AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 18, 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 to amend the existing Planned Unit Development (PUD), on the following described property, to wit:

Zone Change Application No. 1121

Legal Description:	3.00 acres, Tract No. 36H2 of the H.T.& B.R.R. Company Survey, Abstract 219, Brazoria County, Texas (6301 Broadway Street)
Owner:	Jim Marsh 7919 Montglen Houston, Texas 77061
Applicant:	Jimmy Vaughan 3023 Taylorcrest Pearland, Texas 77584

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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

Zone Change Application No. 1121

Date of City Council and Planning and Zoning Commission Joint Public Hearing:	August 18, 2003
Property Owner:	Jim Marsh
Applicant:	Jimmy Vaughan
Location or Address of Property:	6301 Broadway Street
Existing Zoning:	Planned Unit Development for General Business District Uses (GB PUD)
Requested Zoning:	Amendment to the Planned Unit Development

SUMMARY: The applicant is requesting an amendment to an existing Planned Unit Development. The subject property is currently developed with a landscaping and irrigation company.

Existing PUD:

In April of 2002, the subject property was rezoned from Suburban Development District (SD) to a Planned Unit Development (PUD) for General Business District uses. The existing PUD indicates several buildings, such as an office, a shop, a future retail nursery, and several future greenhouses. The PUD also indicates landscaped berms to be provided along the frontage of Broadway Street, and a wrought iron fence with masonry columns for security and screening from Broadway Street. The site plan in the PUD also shows a masonry fence along most of the eastern property line and all of the northern property lines, because of adjacent residential zoning districts. At the time that the PUD was approved back in April of 2002, Staff worked with the applicant on allowing them to occupy the buildings while these various improvements were occurring.

Proposed Amendment:
It has come to Staff's attention that many of these improvements have not occurred on the subject property. The applicant has submitted this proposed amendment to the PUD in order to provide a development timeline for these improvements, as well as an amended site plan for the subject property. The applicant has indicated that they plan to improve the driveway and parking lot with asphalt during the month of August. The landscape berms and wrought iron fence along the front of the subject property are proposed to be installed during the month of September. The improvements to the building facades would be completed by the middle of October. The masonry fence along the east side of the subject property would be completed by the middle of October. The proposed site plan indicates that the applicant is proposing to install approximately 353 feet of the masonry wall along the east side of the subject property.

The northernmost portion of the subject property is not being used at this time. The applicant intends to place a temporary wooden fence just south of the northern property line. When the northernmost portion of the subject property is to be used in the future, the wooden fence would be removed and the masonry fence would then be continued along the remainder of the eastern property line and along the northern property line.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Single Family Dwelling District (R-1)	Single Family Residence
South	Commercial District (C)	First Community Bank Building
East	Office and Professional District (OP); Single Family Dwelling District (R-1)	Westside Church of Christ; Single Family Residences
West	General Business District (GB); Commercial District (C)	Various retail, office, and commercial uses

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Retail, Office, and Service uses for the subject property, as well for several of the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts for Retail, Office, and Service uses are the Office and Professional District (OP), Neighborhood Service District (NS), and the General Business District (GB). Therefore, the proposed zone change conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on FM 518, a major thoroughfare with 120 feet of right-of-way and of sufficient width. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zoning is consistent with the Comprehensive Plan and it is already zoned for General Business District uses as part of a Planned Unit Development (PUD).

PUBLIC COMMENTS: Public notice/comment forms were mailed to 19 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 amendment to the Planned Unit Development as proposed by the applicant, for the following reasons:

1. The proposed PUD amendment provides for a revised development schedule that is in keeping with the original goals and objectives of the existing PUD.

2. The subject property is currently developed with general business district uses as permitted by the existing PUD.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Area Zoning Map
- Proposed Development Schedule
- Proposed Site Plan
- Existing PUD Approved in April 2002 (13 pages)

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 18th day of August, 2003, at 6:30 p.m., the City Council and Planning and Zoning Commission of the City of Pearland, in 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 Jimmy Vaughan, agent for Jim Marsh, owner, for an amendment to the Land Use and Urban Development Ordinance of said City to amend the existing Planned Unit Development (PUD) on the following described property, to wit:

> 3.00 acres, Tract No. 36H2 of the H.T.& B.R.R. Company Survey, Abstract 219, Brazoria County, Texas (6301 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.

Theresa Grahmann
Theresa Grahmann
Planner I

APPLICATION NO. 1121

If you have any questions regarding this notice, please contact the City of Pearland at 281-652-1742.

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:** PUD (list current zoning) **to:** PUD Amendment (list proposed zoning)

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

Property Information:

Address: 6301 Broadway

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): landscape/irrigation/ lawn main

Proposed use of property: "

PROPERTY OWNER INFORMATION:

NAME Jim Marsh
ADDRESS 7919 Montglen
CITY Houston STATE TX ZIP 77061
PHONE (713) 6440387
FAX( ) —
E-MAIL ADDRESS —

APPLICANT/AGENT INFORMATION:

NAME Jimmy Vaughan
ADDRESS 3023 Taylorcrest
CITY Pearland STATE TX ZIP 77584
PHONE (713) 4369064
FAX (713) 4365606
E-MAIL ADDRESS JVaughan@bldtexas.co

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.

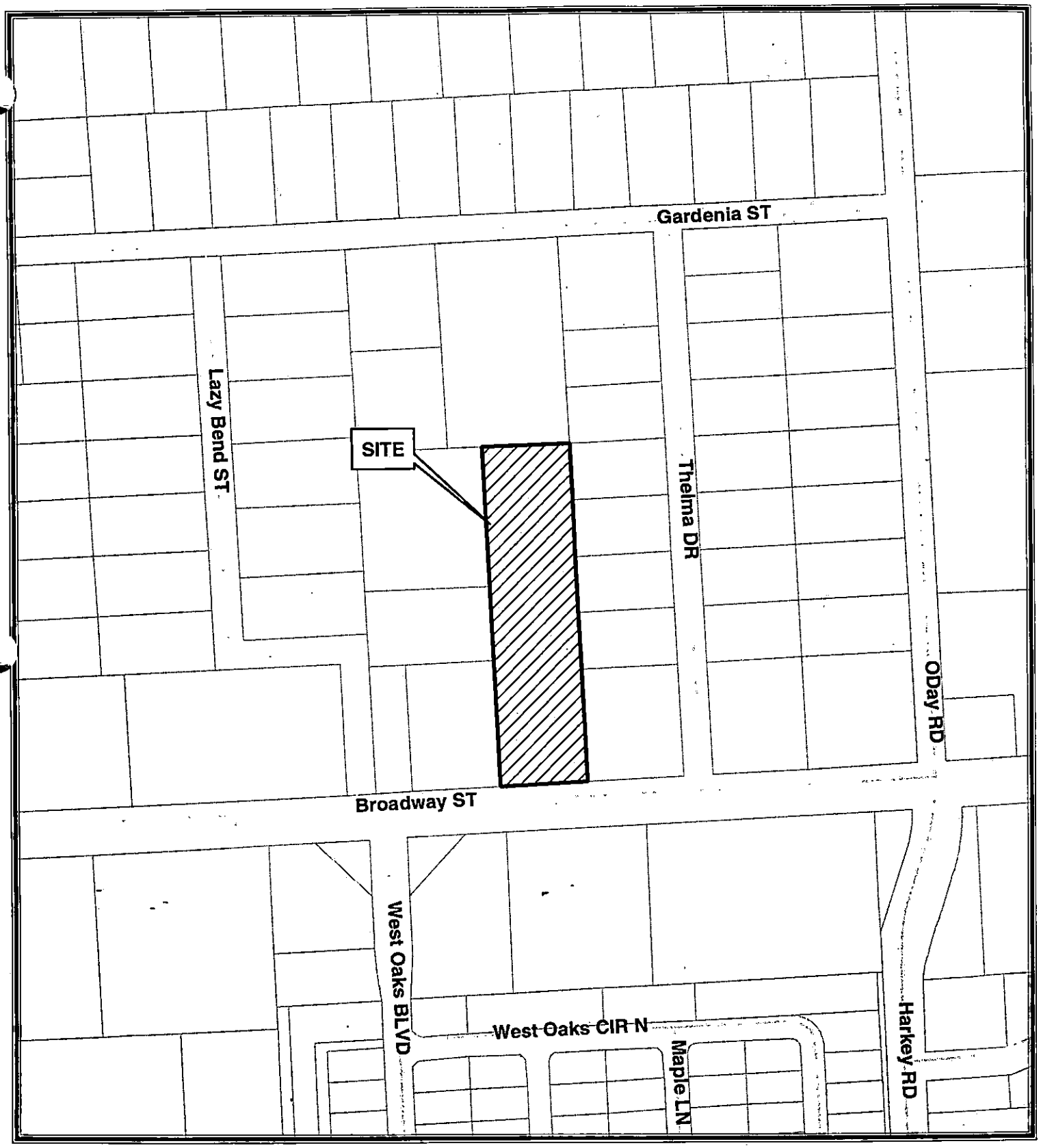
Owner's Signature: [signature] Date: _____

Agent's Signature: [signature] Date: 7/25/03

OFFICE USE ONLY:

