRACT 3-3B1, BUFFER ZONE #0416-0036-000, ACRES 0.480
1292-0076-000	NGUYEN KEO THANH	7903 COUNTY ROAD 128	PEARLAND, TX 77581	A0292 H T & B R R, TRACT 51A ADJOINING LOTS, ACRES 1.074
1416-0027-001	BP PRODUCTS NORTH AMERICA	PO BOX 3092	HOUSTON, TX 77253-3092	A0416 A C H & B, TRACT 3C1, ACRES 5.120
1292-0071-000	EDWARDS J H III	RR 3 BOX 361	ALVIN, TX 77511-9708	A0292 H T & B R R, TRACT 52A, ACRES 3.00
1416-0036-000	NGUYEN ANNA MARIE MUNG RIVAS ROBERT	7903 HASTING CANNON 4706 W BROADWAY	PEARLAND, TX 77584 PEARLAND, TX 77581	A0416 A C H & B, TRACT 3-3B1, REF BUFFER, ACRES 8.700
1292-0076-110	WILLIAMS LYNN D & FRANCES	2782 COUNTY ROAD 145	ALVIN, TX 77511-7818	A0292 H T & B R R, TRACT 51A2, ACRES 0.360
1292-0076-120	WILLIAMS LYNN D & FRANCES	2782 COUNTY ROAD 145	ALVIN, TX 77511-7818	A0292 H T & B R R, TRACT 51A3, ACRES 0.409
1292-0076-130	WILLIAMS LYNN D & FRANCES	2782 COUNTY ROAD 145	ALVIN, TX 77511-7818	A0292 H T & B R R, TRACT 51A3A, ACRES 0.040
1292-0076-120	WILLIAMS LYNN D & FRANCES	2782 COUNTY ROAD 145	ALVIN, TX 77511-7818	A0292 H T & B R R, TRACT 51A3, ACRES 0.409
1292-0072-110	WALLACE JOHNNIE B	2512 PARKVIEW DR	PEARLAND, TX 77581-5312	LT 52B 292 H T & B, ACRES 1.870
1461-0020-000	TRI-UNION DEVELOPMENT CORP	530 LOVETT BLVD	HOUSTON, TX 77006-4021	A0461 H T & B R R, TRACT 6T08-9-10-7A, ACRES 116.270

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1096

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

Owner: Hollis Bardwell
12746 Roy Road
Pearland, TX 77581

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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



Zone Change Application No. 1096

Date of City Council and Planning and Zoning Commission Joint Public Hearing: April 21, 2003

Property Owner: Hollis Bardwell

Applicant or Agent: Hollis Bardwell

Location or Address of Property: 2533 Roy Road and 2537 Roy Road

Existing Zoning: Suburban Development District (SD)

Requested Zoning: Commercial District (C)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to sale the property for Commercial uses. The subject property is currently developed with a single family residence and two metal buildings.

In May of 2002, the applicant submitted a zone change request for the same property for Commercial District (C). In March of 2003, the applicant submitted a zone change request for Light Industrial District (M-1). Both zone change requests were denied by the City Council.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Undeveloped land
South	Suburban Development District (SD)	Single family residences
East	Light Industrial District (M-1)	Garden Road Business Park

West

Suburban Development
District (SD)

Undeveloped land; metal buildings

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends General Business District Uses for the subject property, as well as for many surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts for general business district uses are the General Business District (GB) and the Commercial District (C).

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Roy Road, a major collector street with an ultimate right-of-way of 80 feet, that is to be widened in the future. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The property is currently developed with a single family home and two metal buildings. Future development of the property would require full compliance with current codes and ordinances.

PUBLIC COMMENTS: Public notice/comment forms were mailed to 8 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION: Staff recommends approval of the proposed zone change request, for the following reasons:

1. The proposed zoning is consistent with the Comprehensive Plan and approved zoning cases in the area.

SUPPORTING DOCUMENTS:

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



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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

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

Property Information:

Address: 2533 And 2537 Roy Road
 Subdivision: S, H.T. & B RR Com Survey Lot: 21 Block: _____
 Tax I.D. Number: _____

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

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

Proposed use of property: Commercial Uses

PROPERTY OWNER INFORMATION:

NAME Holly Bardwell
 ADDRESS 12146 Roy Rd
 CITY Pearland STATE TX ZIP 77581
 PHONE (281) 412-5594
 FAX _____
 E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

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

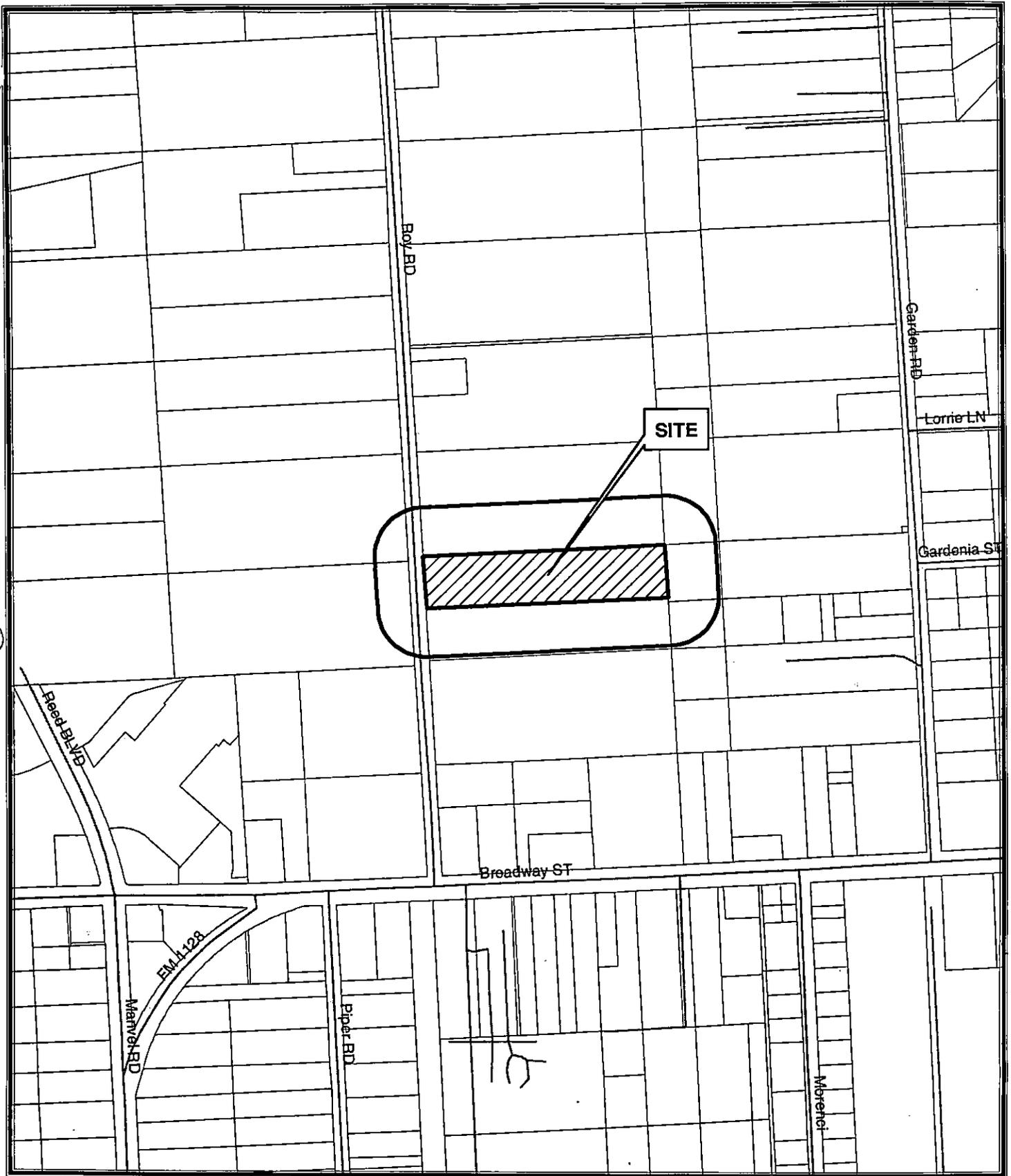
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have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

Owner's Signature: Holly Bardwell Date: 3/4/03

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

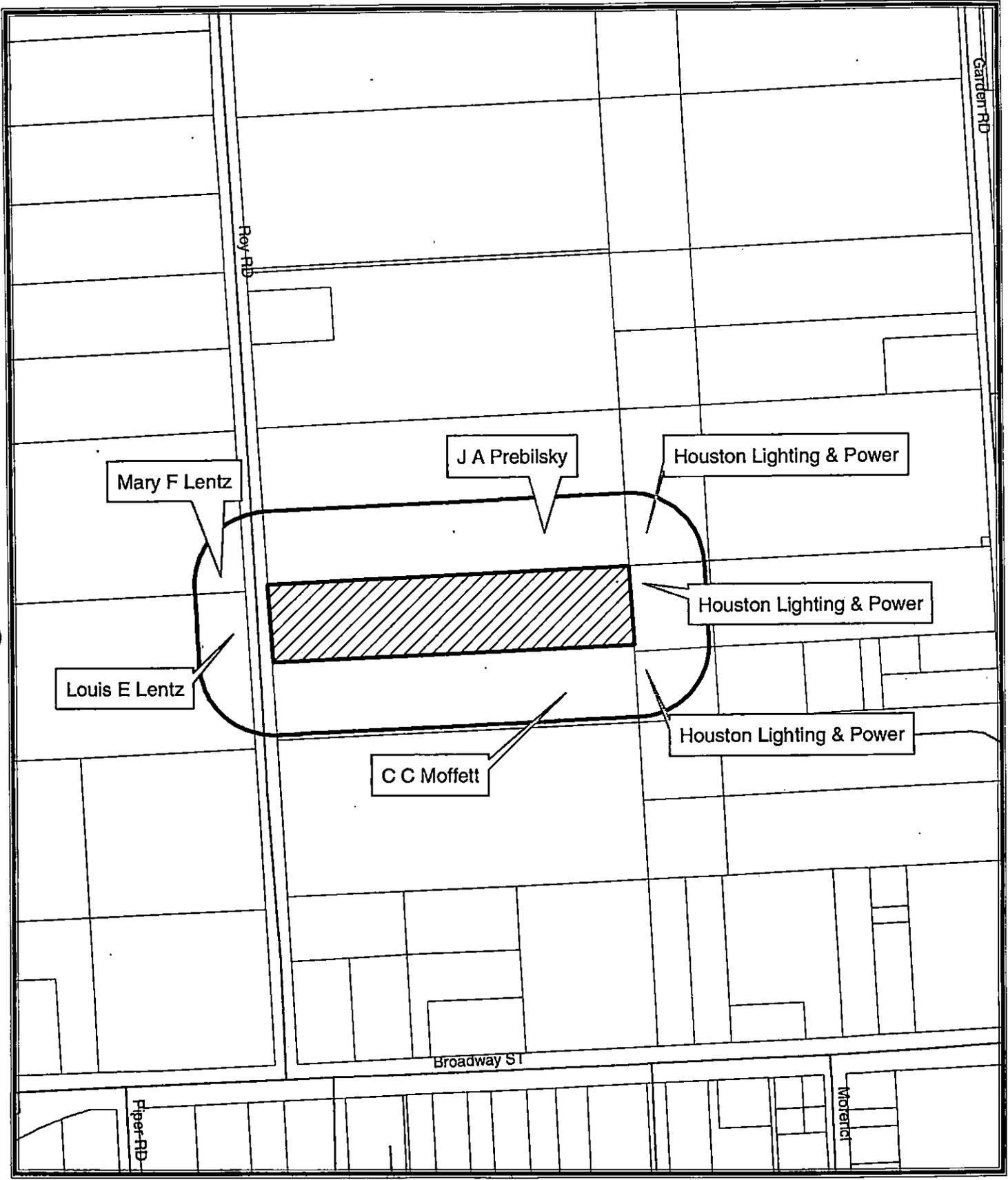
FEES PAID: fees waived *see appl. 1079 DATE PAID: 03/04/03
 RECEIVED BY: trg APPLICATION NO. 1096



0 200 400 Feet

Zone Change Application No. 1096
Hollis Bardwell
2533 and 2537 Roy Road
(SD - C)





0 200 400 Feet

Zone Change Application No. 1096
Hollis Bardwell
2533 and 2537 Roy Road
(SD - C)



ZONE CHANGE APPLICATION NO. 1096

Notification list

<u>TAX ACCT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP</u>	<u>LEGAL DESCRIPTION</u>
0504-0054-110	HL & P %PROPERTY TAX DEPT	PO BOX 1475	HOUSTON	TX	77251-1475	A0504 H T & B R R, TRACT 43A, ACRES 2.176
0504-0044-110	PREBILSKY J A	2453 ROY RD	PEARLAND	TX	77581-8601	A0504 H T & B R R, TRACT 20, ACRES 10.000
0234-0047-000	LENTZ MARY FRANCES	5119 BRIARBEND DR	HOUSTON	TX	77035-3105	A0234 H T & B R R, TRACT 61, ACRES 10.000
0504-0015-110	HL & P %PROPERTY TAX DEPT	PO BOX 1475	HOUSTON	TX	77251-1475	A0504 H T & B R R, TRACT 44A1, ACRES 1.096
0504-0053-010	BARDWELL HOLLIS & LINDA	12746 ROY RD CR 105	PEARLAND	TX	77581-7994	A0504 H T & B R R, TRACT 21 (N/2 PT), ACRES 1.000
0234-0004-000	LENTZ LOUIS E %M F LENTZ TR	5119 BRIARBEND DR	HOUSTON	TX	77035-3105	A0234 H T & B R R, TRACT 62, ACRES 10.000
0504-0036-000	MOFFETT C C	2549-2 ROY RD	PEARLAND	TX	77581-8603	A0504 H T & B R R, TRACT 21 S/2, ACRES 5.000
0504-0049-110	HL & P %PROPERTY TAX DEPT	PO BOX 1475	HOUSTON	TX	77251-1475	A0504 H T & B R R, TRACT 44B1-45B, ACRES 2.209

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I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1100

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

Owner: Smith Miller, Ltd
710 N. Post Oak Road #400
Houston, Texas 77024

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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



Zone Change Application No. 1100

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

April 21, 2003

Property Owner:

Smith Miller, Ltd., A Texas Limited P/S

Applicant or Agent:

George Gilman, Trustee

Location or Address of Property:

Broadway Street @ Sunrise Boulevard

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

General Business District (GB)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to develop the property with retail and office uses. The property is currently undeveloped.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Dwelling District (R-3)	Single family homes in Sunrise Lakes Subdivision
South	Suburban Development District (SD)	Undeveloped
East	General Business District – Specific Use (GB(S))	Undeveloped; proposed mini-storage warehouse development

	<u>Zoning</u>	<u>Land Use</u>
West	General Business District (GB)	Undeveloped

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Medium Density Residential uses and Retail, Office and Service uses for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for those uses are Single Family Dwelling Districts R-3 and R-4, Neighborhood Services (NS), Office Professional (OP), General Business (GB) and Commercial (C). Therefore, the proposed zone change request is consistent with the Comprehensive Plan. Additionally, approved residential plats to the North, have preserved this area for non-residential development. Also, recent pre-development meetings indicate this general area (including the North and South side of Broadway Street) is more desirable for business type uses.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Broadway Street, a major thoroughfare. Sunrise Boulevard, a residential City street, borders the property to the West.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: General business uses are required to be conducted wholly within an enclosed building or under a permanent part of the main structure, therefore, development should not be offensive to surrounding residential and future business uses. The applicant is aware a 6' masonry wall will be required as a buffer along the North property line adjacent to residential zoning. The subject property exceeds the size requirements for General Business District zoning.

PUBLIC COMMENTS: Public notice/comment forms were mailed to 21 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

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

1. The proposed zoning is consistent with the Comprehensive Plan.
2. Approved plat configurations within the area have set this property for business uses.
3. Recent pre-development meetings indicate this general area (including the North and South sides of Broadway Street) is more desirable for business type uses.

SUPPORTING DOCUMENTS:

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



City of Pearland
Community Development
3519 Liberty Drive
Pearland, Texas 77581
281-652-1839
281-652-1702 fax
www.ci.pearland.tx.us

APPLICATION FOR A CHANGE IN ZONING

Please check one:

Change in Zoning Classification from: SUBURBAN Development SD (list current zoning) to: GB - GENERAL BUSINESS DISTRICT (list proposed zoning)

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

Property Information:

Address: To Be Determined Broadway Street
Subdivision: JOHN W. MAXEY Survey, A-721 Lot: _____ Block: 5284 Acres
Tax I.D. Number: 0721-0007-000 230,157 sq. ft. #
* Survey Attached

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

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

Proposed use of property: RETAIL - OFFICE

PROPERTY OWNER INFORMATION: George Gilman, Trustee
NAME SMITH MILLER, LTD. A TEXAS LIMITED P/S
ADDRESS 710 N. POST OAK ROAD # 400
CITY HOUSTON STATE TX ZIP 77024
PHONE (713) 613-2900
FAX (713) 613-2908
E-MAIL ADDRESS ggilman@gulfequities.com

APPLICANT/AGENT INFORMATION: Same as owner
NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE (____) _____
FAX (____) _____
E-MAIL ADDRESS _____

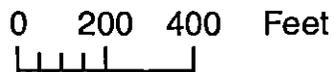
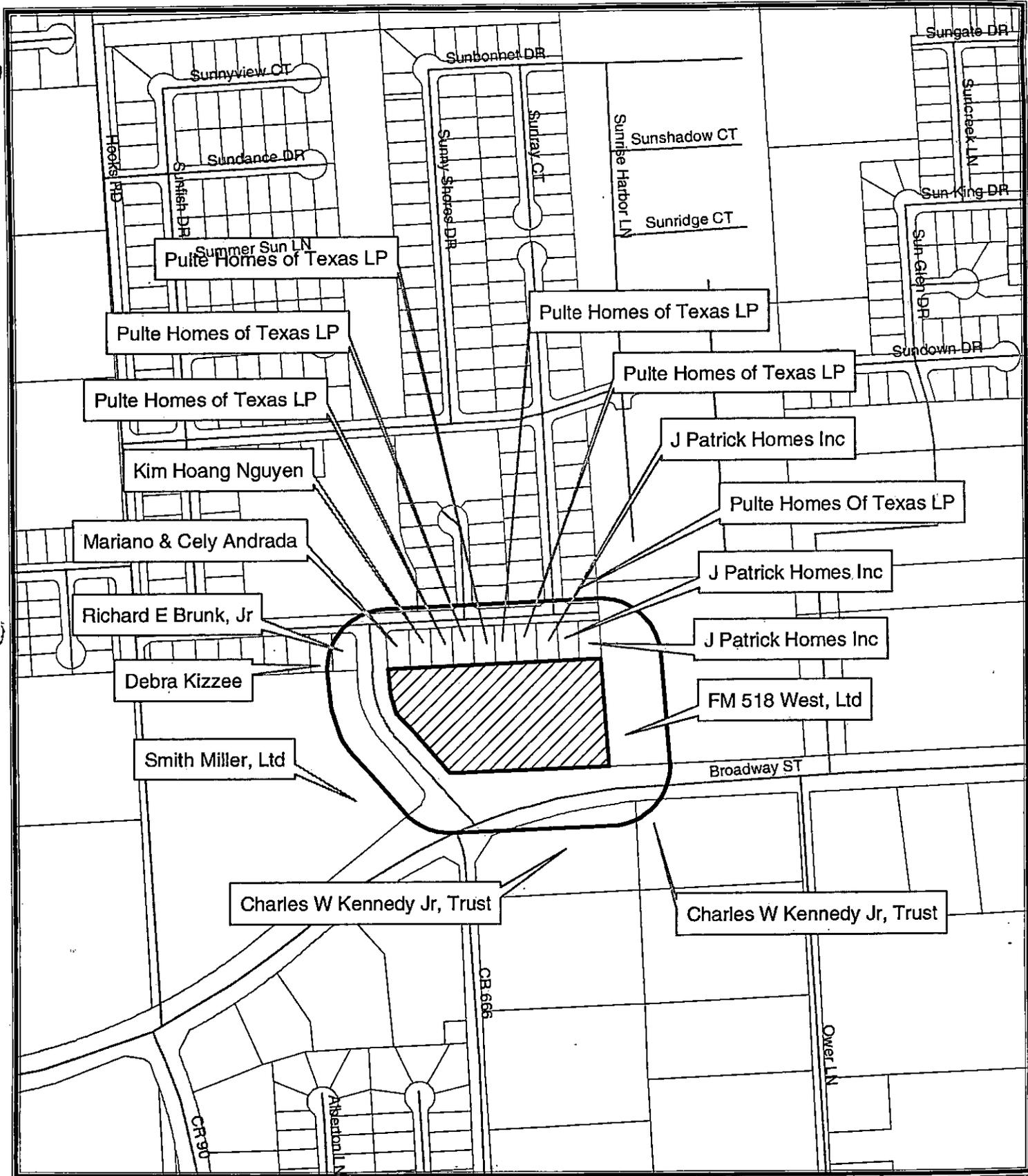
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have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

Owner's Signature: George Gilman, Trustee for Smith Miller, Ltd Date: 3/24/2003

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: 3/25 \$ 275⁰⁰ DATE PAID: 3/25/03
RECEIVED BY: tcg APPLICATION NO. 1100



Zone Change Application No. 1100
Smith Miller, Ltd./George Gilman, Trustee
Broadway Street @ Surnise Boulevard
(SD - GB)