FEES PAID: $275.00 DATE PAID: 7-25-03

RECEIVED BY: tlc APPLICATION NO. 1121



0 200 400 Feet

LOCATION MAP

N
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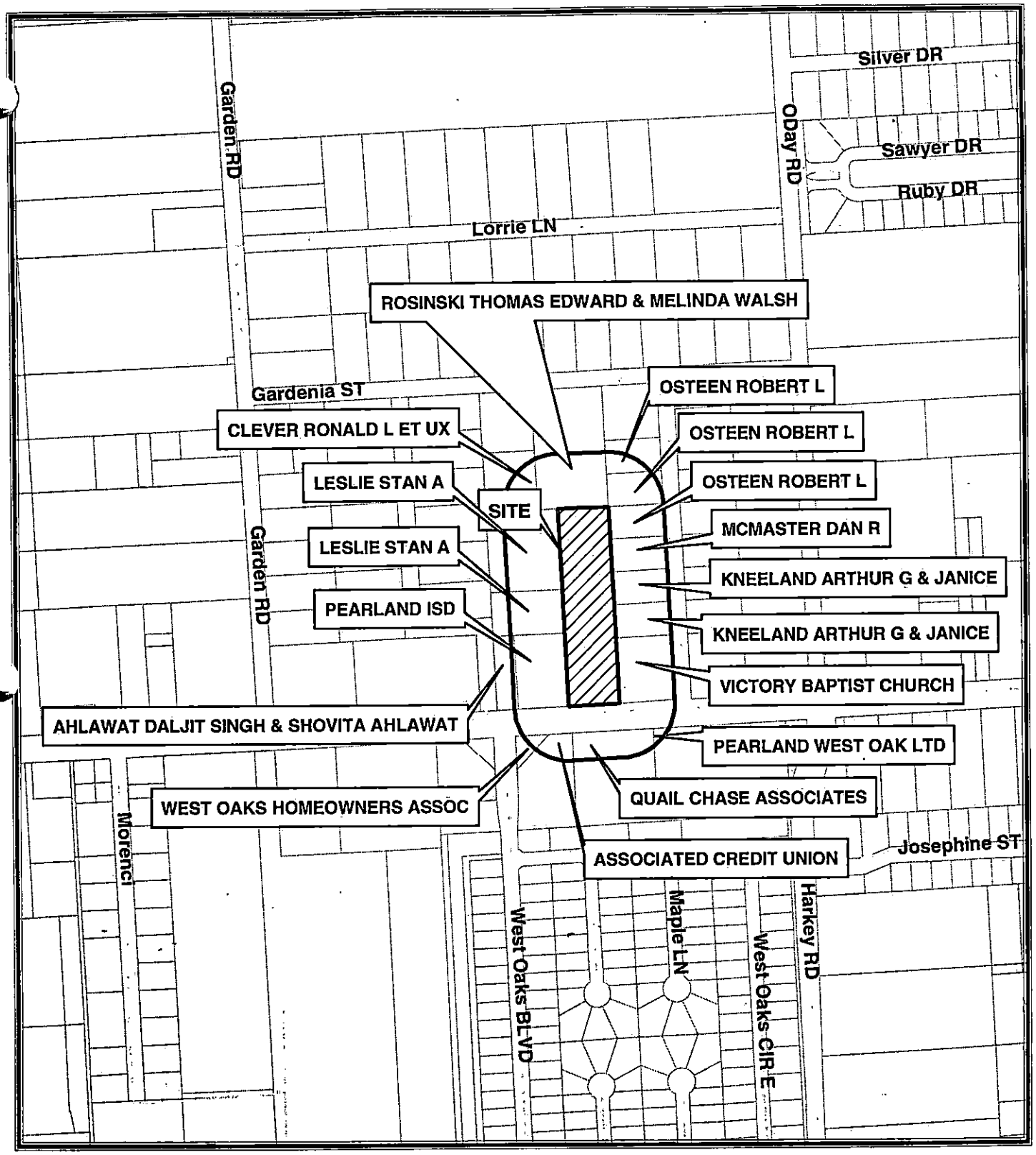
Zone Change Application No. 1121
Jim Marsh, Owner/Jimmy Vaughan, Applicant
6301 Broadway Street
(PUD - PUD Amendment)



0 200 400 Feet

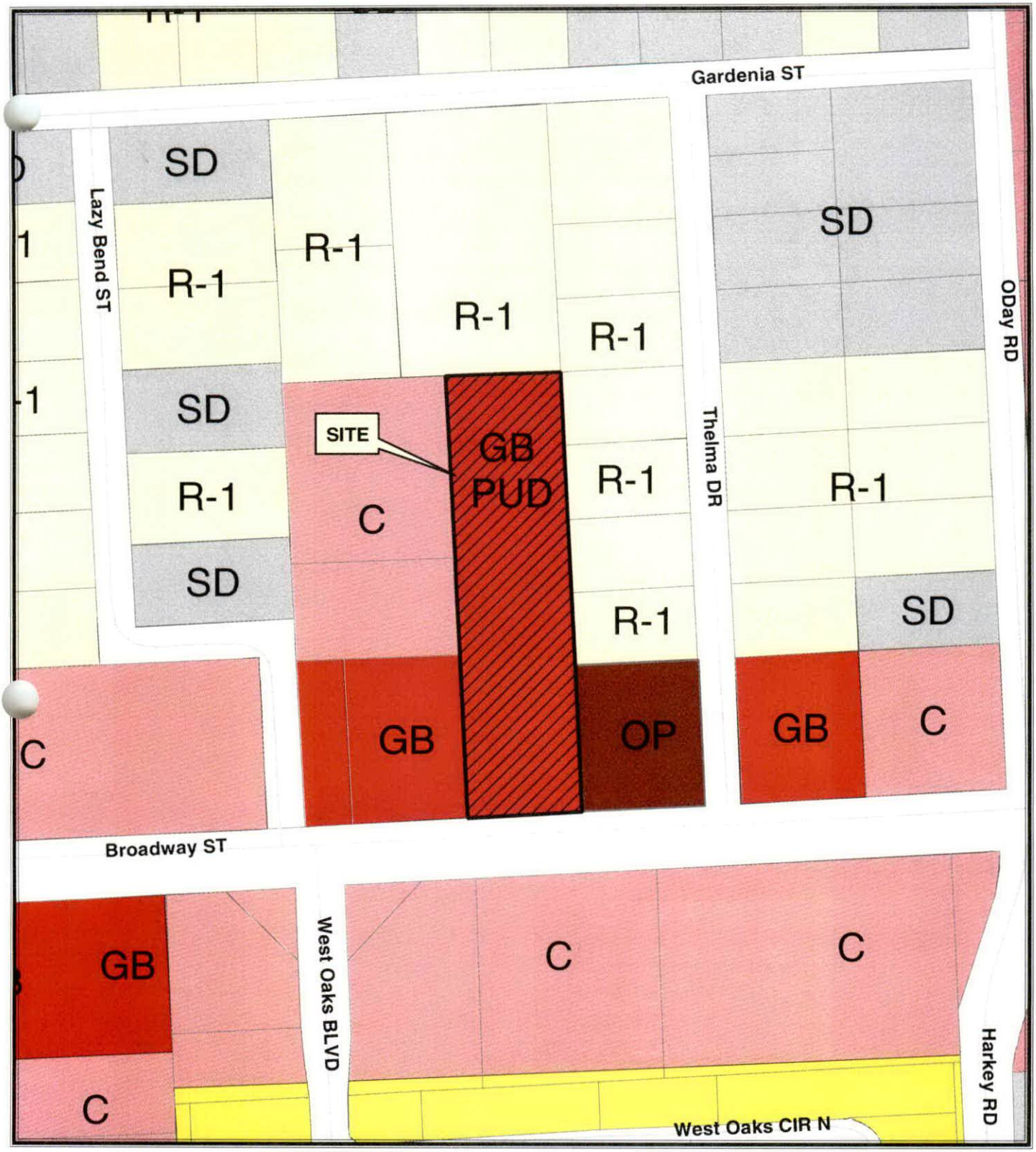
OWNERSHIP MAP

Zone Change Application No. 1121
Jim Marsh, Owner/Jimmy Vaughan, Applicant
6301 Broadway Street
(PUD - PUD Amendment)

N W E S

ZONE CHANGE APPLICATION NO. 1121
Property Owner Notification List

TAX ACCOUNT	OWNER	ADDRESS	CITY	LEGAL DESCRIPTION
0219-0038-000	ROSINSKI THOMAS EDWARD & MELINDA WALSH	6220 GARDENIA ST	PEARLAND, TX 77581-7085	A0219 H T & B R R, TRACT 36H, ACRES 2.590
4271-0017-000	OSTEEN ROBERT L	2550 THELMA ST	PEARLAND, TX 77581-7081	GARDEN ACRES (A219 HT&BRR), LOT 4-5-6 SEC 3
0219-0038-110	CLEVER RONALD L ETUX	13030 WOOD HARBOUR DR	MONTGOMERY, TX 77356-8046	A0219 H T & B R R, TRACT 36H1, ACRES 1.000
4271-0017-000	OSTEEN ROBERT L	2550 THELMA ST	PEARLAND, TX 77581-7081	GARDEN ACRES (A219 HT&BRR), LOT 4-5-6 SEC 3
	JIM MARSH	7919 MONTGLEN	HOUSTON, TX 77061	
	JIMMY VAUGHAN	3023 TAYLORCREST	PEARLAND, TX 77584	
0219-0038-120	CROWN WAREHOUSE SERVICE IN	7919 MONTGLEN ST	HOUSTON, TX 77061-1319	A0219 H T & B R R, TRACT 36H2, ACRES 3.000
0219-0038-130	LESLIE STAN A	2617 LAZY BEND ST	PEARLAND, TX 77581-1005	A0219 H T & B R R, TRACT 36H3, ACRES 1.780
4271-0009-000	MCMASTER DAN R	2614 THELMA ST	PEARLAND, TX 77581-7773	GARDEN ACRES (A0219 H T & B R R), LOT 3 SEC 3
4271-0008-000	KNEELAND ARTHUR G & JANICE	2626 THELMA ST	PEARLAND, TX 77581-7773	GARDEN ACRES (A0219 H T & B R R), LOT 2 SEC 3
0219-0038-160	LESLIE STAN A	2617 LAZY BEND ST	PEARLAND, TX 77581-1005	A219 HT&BRR, TR 3 GABRIEL ENT, ACRES 1.000
4271-0004-000	KNEELAND ARTHUR G & JANICE	2626 THELMA ST	PEARLAND, TX 77581-7773	GARDEN ACRES (A0219 H T & B R R), LOT 1 SEC 3
0219-0042-000	PEARLAND ISD	PO BOX 7	PEARLAND, TX 77588-0007	A0219 H T & B R R, TRACT 1-2, ACRES 20.000
0219-0038-150	AHLAWAT DALJIT SINGH & SHOVITA AHLAWAT	2720 HOT SPRINGS DR	PEARLAND, TX 77584-1314	A219 HT&BRR, TR 2 GABRIEL ENT, ACRES 0.516
4271-0011-111	VICTORY BAPTIST CHURCH	PO BOX 4039	BRAZORIA, TX 77422-4039	GARDEN ACRES (A0219 H T & B R R), LOT C SEC 3
8243-1004-000	PEARLAND WEST OAK LTD	PO BOX 772357	HOUSTON, TX 77215-2357	WEST OAKS 1 A HT&B, BL 4, RES A, ACRES 3.752
8243-1004-140	QUAIL CHASE ASSOCIATES	438 CAMBRIDGE AVE	PALO ALTO, CA 94306-1507	WEST OAKS OFF 1 A, BL 1, RES A, ACRES 2.334
8243-1004-120	ASSOCIATED CREDIT UNION	PO BOX 756	DEER PARK, TX 77536-0756	WEST OAKS 1, BL 1 (A-2), RES A, ACRES 1.525
8243-1004-110	WEST OAKS HOMEOWNERS ASSOC%AMI	9575 KATY FRWY STE 130	HOUSTON, TX 77024	WEST OAKS 1, RES A1-B1, LOT 1, ACRES 1.557



ZONING MAP

Zone Change Application No. 1121
Jim Marsh, Owner/Jimmy Vaughan, Applicant
6301 Broadway Street
(PUD - PUD Amendment)