ZONE CHANGE APPLICATION NO. 1100

Notification list

<u>TAX ACCT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
0721-0007-110	FM 518 WEST LTD	11753 W BELLFORT ST 114	STAFFORD	TX	77477-1327	A0721 J W MAXEY, TRACT 1C, ACRES 9.5704
0721-0007-000	SMITH-MILLER LTD	710 N POST OAK RD STE 41	HOUSTON	TX	77024-3812	A0721 J W MAXEY, TRACT 1, ACRES 20.2659
0721-0007-000	SMITH-MILLER LTD	710 N POST OAK RD STE 41	HOUSTON	TX	77024-3812	A0721 J W MAXEY, TRACT 1, ACRES 20.2659
0309-0017-000	KENNEDY CHARLES W JR TR	2764 BINGLE RD	HOUSTON	TX	77055	A0309 H T & B R R, TRACT 1-4, ACRES 7.990
0309-0017-000	KENNEDY CHARLES W JR TR	2764 BINGLE RD	HOUSTON	TX	77055	A0309 H T & B R R, TRACT 1-4, ACRES 7.990
7864-1006-001	BRUNK RICHARD E JR	9402 SUNLAKE DR	PEARLAND	TX	77584-2871	A0721 J W MAXEY, LT 1, BLK 6, SUNRISE LAKE SEC 1
7864-1006-002	KIZZEE DEBRA	9404 SUNLAKE DR	PEARLAND	TX	77584-2871	A0721 J W MAXEY, LT 2, BLK 6, SUNRISE LAKE SEC 1
7864-1007-001	ANDRADA MARIANO & CELY	9312 SUNLAKE DR	PEARLAND	TX	77584-2869	A0721 J W MAXEY, LT 1, BLK 7, SUNRISE LAKE SEC 1
7864-1007-002	NGUYEN KIM HOANG	9310 SUNLAKE DR	PEARLAND	TX	77584-2869	A0721 J W MAXEY, LT 2, BLK 7, SUNRISE LAKE SEC 1
7864-1007-003	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	A0721 J W MAXEY, LT 3, BLK 7, SUNRISE LAKE SEC 1
7864-1007-004	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	A0721 J W MAXEY, LT 4, BLK 7, SUNRISE LAKE SEC 1
7864-1007-005	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	A0721 J W MAXEY, LT 5, BLK 7, SUNRISE LAKE SEC 1
7864-1007-006	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	A0721 J W MAXEY, LT 6, BLK 7, SUNRISE LAKE SEC 1
7864-1007-007	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	A0721 J W MAXEY, LT 7, BLK 7, SUNRISE LAKE SEC 1
7864-1007-008	J PATRICK HOMES INC	9700 RICHMOND, STE 162	HOUSTON	TX	77042-4698	A0721 J W MAXEY, LT 8, BLK 7, SUNRISE LAKE SEC 1
7864-1007-009	J PATRICK HOMES INC	9700 RICHMOND, STE 162	HOUSTON	TX	77042-4698	A0721 J W MAXEY, LT 9, BLK 7, SUNRISE LAKE SEC 1
7864-1007-010	J PATRICK HOMES INC	9700 RICHMOND, STE 162	HOUSTON	TX	77042-4698	A0721 J W MAXEY, LT 10, BLK 7, SUNRISE LAKE SEC 1
7864-1009-001	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	A0721 J W MAXEY, LT 1, BLK 9, SUNRISE LAKE SEC 1
7864-1008-018	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	A0721 J W MAXEY, LT 18, BLK 8, SUNRISE LAKE SEC 1
7864-1008-008	DANG KYLE	2704 SUNDAY HOUSE DR	PEARLAND	TX	77584-2876	A0721 J W MAXEY, LT 8, BLK 8, SUNRISE LAKE SEC 1
7864-1008-009	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	A0721 J W MAXEY, LT 9, BLK 8, SUNRISE LAKE SEC 1

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1103

Legal Description: 10.2571 acres, being out of and a part of Lot 6 & 7, Block 10, Allison Richey Gulf Coast Home Co., Suburban Gardens Subdivision, Section 4, T.C.R.R. Co. survey, A-675, Brazoria County, Texas (Shadow Creek Parkway)

Owners: Pleasant Grove Baptist Church
2801 Conti Street
Houston, TX 77020

Bethlehem Missionary Baptist Church
4310 Mallow
Houston, Texas 77051

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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



Zone Change Application No. 1103

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

April 21, 2003

Property Owner:

Pleasant Grove Baptist Church and
New Bethlehem Missionary Baptist
Church

Applicant or Agent:

Pastor Charles L. Jackson and
Pastor Melvin L. Lewis

Location or Address of Property:

Shadow Creek Parkway

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

General Business District (GB)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to construct a church. The subject property is currently undeveloped. One tract is completely encompassed by a pond.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)/Planned Unit Development (PUD)	Undeveloped land
South	Planned Unit Development (PUD)	Undeveloped land
East	Planned Unit Development (PUD)	Undeveloped land

	<u>Zoning</u>	<u>Land Use</u>
West	Planned Unit Development (PUD)	Undeveloped land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Medium Density Residential Uses for the East tract (pond) of the subject property, and Retail, Offices and Services for the West tract. The Comprehensive Plan further indicates that the appropriate zoning districts for medium density residential uses are Single Family Dwelling Districts R-3 & R-4. The appropriate zoning districts for Retail, Offices and Services are Office Professional (OP), Neighborhood Services (NS) and General Business District (GB). Therefore, the proposed zone change conforms to the Comprehensive Plan on the developable portion of this property.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Shadow Creek Parkway, a major thoroughfare. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change is in compliance with the Comprehensive Plan for the City. The subject property meets the space requirements of the General Business zoning district. The property is 10.2571 acres in size. In addition, the Shadow Ranch Planned Unit Development shows this property for school uses, however, it further indicates Commercial uses surrounding this property.

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

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

1. The proposed zone change provides for General Business uses as recommended by the Comprehensive Plan.
2. The subject property is consistent with proposed uses within the subject area.

SUPPORTING DOCUMENTS:

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



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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

General Business

~~XXXX~~ Change in Zoning Classification from: Agriculture (list current zoning) to: Commercial (list proposed zoning)

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

Property Information:

Address: 288 @ McHard Road

Subdivision: Shadow Creek Subdivision Lot: 6 Block: 10

Tax I.D. Number: Pleasant Grove and Charles L. Jackson---747302670
New Bethlehem Missionary Baptist Church, Melvin L. Lewis

760374797
** For unplatted property, attach a copy of the metes and bounds description**

Current use of property (type of structures on property): N/A

Proposed use of property: Building a church

PROPERTY OWNER INFORMATION: See attached

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

APPLICANT/AGENT INFORMATION:

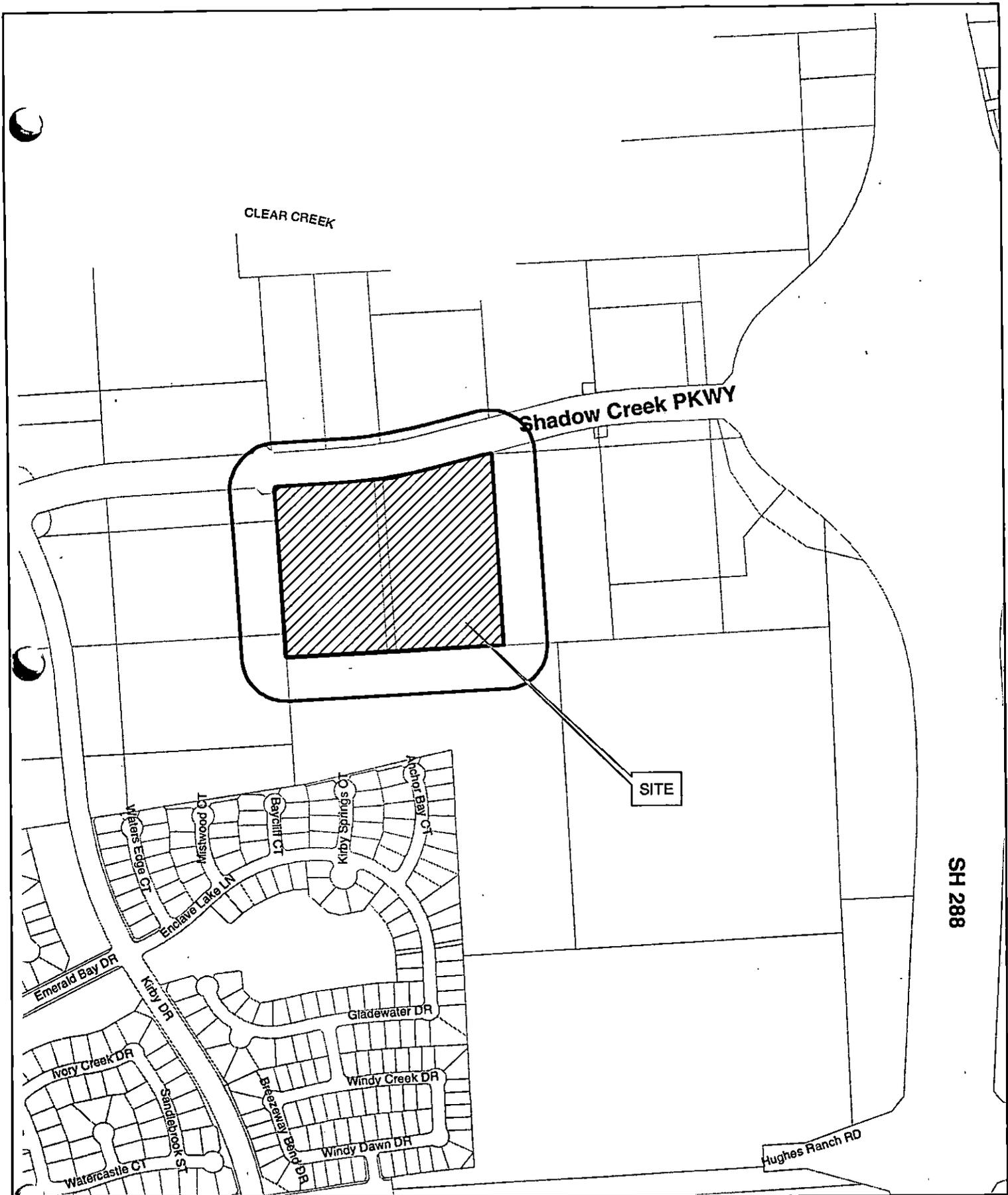
NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE(_____) _____
FAX(_____) _____
E-MAIL ADDRESS _____

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

Owner's Signature: Charles L. Jackson Date: March 27, 2003
Owner Signature: Melvin L. Lewis Date: March 27, 2003
Agent's Signature: _____

OFFICE USE ONLY:

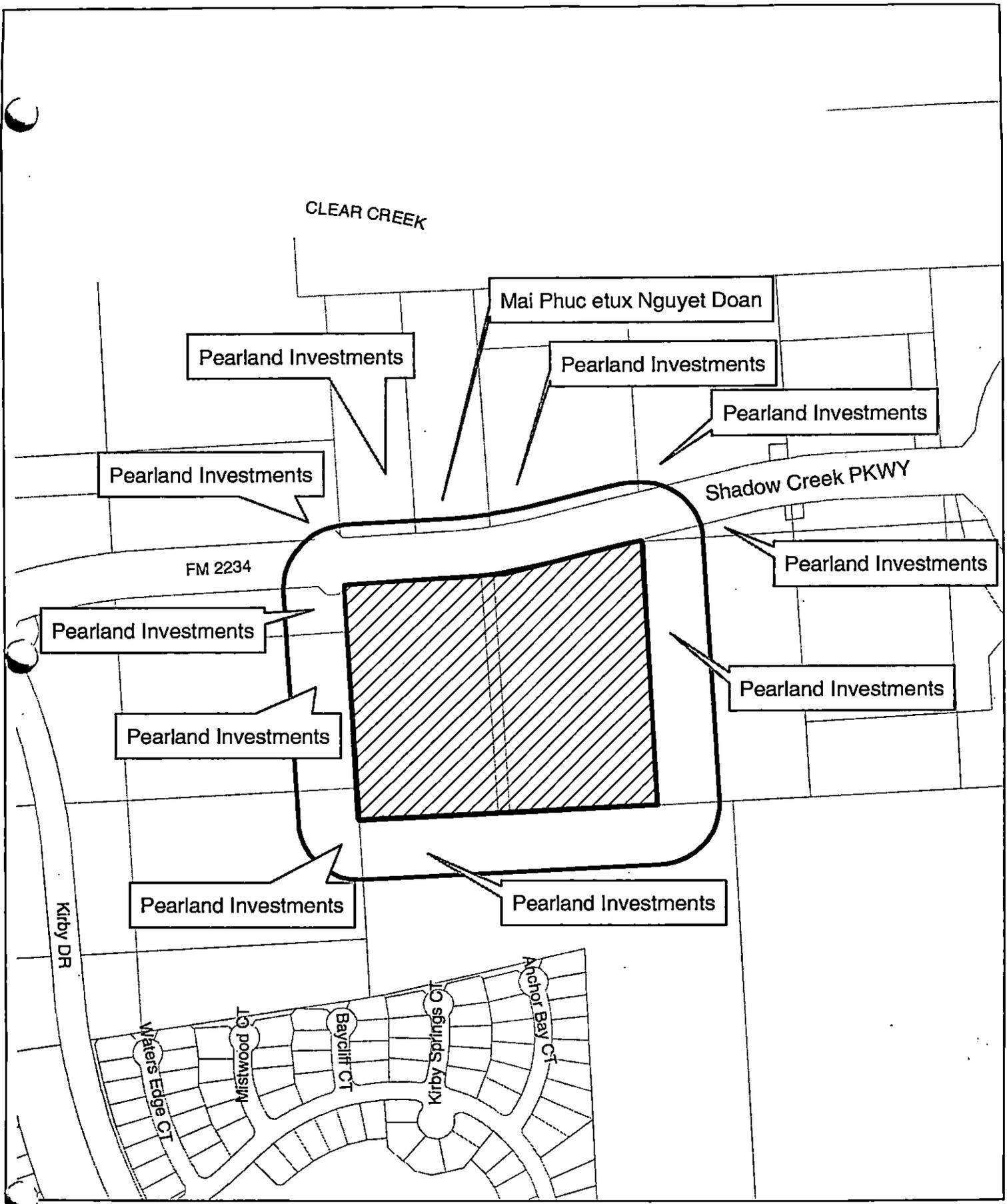
FEES PAID: 275.00 DATE PAID: 3/28/03
RECEIVED BY: tg APPLICATION NO. 1103



0 15310 620 Feet

ZONE CHANGE APPLICATION NO. 1103
 Pleasant Grove Baptist Church and
 New Bethlehem Missionary Baptist Church
 Shadow Creek Parkway
 (SD-GB)





CLEAR CREEK

Mai Phuc etux Nguyet Doan

Pearland Investments

Pearland Investments

Pearland Investments

Pearland Investments

Shadow Creek PKWY

FM 2234

Pearland Investments

Pearland Investments

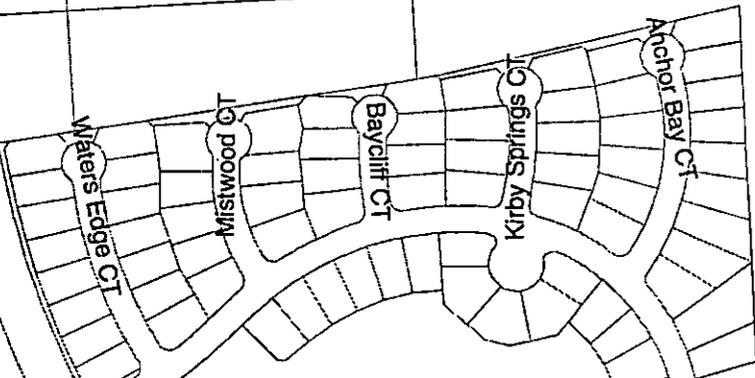
Pearland Investments

Pearland Investments

Pearland Investments

Pearland Investments

Kirby DR



ZONE CHANGE APPLICATION NO. 1103
 Pleasant Grove Baptist Church and
 New Bethlehem Missionary Baptist Church
 Shadow Creek Parkway
 (SD-GB)



ZONE CHANGE APPLICATION NO. 1103

Notification list

<u>TAX ACCT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
0675-0005-000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0675 J W MAXEY, BLOCK 10, TRACT 1-3 (PT), ACRES 8.128
0675-0003-000	MAI PHUC ETUX NGUYET DOAN	16645 HOLLAND	PEARLAND	TX	77584	A0675 J W MAXEY, BLOCK 10, TRACT 1A, ACRES 4.541
0675-0002-000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0675 J W MAXEY, BLOCK 10, TRACT 1-3 (PT) 3A, ACRES 3.836
0675-0004-000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0675 J W MAXEY, BLOCK 10, TRACT 2-2A, ACRES 7.928
0675-0001-000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0675 J W MAXEY, BLOCK 9, TRACT 2-2A, ACRES 9.181
0675-0005-000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0675 J W MAXEY, BLOCK 10, TRACT 1-3 (PT), ACRES 8.128
0675-0010-000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0675 J W MAXEY, BLOCK 10, TRACT 8, ACRES 10.000
0675-0004-000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0675 J W MAXEY, BLOCK 10, TRACT 2-2A, ACRES 7.928
0675-0009-000	PLEASANT GROVE MISSIONARY	PO BOX 15256	HOUSTON	TX	77220	A0675 J W MAXEY, BLOCK 10, TRACT 7, ACRES 9.501
0675-0008-110	PLEASANT GROVE MISSIONARY	PO BOX 15256	HOUSTON	TX	77220	A0675 J W MAXEY, BLOCK 10, TRACT 6A, ACRES 0.731
0675-0008-000	NEW BETHLEHEM MB CHURCH SOUTHSIDE	PO BOX 330868	HOUSTON	TX	77233	A0675 J W MAXEY, BLOCK 10, TRACT 6, ACRES 8.358
0675-0001-000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0675 J W MAXEY, BLOCK 9, TRACT 2-2A, ACRES 9.181
0675-0012-000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0675 J W MAXEY, BLOCK 12, TRACT 2, ACRES 9.300
0675-0013-000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0675 J W MAXEY, BLOCK 12, TRACT 4, ACRES 9.300
0344-0003-000	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0344 W M MORRIS, TRACT 2

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1104

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

Owner: Jerome Karam
4201 Broadway Street
Pearland, Texas 77581

Agent: Kevin Cole

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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



Zone Change Application No. 1104

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

April 21, 2003

Property Owner:

Jerome Karam

Applicant or Agent:

Kevin Cole

Location or Address of Property:

4201 W. Broadway

Existing Zoning:

Multi Family Dwelling District (MF) and
General Business District (GB)

Requested Zoning:

Planned Unit Development (PUD)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to allow for multiple owners within the subject property. The subject property is currently developed with a church and private school. The subject property currently consists of small, narrow lots, and several buildings within the subject property cross lot lines. The proposed Planned Unit Development takes into account the narrow lots within the subdivision and provides for modified setbacks. The proposed PUD also provides for shared parking spaces and lot coverage requirements. If the proposed PUD is approved, the applicant has indicated that the owners plan to replat the property according to the new ownership.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Multi-Family Dwelling District (MF); Commercial District (C)	Undeveloped tracts; single family residences; Pearland Neighborhood Center

	<u>Zoning</u>	<u>Land Use</u>
South	General Business District (GB)	Undeveloped tracts; various commercial businesses
East	Multi-Family Dwelling District (MF); Commercial District (C)	Pearland Neighborhood Center; Undeveloped tracts; Railroad Tracks
West	Multi-Family Dwelling District (MF); General Business District (GB)	Undeveloped tracts

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Village District Uses for the subject property, as well as all of the adjacent properties. The Comprehensive Plan further indicates that the appropriate zoning districts for village district uses are to be established at a future date as the subject area is evaluated.

The Comprehensive Plan further indicates that the village district will encompass the old townsite, and should contain low and medium density residential uses, residential-compatible retail, office, and service uses, and recreational, educational, cultural, and civic facilities. The proposed Planned Unit Development does not conflict with the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is affected by Broadway Street (FM 518), Washington Avenue, Texas Avenue, and Jasmine Street. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change is consistent with the Comprehensive Plan for the City. The subject property is largely developed with church and school facilities. The proposed PUD makes an effort to maintain the historical significance of the old townsite.

PUBLIC COMMENTS: Public notice/comment forms were mailed to 44 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

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

1. The proposed zone change provides for mixed uses as recommended for the Village District by the Comprehensive Plan.
2. The subject property is consistent with existing uses within the subject area.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Area Zoning Map
- Proposed Planned Unit Development (PUD)



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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

Change in Zoning Classification from: MF:6B to: PUD
(list current zoning) (list proposed zoning)

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

Property Information:

Address: 4201 W. Broadway

Subdivision: Old Town Site Lot: _____ Block: _____

Tax I.D. Number: _____

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

Current use of property
 (type of structures on property): Church / School

Proposed use of property: GB

PROPERTY OWNER INFORMATION:

NAME Jerome Karam
 ADDRESS 4201 W. Broadway
 CITY Pearland STATE TX ZIP 77581
 PHONE() _____
 FAX() _____
 E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME Kevin Cole
 ADDRESS 2319 Frances
 CITY Pearland STATE TX ZIP 77581
 PHONE(281) 485-0609
 FAX(281) 412-2297
 E-MAIL ADDRESS cole.jke@sbcglobal.net

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: _____

Agent's Signature: [Signature] Date: 3-28-03

OFFICE USE ONLY:

FEES PAID: 400.00 DATE PAID: 3-28-03
 RECEIVED BY: [Signature] APPLICATION NO. 1104

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 21st day of April, 2003, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a joint public hearing in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Kevin Cole, agent for Jerome Karam, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Multi-family Dwelling District (MF) and General Business District (GB) to Planned Unit Development (PUD) on the following described property, to wit:

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

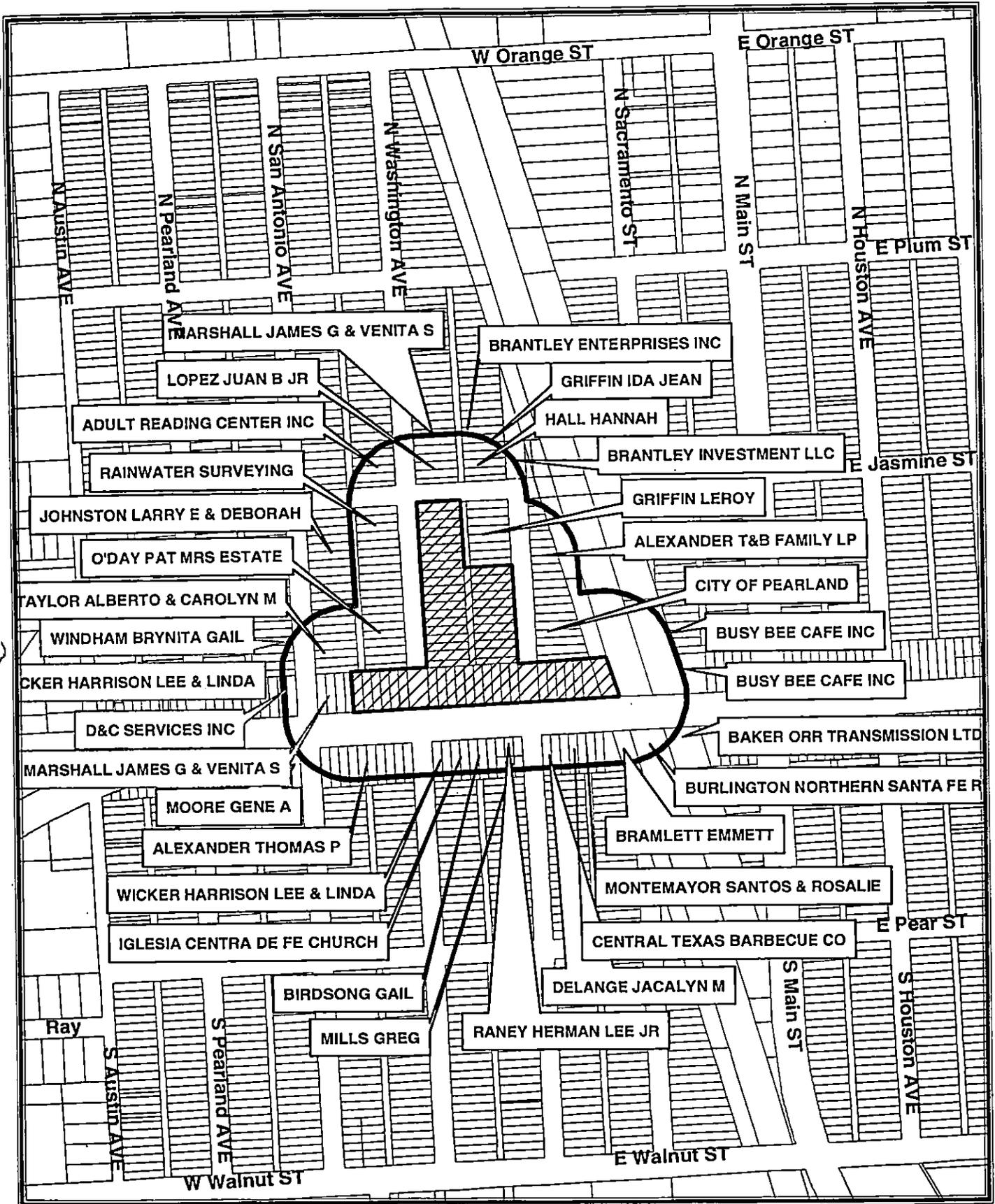
An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll.

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.

Mona Ann Phipps

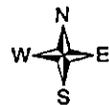
Mona Ann Phipps
Development Coordinator

APPLICATION NO. 1104



0 200 400 Feet

Zone Change Application No. 1104
 Jerome Karam/Kevin Cole
 4201 W. Broadway
 (MF & GB - PUD)



ZONE CHANGE APPLICATION NO. 1104
Property Owner Notification List

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
0542-0076-115	BN SF PROP TAX DEPT %JERRY CLINGAN	PO BOX 961089	FORT WORTH, TX 76161-0089	BLK B, C1 OLD TOWN 542 H T & B, ACRES 2.820
7025-0007-000	STEVENSON DELORES VAN EMAN	1804 OLEANDER DR	LA MARQUE, TX 77568-5535	PEARLAND, BLOCK 1, LOT 19-20
7025-0008-000	ADULT READING CENTER INC	2246 WASHINGTON ST	PEARLAND, TX 77581-4040	PEARLAND, BLOCK 1, LOT 25TO31
7025-0009-000	HERRIN MARSHALL D JR	2234 N WASHINGTON	PEARLAND, TX 77581	PEARLAND, BLOCK 1, LOT 32-33-34
7025-0021-000	MARSHALL JAMES G & VENITA S	2235 WASHINGTON ST	PEARLAND, TX 77581-4039	PEARLAND, BLOCK 2, LOT 16TO20
7025-0022-000	LOPEZ JUAN B JR	3425 MEADOWVILLE DR	PEARLAND, TX 77581-2424	PEARLAND, BLOCK 2, LOT 21TO24
7025-0023-000	HALL HANNAH	2242 TEXAS ST	PEARLAND, TX 77581-4136	PEARLAND, BLOCK 2, LOT 25-26-27-28
7025-0025-000	GRIFFIN IDA JEAN	PO BOX 583	PEARLAND, TX 77588-0583	PEARLAND, BLOCK 2, LOT 29-30
7025-0027-000	BRANTLEY ENTERPRISES INC	PO BOX 583	PEARLAND, TX 77588-0583	PEARLAND, BLOCK 2, LOT 31TO40
7025-0031-000	BRANTLEY INVESTMENT LLC	2218 N SAN ANTONIO	PEARLAND, TX 77581	PEARLAND, BLOCK 2A-2B1
	KEVIN COLE	2319 FRANCES	PEARLAND, TX 77581	
	KARAM JEROME	4201 W BROADWAY	PEARLAND, TX 77581	
7025-0180-110	BUSY BEE CAFE INC	2000 25TH AVE N	TEXAS CITY, TX 77590-5279	PEARLAND, BLOCK 13, LOT 15TO23
7025-0190-001	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND, TX 77581-5416	PEARLAND, BLOCK 14, LOT A3 (W OF RR 50X125')
7025-0190-002	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND, TX 77581-5416	PEARLAND, BLOCK 14, LOT A2 (W OF RR 50X245')
7025-0193-000	ALEXANDER T & B FAMILY LTD PRTNSHP	2411 PARK AVE	PEARLAND, TX 77581-4233	PEARLAND, BLOCK 14, LOT 1TO10, PEARLAND
7025-0194-000	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND, TX 77581-5416	PEARLAND, BLOCK 14, LOT 11TO19
7025-0197-000	GULF MEADOWS CHURCH	PO BOX 3394	PEARLAND, TX 77588-3394	PEARLAND, BLOCK 14, LOT 20TO25
7025-0199-000	ALEXANDER T & B FAMILY LTD PRTNSHP	2411 PARK AVE	PEARLAND, TX 77581-4233	PEARLAND, BLOCK 14, LOT A1 (W OF RR 50X250')
7025-0201-000	GULF MEADOWS CHURCH	PO BOX 3394	PEARLAND, TX 77588-3394	PEARLAND, BLOCK 15, LOT 1TO40
7025-0210-000	GRIFFIN LEROY	6501 GRACE LN	PEARLAND, TX 77584-2639	PEARLAND, BLOCK 15, LOT 41-42
7025-0211-000	GRIFFIN LEROY	6501 GRACE LN	PEARLAND, TX 77584-2639	PEARLAND, BLOCK 15, LOT 43-44-45-46
7025-0212-000	GRIFFIN LEROY	6501 GRACE LN	PEARLAND, TX 77584-2639	PEARLAND, BLOCK 15, LOT 47-48
7025-0215-000	JOHNSTON LARRY E & DEBORAH	2309 SAN ANTONIO ST	PEARLAND, TX 77581-4033	PEARLAND, BLOCK 16, LOT 1TO7
7025-0216-000	JOHNSTON LARRY E & DEBORAH	2309 SAN ANTONIO ST	PEARLAND, TX 77581-4033	PEARLAND, BLOCK 16, LOT 8TO13
7025-0217-000	TAYLOR ALBERT O & CAROLYN M	2333 SAN ANTONIO ST	PEARLAND, TX 77581-4033	PEARLAND, BLOCK 16, LOT 14TO19
7025-0222-000	GULF MEADOWS CHURCH	PO BOX 3394	PEARLAND, TX 77588-3394	PEARLAND, BLOCK 16, LOT 24TO29
7025-0227-000	O'DAY PAT EST %BLANCHE O'DAY MASSEY	PO BOX 131	PEARLAND, TX 77588-0131	PEARLAND, BLOCK 16, LOT 30TO44
7025-0228-000	RAINWATER SURVEYING	PO BOX 1339	PEARLAND, TX 77588-1339	PEARLAND, BLOCK 16, LOT 45TO48
7025-0232-000	ALEXANDER THOMAS P	3208 NOTTINGHAM ST	PEARLAND, TX 77581-5203	PEARLAND, BLOCK 17, LOT 2TO10, PEARLAND
7025-0237-000	WICKER HARRISON LEE & LINDA	2713 PINE NEEDLE LN	PEARLAND, TX 77581-5521	PEARLAND, BLOCK 18, LOT 1-2
7025-0238-000	IGLESIA CENTRO CHURCH %JOEL GUTIERREZ	4214 BROADWAY ST	PEARLAND, TX 77581-4118	PEARLAND, BLOCK 18, LOT 3-4

ZONE CHANGE APPLICATION NO. 1104
Property Owner Notification List

7025-0238-110	BIRDSONG GAIL	4210 W BROADWAY	PEARLAND, TX 77581	PEARLAND, BLOCK 18, LOT 5-6-7
7025-0240-000	RANEY HERMAN LEE JR	PO BOX 1696	PEARLAND, TX 77588-1696	PEARLAND, BLOCK 18, LOT 8-9-10
7025-0240-110	MILLS GREG	523 HIGH MEADOW RANCH	MAGNOLIA, TX 77355-6567	PEARLAND, BLOCK 18, LOT 8A-9A-10A
7025-0244-000	DELANGE JACALYN M	PO BOX 2191	PEARLAND, TX 77588-2191	PEARLAND, BLOCK 19, LOT 1-2
7025-0245-000	CENTRAL TEXAS BARBÉCUE CO	4110 BROADWAY ST	PEARLAND, TX 77581-4116	PEARLAND, BLOCK 19, LOT 3-4-5-6
7025-0246-000	MONTEMAYOR SANTOS & ROSALIE	6215 MANRY AVE	PEARLAND, TX 77581-2607	PEARLAND, BLOCK 19, LOT 7-8
7025-0258-000	BRAMLETT EMMETT	PO BOX 608	PEARLAND, TX 77588-0608	PEARLAND, BLOCK 19A2
7025-0259-000	BAKER-ORR-TRANSMISSION LTD	8705 KATY FWY STE 401	HOUSTON, TX 77024-1710	PEARLAND, BLOCK 20, LOT 1-2-20A2, ACRES 0.496
7025-0431-000	MOORE GENE A	2606 WILLOWYCK CIR	PEARLAND, TX 77584-4828	PEARLAND, BLOCK 34, LOT 6 E 20'-LOTS 7TO10
7025-0455-000	D & C SERVICES INC	802 PENN DR	FRIENDSWOOD, TX 77546-4070	PEARLAND, BLOCK 35, LOT 26TO29
7025-0455-210	WICKER HARRISON LEE & LINDA	2713 PINE NEEDLE LANE	PEARLAND, TX 77581-5521	PEARLAND, BLOCK 35, LOT 30TO32
7025-0456-000	WINDHAM BRYNITA GAIL ETAL	2330 SAN ANTONIO ST	PEARLAND, TX 77581-4034	PEARLAND, BLOCK 35, LOT 33-34-35-36



PUBLIC COMMENT FORM

(Please type or print in black ink)

Planning Department
3519 Liberty Drive
Pearland, TX 77581
281-652-1635
fax 281-652-1702

Zone Change Application No. 1102

Joint Public Hearing to be held Monday, April 21, 2003, at 6:30 PM
in the City Hall Council Chamber, 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 prior to the Joint Public Hearing.

I am **FOR** the requested zoning as explained on the attached public notice.
(Checking "FOR" means that you support the zoning request and feel that the zoning should be changed accordingly.)

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

Name: Bill Trigg / Mary Ann Trigg

Address: 3038 Hatfield Pearland TX 77584

Pearland Tax Account No.
(If shown on enclosed map): _____

Signature: [Handwritten Signature] Date: 04/21/03

COMMENTS: (IE: Tobin Maples, + DARREN COKER)

Were told Sept 4 2002 or there about that no rezoning would be permitted until Corrigan Drainage was resolved. Also we do not want it to be enlarged up to our Fence line due to loud music and Privacy

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1102

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

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

Agent: John S. Powell, Attorney

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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



Zone Change Application No. 1102

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

April 21, 2003

Property Owner:

Ira William (Bill) Hubbard

Applicant or Agent:

John S. Powell, Attorney

Location or Address of Property:

3054 Hatfield Road

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Mobile Home Park District (MH)

SUMMARY: The applicant is requesting a change in zoning on the subject property in to expand an existing non-conforming mobile home park.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Metal building and a mobile home
South	Suburban Development District (SD)	Single family residence
East	Single Family Dwelling District (R-4)	Single family homes in Centennial Village Subdivision
West	Suburban Development District (SD)	Single family home and a business

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential Uses for the subject property, as well as surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts for Low Density Residential uses are the Single Family Dwelling Districts R-1 and R-2. Therefore, the proposed request does not comply with the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Hatfield Road, a minor collector street with sufficient width for future widening. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The property is currently developed with a mobile home park. In July of 2001, the applicant had a sanitary sewer construction plan approved by the Engineering Department, however, the sewer system was never constructed. In addition, the City has received a letter from the Texas Commission on Environmental Quality requesting that no more mobile homes be added to the park until they have connected to City sewer.

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

STAFF RECOMMENDATION: Staff recommends denial of the proposed zone change request, for the following reasons:

1. The proposed zoning is not consistent with the Comprehensive Plan.

SUPPORTING DOCUMENTS:

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



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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

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

Property Information:

Address: 3054 South Hatfield Road
Figland Orchard
Subdivision: Subdivision No. 1 Lot: 36 and 37 Block: _____
Tax I.D. Number: _____

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

Current use of property (type of structures on property): "Non-conforming"/Mobile Home Park

Proposed use of property: Mobile Home Park (expanded)

PROPERTY OWNER INFORMATION:

NAME Ira William (Bill) Hubbard
ADDRESS P. O. Box 992
CITY Pearland STATE TX ZIP 77588-0992
PHONE(281) 489-2689
FAX() _____
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME John S. Powell, Attorney
ADDRESS 2405 South Grand Blvd.
CITY Pearland STATE TX ZIP 77581
PHONE(281) 485-4252
FAX(281) 485-4858
E-MAIL ADDRESS _____

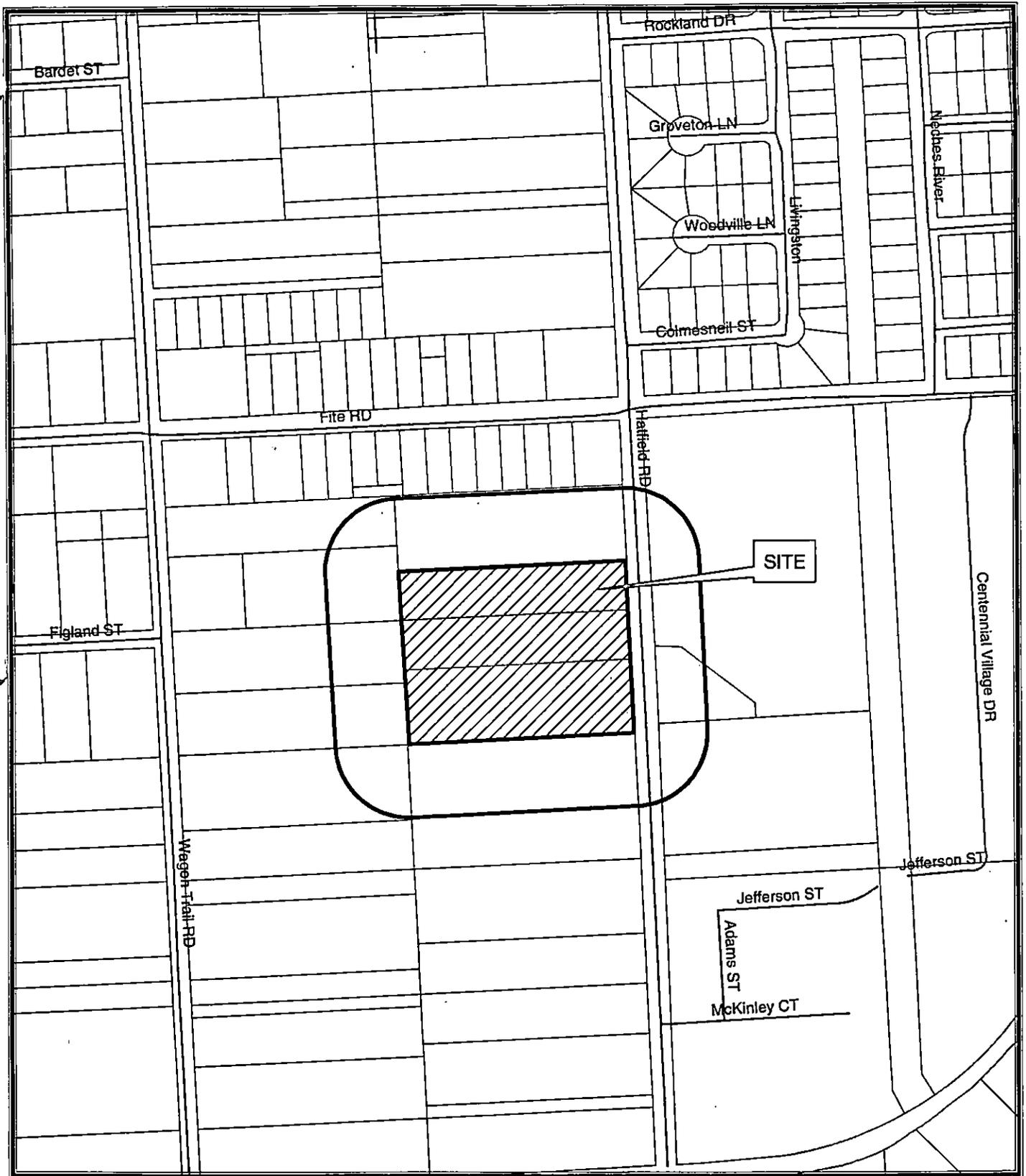
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have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

Owner's Signature: _____ Date: _____

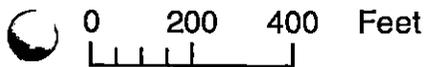
Agent's Signature: [Signature] Date: March 26, 2003

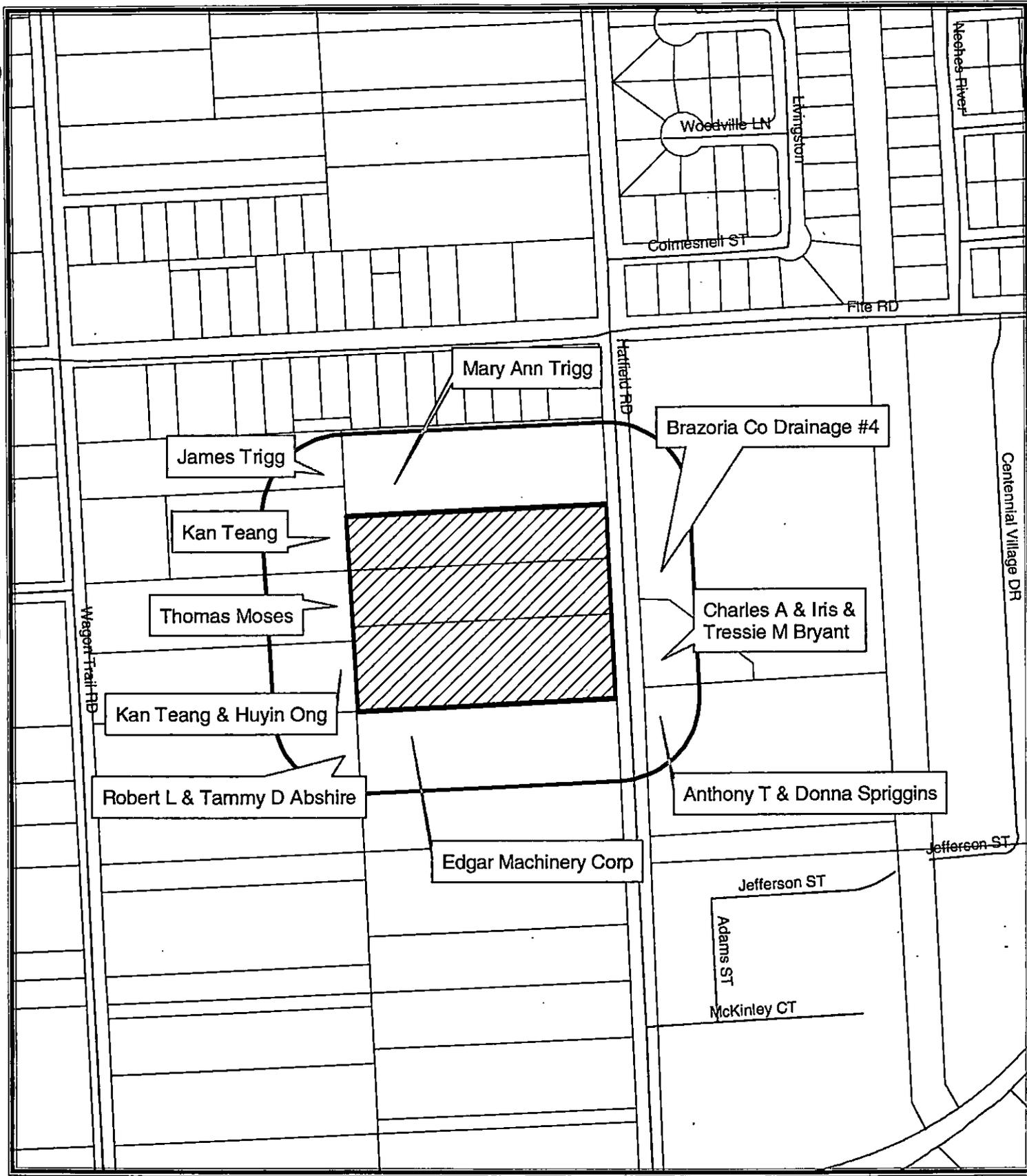
OFFICE USE ONLY:

FEES PAID: 275⁰⁰ DATE PAID: 3/27/03
RECEIVED BY: [Signature] APPLICATION NO. 1102



Zone Change Application No. 1102
Ira William Hubbard
3054 Hatfield Road
(SD - MH)