Addendum

Phase I - In progress

1. Masonry cover on building and masonry wall 353 ft
   Estimated completion date: October 15, 2003

2. Asphalt of driveway and parking lot
   Estimated completion date: August 15, 2003

3. Landscape berms and irrigation
   Estimated completion date: September 30, 2003

4. Monument Signage
   Estimated completion date: September 15, 2003

5. Wrought Iron fence
   Estimated completion date: September 5, 2003

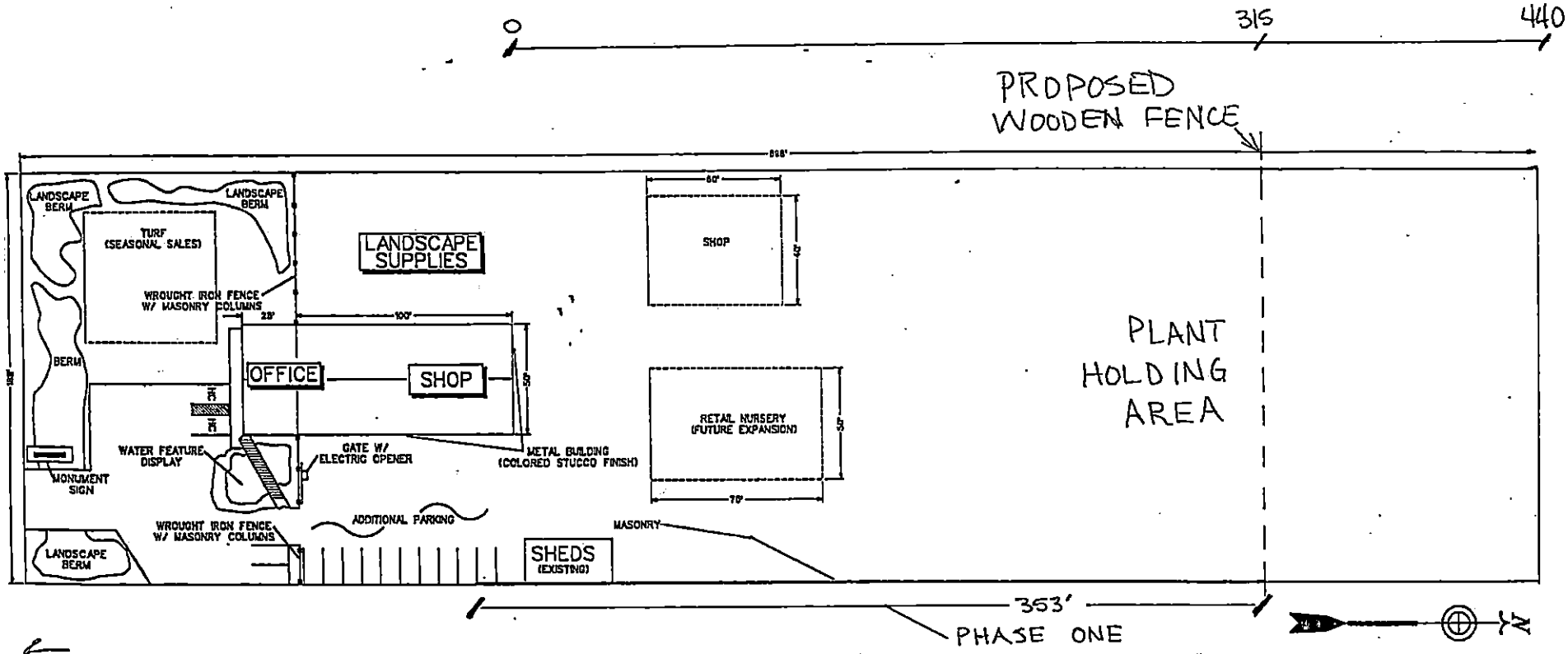
6. Improvement on overall property drainage
   Estimated completion date: August 15, 2003

Proposal of temporary wooden fence to divide property that is not in use at this time.
Area not in use will be properly maintained.
Estimated completion date for temporary fence will be within one week of approval from City.

Proposal for Phase 2 – estimated start date June 2005

1. Masonry fence abut to residential property
2. Greenhouses
3. Second shop

PROPOSED PUD AMENDMENT



PROPOSED SITE LAYOUT

PROPOSED PUD AMENDMENT

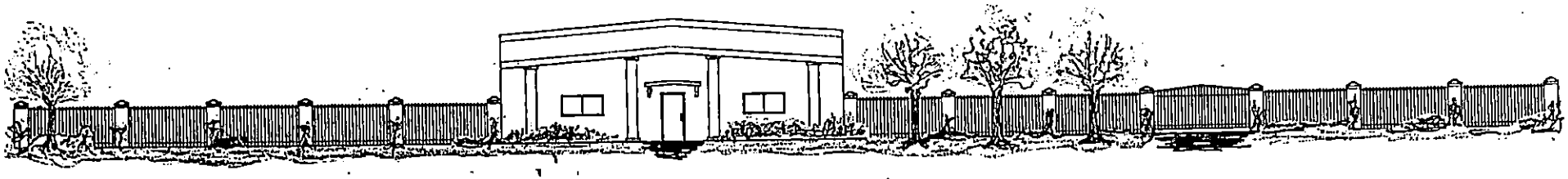
FM 518 ←

"BOTANICAL LANDSCAPE DESIGNS"

EXISTING PUD

APPROVED APRIL 2002

(13 PAGES)



"BOTANICAL LANDSCAPE DESIGNS"

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Cover Sheet/ Table of Contents

Overall Description and Goals

Site and Resources

Graphic # 3: Site Constraints

Site Plan and Development

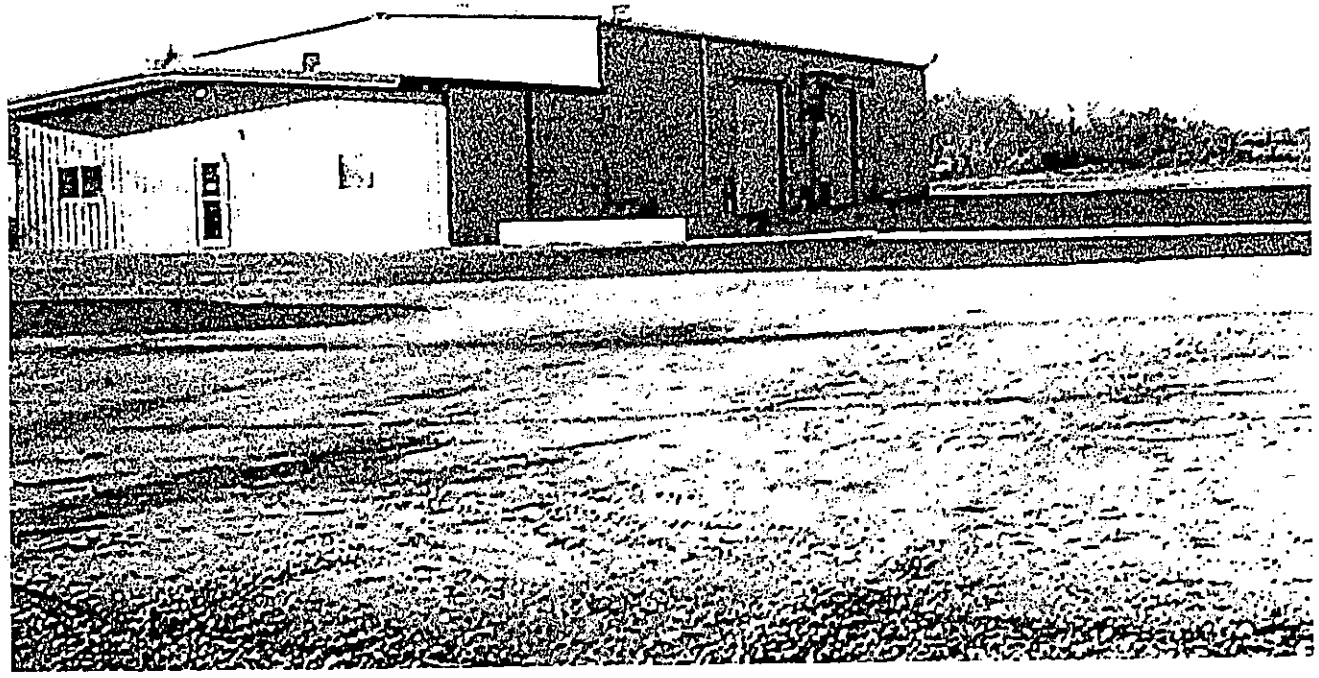
Visionary Goals and Layout

Graphic # 7: Vertical Elements Detailed

OVERALL DESCRIPTION

The site for the proposed project is located in Pearland at 6301 West Broadway. The front of the property faces FM 518 with 188 feet of frontage. The site is positioned on the north side of FM 518 and extends towards the back of the property which is 698 feet in depth. It is rectangular in shape and flat in grade.

Currently there is a metal structure on the site that measures 50 feet x 125 feet. It has two roof lines with the 12 foot



Graphic # 2

eave height covering the office area and the 16 foot eave height covering the warehouse area. It is situated perpendicular to FM 518 and parallel to the orientation of the site. The building is set back 100 feet from FM 518 and 50 feet from the west boundary of the property.

There is also an open faced shed that run in the same parallel direction as the metal building. It is located approximately 250 feet from FM 518 and on the east edge of the property. The dimension of this structure is approximately 24 feet wide and 64 feet long. It has a single slope roof that slants to the rear of the structure. The back is a vertical wall to the east site boundary and the ends of the building are also fixed walls.

Goals

The immediate goal of this project is to develop this property into a viable, prosperous and community friendly commercial establishment. This business will provide all levels of landscape services to it's commercial and residential clients. Included services will be consultation, design, installation and maintenance with particular focus on environmentally sympathetic considerations. The long term goals of the endeavor is to establish a retail center for sales and distribution of plant material, landscaping and gardening supplies for the homeowner.

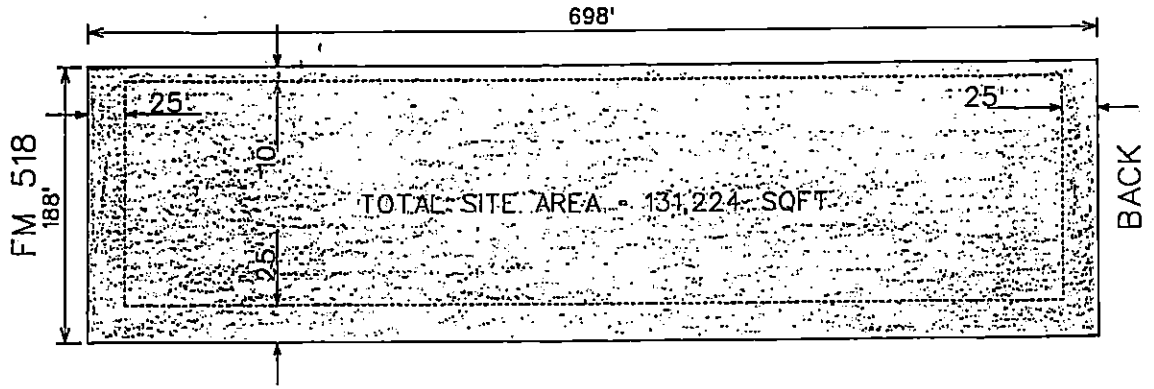
SITE AND RESOURCES

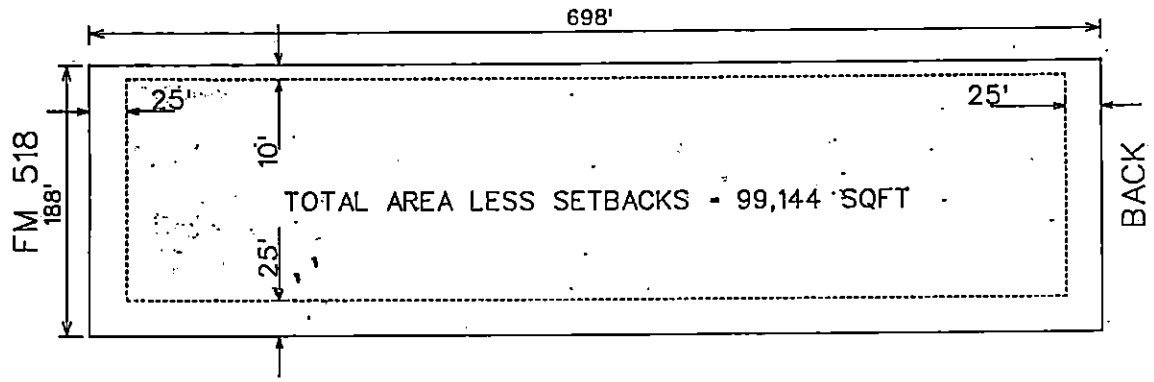
The grounds of the property are mostly cleared of mature vegetation and wild grasses spot the area. (Graphic # 2) The existing building will be utilized as an office/warehouse function. The existing sheds, that are now on the east boundary of the site, will be utilized. The west side yard will have a setback of 10 feet and the east side yard will have a 25 foot setback because of the residential community next to it. (Graphic # 3)