Zone Change Application No. 1102
 Ira William Hubbard
 3054 Hatfield Road
 (SD - MH)



ZONE CHANGE APPLICATION NO. 1102

Notification list

<u>TAX ACCT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP</u>	<u>LEGAL DESCRIPTION</u>
0240-0010-112	BRAZORIA CO DRAINAGE #4	4805 BROADWAY ST	PEARLAND	TX	77581-3934	A0240 H T & B R R (PEARLAND), TRACT 16A (PT), SAND PIT, ACRES 11.250
4100-0056-110	TRIGG MARY ANN	3038 HATFIELD RD	PEARLAND	TX	77584-1500	FIGLAND ORCHARD (A0240 H T & B), LOT 36A, ACRES 3.000
4100-0056-000	TRIGG JAMES	3041 WAGON TRAIL RD	PEARLAND	TX	77584-9082	FIGLAND ORCHARD (A0240 H T & B), LOT 35A, ACRES 2.000
4100-0055-110	KAN TEANG	3049-2 WAGON TRL	PEARLAND	TX	77584	FIGLAND ORCHARD (A0240 H T & B), LOT 35B, ACRES 2.000
4100-0060-000	HUBBARD IRA WILLIAM	PO BOX 992	PEARLAND	TX	77588-0992	FIGLAND ORCHARD (A0240 H T & B), LOT 36-37-37A, ACRES 7.00
4100-0061-000	MOSES THOMAS	PO BOX 1867	PEARLAND	TX	77588-1867	FIGLAND ORCHARD (A0240 H T & B), LOT 38A, ACRES 2.500
0240-0010-111	BRYANT C & IRIS & TRESSIE	3113 HATFIELD RD	PEARLAND	TX	77584-1505	A0240 H T & B R R (PEARLAND), TRACT 16A1, ACRES 1.000
4100-0060-000	HUBBARD IRA WILLIAM	PO BOX 992	PEARLAND	TX	77588-0992	FIGLAND ORCHARD (A0240 H T & B), LOT 36-37-37A, ACRES 7.00
4100-0062-000	ONG KAN TEANG & HUYIN	3049 WAGON TRAIL	PEARLAND	TX	77584	FIGLAND ORCHARD (A0240 H T & B), LOT 38, ACRES 2.500
0240-0010-005	SPRIGGINS ANTHONY & DONNA	3915 BEECHWOOD DR	PEARLAND	TX	77584-9247	A0240 H T & B R R (PEARLAND), TRACT 16B1, ACRES 5.3499
4100-0065-000	EDGAR MACHINERY CORP	7700 ROMEA ST	HOUSTON	TX	77028-6045	FIGLAND ORCHARD (A0240 H T & B), LOT 40, ACRES 3.818
4100-0064-000	ABSHIRE R L & TAMMY D	3133 WAGON TRAIL RD	PEARLAND	TX	77584-9084	FIGLAND ORCHARD (A0240 H T & B), LOT 39A, ACRES 3.000

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1098

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

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

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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



Zone Change Application No. 1098

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

April 21, 2003

Property Owner:

Richard and Terry Wemhoff

Applicant or Agent:

Richard and Terry Wemhoff

Location or Address of Property:

Adamo Lane

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Single Family Dwelling District (R-1)

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

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Dwelling District (R-1)	Undeveloped land
South	Suburban Development District (SD), but proposed for Estate Lot Single Family Dwelling District (R-E)	Undeveloped land
East	Suburban Development District (SD)	Single family residences

	<u>Zoning</u>	<u>Land Use</u>
West	Estate Lot Single Family Dwelling District (R-E), with a Specific Use Permit for a church (Silverlake Church)	Undeveloped land

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

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

Adamo Lane is an unimproved street at this time. The applicant is not required to plat the subject property in order to obtain a building permit. Therefore, the applicant is not responsible for constructing any improvements to Adamo Lane.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change is consistent with the Comprehensive Plan for the City. The subject lot meets the space requirements of the R-E district; however, the applicant has instead chosen the R-1 district in order to allow for future subdivision of the tract.

PUBLIC COMMENTS: Public notice/comment forms were mailed to 16 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

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

1. The proposed zone change provides for low density residential uses as recommended by the Comprehensive Plan.
2. The proposed zone change is consistent with existing uses and zoning districts within the subject area.

SUPPORTING DOCUMENTS:

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



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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

- Change in Zoning Classification from: Suburban Dev District: R-1 Single Family D.D.
(list current zoning) (list proposed zoning)
- Specific Use Permit Request for : _____
(list proposed use)

Property Information:

Address: CR 664 (ADAMO Lane)
 Subdivision: Allison-Richey Gulf Coast Home Subdivision Lot: N 1/2 of Lot #312 Block: Section 19, H & BRR Survey Abstract #13
 Tax I.D. Number: N/A

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

Current use of property (type of structures on property): None (undeveloped property)
 Proposed use of property: Residential

PROPERTY OWNER INFORMATION:

NAME: Richard & Terry Wemhoff
 ADDRESS: 7625 Longleaf
 CITY: Pearland STATE: TX ZIP: 77581
 PHONE: (281) 997 1046
 FAX: (281) 997 7068
 E-MAIL ADDRESS: wemhoff@sprint @ earthlink.net

APPLICANT/AGENT INFORMATION:

NAME: Same
 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: Terry Wemhoff Date: 3/13/03
 Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: \$ 275.00 DATE PAID: 3-13-03
 RECEIVED BY: Mona Phipps APPLICATION NO. 1098

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 21st day of April, 2003, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a joint public hearing in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Richard and Terry Wernhoff, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

5 acres, being the North 1/2 of Lot or Tract No. 36, Allison Richey Gulf Coast Home Subdivision, Section 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (Adamo Lane)

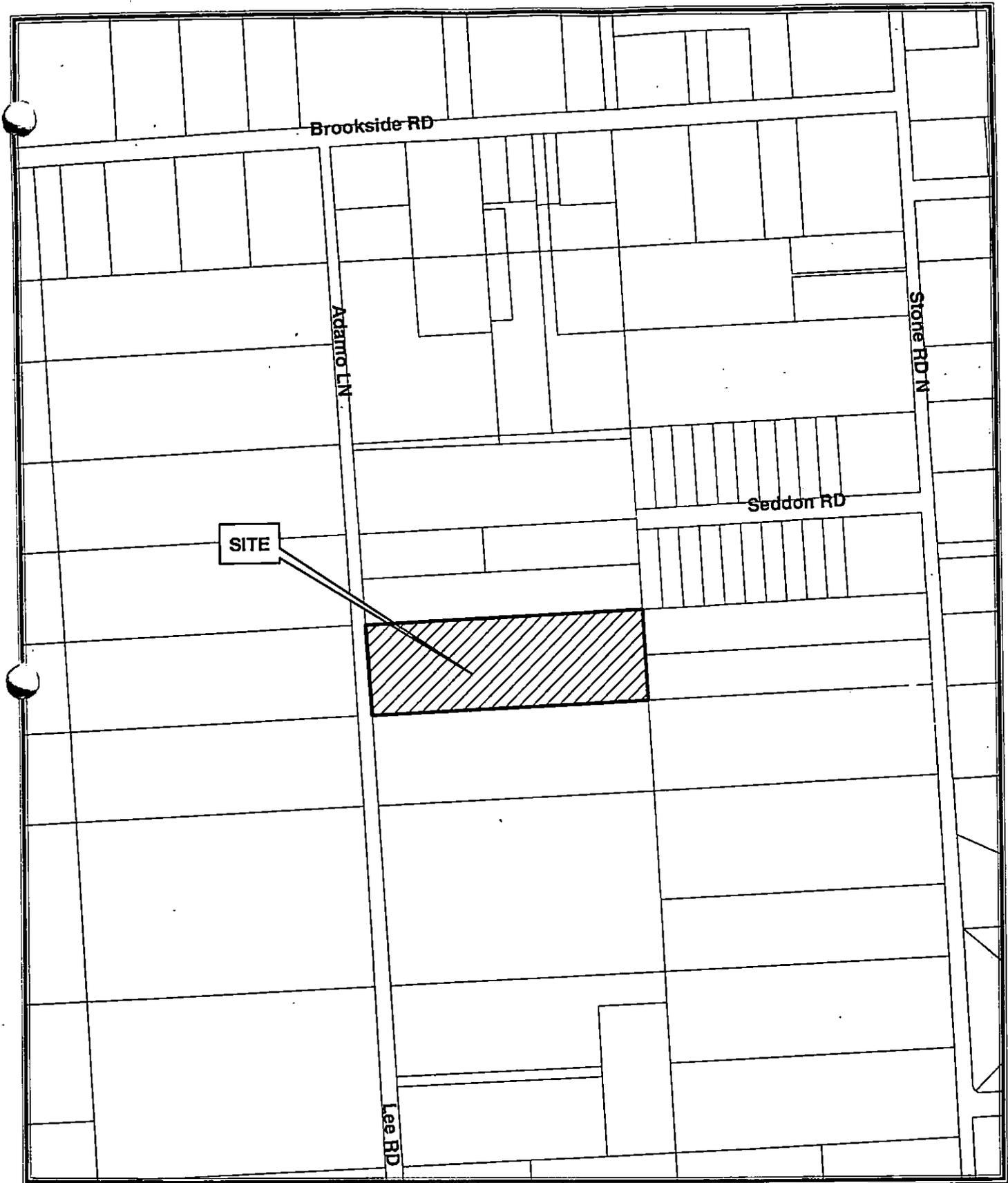
An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll.

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.

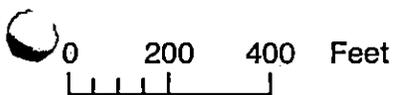
Mona Ann Phipps

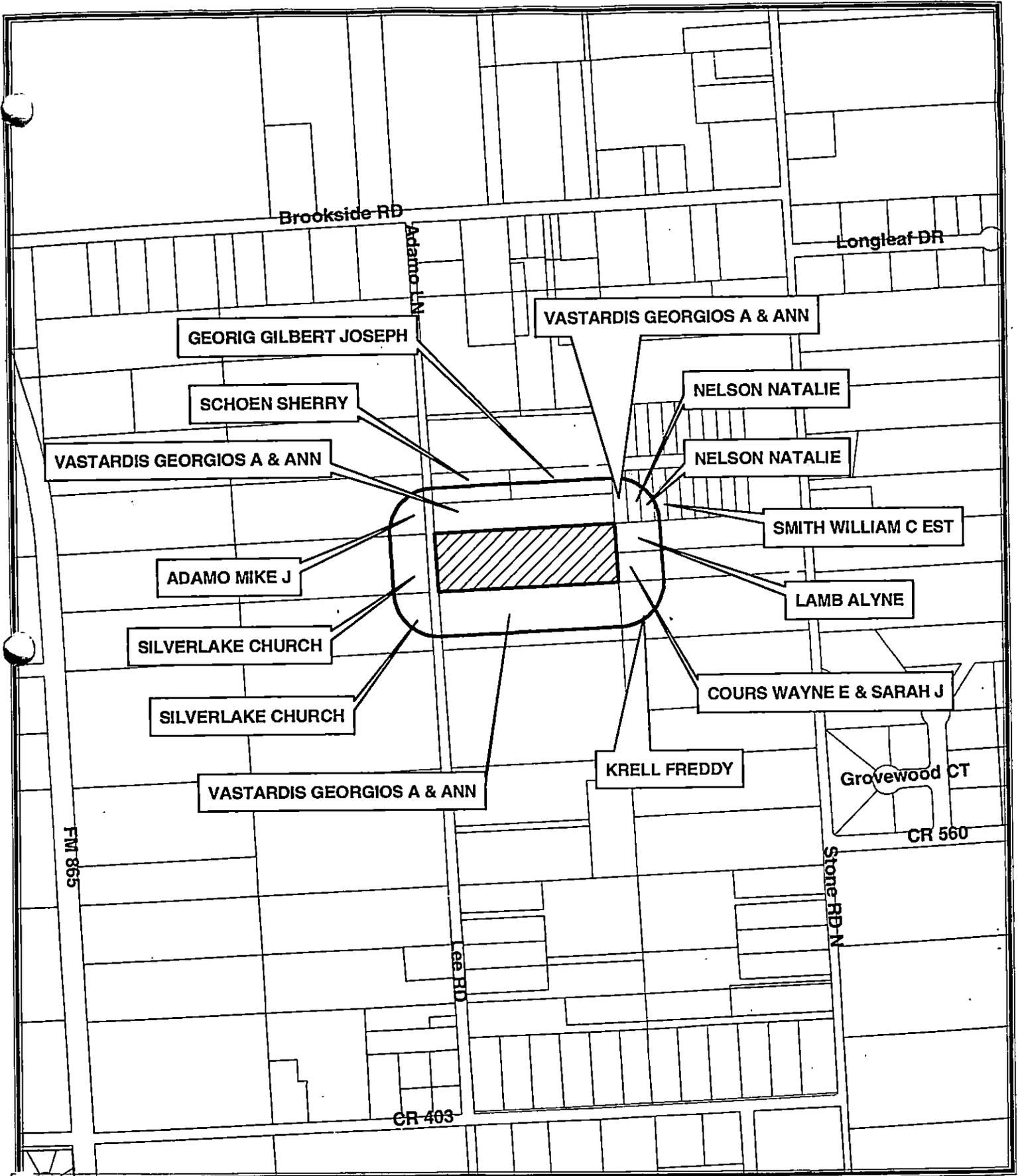
Mona Ann Phipps
Development Coordinator

APPLICATION NO. 1098



Zone Change Application No. 1098
Richard and Terry Wemhoff
Adamo Lane
(SD - R1)





Zone Change Application No. 1098
 Richard and Terry Wemhoff
 Adamo Lane
 (SD - R1)

0 200 400 Feet



ZONE CHANGE APPLICATION NO. 1098
Property Owner Notification List

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
0243-0050-120	GOERIG GILBERT JOSEPH	PO BOX 730	FRIENDSWOOD, TX 77549-0730	A0243 H T & B R R, TRACT 35D, ACRES 1.250
7492-0004-000	SMITH WILLIAM C EST%SHIRLEY EDWARDS	4608 BURNING TREE DR	BAYTOWN, TX 77521-3022	SEDDON ACRES (A0243 H T & B), LOT 4-7 TR 51, ACRES 1.440
0243-0050-000	SCHOEN SHERRY	PO BOX 1164	PEARLAND, TX 77588-1164	A0243 H T & B R R, TRACT 35C, ACRES 1.250, 14X66 REDMAN
7492-0008-000	NELSON NATALIE	8002 SEDDON RD	PEARLAND, TX 77581-7706	SEDDON ACRES (A0243 H T & B), LOT 8 TR 51, ACRES 0.361
7492-0009-000	NELSON NATALIE	8002 SEDDON RD	PEARLAND, TX 77581-7706	SEDDON ACRES (A0243 H T & B), LOT 9 TR 51, ACRES 0.361
	WEMHOFF RICHARD & TERRY	7625 LONGLEAF	PEARLAND, TX 77581	
7492-0010-000	VASTARDIS GEORGIOS A & ANN	7473 QUIET MEADOW LN	FRISCO, TX 75034-3132	SEDDON ACRES (A0243 H T & B), LOT TR 51, ACRES 0.361
0243-0003-000	ADAMO MIKE J	2526 GRAMERCY ST	HOUSTON, TX 77030-3108	A0243 H T & B R R, TRACT 19 S/2, ACRES 5.000
0243-0050-110	VASTARDIS GEORGIOS A & ANN	7473 QUIET MEADOW LN	FRISCO, TX 75034-3132	A0243 H T & B R R, TRACT 35, ACRES 2.500
0243-0048-120	LAMB ALYNE	1830 STONE RD	PEARLAND, TX 77581-8080	A0243 H T & B R R, TRACT 52B, ACRES 2.500
0243-0052-000	VASTARDIS GEORGIOS A & ANN	7473 QUIET MEADOW LN	FRISCO, TX 75034-3132	A0243 H T & B R R, TRACT 36 N/2, ACRES 5.000
0243-0056-120	SILVERLAKE CHURCH	5517 BROADWAY ST	PEARLAND, TX 77581-3746	A0243 H T & B R R, TRACT 4-4A-20-20A, ACRES 20.00
0243-0048-000	COURS WAYNE E & SARAH J	13544 STONE RD	PEARLAND, TX 77581	A0243 H T & B R R, TRACT 52 (PT), ACRES 0.344
0243-0048-130	KRELL FREDDY	12802 ELLIS DR	PEARLAND, TX 77581-7214	A0243 H T & B R R, TRACT 52A, ACRES 5.000
0243-0051-000	VASTARDIS GEORGIOS A & ANN	7473 QUIET MEADOW LN	FRISCO, TX 75034-3132	A0243 H T & B R R, TRACT 36 S/2, ACRES 5.000
0243-0056-120	SILVERLAKE CHURCH	5517 BROADWAY ST	PEARLAND, TX 77581-3746	A0243 H T & B R R, TRACT 4-4A-20-20A, ACRES 20.00

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1099

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

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

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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



Zone Change Application No. 1099

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

April 21, 2003

Property Owner:

David A. & Diann R. Gardoni

Applicant or Agent:

David A. & Diann R. Gardoni

Location or Address of Property:

9805 Excalibur's Court

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Single Family Dwelling District (R-1)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to construct a single family home. The subject property was previously developed with a mobile home, but is now vacant.

SURROUNDING ZONING AND LAND USES:

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

Zoning

Land Use

West

Suburban Development
District (SD)

Mobile home

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

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Excalibur's Court, a residential City street. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change is in compliance with the Comprehensive Plan for the City. The subject property meets the space requirements of the R-1 zoning district. The property is approximately 112' x 135'.

PUBLIC COMMENTS: Public notice/comment forms were mailed to 21 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

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

1. The proposed zone change provides for Low Density Residential uses as recommended by the Comprehensive Plan.
2. The subject property is consistent with proposed uses within the subject area.

SUPPORTING DOCUMENTS:

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



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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

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

Property Information:

Address: 9805 Excaliber's Ct.
 Subdivision: Somersetshire Est. Lot: 32 Block: 1
 Tax I.D. Number: _____

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

Current use of property (type of structures on property): vacant
 Proposed use of property: home

PROPERTY OWNER INFORMATION:

NAME DAVID A Gardner and Dawn R Gardner
 ADDRESS 9805 Excaliber's Ct.
 CITY Pearland STATE TX ZIP 77581
 PHONE (713) 539-1021
 FAX (281) 997-6208
 E-MAIL ADDRESS dgardner@evr.net

APPLICANT/AGENT INFORMATION:

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

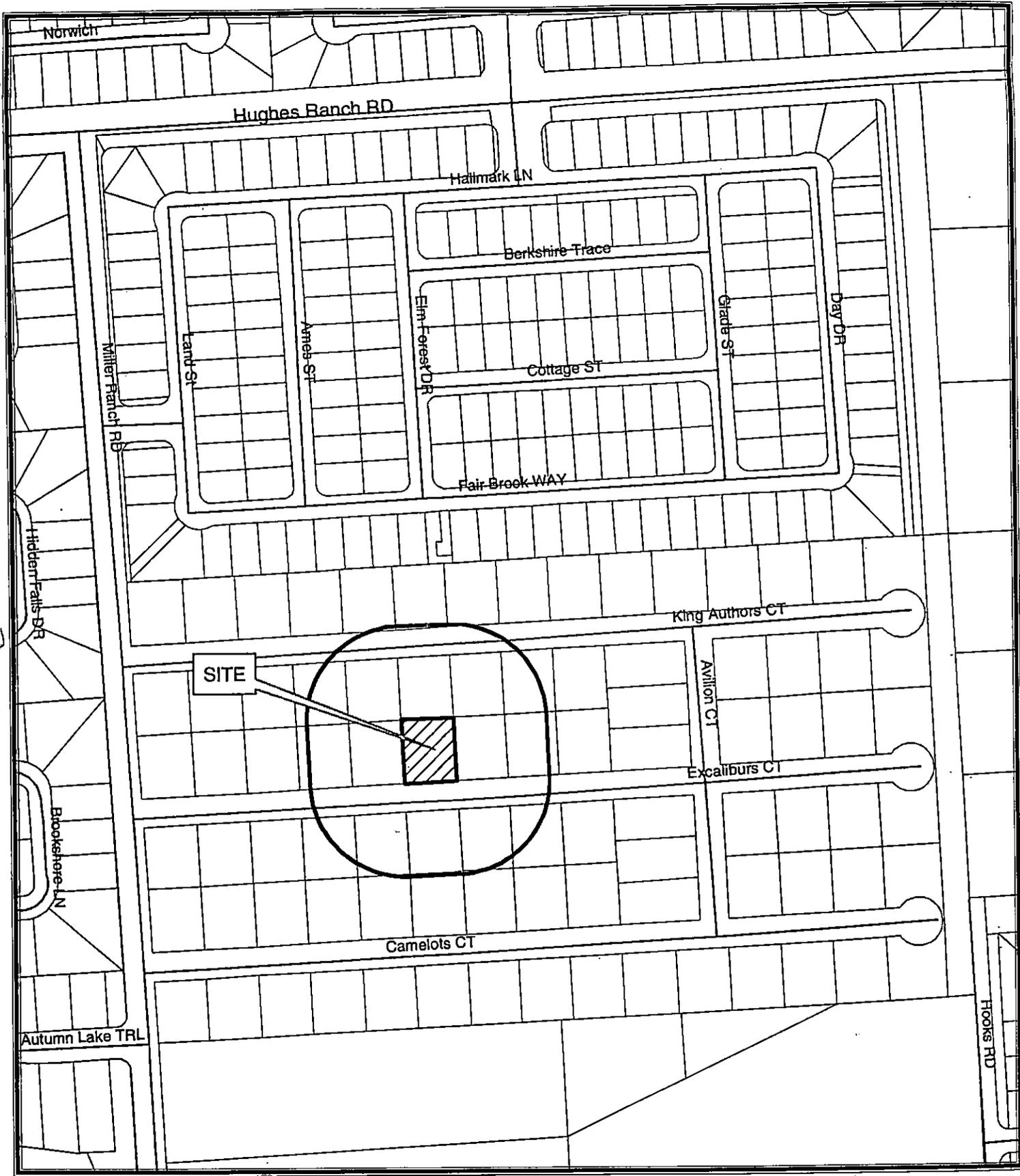
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have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

Owner's Signature: [Signature] Date: 3/24/03

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

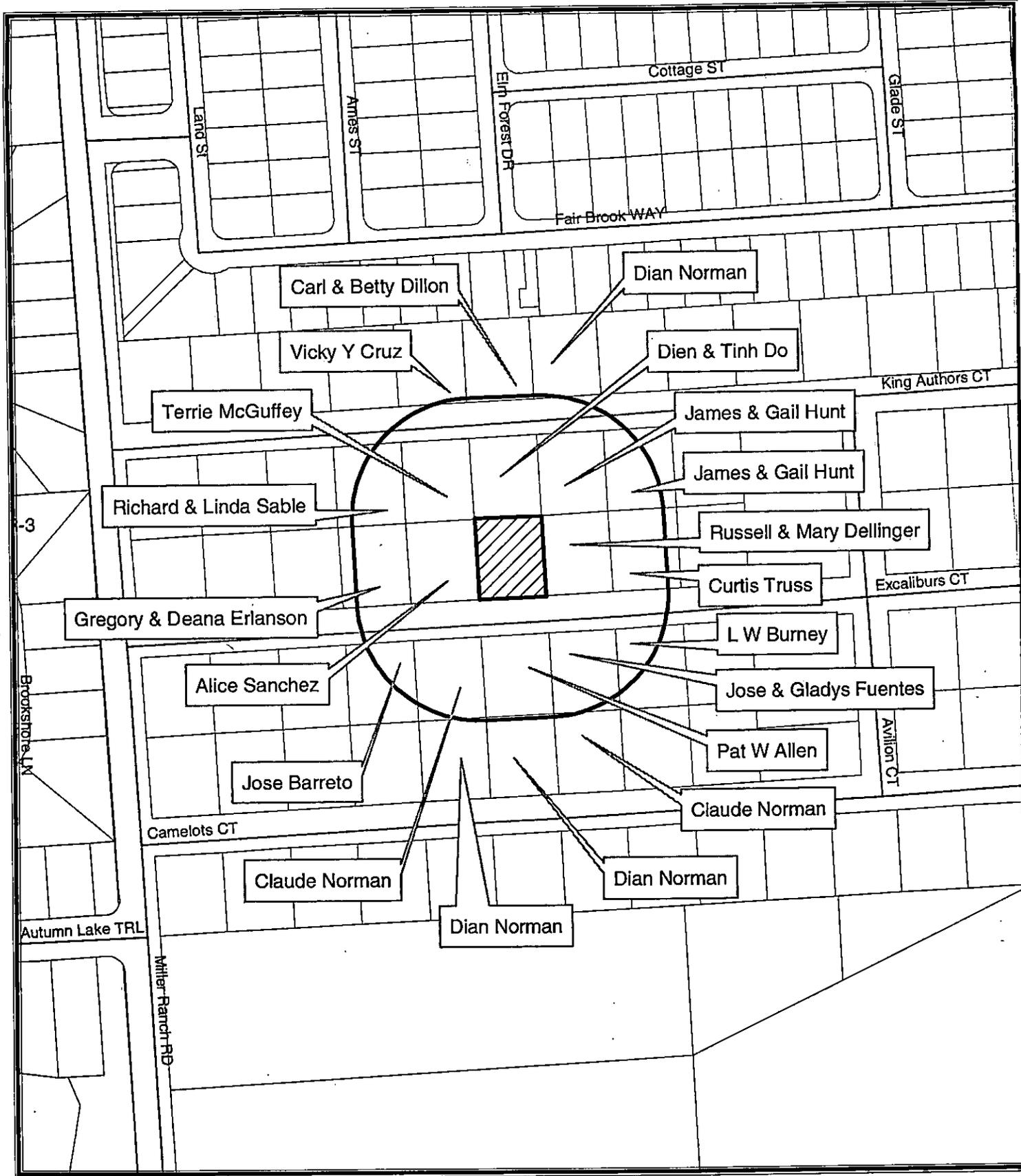
FEES PAID: \$275⁰⁰ DATE PAID: 3/25/03
 RECEIVED BY: [Signature] APPLICATION NO. 1099



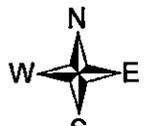
0 200 400 Feet

Zone Change Application No. 1099
 David A Gardoni & Diann R. Gardoni
 9805 Excalibur's Court
 (SD - R-1)





Zone Change Application No. 1099
 David A Gardoni & Diann R. Gardoni
 9805 Excalibur's Court
 (SD - R-1)



ZONE CHANGE APPLICATION NO. 1099

Notification list

<u>TAX ACCT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP</u>	<u>LEGAL DESCRIPTION</u>
7687-0107-000	NORMAN DIAN %LINDA S ENSIGN	9733 KING AUTHORS CT	PEARLAND	TX	77584-8536	SOMERSETSHIRE ESTATES, BLK 1, LT 7
7687-0106-000	DILLON CARL & BETTY L	301 CHRISTINA LN	FRIENDSWOOD	TX	77546-3727	SOMERSETSHIRE ESTATES, BLK 1, LT 6
7687-0105-000	CRUZ VICKY Y	1056 BIRNHAM WOODS BLVD	PASADENA	TX	77503-2273	SOMERSETSHIRE ESTATES, BLK 1, LT 5
7687-0123-000	HUNT J R & G % R & S JENNINGS	9726 KING AUTHORS CT	PEARLAND	TX	77584-8517	SOMERSETSHIRE ESTATES, BLK 1, LT 23
7687-0124-000	HUNT J R & G % R & S JENNINGS	9726 KING AUTHORS CT	PEARLAND	TX	77584-8517	SOMERSETSHIRE ESTATES, BLK 1, LT 24
7687-0125-000	DO DIEU T & TINH	522 CHICKORY FIELD LN	PEARLAND	TX	77584-8130	SOMERSETSHIRE ESTATES, BLK 1, LT 25
7687-0126-000	MCGUFFEY TERRIE	9814 KING AUTHORS CT	PEARLAND	TX	77584	SOMERSETSHIRE ESTATES, BLK 1, LT 26
7687-0127-000	SABLE RICHARD & LINDA	9822 KING AUTHORS COURT	PEARLAND	TX	77584	SOMERSETSHIRE ESTATES, BLK 1, LT 27
7687-0137-000	DELLINGER RUSSELL & MARY	5515 CUNNINGHAM DR	PEARLAND	TX	77581-3720	SOMERSETSHIRE ESTATES, BLK 1, LT 37
7687-0136-000	GARDONI DAVID A & DIANN R	9805 EXCALIBURS CT	PEARLAND	TX	77584-8532	SOMERSETSHIRE ESTATES, BLK 1, LT 36
7687-0135-000	SANCHEZ ALICE G	9813 EXCALIBURS CT	PEARLAND	TX	77584-8532	SOMERSETSHIRE ESTATES, BLK 1, LT 35
7687-0134-000	ERLANSON GREGORY D & DEANA L	3221 EXCALIBURS CT	PEARLAND	TX	77584-2504	SOMERSETSHIRE ESTATES, BLK 1, LT 34
7687-0168-000	BURNEY L W % JOSE E FERNANDEZ	PO BOX 116	HUMBLE	TX	77347-0116	SOMERSETSHIRE ESTATES, BLK 1, LT 53-68
7687-0154-000	FUENTES JOSE D & GLADYS	9734 EXCALIBURS CT	PEARLAND	TX	77584-8529	SOMERSETSHIRE ESTATES, BLK 1, LT 54
7687-0155-000	ALLEN PAT W	9806 EXCALIBURS CT	PEARLAND	TX	77584-8531	SOMERSETSHIRE ESTATES, BLK 1, LT 55
7687-0156-000	NORMAN C %MEMORY DAUGHERTY	9821 EXCALIBURS CT	PEARLAND	TX	77584	SOMERSETSHIRE ESTATES, BLK 1, LT 56
7687-0157-000	BARRETO JOSE	1704 CORAL WAY	FORT MYERS	FL	33917-2532	SOMERSETSHIRE ESTATES, BLK 1, LT 57
7687-0167-000	NORMAN C M %SALVADOR GARCIA	9733 CAMELOTS CT	PEARLAND	TX	77584-8522	SOMERSETSHIRE ESTATES, BLK 1, LT 67
7687-0166-000	NORMAN DIAN % J & B MARTINEZ	9805 CAMELOTS CT	PEARLAND	TX	77584-8524	SOMERSETSHIRE ESTATES, BLK 1, LT 66
7687-0165-000	NORMAN DIAN % J G CLARK	9813 CAMELOTS CT	PEARLAND	TX	77584-8524	SOMERSETSHIRE ESTATES, BLK 1, LT 65
7687-0138-000	TRUSS CURTIS	6002 RIDGEWAY DR	HOUSTON	TX	77033-1318	SOMERSETSHIRE ESTATES, BLK 1, LT 38

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1101

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

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

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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



Zone Change Application No. 1101

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

April 21, 2003

Property Owner:

Michael V. Jenkins

Applicant or Agent:

Michael V. Jenkins

Location or Address of Property:

Adamo Lane

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Estate Lot Single Family Dwelling District
(R-E)

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

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD), but proposed for Single Family Dwelling District (R-1)	Undeveloped land
South	Suburban Development District (SD)	Undeveloped land

	<u>Zoning</u>	<u>Land Use</u>
East	Suburban Development District (SD)	Commercial buildings/business
West	Estate Lot Single Family Dwelling District (R-E), with a Specific Use Permit for a church (Silverlake Church)	Undeveloped land

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

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

Adamo Lane is an unimproved street at this time. The applicant is not required to plat the subject property in order to obtain a building permit. Therefore, the applicant is not responsible for constructing any improvements to Adamo Lane.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change is consistent with the Comprehensive Plan for the City. The subject lot meets the space requirements of the R-E district; the lot is 5 acres in size and over 200 feet in width along Adamo Lane.

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

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

1. The proposed zone change provides for low density residential uses as recommended by the Comprehensive Plan.
2. The proposed zone change is consistent with existing uses and zoning districts within the subject area.

SUPPORTING DOCUMENTS:

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



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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

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

Property Information:

Address: ADAMO LANE

Subdivision: _____ Lot: _____ Block: _____

Tax I.D. Number: _____

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

Current use of property (type of structures on property): AGRICULTURE USE (NO STRUCTURES ON PROPERTY)

Proposed use of property: SINGLE FAMILY HOME (ONE HOUSE)

PROPERTY OWNER INFORMATION:

NAME MICHAEL V. JENKINS

ADDRESS 12718 PANAY DR.

CITY HOUSTON STATE TX. ZIP 77048-4128

PHONE (713) 991-4762

FAX (713) 308-1210

E-MAIL ADDRESS MYLORD@WT.NET

APPLICANT/AGENT INFORMATION:

NAME SAME AS PROPERTY 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: Michael V. Jenkins Date: 03/26/2003

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: \$ 275.00 DATE PAID: 3/26/03

RECEIVED BY: Mona Higgs APPLICATION NO. 1101

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 21st day of April, 2003, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a joint public hearing in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Michael V. Jenkins, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on the following described property, to wit:

5 acres, being the South 1/2 lot or Tract No. 36, Allison Richey Gulf Coast Home Co Subdivision, Section 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (Adamo Lane)

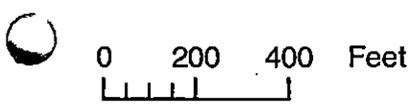
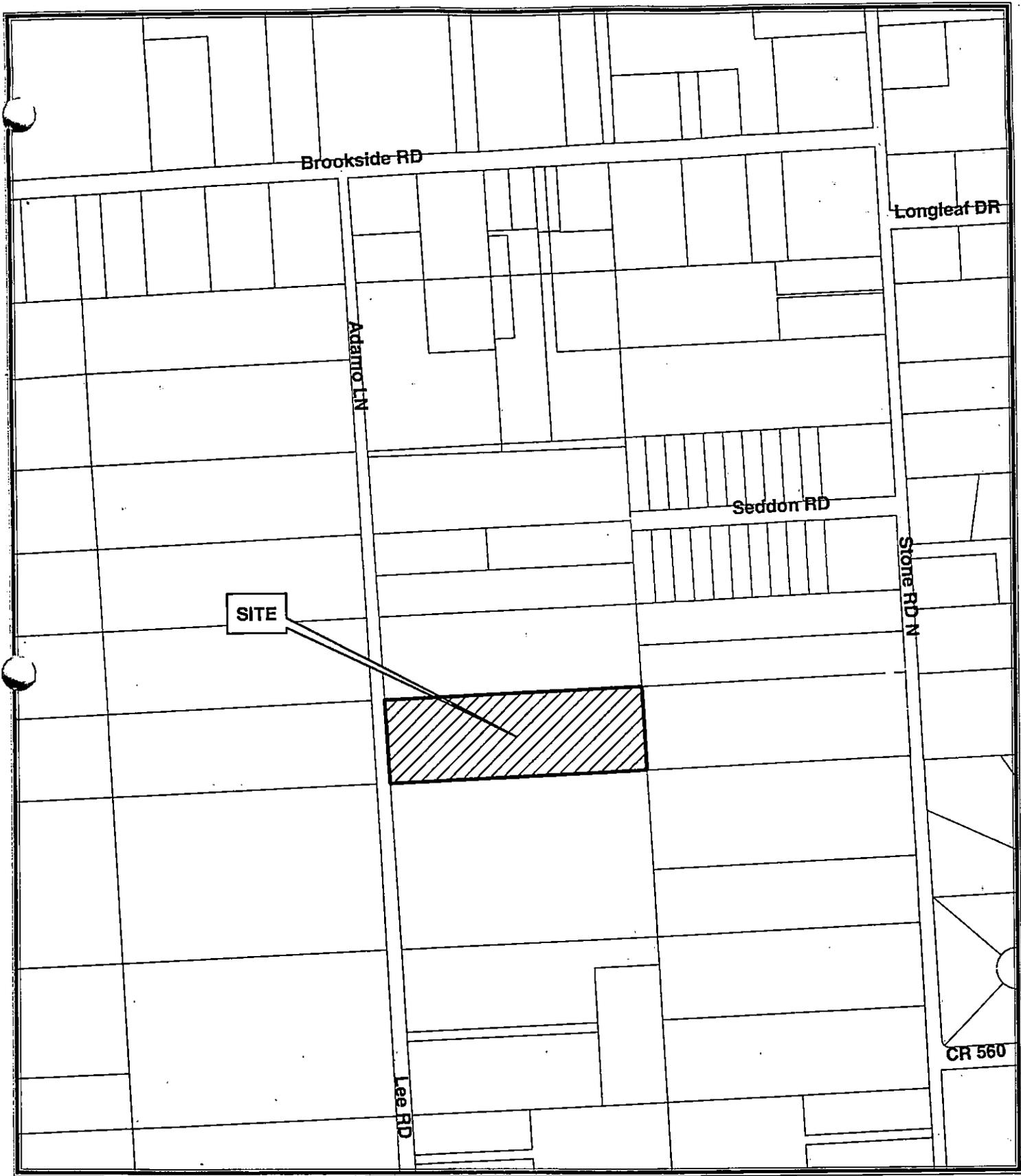
An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll.

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.

Mona Ann Phipps

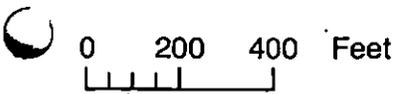
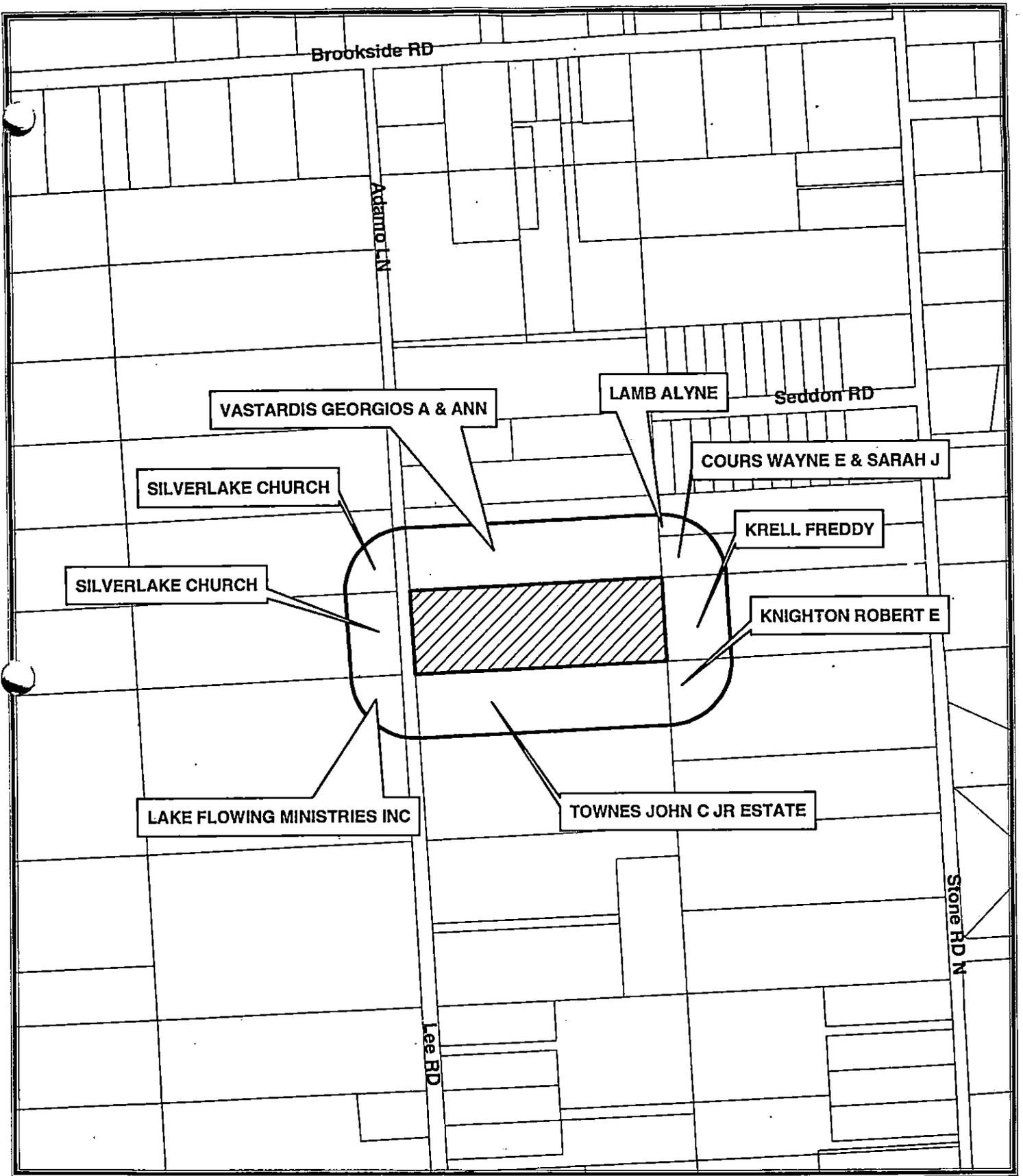
Mona Ann Phipps
Development Coordinator

APPLICATION NO. 1101



Zone Change Application No. 1101
Michael V. Jenkins
Adamo Lane
(SD - RE)





Zone Change Application No. 1101
Michael V. Jenkins
Adamo Lane
(SD - RE)



**ZONE CHANGE APPLICATION NO. 1101
Property Owner Notification List**

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
0243-0048-120	LAMB ALYNE	1830 STONE RD	PEARLAND, TX 77581-8080	A0243 H T & B R R, TRACT 52B, ACRES 2.500
0243-0052-000	VASTARDIS GEORGIOS A & ANN	7473 QUIET MEADOW LN	FRISCO, TX 75034-3132	A0243 H T & B R R, TRACT 36 N/2, ACRES 5.000
0243-0056-120	SILVERLAKE CHURCH JENKINS MICHAEL V	5517 BROADWAY ST 12718 PANAY DRIVE	PEARLAND, TX 77581-3746 HOUSTON, TX 77048-4128	A0243 H T & B R R, TRACT 4-4A-20-20A, ACRES 20.00
0243-0048-000	COURS WAYNE E & SARAH J	13544 STONE RD	PEARLAND, TX 77581	A0243 H T & B R R, TRACT 52 (PT), ACRES 0.344
0243-0048-130	KRELL FREDDY	12802 ELLIS DR	PEARLAND, TX 77581-7214	A0243 H T & B R R, TRACT 52A, ACRES 5.000
0243-0051-000	VASTARDIS GEORGIOS A & ANN	7473 QUIET MEADOW LN	FRISCO, TX 75034-3132	A0243 H T & B R R, TRACT 36 S/2, ACRES 5.000
0243-0056-120	SILVERLAKE CHURCH	5517 BROADWAY ST	PEARLAND, TX 77581-3746	A0243 H T & B R R, TRACT 4-4A-20-20A, ACRES 20.00
0243-0049-000	KNIGHTON ROBERT E	13626 STONE RD	PEARLAND, TX 77581	A0243 H T & B R R, TRACT 53, ACRES 6.000
0243-0057-000	TOWNES JOHN C JR EST % JOHN RIDOUT	5118 HOLLY TERRACE	HOUSTON, TX 77056	A0243 H T & B R R, TRACT 37 (UND 1/3 INT), ACRES 3.33, UND 33.3%
0243-0056-000	LAKE FLOWING MINISTRIES INC	5517 W BROADWAY	PEARLAND, TX 77581	A0243 H T & B R R, TRACT 5-21, ACRES 20.00



PUBLIC COMMENT FORM

(Please type or print in blue or black ink)

Planning Department
3519 Liberty Drive
Pearland, Texas 77581
281-652-1639
281-652-1702 fax

ZONE CHANGE APPLICATION NO. 1095

Joint Public Hearing to be held Monday, April 21, 2003, 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 prior to the Joint Public Hearing.