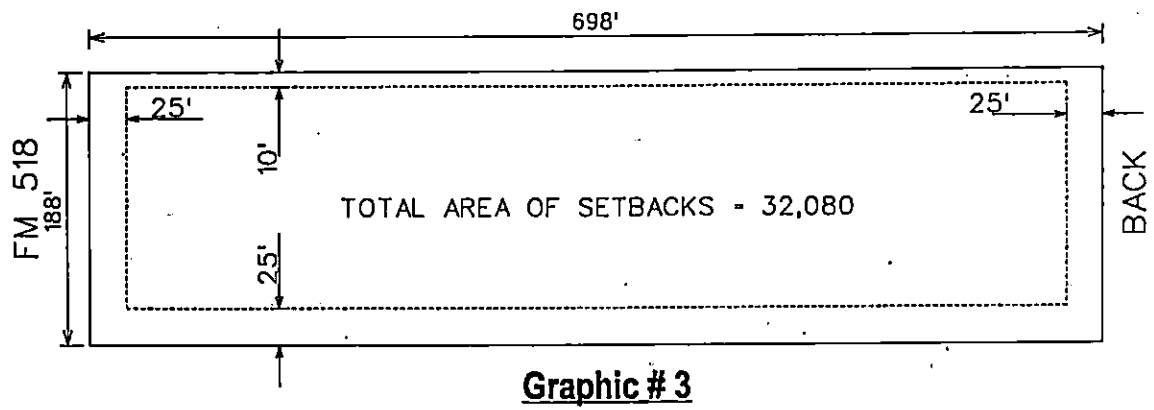
Off street parking will be constructed to prevailing building codes and more than enough area has been provided to meet this need.

SITE PLAN AND DEVELOPMENT

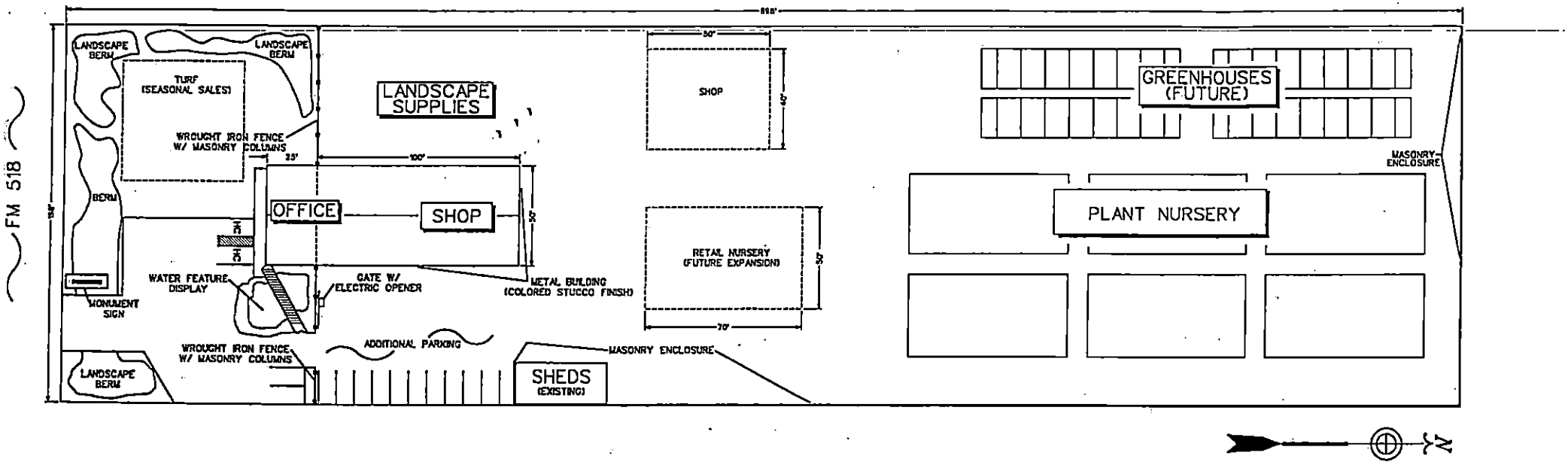
The site plan is being developed and most of the elements that are being implemented are graphically displayed. Starting at the front of the site is the entry to the development. This area includes the driveway and required setbacks that will incorporate landscape berms and plant material. An area of turf will be to the west edge of entry area. This space will be multi functional with seasonal Christmas tree sales. The area on the east side of the entry will allow for the driveway and


698'
25'
25'
10'
25'
TOTAL SITE AREA - 131,224 SQFT
FM 518
188'
BACK


698'
25'
25'
10'
25'
TOTAL AREA LESS SETBACKS - 99,144 SQFT
FM 518
188'
BACK

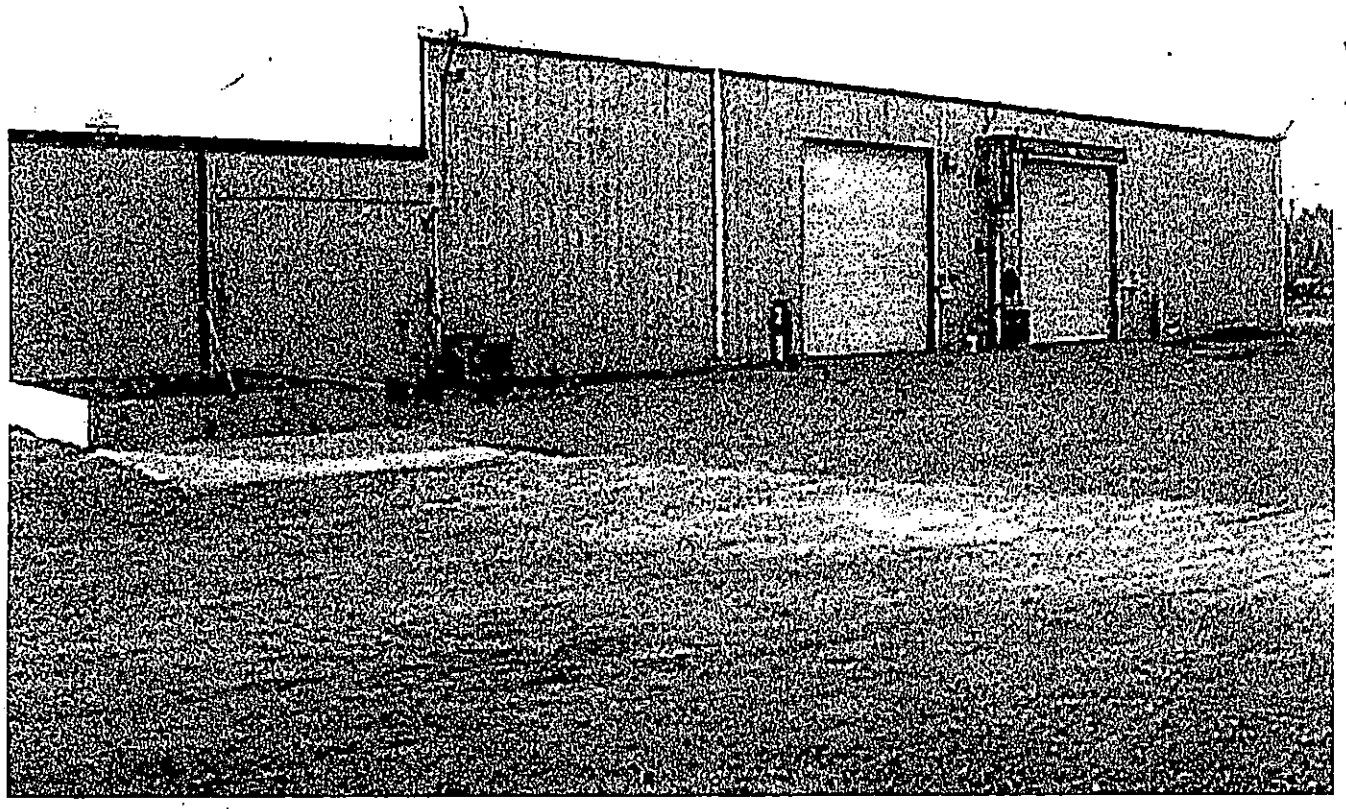

698'
25'
25'
10'
25'
TOTAL AREA OF SETBACKS - 32,080
FM 518
188'
BACK

Graphic # 3



PROPOSED SITE LAYOUT

handicapped parking and more general parking spaces also. A wrought iron fence will be installed for both security of the property and screening from West Broadway traffic. It operates with an electric gate device. The fence and gate abut either side of the metal building, that now exists on site, and stretches the width of the site which divides the property. This front portion of the building will house the main business office space. The offices face south towards West Broadway. The back portion of the building will house the shop area with storage.