_____ I am FOR the requested zoning as explained on the attached public notice.

_____ I am AGAINST the requested zoning as explained on the attached public notice.

Name: TRI-UNION DEVELOPMENT CORP

Address: 19315 HURWY 35 AVE TX 77511

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

Signature: *John Matlock* Date: 4-21-03
John Matlock

COMMENTS: _____
- TRI-UNION REC'D NOTIFICATION OF MEETING 4-21-03
- TRI-UNION HAS CYC & GAS TRANSPORTATION LINES SOUTH & EAST
OF THIS PROPERTY
- CONTACT EDWARD STRAPPEL C281-996-7258 IF ANY QUESTIONS



PUBLIC COMMENT FORM

Planning Department
3519 Liberty Drive
Pearland, TX 77581
281-652-1635
fax 281-652-1702

(Please type or print in black ink)

Zone Change Application No. 1102

Joint Public Hearing to be held Monday, April 21, 2003, at 6:30 PM
in the City Hall Council Chamber, 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 prior to the Joint Public Hearing.

I am **FOR** the requested zoning as explained on the attached public notice.
(Checking "FOR" means that you support the zoning request and feel that the zoning should be changed accordingly.)

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

Name: EDGAR MACHINERY CORP

Address: 7700 ROMEA, HOUSTON, TX, 77028

Pearland Tax Account No.
(If shown on enclosed map): _____

Signature: [Signature] Pres. Date: 4/10/03

COMMENTS:



PUBLIC COMMENT FORM

(Please type or print in blue or black ink)

Planning Department
3519 Liberty Drive
Pearland, Texas 77581
281-652-1639
281-652-1702 fax

ZONE CHANGE APPLICATION NO. 1098

Joint Public Hearing to be held Monday, April 21, 2003, 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 prior to the Joint Public Hearing.

_____ I am **FOR** the requested zoning as explained on the attached public notice.

_____ I am **AGAINST** the requested zoning as explained on the attached public notice.

Name: _____

Address: _____

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: _____ Date: _____

COMMENTS: On Our land A0243 HT + BRR
Tract 19 S/2, Acres 5.000
Adamo Lane I want it to
be Residential.
Mike J. Adamo
4/16/03



PUBLIC COMMENT FORM

(Please type or print in black ink)

Planning Department
3519 Liberty Drive
Pearland, TX 77581
281-652-1635
fax 281-652-1702

Zone Change Application No. 1099

Joint Public Hearing to be held Monday, April 21, 2003, at 6:30 PM
in the City Hall Council Chamber, 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 prior to the Joint Public Hearing.

I am **FOR** the requested zoning as explained on the attached public notice.
(Checking "FOR" means that you support the zoning request and feel that the zoning should be changed accordingly.)

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

Name: CARL DILLON

Address: 301 Christina Ln Friendswood TX 77546

Pearland Tax Account No.

(If shown on enclosed

map): Application # 1099

Signature: Carl Dillon Date: 4-14-2003

COMMENTS:



PUBLIC COMMENT FORM

(Please type or print in black ink)

Planning Department
3519 Liberty Drive
Pearland, TX 77581
281-652-1635
fax 281-652-1702

Zone Change Application No. 1094 & SU 126

Joint Public Hearing to be held Monday, April 21, 2003, at 6:30 PM
in the City Hall Council Chamber, 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 prior to the Joint Public Hearing.

I am **FOR** the requested zoning as explained on the attached public notice.
(Checking "FOR" means that you support the zoning request and feel that the zoning should be changed accordingly.)

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

Name: JEB PROPERTIES INC.

Address: 2218 N. SAN ANTONIO; PEARLAND, TX. 77581

Pearland Tax Account No.
(If shown on enclosed map): _____

Signature: Carolee Duffin Brantley Date: 4/21/03

COMMENTS:



PUBLIC COMMENT FORM

(Please type or print in black ink)

Planning Department
3519 Liberty Drive
Pearland, TX 77581
281-652-1635
fax 281-652-1702

Zone Change Application No. 1094 & SU 126

Joint Public Hearing to be held Monday, April 21, 2003, at 6:30 PM
in the City Hall Council Chamber, 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 prior to the Joint Public Hearing.

X I am **FOR** the requested zoning as explained on the attached public notice.
(Checking "FOR" means that you support the zoning request and feel that the zoning should be changed accordingly.)

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

Name: JUSTIN BRANTLEY

Address: P.O. Box 583 PEARLAND 77588-0583

Pearland Tax Account No.
(If shown on enclosed map): 1094

Signature: *Justin Brantley* Date: 4-18-03

COMMENTS:
SAME AS PREVIOUSLY STATED "IN FAVOR" OF
AFOREMENTIONED REQUEST!



PUBLIC COMMENT FORM

(Please type or print in black ink)

Planning Department
3519 Liberty Drive
Pearland, TX 77581
281-652-1635
fax 281-652-1702

Zone Change Application No. 1094 & SU 126

Joint Public Hearing to be held Monday, April 21, 2003, at 6:30 PM
in the City Hall Council Chamber, 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 prior to the Joint Public Hearing.

I am **FOR** the requested zoning as explained on the attached public notice.
(Checking "FOR" means that you support the zoning request and feel that the zoning should be changed accordingly.)

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

Name: JEB PROPERTIES INC.

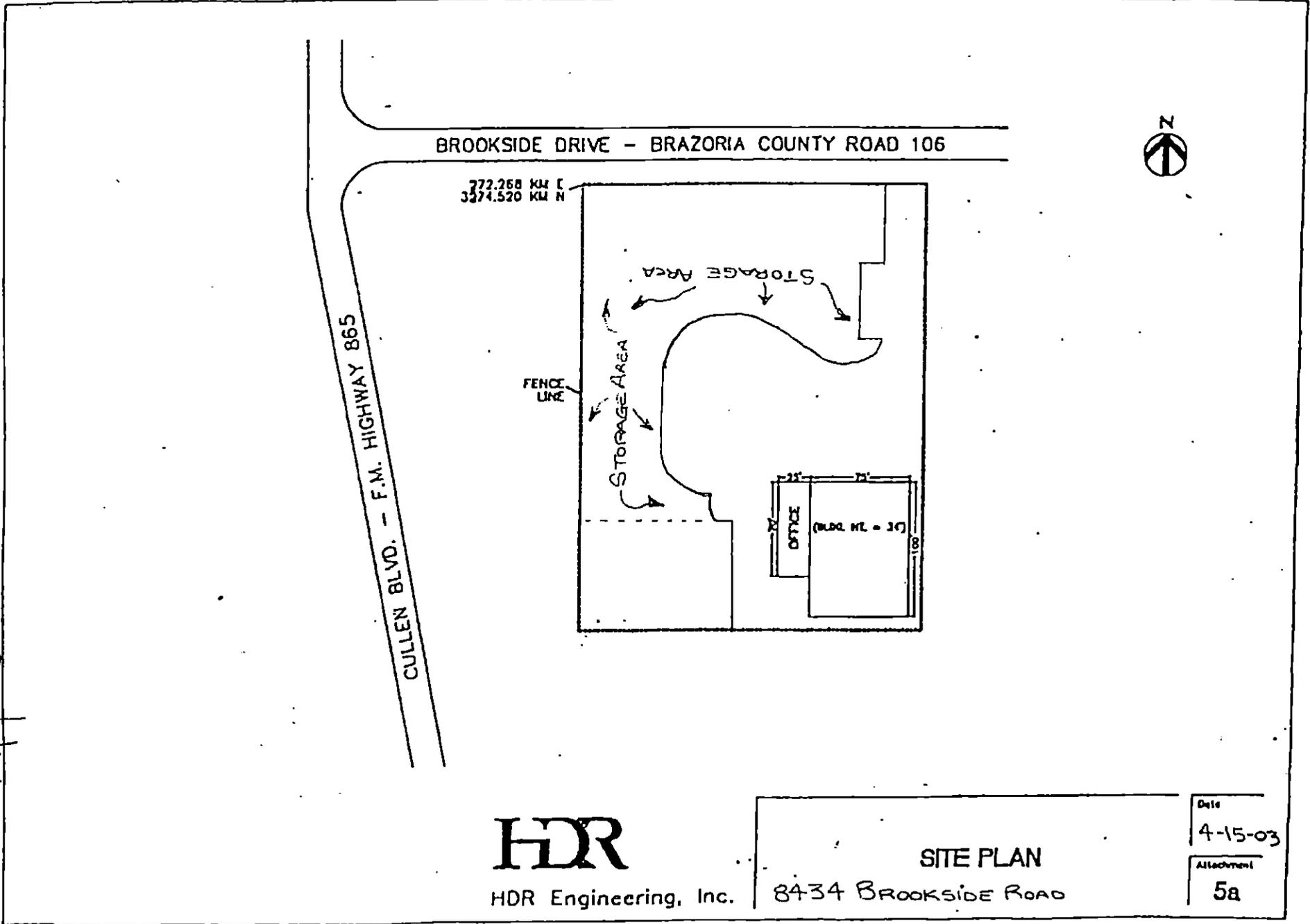
Address: 2218 N. SAN ANTONIO; PEARLAND, TX. 77581

Pearland Tax Account No.
(If shown on enclosed map): _____

Signature: Carolee Diffie Brantley Date: 4/21/03

COMMENTS:

Application 1094; SU 126



HDR

HDR Engineering, Inc.

SITE PLAN

8434 BROOKSIDE ROAD

Date
4-15-03

Attachment
5a



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

APPLICATION FOR A CHANGE IN ZONING

Please check one:

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

Property Information:

Address: 3054 South Hatfield Road
Figland Orchard
Subdivision: Subdivision No. 1 Lot: 36 and 37 Block: _____
Tax I.D. Number: _____

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

Current use of property (type of structures on property): "Non-conforming"/Mobile Home Park
Proposed use of property: Mobile Home Park (expanded)

PROPERTY OWNER INFORMATION:

NAME Ira William (Bill) Hubbard
ADDRESS P. O. Box 992
CITY Pearland STATE TX ZIP 77588-0992
PHONE(281) 489-2689
FAX() _____
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME John S. Powell, Attorney
ADDRESS 2405 South Grand Blvd.
CITY Pearland STATE TX ZIP 77581
PHONE(281) 485-4252
FAX(281) 485-4858
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: _____ Date: _____

Agent's Signature: [Signature] Date: March 26, 2003

OFFICE USE ONLY:

FEES PAID: 275⁰⁰ DATE PAID: 3/27/03
RECEIVED BY: [Signature] APPLICATION NO. 1102

APPLICATION FOR
A CHANGE IN ZONING

City of Pearland
Community Development
3519 Liberty Drive
Pearland, Texas 77581
281-652-1639
281-652-1702FAX

FOR THE SOUTH HATFIELD TRAILER COURT

A Change in Zoning Classification is requested to allow for expansion of The South Hatfield Trailer Court to "MH" for Mobile Home Park or Manufactured Housing. The present classification of the property is believed to be "SD" Suburban Development District. An aerial photograph of the property is attached hereto as Exhibit 1.

Property Address: 3054 South Hatfield Road, Pearland; see site drawing attached hereto as Exhibit 2 .

Legal Description:

Two parcels of land located in the H. T.& B. R. R. Co. Survey, Section 13, Abstract No. 240, Brazoria County, Texas, more particularly being a portion of Lots 36 and 37 of the Figland Orchard Subdivision No. 1, a subdivision of record in Volume 3, Page 77, Plat Records, Brazoria County, Texas, being more particularly described by metes and bounds in the property exhibit attached hereto and made a part hereof as Exhibit 3.

Current use of the property and surrounding area:

The property is, and has been, used as a mobile home park for many years. It's use qualifies as "non-conforming" as defined by The City of Pearland Land Use and Urban Development Ordinance. It is located in a multi-use area; that is, where there are other mobile homes, as well as light industrial businesses, and less expensive single family homes.

There are presently 25 mobile homes on the property. To facilitate drainage of the area, the City of Pearland has expressed an intent to acquire a portion of the property. Twelve (12) existing spaces are believed to be located upon that portion of the property the City needs for drainage. See Exhibit 4.

Proposed use of property:

The owner wishes to continue using the property as a mobile home park or as an area designated by the City for the location of manufactured housing by the City of Pearland pursuant to Texas legislative mandate set out in the Texas Manufactured Housing Standards Act. He also wishes to make the highest and best use of the property as a Mobile Home/Manufactured Home Park by increasing the number of home sites on the property to

56; the number of sites which may be placed upon the property under the space requirements of the City's zoning ordinance.

In that: (a.) prior owners of the property manifested an intent to use all of the property as a mobile home park prior to promulgation of the City's zoning ordinance; (b.) the owner, and prior owners, have invested substantial sums of money in the park; (c.) Mr. John Hargrove, City of Pearland Engineer has approved the owner's Sanitary Sewer Leads Plan; See Exhibit 5; and (d.) the health, safety, morals, and general welfare of the public will not be adversely affected by expansion of the park to a total of 56 homes, the owner asks the City to change zoning for the entire property to "MH", and as expeditiously as possible, grant permits for the:

1. Installation of a gravity sewer system pursuant to a plan which has been approved by The City of Pearland, and which will accommodate the intended 56 total spaces.
2. Improvement of existing roads and construction of additional roads to beautify the site and accommodate 56 homes.
3. Installation of 34 new home sites upon the property outside that area the City intends to acquire for drainage.

PROPERTY OWNER INFORMATION:

Ira William (Bill) Hubbard
P. O. Box 992
Pearland, Texas 77588-0992
(281) 489-2689

AGENT INFORMATION:

John Powell, Attorney
2405 South Grand Blvd.
Pearland, Texas 77581
(281) 485-4252
(281) 485-4858 FAX

PETITION: As owner, 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 Exhibits 4 and 5 contain a true description of the property upon which I have requested the above change of zoning and the information provided. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: Ira Hubbard

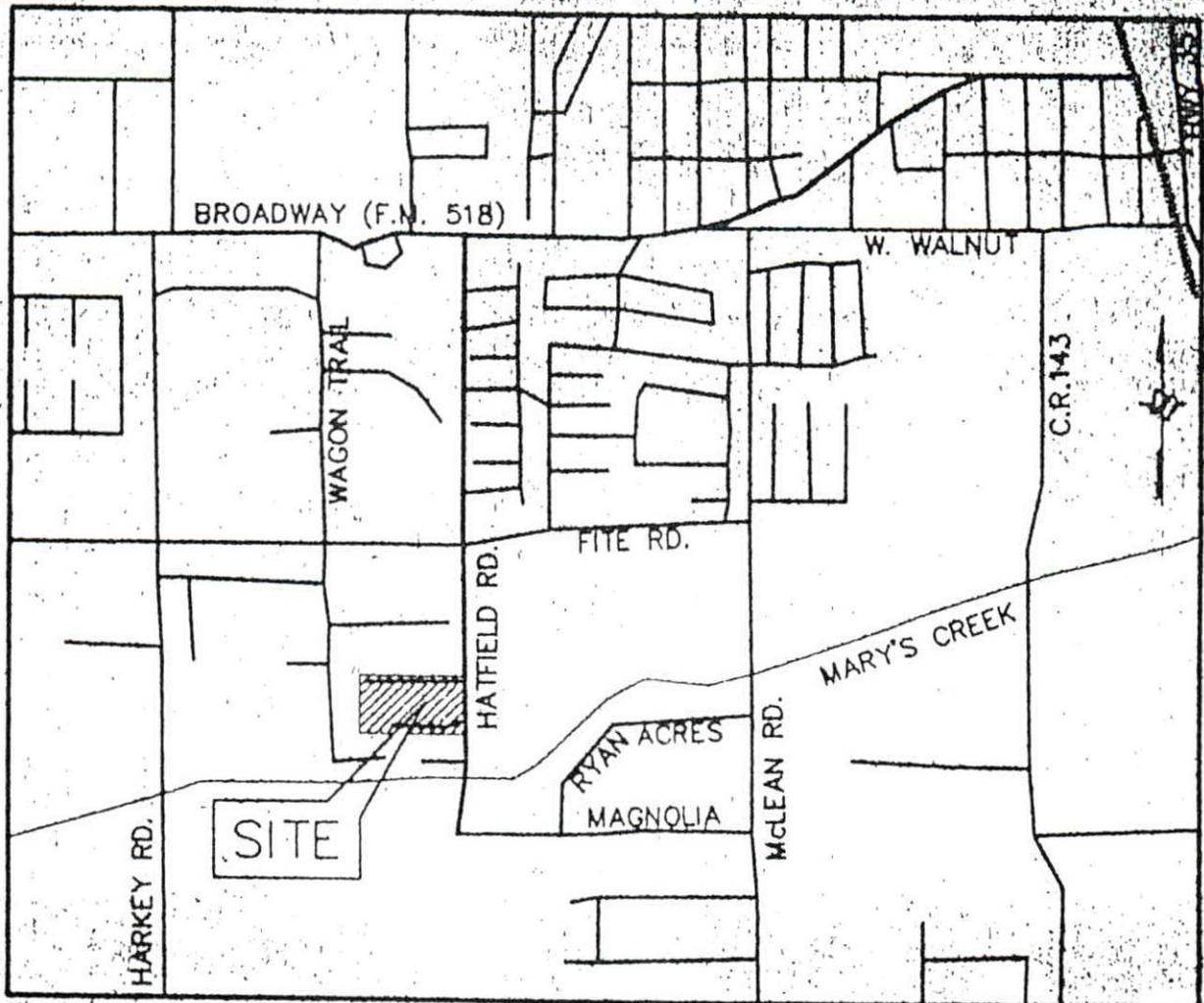
Date: 3/18/03

OFFICE USE ONLY:

FEES PAID: _____ DATE _____

RECEIVED BY: _____ APPLICATION NO. _____





VICINITY MAP

SCALE: 1,500'

BENCHMARK

ELEVATION = 47.883'

CITY OF PEARLAND No. 28-P. BRASS CAP IN CONCRETE AT THE NORTHEAST CORNER OF FITE ROAD AND HATFIELD ROAD, 28.5' EAST OF THE CENTERLINE OF HATFIELD ROAD AND 27.8' NORTH OF THE CENTERLINE OF FITE ROAD. ADJUSTMENT 1979.

TEMPORARY BENCHMARKS

1. THE TOP OF THE NORTH END OF THE 15" CONCRETE CULVERT ON THE WEST SIDE OF HATFIELD ROAD AT THE ENTRANCE TO THE PARK.
ELEVATION = 48.19
2. THE TOP SOUTHWEST CORNER OF CONCRETE SLAB AT THE WATERWELL ON THE WEST END OF THE THE GRAVEL ROAD.
ELEVATION = 49.75

THIS TRACT LIES IN ZONE AE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FIRM) COMMUNITY No. 480077, PANEL 0045, SUFFIX J, BASE FLOOD ELEVATION = 49.50', DATED SEPTEMBER 22, 1999, CITY OF PEARLAND.

DESCRIPTION OF
1.633 ACRES (72,440 S.F.)
CORRIGAN PARCEL 7

Being 1.633 acres (72,440 S.F.) of land located in the H.T.&B.R.R. Co. Survey, Section 13, Abstract No. 240, Brazoria County, Texas, more particularly being a portion of Lots 36 and 37 of the Figland Orchard Subdivision No. 1, a subdivision of record in Volume 3, Page 77, Plat Records, Brazoria County, Texas and a portion of that certain called 6.925 acre tract conveyed to Ira W. Hubbard by instrument of record in File No. 99-045755, Official Records, Brazoria County, Texas (B.C.O.R.), said 1.633 acres (72,440 S.F.) being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone);

BEGINNING at a 3/4-inch iron pipe found marking the southwest corner of aforementioned 6.925 acre tract, same being the northwest corner of that certain called 5 acre tract conveyed to Edgar Machinery Corporation by instrument of record in File No. 93-046926, of said B.C.O.R. and being on the common line of Lots 37 and 38 of said subdivision;

Thence, with the west line of said 6.925 acre tract and with the common line of Lots 37 and 38 of said subdivision, North 02° 47' 47" West, 345.55 feet to a 1/2-inch iron pipe found for corner, same being the common west corner of Lots 36 and 37 of said subdivision;

Thence, continuing with said west line and the common line of Lots 35 and 36 of said subdivision, North 02° 26' 54" West, 136.42 feet to a 5/8-inch iron rod with plastic cap marked "LJA ENG." set for corner on the common line of said 6.925 acre tract and that certain called 3 acre tract conveyed to Marry Ann Trigg by instrument of record in Volume (91)947, Page 936, Deed Records, Brazoria County, Texas,;

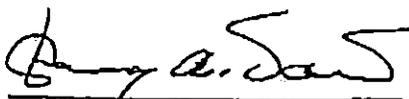
Thence, with the common line of said 6.925 acre and 3 acre tracts, North 87° 17' 56" East, 150.00 feet to a 5/8-inch iron rod with plastic cap marked "LJA ENG." set for corner and from which a 1/2-inch iron pipe bears North 87° 17' 56" East, 475.04 feet found marking the common east corner of said 6.925 acre and 3 acre tracts;

Thence, leaving said common line, South 02° 41' 52" East, 481.99 feet to a 5/8-inch iron rod with plastic cap marked "LJA ENG." set for corner, same being on the common line of said 6.925 acre tract and aforementioned 5 acre tract and being on the common line of said Lots 37 and 40 of aforementioned subdivision and from which a 1/2-inch iron rod found marking the common east corner of said 6.925 acre and 5 acre tracts bears North 87° 18' 25" East, 474.21 feet;

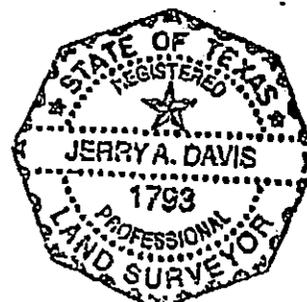
Thence, with the common line of said 6.925 acre and 5 acre tracts and the common line of said Lots 37 and 40 of said subdivision, South 87° 18' 25" West, 150.00 feet to the POINT OF BEGINNING and containing 1.633 acres (72,440 S.F.) of land.

The above description prepared from a survey prepared by the undersigned, dated August 28, 2002.

LJA Engineering & Surveying, Inc.