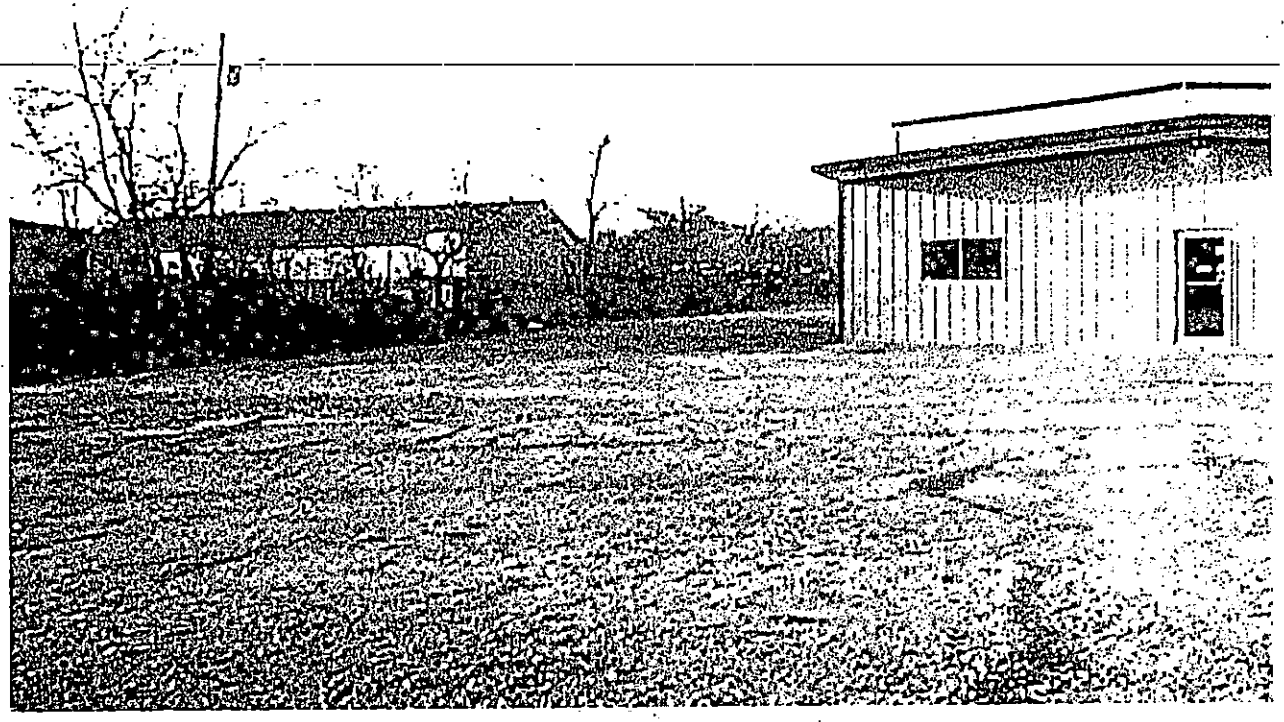
Progressing towards the back of the property there is additional parking just beyond the fence. This will allow for parking overflow and future needs as the company grows. The existing

Graphic # 4

sheds will be utilized as material and supply storage. Materials ,such as mulch, soils and fertilizers, will be housed and sold as bagged merchandise. The shop has two overhead doors that open to this area just behind the fence. (Graphic # 4) It will house repairs for the equipment and storage of the same.

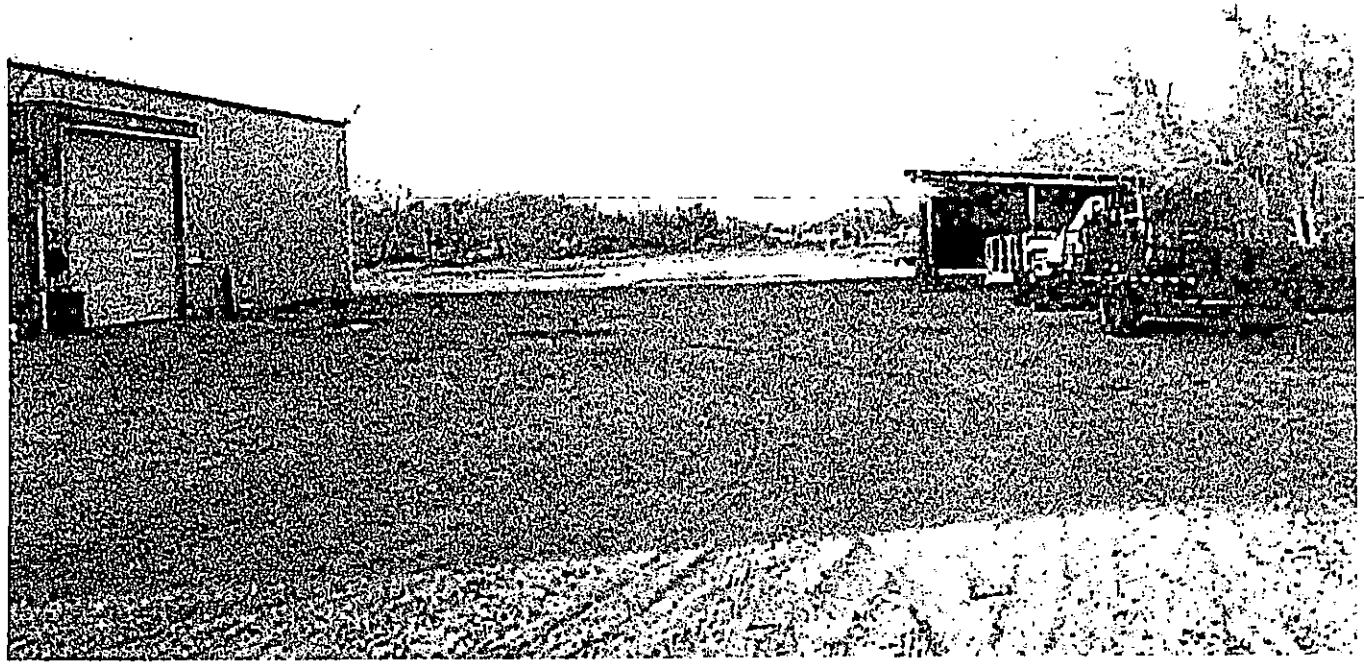
The fence will be a wall constructed of CMU and painted to complement the colors on the main office/warehouse. It will conceal the eastern side view and the northern back view. The fence will provide an interesting 'hardscape' to the site as well as security.

The west side of the site between the existing building and property line will house landscape supplies. (Graphic # 5) These items will range from water features, stone, irrigation supplies, etc. that are ready purchased for installation This area will eventually be part of the retail expansion that will be



Graphic # 5

implemented as the company grows. Behind the supply area there will be an area for greenhouses. These houses will accommodate propagation operations and plants as seasons change and some plant material that is susceptible to the changes. Again these will be in the future growth of the company. Just east of the greenhouses will be the main area of the retail nursery. It is geographically central to the site and also intended for future expansion. The back portion of the site is reserved for the plant nursery. This is a large area as plants are in



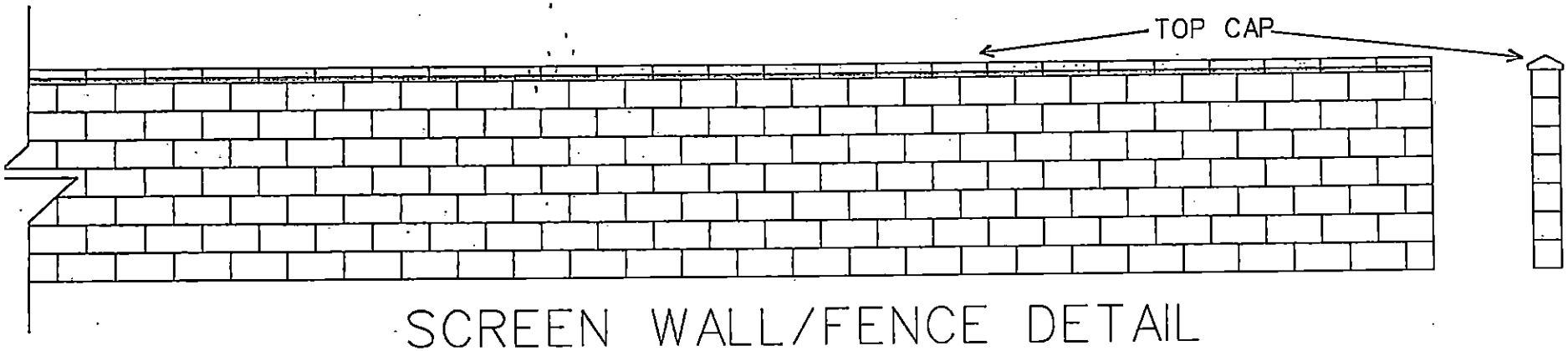
Graphic # 6

containers and set in rows for production purposes. (Graphic # 6) Flowering plant material as well as shrubs and trees will all be grown and maintained in this area.

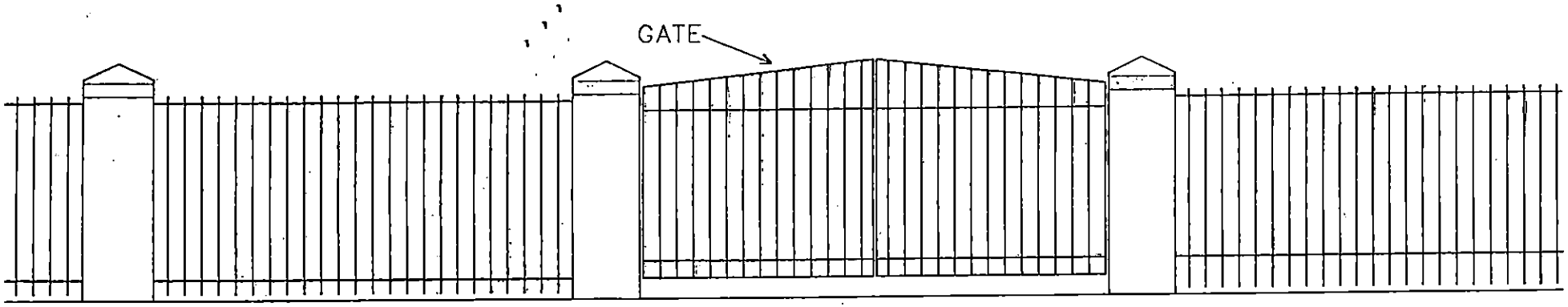
Vision and Goals

Botanical Landscape Designs is in the business of providing aesthetically pleasing and environmentally sound designs and installations of commercial and residential property. This is accomplished by employing professionals that provide conscientious quality in their designs and their installations.

Botanical Landscape Designs is a community minded entity. The current needs of the company and the forward thinking practices of it's employees will ensure the prosperity and stability for itself and the surrounding community. Every community desires and expects this of local businesses. Every community should receive the quality and commitment that only a responsible organization can provide like Botanical Landscape Designs.



SCREEN WALL/FENCE DETAIL



WROUGHT IRON FENCE DETAIL

Graphic # 7

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 18, 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 (R-E), on the following described property, to wit:

Zone Change Application No. 1119

Legal Description:	2.96 acres, out of Tract No. 32 of the Allison Richey Gulf Coast Home Company Subdivision, Section 20, F.B. Drake Survey, Abstract 506, Brazoria County, Texas (1833 Hillhouse Road)
Owner:	Paul Ridgway 1833 Hillhouse Road Pearland, Texas 77584
Applicant:	None

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. 1119

Date of City Council and Planning and Zoning Commission Joint Public Hearing:	August 18, 2003
Property Owner:	Paul Ridgway
Applicant:	No applicant
Location or Address of Property:	1833 Hillhouse Road
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 bring an existing residential use into conformance with the Land Use and Urban Development Ordinance. The subject property is currently developed with a single family residence.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Suburban Development District (SD)	Single Family Residence
South	Suburban Development District (SD)	Single Family Residence
East	Suburban Development District (SD)	Undeveloped Land
West	Suburban Development District (SD)	Undeveloped Land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential Uses for the subject property, as well for all of the surrounding 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 Hillhouse Road, a local/residential street of sufficient width. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zoning is consistent with the Comprehensive Plan, which recommends low density residential uses for the subject property.

The subject lot meets the space requirements of the R-E district. The R-E district requires a minimum lot size of 21,780 square feet and a minimum lot width of 120 feet. The subject property is approximately 2.96 acres in size and has a lot width of more than 150 feet.

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 low density residential uses as recommended by the Comprehensive Plan.

2. 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

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 18th day of August, 2003, at 6:30 p.m., the City Council and Planning and Zoning Commission of the City of Pearland, in 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 Paul Ridgway, 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 (R-E) on the following described property, to wit:

> 2.96 acres, out of Tract No. 32 of the Allison Richey Gulf Coast Home Company Subdivision, Section 20, F.B. Drake Survey, Abstract 506, Brazoria County, Texas (1833 Hillhouse Road)

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.

Theresa Grahmann

Theresa Grahmann
Planner I

APPLICATION NO. 1119

If you have any questions regarding this notice, please contact the City of Pearland at 281-652-1742.

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: 1833 HILLHOUSE RD.

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): _____

Proposed use of property: _____

PROPERTY OWNER INFORMATION:

NAME PAUL RIDGWAY
ADDRESS 1833 HILL HOUSE
CITY PEARLAND STATE TX ZIP 77584
PHONE (281) 485-4891
FAX( )
E-MAIL ADDRESS Paul.Ridgway@Shell.com

APPLICANT/AGENT INFORMATION:

NAME PAUL RIDGWAY
ADDRESS 1833 HILLHOUSE
CITY PEARLAND STATE TX ZIP 77584
PHONE (281) 485-4891
FAX( )
E-MAIL ADDRESS Paul.Ridgway@shell.com

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

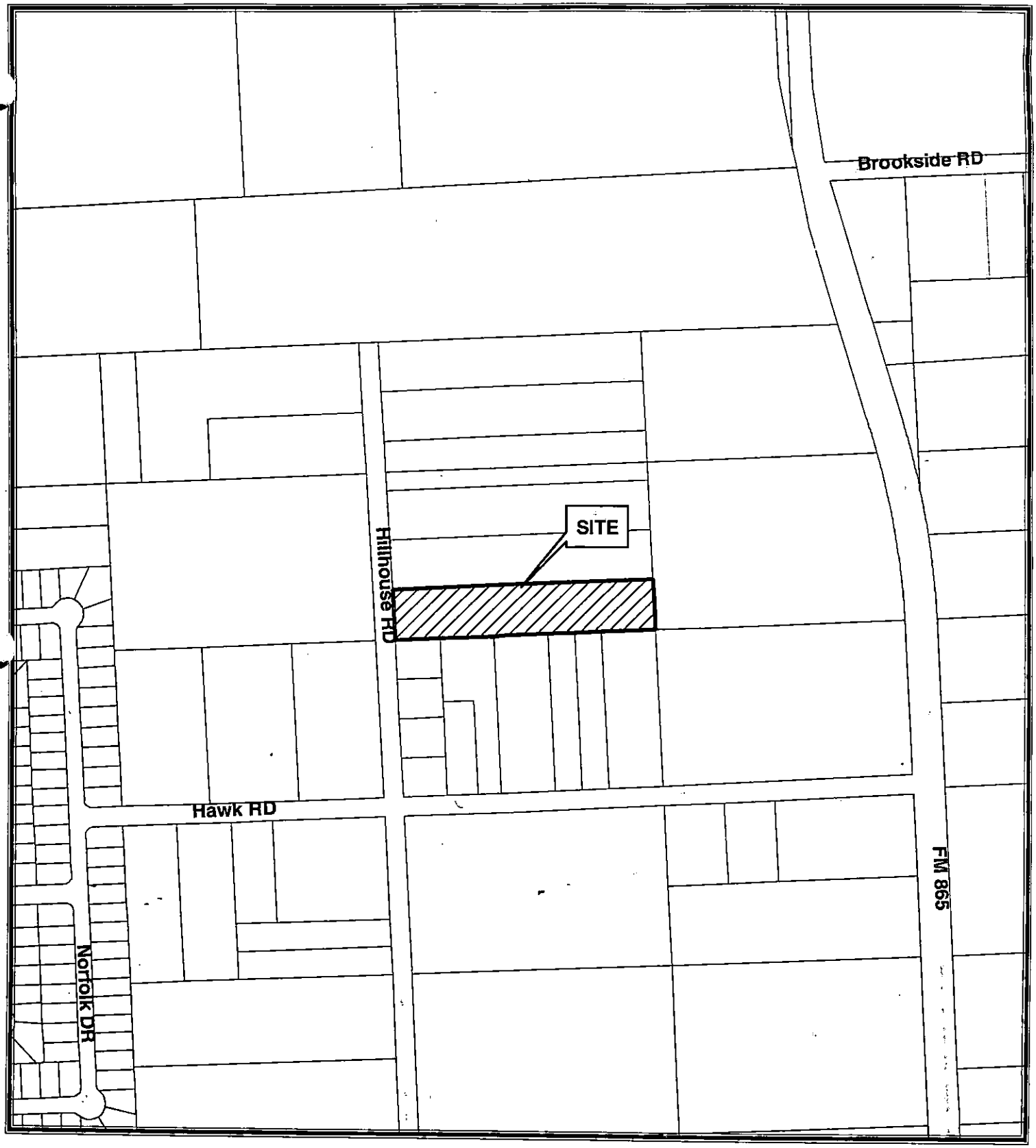
Owner's Signature: [signature] Date: 7-7-03

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: 275.00 DATE PAID: 7-7-03

RECEIVED BY: [signature] APPLICATION NO. 1119



LOCATION MAP

0 200 400 Feet

Zone Change Application No. 1119
Paul Ridgway, Owner
1833 Hillhouse Road
(SD - RE)

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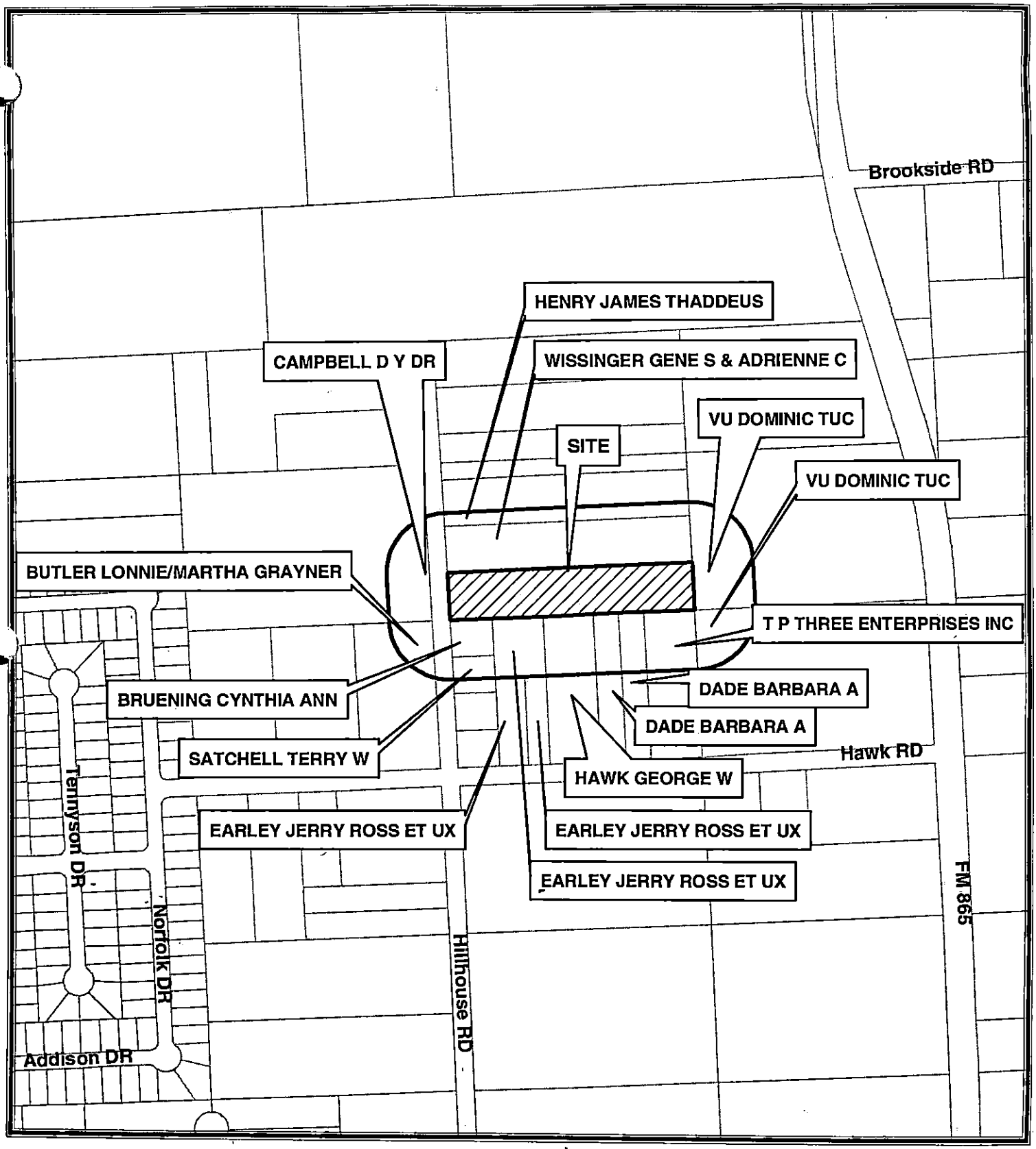

OWNERSHIP MAP

0 200 400 Feet

Zone Change Application No. 1119
Paul Ridgway, Owner
1833 Hillhouse Road
(SD - RE)

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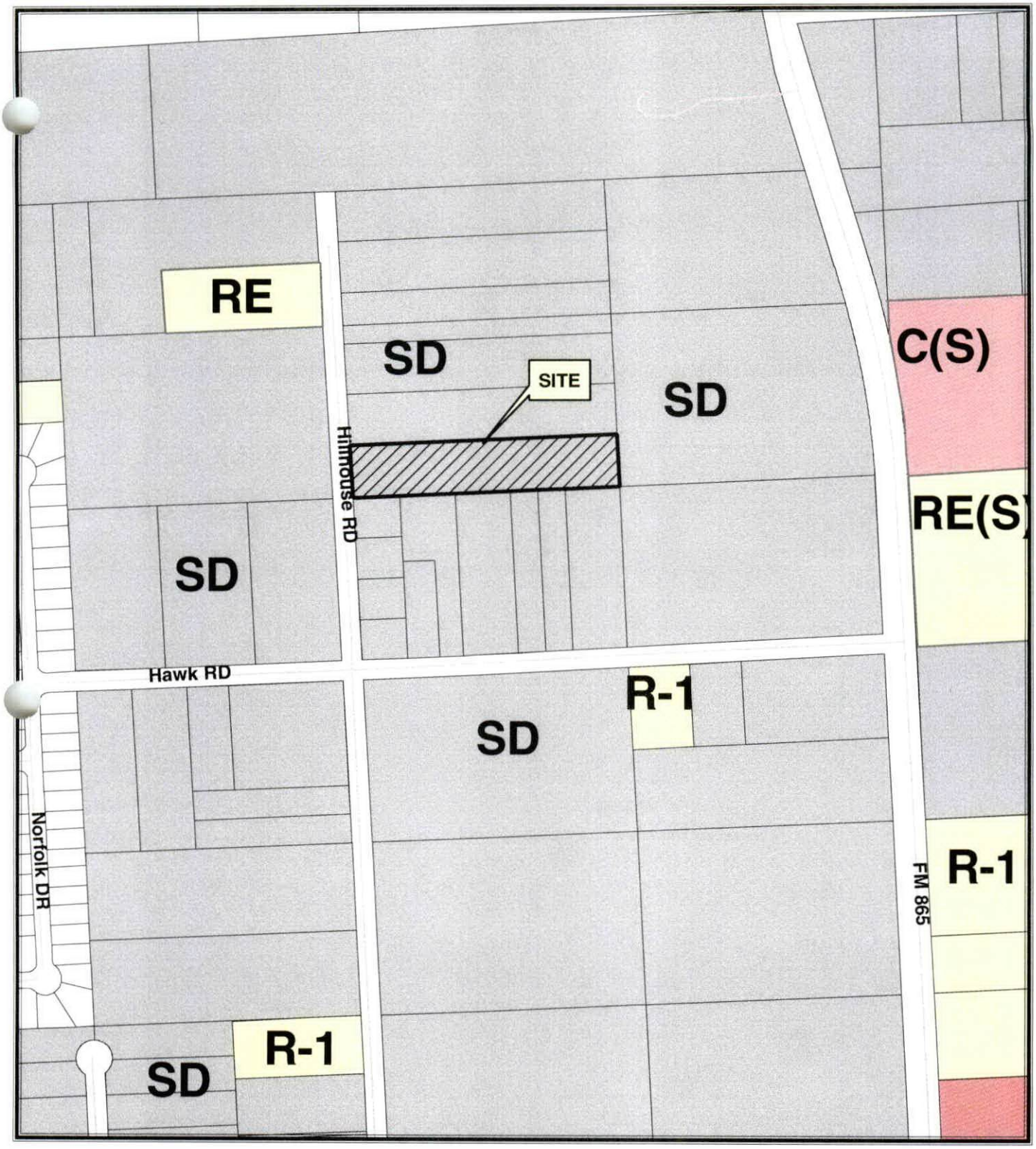
ZONE CHANGE APPLICATION NO. 1119
Property Owner Notification List