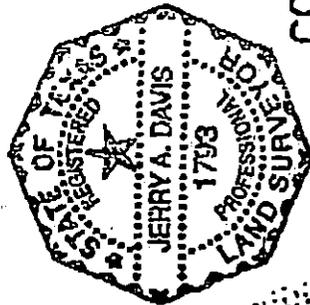
Jerry A. Davis
Registered Professional Land Surveyor
Texas Registration No. 1891



NOTES:

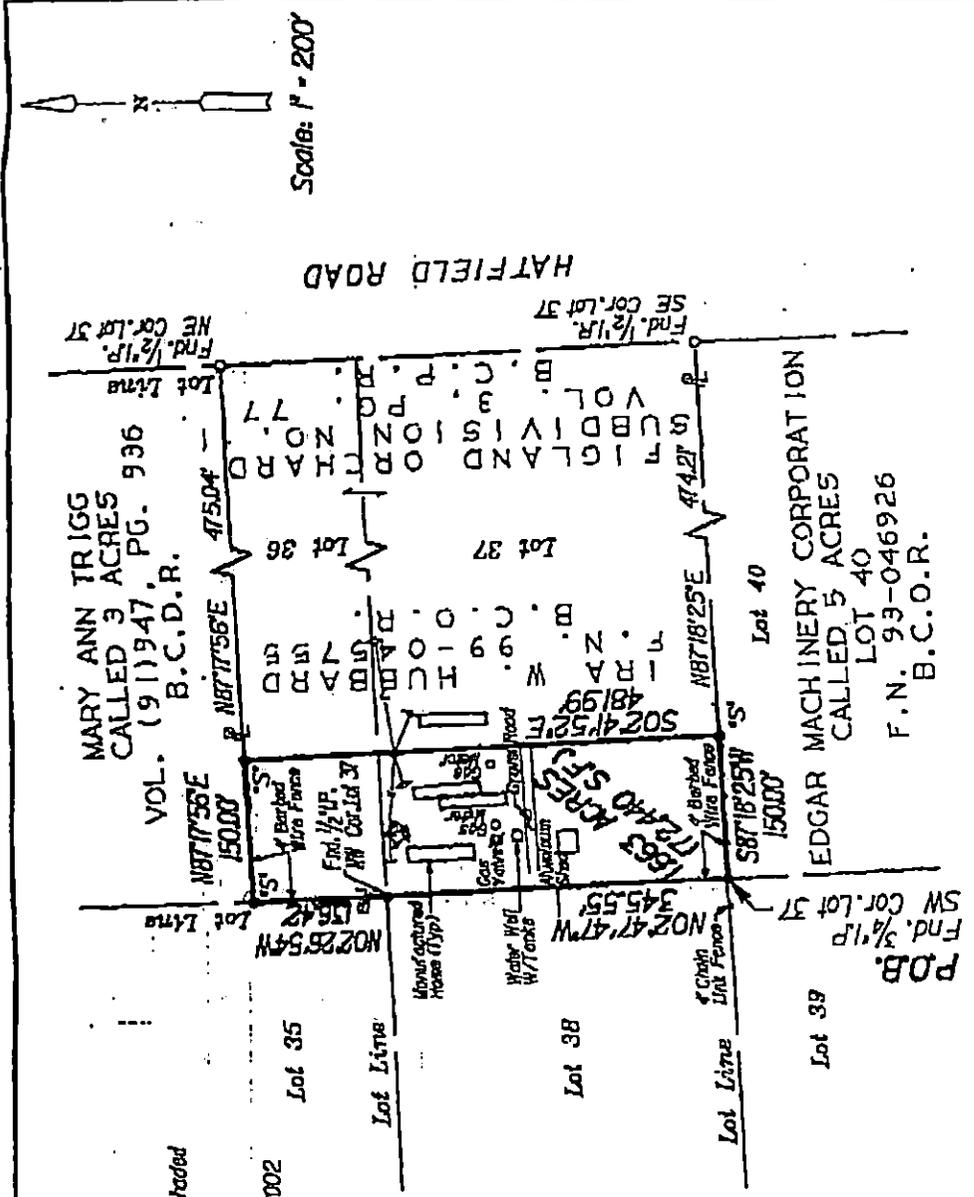
1. All bearings referenced to the Texas State Plane Coordinate System, South Central Zone.
2. In accordance with the Federal Emergency Management Agency Flood Insurance Rate Map No. 48033C000451 revised September 22, 1999, a portion of subject tract lies in shaded Zone X, the remainder lies in unshaded Zone X outside the 100-year flood plain.
3. 'S' denotes a set 5/8-inch iron rod with plastic cap marked "LJA ENG." unless otherwise noted.
4. This survey was prepared from a nothing further letter dated May 31, 2002 furnished by Stewart Title Company.
5. Notes and bearings description prepared for subject tract on separate instrument by the undersigned dated August 28, 2002.

I hereby certify that this plat represents a survey made on the ground under my supervision in July and August of 2002 and that said plat represents the facts found at the time of said survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA Condition II Survey.



Jerry A. Davis
 8/28/02

Jerry A. Davis
 Registered Professional Land Surveyor
 Texas Registration No. 1793



LAND TITLE SURVEY OF
1.663 ACRES (72,440 S.F.)
 LOCATED IN THE
H. T. & B. R. R. CO. SURVEY, SEC. 13, A-240
BRAZORIA COUNTY, TEXAS
CITY OF PEARLAND

AUGUST 2002 JOB NO. 1610-0202-005

LJA Engineering & Surveying, Inc.
 2929 Briarpark Drive Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, Texas 77042-3703

CORRIGAN PARCEL 7

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

July 8, 2002

Mr. Ira William Hubbard
P.O. Box 992
Pearland, Texas 77588-0992

Reference: Land Survey for Corrigan Drainage Improvements
Pearland Mobility and Drainage Bond Program

Dear Mr. Hubbard,

The City of Pearland has determined that it needs to acquire a right-of way on a portion of your property for construction of a drainage ditch as part of the City's Mobility and Drainage Bond Program. Turner, Collie & Braden, Inc., is the Program Manager for the City. LJA Engineering & Surveying, Inc. (LJA) has been selected to provide right-of-way surveying and mapping services for this project.

LJA will require access to your property within this improvement area. Our field crews will be taking horizontal and vertical measurements from time to time during the next three to four weeks. This procedure will not cause any damage to your property or interrupt any normal business operations.

To authorize access to your property, please sign and return one copy of this letter in the enclosed self-addressed stamped envelope for our files, or fax it to my attention at 713-953-5213.

Thank-you for your cooperation in this matter. Please feel free to call me at 713.953.5229 with any concerns or questions you may have.

Sincerely,

Jerry A. Davis, R.P.L.S.
Director of Surveying

Permission to enter property granted:
By: Ira Hubbard
Title: OWNER
Date: 7/12/02

2. CONTRACTOR TO NOTIFY CITY ENGINEER AT LEAST 72 HOURS BEFORE START OF CONSTRUCTION.

3. THE APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO FIELD LOCATE ALL UTILITIES IN THE CONSTRUCTION AREA PRIOR TO BEGINNING WORK. UTILITY LOCATOR SERVICES INCLUDE:
LONE STAR NOTIFICATION CENTER (800) 889-8344
TEXAS EXCAVATION SAFETY SYSTEM (800) 344-8377
TEXAS ONE CALL SYSTEM (800) 245-4545

4. CONTRACTOR TO BE SOLELY RESPONSIBLE FOR PROVIDING A SAFE WORKING ENVIRONMENT AND SHALL COMPLY WITH OSHA REGULATIONS AND APPLICABLE STATE LAWS

5. THE GRAVITY SANITARY SEWER COLLECTION SYSTEM SHOWN HERE WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. OWNERSHIP OF THE LIFT STATION SHALL BE TRANSFERRED TO THE CITY OF PEARLAND AFTER CONSTRUCTION AND ACCEPTANCE.

6. GRAVITY SANITARY SEWER TO BE POLYVINYLCHLORIDE (PVC) SDR-35 WITH SCHEDULE 40 FITTINGS

APPROVED FOR CONSTRUCTION

John Hargrove
JOHN HARGROVE, P.E. CITY ENGINEER

DATE

JRC & Associates, Inc.
9098 West Main Street
League City, Texas 77573
(281) 332-1120



SANITARY SEWER LEADS PLAN

SOUTH HATFIELD TRAILER COURT

3054 S. HATFIELD ROAD, PEARLAND, TEXAS

BILL HUBBARD, OWNER

DATE: Nov 27, 2000

NOV 27 2000

CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS



Pleasant Grove Missionary Baptist Church

"The Bible Way is the Pleasant Grove Way"
C. L. Jackson, Pastor • Sheldon L. Jackson, Pastor

April 16, 2003

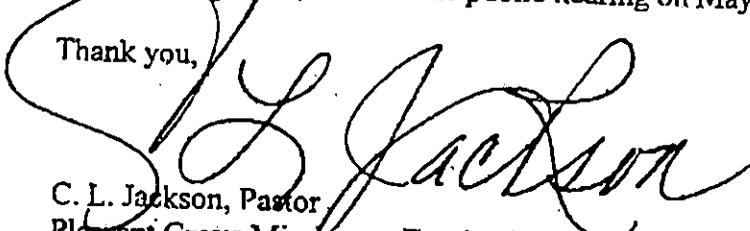
Ms. Theresa Grahman
Planning Department
3519 Liberty Drive
Pearland, Texas 77581

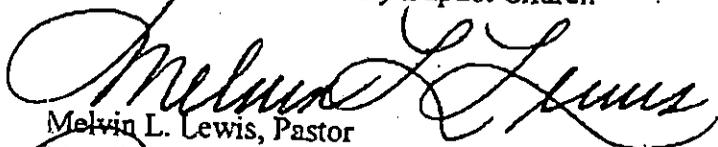
Reference: Zone Change Application 1103

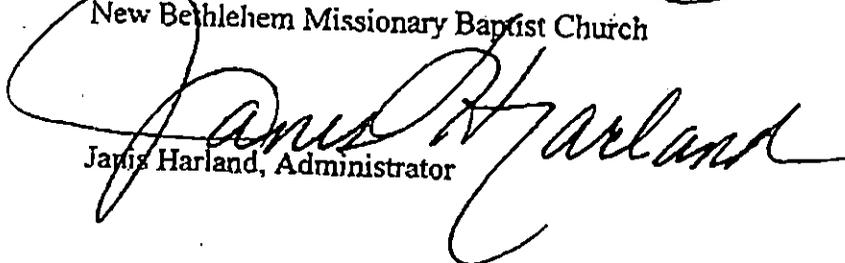
Dear Ms. Grahman:

Per our conversation concerning the notice for a public hearing on the legal description (10.2571 acres, being out of and a part of Lot 6 & 7, Block 10, Allison Richey Gulf Coast Home Co., Suburban Gardens Subdivision, Section 4, T.C.R.R. Co. survey, A-675, Brazoria Co., Texas (Shadow Creek Parkway), please remove this item from the docket on April 21, 2003 to the public hearing on May 19, 2003.

Thank you,


C. L. Jackson, Pastor
Pleasant Grove Missionary Baptist Church


Melvin L. Lewis, Pastor
New Bethlehem Missionary Baptist Church


Janis Harland, Administrator

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1098

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

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

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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

Posted: 16th day of April, 2003

Removed: 22nd day of April, 2003

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1101

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

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

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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Posted: 16th day of April, 2003

Removed: 22nd day of April, 2003

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1099

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

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

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

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Posted: 16th day of April, 2003

Removed: 22nd day of April, 2003

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1102

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

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

Agent: John S. Powell, Attorney

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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

Posted: 16th day of April, 2003

Removed: 22nd day of April, 2003

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family Dwelling District (MF) and General Business District (GB) to Planned Unit Development (PUD), on the following described property, to wit: Zone Change Application No. 1104

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

Owner: Jerome Karam
4201 Broadway Street
Pearland, Texas 77581

Agent: Kevin Cole

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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

Posted: 16th day of April, 2003

Removed: 22nd day of April, 2003

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1103

Legal Description: 10.2571 acres, being out of and a part of Lot 6 & 7, Block 10, Allison Richey Gulf Coast Home Co., Suburban Gardens Subdivision, Section 4, T.C.R.R. Co. survey, A-675, Brazoria County, Texas (Shadow Creek Parkway)

Owners: Pleasant Grove Baptist Church
2801 Conti Street
Houston, TX 77020

Bethlehem Missionary Baptist Church
4310 Mallow
Houston, Texas 77051

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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Posted: 16th day of April, 2003

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AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1100

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

Owner: Smith Miller, Ltd
710 N. Post Oak Road #400
Houston, Texas 77024

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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Posted: 16th day of April, 2003

Removed: 22nd day of April, 2003

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1096

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

Owner: Hollis Bardwell
12746 Roy Road
Pearland, TX 77581

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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

Posted: 16th day of April, 2003

Removed: 22nd day of April, 2003

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1095

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

Owner: Lynn D. Williams
2782 CR 145
Alvin, Texas 77511

Agent: Robert Rivas

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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

Posted: 16th day of April, 2003

Removed: 22nd day of April, 2003

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1094 and Specific Use Application No. 126
Legal Description: 2.00 acres out of a 5.00 acre tract of Lot 1, Allison Richey Gulf Coast Home Company Subdivision of Section 19, H.T. & B.R.R. Company Survey, Abstract 243, Brazoria County, Texas (8434 Brookside Road)

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

III. APPLICATION INFORMATION AND CASE SUMMARY

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

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

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

VI. ADJOURNMENT

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

Posted: 16th day of April, 2003

Removed: 22nd day of April, 2003

Memo

To: Planning and Zoning Commission
From: Alan Mueller
Date: 4/21/2003
Re: Alexander landing Section 7 Preliminary Plat

The City formed a committee of residents several months ago to provide input into the Barry Rose Road widening project. Concerns about existing and future traffic issues on London Court have been expressed by the committee as well as by other citizens at the public meeting in January.

Some of the concerns centered on potential traffic impacts if/when the vacant property behind Alexander Landing is developed. Since you are considering the preliminary plat for Alexander Landing Section 7 (which encompasses a portion of the vacant property) I wanted to make sure you were aware of the concerns that have been expressed.

Attached comments and responses from the public meeting (pages 1-3). Comments about London Court are on page 2. This response refers to a potential city-initiated study to determine the affects of potential cut-through traffic on London Court from the Barry Rose project. The City Council felt it was advisable to wait and see if an actual cut through problem develops.

Also attached are comments and responses from the committee meetings (pages 4-6). Item 22 on page 6 refers to fact that a TIA will be required of the developer when the property in question is platted. My understanding is that the TIA has been submitted, but not yet reviewed and accepted.

I believe the citizen's concerns focus on additional traffic volume from the new development and would like to see an additional connection to Barry Rose Road rather than connections solely to existing neighborhood streets.

I do not know if the results of the TIA will recommend an additional connection to Barry Rose, but I wanted to make sure you were aware of the citizen concerns that had been documented.

C: Richard Keller

Public Meeting Comments & Responses

Background

The scope of this project is to widen Barry Rose Road to four lanes from Broadway to the future Pearland Parkway. Most of the road will have a raised landscaped median with a short segment near Broadway having a continuous center turn lane. The project need was documented in the "City of Pearland/Harris County Area Access and Corridor Study- November 2000." Funding for the project was approved as part of the Mobility Program by the voters of Pearland on November 6, 2001. The purpose of the project is to enhance overall mobility within the City.

A public meeting was held on January 21, 2003 to solicit feedback from the community regarding the proposed plan. Public comment forms were submitted and reviewed. A copy of the full meeting report may be inspected or purchased at the City Secretary's Office, 3519 Liberty Drive, Pearland, Texas. The following comments and responses summarize the major questions and comments that were raised.

Drainage

A detailed drainage study is being proposed for this project. The plan calls for the open ditch to be enclosed with large culverts (3 - 8' x 10') from Schleider Drive to approximately 800 feet beyond Pilgrim's Point Dr. The new culvert system will be designed to convey the stormwater that currently flows in the ditch plus the additional runoff generated by the additional paving from the widened road. Approximately nine acre-feet of storage volume in the current ditch will be filled in. The portion of the ditch that will remain open will be widened to add 11 acre-feet of storage volume for a net gain of the two acre-feet.

Stormwater Detention

Approximately 10 acre-feet of additional stormwater detention volume will be needed to offset the runoff from the new pavement. This detention volume will be added to the City's regional detention pond at the David L. Smith site. This volume is in addition to the 11 acre-feet that will be constructed on site.

Sidewalks

Six-foot sidewalks on both sides of Barry Rose are included in the project.

Roadway Alignment

On January 27, 2003, City Council voted to use the "centered" alignment for the road between Schleider Drive and Pilgrim's Point Drive. This will provide approximately 40 feet from the fence line to the curb.

Fence Replacements

Currently, replacing the backlot fences is not included in the budget. However, on January 27, 2003, City Council indicated their intent to consider replacing the fences, depending on budget availability after actual project costs are better known. If the funds are available, the probable, but not definite, fence type is an eight-foot masonry panel fence.

London Court Traffic Concerns

Concerns were expressed about a potential increase of traffic on London Court. On January 27, 2003 the City Council indicated their intent to defer the consideration of a study of potential traffic concerns on London Court until the project is completed.

Westminster Connection to Pearland Parkway

Suggestions were made to extend Westminster to Pearland Parkway. Currently, this extension is on the Thoroughfare Plan, but it is not funded. If/when the vacant property behind Banbury Cross subdivision is developed, this extension will likely be considered. When the property behind Alexander Landing develops, additional connections to Barry Rose and/or Pearland Parkway are also possible.

Noise

A noise analysis was conducted for this project. While there are some predicted increases in noise levels, they were not sufficient to justify the installation of noise abatement walls.

Speed Limit/Police Enforcement/Truck Routes

The design speed for the road has been established as 35 mph. Barry Rose will not be designated as a through truck route. The City is aware that enforcement is always important and has been adding six new police officers per year to keep pace with growth in the community.

Landscaping/Street Lighting

Landscaping and streetlights are included in the project budget.

Randall Street

Randall Street will not be connected to Barry Rose. Options for providing an additional traffic barrier to deter vehicles cutting across private property will be evaluated.

Traffic Signals

Traffic signals are not currently anticipated, but warrant studies will be conducted to analyze the need for traffic signals or stop signs at one or more cross-streets.

Construction Timing and Phasing

Construction is currently expected to begin in late 2003 and last for approximately one year. Typically in projects like this, the drainage and utility work would be completed first. We also expect the first phase of the new pavement would be constructed to the east of the existing pavement, then the existing asphalt would be removed and the rest of the new pavement completed.

Barry Rose Road Committee
December 17, 2002
Update to October 16, 2002 Questions/Concerns

Questions/Concerns expressed by the group

1. Concern about potential local area flooding if storage capacity in Barry Ditch is reduced by placement of box culverts.
Response: Nine acre-feet of floodplain storage volume will be displaced. In Option 3, by widening the section of the ditch that will remain open, 11 acre-feet can be replaced for a net gain of two acre-feet.

2. Discussion about the relative merits of local detention in the ditch versus regional detention in the David L. Smith Site. The residents feel a level of comfort by having the storm water storage capacity nearby.
Response: Options 1 and 2 reflect off-site detention for the increased run off from the new road at the David L. Smith (DLS) site. Option 3 reflects 25 acre-feet of on-site detention at the corner of Barry Rose/Pearland Parkway. After discussion, there was a general consensus that off-site detention was acceptable, provided that the flood plain fill mitigation is on-site (see #1) and concerns about fence replacement are addressed. See #16 and #17.

3. Make sure storm water storage volume is not decreased, regardless of the method (on site or off site) chosen.
Response: See Response to #1.

4. Elevation of the road – high enough so that it doesn't flood during storms, but not so high that it creates excessive noise problems.
Response: The criteria for the road design is to keep the inside lane open for travel during the 100-year storm event.

5. Provide six foot sidewalks on both sides for length of project. Do not set the elevation of the sidewalk to be the same as the road pavement as it is in some places on Broadway.
Response: Six foot sidewalks on both sides of the street will be provided.

6. Examine the affect of the project on the detention pond at the Kroger shopping center.
Response: Detention to replace lost capacity will be addressed in the final drainage study and final design.

7. Refine the plans to determine if right of way acquisition is necessary adjacent to Remington Apartments.
Response: Additional right of way acquisition will not be required. However, portions of the existing fence encroach into the right of way and will need to be relocated. Ordinance 654, adopted on April 26, 1993, consented to the encroachment, but provides that the cost of relocation shall not be borne by the City.

8. Pedestrian safety is very important.
Response: Will be addressed during final design of sidewalks, signage, and school zones.
9. Speed limit should be no more than 35 mph.
Response: Staff has recommended to Council a posted speed limit of 35 mph.
10. Recommend that Barry Rose not be a truck route.
Response: Staff has recommended to Council that Barry Rose not be designated as a truck route and be signed for "No Through Trucks". Note: Pearland Parkway is not a truck route.
11. Consider increasing the length of the school zone along Barry Rose since more kids will now be using the new sidewalks.
Response: Will be addressed during design phase after consultation with PISD.
12. Consider a group meeting for Regency Park residents adjacent to Barry Rose due to "10-foot right of way" issue on the plat.
Response: Several meetings were held. Survey has determined that the additional 10-foot right of way is already occupied and additional right of way adjacent to Regency Park will not be required.
13. Consider signalization warrant studies to predict if and when signals at key intersections might be warranted.
Response: Will be addressed during design phase.
14. Safety, warning, and speed control signage is important.
Response: Will be addressed during design phase.
15. Require contractor to provide advance warning signs for temporary closure of London Court.
Response: Will be made a condition of the construction contract.
16. The committee recommends that a noise analysis be performed, but is not generally in favor of typical tall sound walls. Mr. Banfield prefers no sound walls in front of apartments.
Response: Noise analysis was performed in conformance with FHWA standards. Noise walls are not warranted, however, several locations experience a predicted noise increase of 1 to 7 decibels.
17. Consider replacing the existing backyard fences with an eight-foot fence that may provide some sound attenuation qualities. The noise study can examine the effect of masonry and wood fences. TCB will prepare cost estimate for fence options to determine impact on project budget.
Response: The residents feel strongly about this subject. Cost estimate for eight-foot wooden fence is \$110,000 and \$250,000 for a concrete panel fence (like River Mist subdivision). Residents prefer the concrete fence. Staff will recommend inclusion of fence replacement in the project. Final decision will be based on budget availability.

18. The separation distance from the curb to the backyard fences is an area of concern.
Response: Residents on both sides of the road expressed a desire to have the road as far away as possible. Representatives from Alexander Landing pointed out that they purchased their homes with a large ditch separating them from the road and, therefore, the road should stay closer to Heritage Green where it is now. Representatives from Heritage Green pointed out that, while they purchased homes with the road closer to their subdivision, the new road will carry substantially more traffic and should be moved away from them. Staff has recommended that the road be placed in the center of the right of way. This will provide approximately 40 feet from the curb to the fence line between Schleider Drive and Pilgrim's Point Drive. The group did not develop a consensus on this topic.