TAX ACCOUNT	OWNER	ADDRESS	CITY	LEGAL DESCRIPTION
0506-0043-000	VU DOMINIC TUC	8866 GULF FWY STE 102	HOUSTON, TX 77017-6528	A0506 H T & B R R, TRACT 47-48, ACRES 17.820
0506-0008-000	CAMPBELL D Y DR	8319 GLENLEA ST	HOUSTON, TX 77061-3231	A0506 H T & B R R, TRACT 17-34-35, ACRES 30.000
0506-0011-000	HENRY JAMES THADDEUS	1813 HILLHOUSE RD	PEARLAND, TX 77584-2750	A0506 H T & B R R, TRACT 32-C, ACRES 2.960
0506-0053-110	WISSINGER GENE S & ADRIENNE C	9807 SAGE LEE DR	HOUSTON, TX 77089-4307	A0506 H T & B R R, TRACT 32B, ACRES 2.960
0506-0013-000	RIDGWAY PAUL D & LISA	633 HILLHOUSE RD	PEARLAND, TX 77584-2711	A0506 H T & B R R, TRACT 32A, ACRES 2.960
0506-0043-000	VU DOMINIC TUC	8866 GULF FWY STE 102	HOUSTON, TX 77017-6528	A0506 H T & B R R, TRACT 47-48, ACRES 17.820
0506-0028-111	T P 3 ENTERPRISES ATTN PAT POUNDS	4230 HAWK RD	PEARLAND, TX 77584-2720	A0506 H T & B R R, TRACT 33A, ACRES 2.000
	PAUL RIDGWAY	1833 HILLHOUSE RD	PEARLAND, TX 77584	
0064-0034-117	DADE BARBARA A (MINOR)	8626 ELM LAKE DR	HOUSTON, TX 77083-5391	A0064, C S GORBETT, BK A, TR 19, ACRES 1.180
0506-0028-000	HAWK GEORGE W	8725 HAWK RD	PEARLAND, TX 77584-2742	A0506 H T & B R R, TRACT 33C, ACRES 2.000
0506-0029-000	EARLEY JERRY ROSS ET UX	8801 HAWK RD	PEARLAND, TX 77584-2744	A0506 H T & B R R, TRACT 33D-33D1, ACRES 2.000
0506-0039-000	BRUENING CYNTHIA ANN	625 HILLHOUSE RD	PEARLAND, TX 77584-2711	A0506 H T & B R R, TRACT 33E, ACRES 0.470
0506-0007-000	BUTLER LONNIE/MARTHA GRAYNER	555 E SILVERADO RANCH BLVD #2117	LAS VEGAS, NV 89123-6286	A0506 H T & B R R, TRACT 18A, ACRES 3.330
0506-0026-110	SATCHELL TERRY W	647 HILLHOUSE RD	PEARLAND, TX 77584-2711	A0506 H T & B R R, TRACT 33F, ACRES 0.470
0506-0029-000	EARLEY JERRY ROSS ET UX	8801 HAWK RD	PEARLAND, TX 77584-2744	A0506 H T & B R R, TRACT 33D-33D1, ACRES 2.000



ZONING MAP

0 200 400 Feet

Zone Change Application No. 1119
Paul Ridgway, Owner
1833 Hillhouse Road
(SD - RE)

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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 AUGUST 18, 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. 1120

Legal Description:	8.84 acres, Tract No. 17 of the H.T.& B.R.R. Company Survey, Abstract 309, Brazoria County, Texas (South Side of FM 518, and west of Cullen Boulevard)
Owner:	Cheng-Huey Su, Trustee 102 Pebblebrook Court Sugar Land, Texas 77478-3935
Applicant:	None

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. 1120

Date of City Council and Planning and Zoning Commission Joint Public Hearing:	August 18, 2003
Property Owner:	Cheng-Huey Su, Trustee
Applicant:	No applicant
Location or Address of Property:	South Side of FM 518 (Broadway Street), and West of Cullen Boulevard
Existing Zoning:	Suburban Development District (SD)
Requested Zoning:	Commercial District (C)

SUMMARY: The applicant is requesting a change in zoning on the subject property for commercial district uses. The subject property is currently undeveloped.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Suburban Development District (SD); General Business District (GB)	Undeveloped Land; Various Retail and Office Buildings
South	Suburban Development District (SD)	Undeveloped Land
East	Suburban Development District (SD)	Undeveloped Land
West	Suburban Development District (SD)	Undeveloped Land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential Uses for the subject property, as well for the properties to the south and west of the subject property. 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 does not conform to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on FM 518, a major thoroughfare with 120 feet of right-of-way and of sufficient width. The western side of the subject property aligns with the intersection of Hillhouse Road on the north side of FM 518.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zoning is inconsistent with the Comprehensive Plan, which recommends low density residential uses for the subject property. The Comprehensive Plan also indicates that the property to the north is designated for General Business District uses, and the property to the east is designated for Retail, Office, and Service Uses.

Due to the developing retail and business uses along Broadway Street, the subject property may be more suited for non-residential uses. Many of the properties on the north and south sides of Broadway Street, extending from Sunrise Boulevard to Cullen Boulevard are already developed for non-residential uses. The tract just north of the subject property was recently developed with retail and office uses. The tracts of land near the proposed realignment of Cullen Boulevard and CR 89 (Old Chocolate Bayou Road) is currently developed with a Walgreen's pharmacy. Therefore, it appears that the lots fronting on Broadway are developing with non-residential uses.

The proposed Commercial District that the applicant is proposing may not be suitable for the subject property. If the subject property is not appropriate for residential uses as recommended by the Comprehensive Plan, it is more likely that the subject property is more suitable for General Business District uses. A General Business District would provide for a less intensity of uses than what is allowed by the Commercial District. A General Business District would also be more compatible with the properties just to the north that are already zoned General Business District, and the properties further to the east and northeast that are already zoned for General Business District. The applicant has chosen the Commercial District in order to market the subject property to the widest variety of commercial users.

The Commercial District allows for outdoor display, storage, and sales of merchandise. A Specific Use Permit would not be required for any outdoor activities as the subject property is not adjacent to any tracts that are zoned for residential uses.

The applicant/owner may be responsible for preparing a traffic impact analysis for the subject property as it is developed, in order to determine the impact of the development on the existing roadways within the subject area and in order to determine the locations of drive approaches.

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 denial of the zone change as proposed by the applicant, for the following reasons:

1. The subject property may be more suitable for General Business District uses, which would be more compatible with the surrounding zoning districts and existing land uses.

SUPPORTING DOCUMENTS:

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

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 18th day of August, 2003, at 6:30 p.m., the City Council and Planning and Zoning Commission of the City of Pearland, in 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 Cheng-Huey Su, 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:

> 8.84 acres, Tract No. 17 of the H.T.& B.R.R. Company Survey, Abstract 309, Brazoria County, Texas (South Side of FM 518, west of Cullen Boulevard)

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.

Theresa Grahmann

Theresa Grahmann
Planner I

APPLICATION NO. 1120

If you have any questions regarding this notice, please contact the City of Pearland at 281-652-1742.

ATTN: Ms. Theresa Ann Grahmann

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:** COMMERCIAL (list proposed zoning)

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

Property Information:

Address: South side of FM518 near Cullen 309 HTBRR TR. 17 (8.84 acres) OLD CHOCOLATE BAYOU RD. (CR92) BLVD

Subdivision: _____ Lot: _____ Block: _____

Tax I.D. Number: R168579

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

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

Proposed use of property: commercial

PROPERTY OWNER INFORMATION:

NAME Cheng-Huey Su (Trustee)
ADDRESS 102 PEBBLEBROOK CT.
CITY SUGAR LAND STATE TX. ZIP 77478-3935
PHONE (281) 242-6671
FAX (281) 242-6672
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME Cheng-Huey Su (Trustee)
ADDRESS 102 PEBBLEBROOK CT.
CITY SUGAR LAND STATE TX ZIP 77478-3935
PHONE (281) 242-6671
FAX (281) 242-6672
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.