19. There was not a clear consensus of the group regarding the two options that were presented (travel lanes centered in the right of way from Schleider to Pilgrim's Point Drive versus shifted to the north to provide some on-site detention).

Response: See #18 regarding road alignment. See #1 and #2 regarding flood plain storage and detention.

20. If the entire Barry Rose home site property is purchased, provide a pedestrian access from Barry Rose to Schleider along Regency Ditch.

Response: Budget will be evaluated after decision to purchase the tract is finalized.

21. Maintenance of grass and landscaping after construction is important.

Response: The Parks and Recreation Department will be responsible for grass mowing and landscape maintenance on Barry Rose Road.

→ 22. Connection of Barry Rose to Pearland Parkway will alter traffic patterns in Alexander Landing and Banbury Cross with the result being increased traffic on London Court.

Response: City Council needs to determine if this issue will be studied as part of the project or deferred until actual conditions warrant. Some residents expressed support for future connections to Pearland Parkway when additional sections of either subdivision are built. The City will require a traffic impact analysis to be performed by any developers of the vacant property between the subdivisions and Pearland Parkway.

Update to City Council will occur on January 6, 2003.

FINAL PLAT
OF
THE LAKES AT HIGHLAND GLEN
SECTION FOUR

40.560 ACRES OUT OF THE
D.H.M. HUNTER SURVEY, ABSTRACT No. 76
AND A PORTION OF LOT 18

WALCOTT'S PEARLAND SUBDIVISION
(VOL. 35, PG. 241 & 242 B.C.D.R.)

AND BEING A REPLAT OF RESERVE "B"

LAKES AT HIGHLAND GLEN

SECTION ONE

(VOL. 23, PG. 33-34 B.C.P.R.)

CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

38 LOTS

2 BLOCKS

3 RESERVES

APRIL, 2003

(28.129 ACRES)

CONSULTING ENGINEER:

LJA ENGINEERING &
SURVEYING, INC.

GARY W. MENSİK, P.E.
2929 BRIARPARK DRIVE, SUITE 500
HOUSTON, TEXAS 77042-3703
713-953-5200

SURVEYOR:

C.L. DAVIS & CO.
LAND SURVEYING

C.L. DAVIS, R.P.L.S.
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281-482-9490

LAND PLANNER:

KERRY R. GILBERT
& ASSOCIATES, INC.

KERRY R. GILBERT
LAND PLANNING CONSULTANTS
15810 PARK TEN PLACE, SUITE 160
HOUSTON, TEXAS 77084

1'16" W, along a west line of Sunrise
87-88 of the Brazoria County Plat
or in this description.

E. E. ELECTRICAL EASEMENT
D. E. DRAINAGE EASEMENT
W. L. E. WATER LINE EASEMENT
W. S. E. WATER & SANITARY EASEMENT
B. C. R. BRAZORIA COUNTY ROAD
P. B. M. PERMANENT BENCHMARK
T. B. M. TEMPORARY BENCHMARK
B. C. D. R. BRAZORIA COUNTY DEED RECORDS
B. C. P. R. BRAZORIA COUNTY PLAT RECORDS
B. C. C. F. BRAZORIA COUNTY CLERK'S FILE
O. R. B. C. OFFICIAL RECORDS OF BRAZORIA COUNTY
SAN. S. E. SANITARY SEWER EASEMENT
STM. S. E. STORM SEWER EASEMENT
F. B. C. D. R. FORT BEND COUNTY DEED RECORDS

IFICATION

ED FLOOD PLAIN MUST BE ELEVATED
UILDING PERMITS WILL BE ISSUED
ID FLOODPLAIN ADMINISTRATOR'S
WSE PER REPORT PREPARED BY
TION IN THE REPORT IS 54.97'.
TO 1973 DATUM.

14. EACH COMMON SIDE LOT LINE IS THE CENTERLINE OF A 6-FOOT DRAINAGE EASEMENT TO EACH ADJACENT LOT.
15. THERE ARE 20 PROPOSED STREET LIGHTS ON THIS PLAT.
16. NO SIDE LOT ENTRIES ARE ALLOWED IN THIS SUBDIVISION.
17. LOTS BACKING OR SIDING HILLHOUSE ROAD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM HILLHOUSE ROAD.
18. LAND IS ZONED R-3 AT TIME OF PLATTING.
19. THIS SUBDIVISION IS LOCATED IN B. C. M. U. D. 17 AT TIME OF PLATTING.

PRELIMINARY PLAT

SUNRISE LAKES SECTION SIX

A SUBDIVISION OF 10.74 ACRES OF LAND BEING A PARTIAL REPLAT
OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION
SECTION TWENTY (BEING PART OF LOTS 11, 12 & 13),
RECORDED IN VOLUME 2, PAGE 23-24, BRAZORIA COUNTY PLAT RECORD
OUT OF THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT A-506
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

OWNER:

PULTE HOMES OF TEXAS, L.P.

16670 PARK ROW, SUITE 100
HOUSTON, TEXAS 77084
(281) 749-8000
ATTN: KYLE DAVISON

LOTS: 46

RESERVES: 2 (TOTALING 0.8087 ACRES)

BLOCKS: 2

SCALE: 1"=100'

DATE: APRIL 02, 2003

**BROWN
& GAY**
ENGINEERS, INC.

CIVIL ENGINEERS & SURVEYORS
11490 WESTHEIMER, SUITE 700
HOUSTON, TEXAS 77077
(281) 558-8700
ATTN: STEVE NASTRI

L1	S00° 24' 42" W	28.40'
L2	S00° 24' 42" W	50.00'
L3	S00° 06' 22" W	40.00'
L4	S89° 36' 21" E	50.00'
L5	N02° 16' 23" W	58.90'
L6	N00° 24' 42" E	50.00'
L7	N00° 24' 42" E	28.40'
L8	N44° 45' 00" W	6.71'
L9	N45° 15' 01" E	6.43'
L10	S44° 45' 00" E	6.71'
L11	S89° 58' 44" W	21.01'
L12	S89° 58' 44" W	21.01'
L13	N14° 47' 52" E	23.78'

B. L. BUILDING LINE
 E. E. ELECTRICAL EASEMENT
 D. E. DRAINAGE EASEMENT
 W. L. E. WATER LINE EASEMENT
 W. S. E. WATER & SANITARY EASEMENT
 B. C. R. BRAZORIA COUNTY ROAD
 P. B. M. PERMANENT BENCHMARK
 T. B. M. TEMPORARY BENCHMARK
 B. C. D. R. BRAZORIA COUNTY DEED RECORDS
 B. C. P. R. BRAZORIA COUNTY PLAT RECORDS
 B. C. C. F. BRAZORIA COUNTY CLERK'S FILE
 O. R. B. C. OFFICIAL RECORDS OF BRAZORIA COUNTY
 SAN. S. E. SANITARY SEWER EASEMENT
 STM. S. E. STORM SEWER EASEMENT

14. EACH COMMON SIDE LOT LINE IS THE CENTERLINE OF A 6-FOOT DRAINAGE EASEMENT TO EACH ADJACENT LOT.
15. THERE ARE 17 PROPOSED STREET LIGHTS ON THIS PLAT.
16. NO SIDE LOT ENTRIES ARE ALLOWED IN THIS SUBDIVISION.
17. LOTS BACKING OR SIDING HILLHOUSE ROAD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM HILLHOUSE ROAD.
18. LAND IS ZONED R-3 AT TIME OF PLATTING.
19. THIS SUBDIVISION IS LOCATED IN B. C. M. U. D. 17 AT TIME OF PLATTING.
20. A 4' SIDEWALK IS REQUIRED ON HILLHOUSE ROAD AT TIME OF DEVELOPMENT.

PRELIMINARY PLAT

SUNRISE LAKES SECTION SEVEN

A SUBDIVISION OF 18.75 ACRES OF LAND BEING A PARTIAL REPLAT OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION SECTION TWENTY (BEING PART OF LOTS 13, 14, 28 & 29), RECORDED IN VOLUME 2, PAGE 23-24, BRAZORIA COUNTY PLAT RECORD OUT OF THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT A-506 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

OWNER:

PULTE HOMES OF TEXAS, L.P.

16670 PARK ROW, SUITE 100
 HOUSTON, TEXAS 77084
 (281) 749-8000
 ATTN: KYLE DAVISON

LOTS: 93

RESERVES: 2 (TOTALING 0.0373 ACRES)

BLOCKS: 4

SCALE: 1"=100'

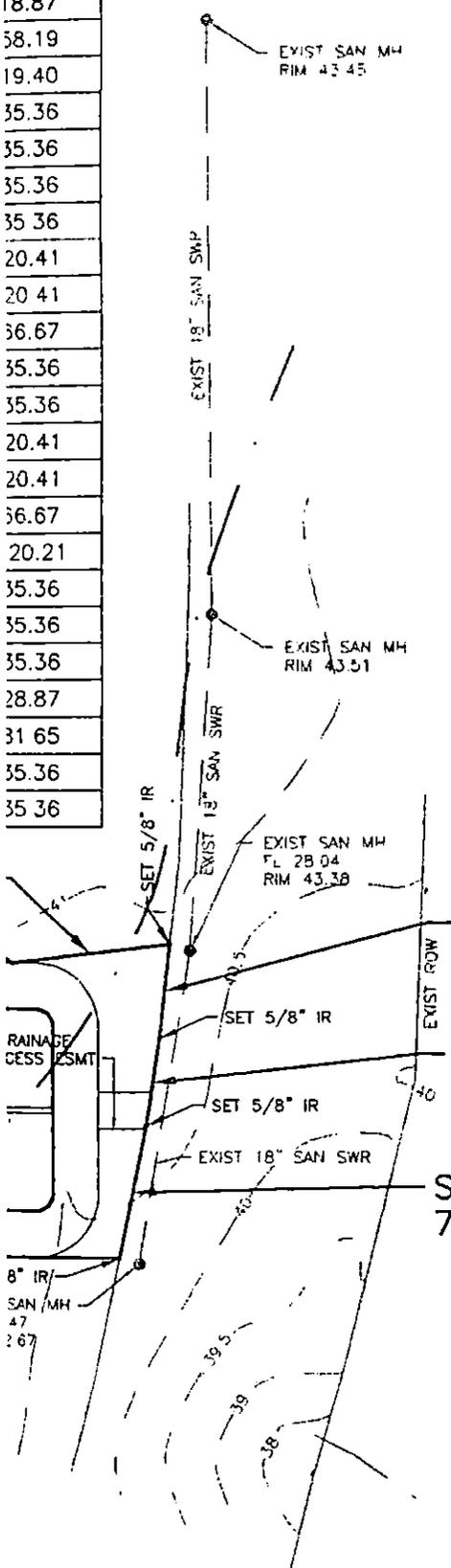
DATE: APRIL 03, 2003

**BROWN
& GAY**
ENGINEERS, INC.

CIVIL ENGINEERS & SURVEYORS
 11490 WESTHEIMER, SUITE 700
 HOUSTON, TEXAS 77077
 (281) 558-8700
 ATTN: STEVE NASTRI

MAP: THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

06.07
35.36
56.62
18.87
58.19
19.40
35.36
35.36
35.36
35.36
20.41
20.41
56.67
35.36
35.36
20.41
20.41
56.67
20.21
35.36
35.36
35.36
28.87
31.65
35.36
35.36



ENGINEER:
MUNICIPAL ENGINEERING CO., INC.
JOHN GARNER, P.E.
3301 FEDERAL STREET
PASADENA, TEXAS 77504
PHONE: (713) 941-8988
FAX: (713) 941-0495
E-mail: meco@pdq.net

SURVEYOR:
FOSTER RAINWATER & ASSOCIATES SURVEYING
GARLYN RAINWATER, R.P.L.S.
P.O. BOX 1339
PEARLAND, TX 77588
PHONE: (281) 412-6586

OWNER:
ROBERT L. ALEXANDER
314 SOUTH BEAUREGARD
ALVIN, TEXAS 77511
PHONE: (281) 331-4113

S 39°26'04" E
51.37'
S 37°21'36" E
48.40'
S 34°04'52" E
73.07'

PRELIMINARY PLAT OF ALEXANDER LANDING SECTION SEVEN

OF AN 31.257 ACRE
TRACT BEING OUT OF LAND OF THE
THOMAS J. GREEN SURVEY, ABSTRACT NO. 198,
AND LOCATED IN CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS.

CONTAINING
6 BLOCKS 99 LOTS 1 RESERVE

APRIL 9, 2003

PROVIDED
PLANS
E I
SERVE
BRAZORIA
NOVEMBER 13, 2000.

APPROVED BY BRAZORIA DRAINAGE DISTRICT NO. 4

Benjamin Lenamon, Chairman

Stacy L. Adams, Commissioner

Roger P. Davis, Commissioner

Alfred E. Lentz, P.E., District Engineer

Date:

P.R.M. FLOOD INSURANCE
SEPTEMBER 22, 1999, MAP
THE CITY OF PEARLAND
FORMATION. FLOODWAY &
ABOVE REFERENCED MAPS.

Approvals as reflected by the above signatures are valid for one year only from the date shown. If construction has not commenced before said approval expires, re-approval by the DISTRICT is required.

NOTES:

BY ANY GOVERNMENTAL BODY
THE DISTRICT IS PROPERLY

PERMANENT LANDSCAPING, SHALL
INHIBIT THE FREE FLOW OF
BY DRAINAGE CREWS AND

THE RESPONSIBILITY OF THE
PROVIDE MAINTENANCE OF
DEVELOPER(S) FOR WHICH
AGREEMENT WITH THE DISTRICT'S
FOR THE MAINTENANCE OF
THE DISTRICT SPECIFICALLY
REQUIRES.

AT LEAST THIRTY-SIX (36)
STRUCTURES.

THE PLAN AND FINAL PLAT DOES
NOT INCLUDE THE DEVELOPER IS
AND ALL EASEMENTS, FEE
THIRD PARTIES PROPERTIES
THE DISTRICT'S DRAINAGE
APPROVED PLAN AND FINAL PLAT.



CIVIL ENGINEERS & SURVEYORS
11490 WESTHEIMER, SUITE 700
HOUSTON, TEXAS 77077
(281) 558-8700

CITY OF PEARLAND
BRAZORIA COUNTY M.U.D. 17

SUNRISE LAKES
SECTION SIX

DRAINAGE AREA
MAP

JOB NUMBER: 01765-50, 01704-5T

SUBMITTED: Brown & Gay Eng., Inc.

DESIGNED BY: B.J.

SCALE: 1" = 100'

DRAWN BY: C.W.

DATE: January, 2003

SHEET NO 4 OF 30 SHEETS

SURVEY BY: Brown & Gay Eng., Inc.

CITY DWG NO:

F B NO:

NOTE: THIS STATEMENT IS BASED ON THE SCALED LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

ENGINEER:

MUNICIPAL ENGINEERING CO., INC.
JOHN GARNER, P.E.
3301 FEDERAL STREET
PASADENA, TEXAS 77504
PHONE: (713) 941-8988
FAX: (713) 941-0495
E-mail: meco@pdq.net

SURVEYOR:

FOSTER RAINWATER & ASSOCIATES SURVEYING
GARLYN RAINWATER, R.P.L.S.
P.O. BOX 1339
PEARLAND, TX 77588
PHONE: (281) 412-6586

OWNER:

ROBERT L. ALEXANDER
314 SOUTH BEAUREGARD
ALVIN, TEXAS 77511
PHONE: (281) 331-4113

**PRELIMINARY
DETENTION POND
ALEXANDER LANDING
SECTION SEVEN**

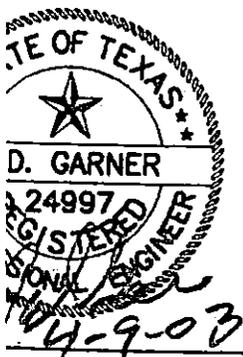
OF AN 31.257 ACRE
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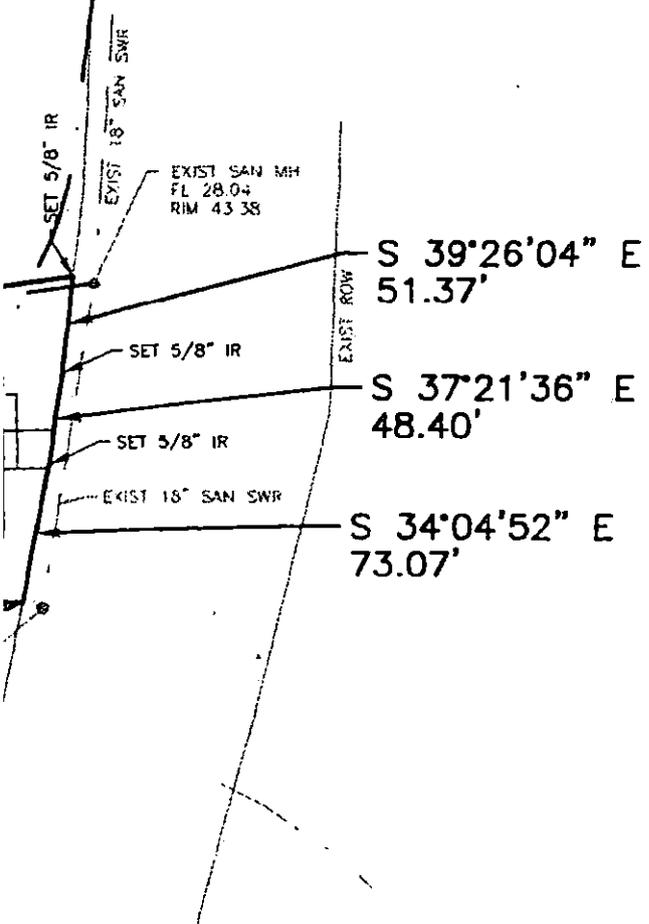
CONTAINING

6 BLOCKS 99 LOTS 1 RESERVE

APRIL 9, 2003

BDD#4 COMMENTS 4/9/03
COP COMMENTS 4/9/03





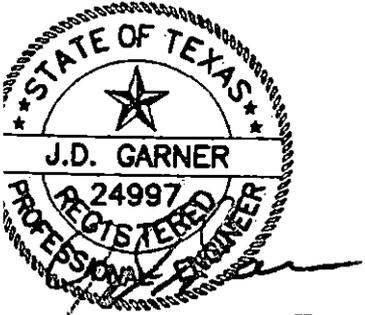
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**PRELIMINARY
 UTILITY PLAN
 OF
 ALEXANDER LANDING
 SECTION SEVEN**

OF AN 31.257 ACRE
 TRACT BEING OUT OF LAND OF THE
 THOMAS J. GREEN SURVEY, ABSTRACT NO. 198,
 AND LOCATED IN CITY OF PEARLAND,
 BRAZORIA COUNTY, TEXAS.



4-9-03

CONTAINING
 6 BLOCKS 99 LOTS 1 RESERVE

APRIL 9, 2003

PROJECT NO. 120-02

1.95

VOLUME (CF)

206339

259311

317450

380759

283530.7

38.21

NOTE: 10 YEAR PIPE WILL BE SET AT FL. OF POND
SEE DETAIL ON DETENTION POND SHEET

378014.7

39.76

1' FREEBOARD = 40.76

41.50

ALEXANDER LANDING SECTION SEVEN

Project No. 120-02

CALCULATIONS

Drawing No. 12002-CAL

Sheet of

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ENGINEER:

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JOHN GARNER, P.E.
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PASADENA, TEXAS 77504
PHONE: (713) 941-8988
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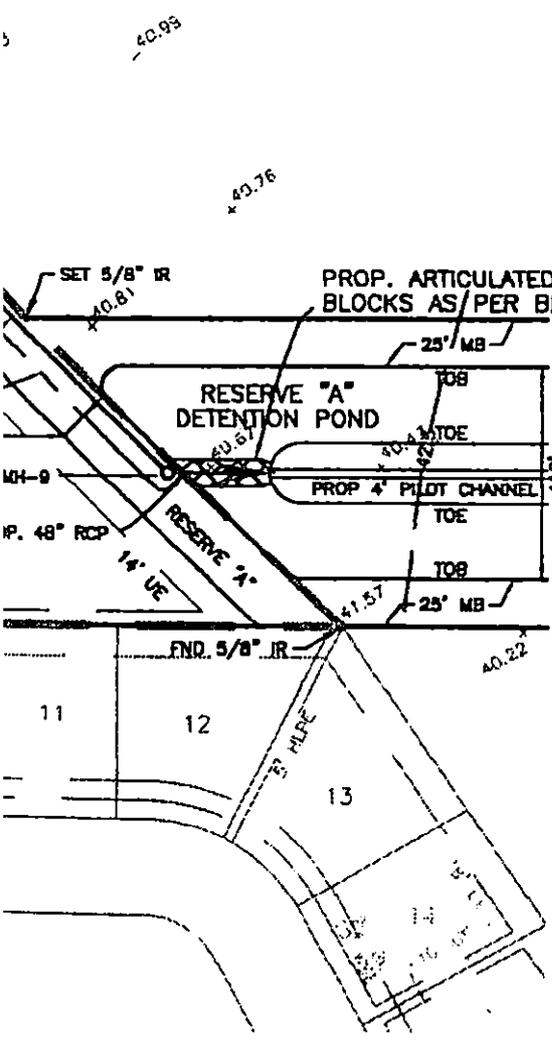
SURVEYOR:

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P.O. BOX 1339
PEARLAND, TX 77588
PHONE: (281) 412-6586

OWNER:

ROBERT L. ALEXANDER
314 SOUTH BEAUREGARD
ALVIN, TEXAS 77511
PHONE: (281) 331-4113

(GENERAL BUSINESS DISTRICT)



PRELIMINARY MASTER DRAINAGE PLAN OF ALEXANDER LANDING SECTION SEVEN

OF AN 31.25 ACRE
TRACT BEING OUT OF LAND OF THE
THOMAS J. GREEN SURVEY, ABSTRACT NO. 198,
AND LOCATED IN CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS.

CONTAINING
6 BLOCKS 99 LOTS 1 RESERVE

APRIL 9, 2003

BDD#4 COMMENTS 4/9/03
COP COMMENTS 4/9/03