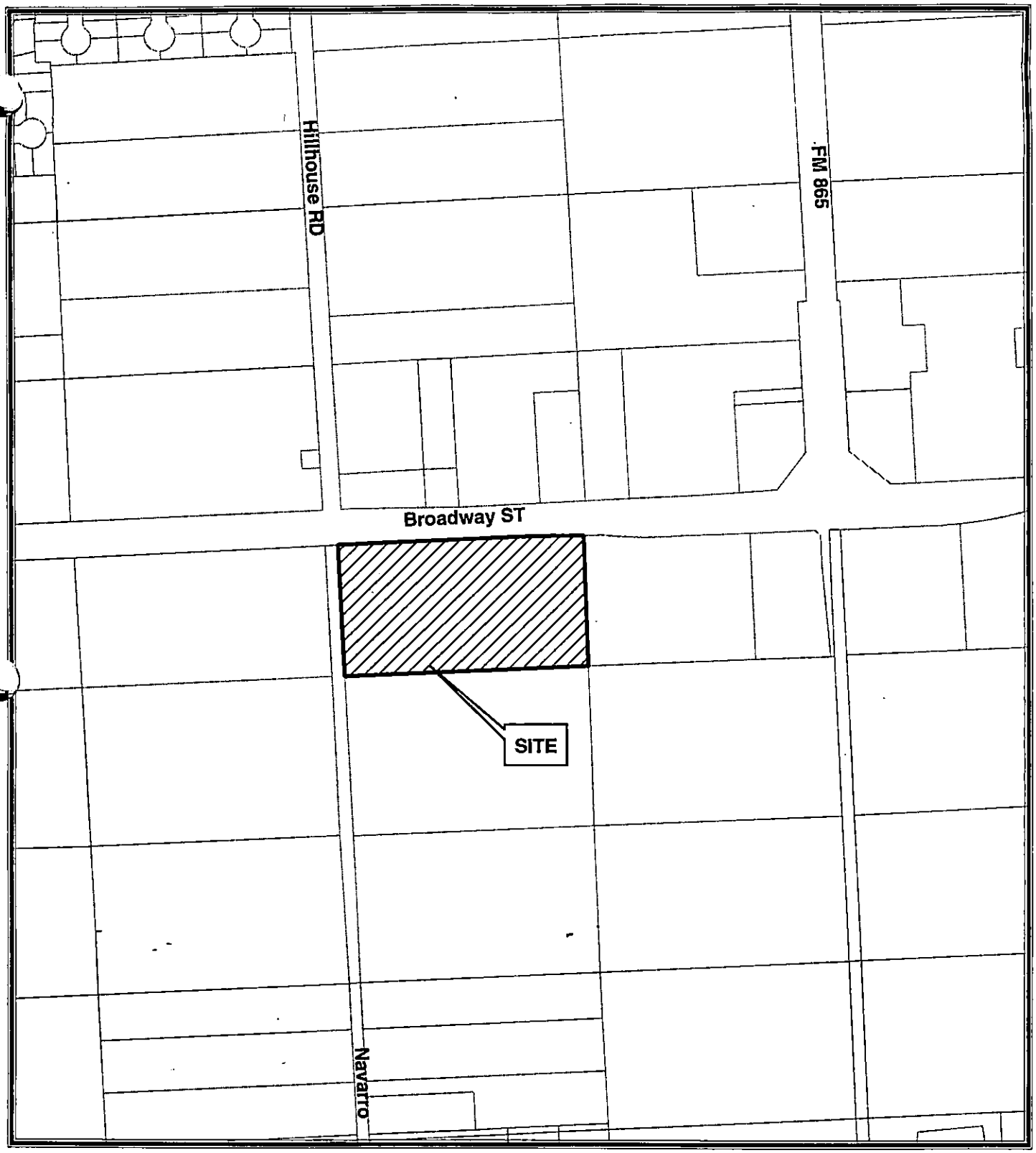
Owner's Signature: Cheng-Huey Su (Trustee) by Sashenshu (TA-SHEN SU) SON Date: 7/21/03

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: $275.00 DATE PAID: 7-22-03

RECEIVED BY: tbg APPLICATION NO. 1120



LOCATION MAP

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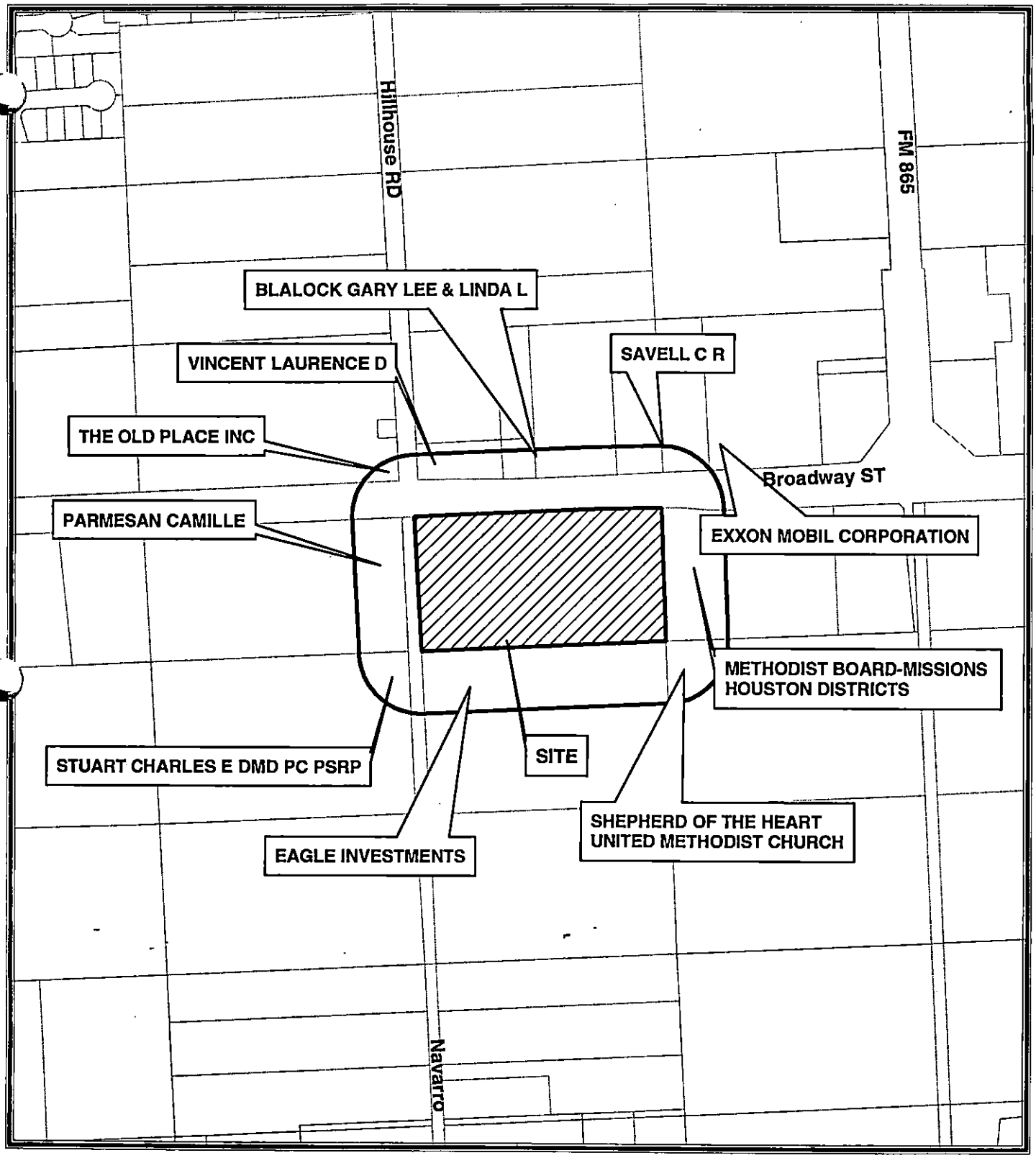
Zone Change Application No. 1120
Cheng-Huey Su (Trustee), Owner
South Side of FM 518, west of Cullen Boulevard
(SD - C)



OWNERSHIP MAP

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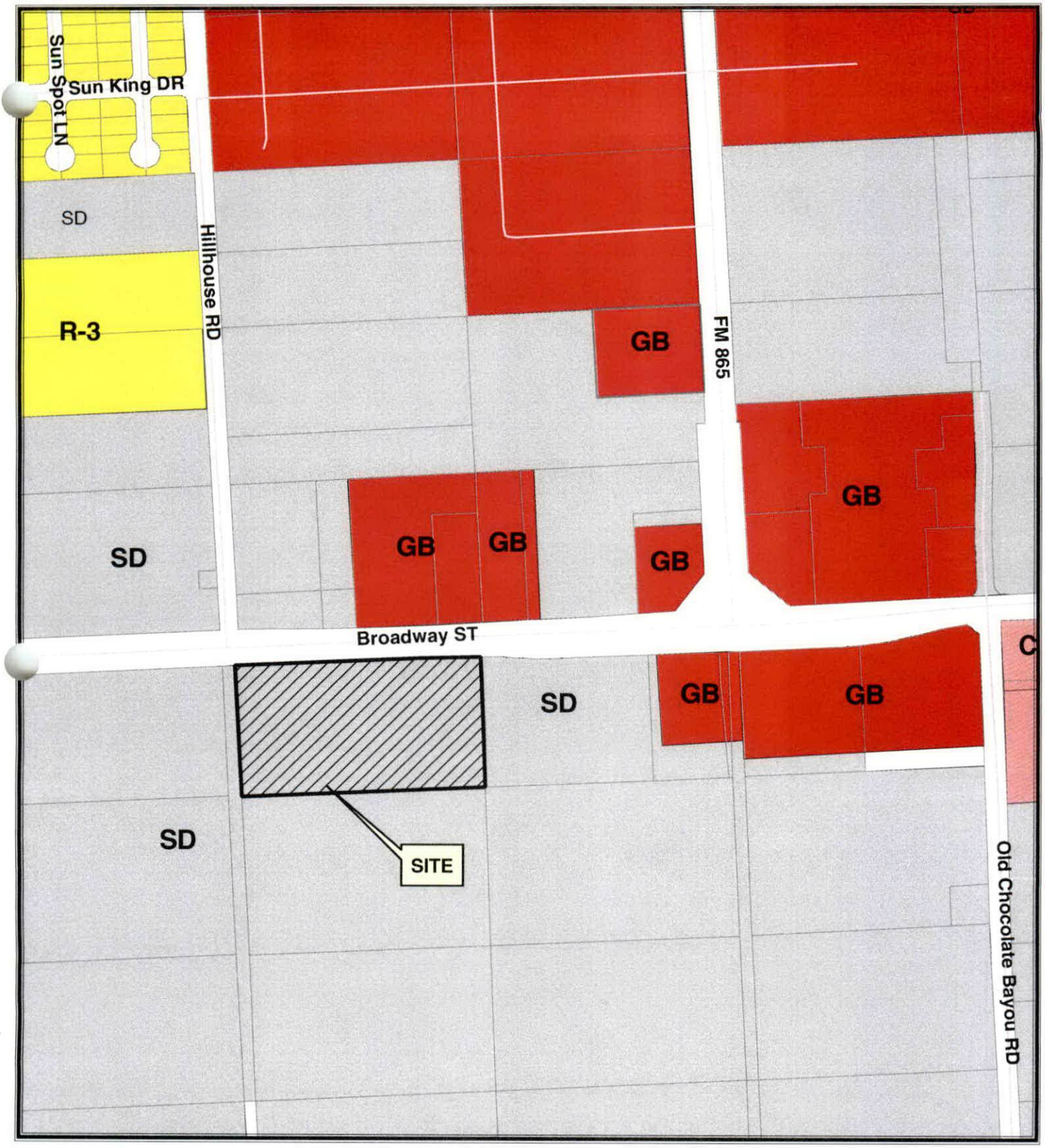
Zone Change Application No. 1120
Cheng-Huey Su (Trustee), Owner
South Side of FM 518, west of Cullen Boulevard
(SD - C)

ZONE CHANGE APPLICATION NO. 1120
Property Owner Notification List

TAX ACCOUNT	OWNER	ADDRESS	CITY	LEGAL DESCRIPTION
0506-0046-120	EXXON MOBIL CORPORATION	601 JEFFERSON ST STE 432-A	HOUSTON, TX 77002-7900	A0506 H T & B R R, BLOCK 1, TRACT A, ACRES 1.606
0506-0045-000	SAVELL C R	8535 BROADWAY ST	PEARLAND, TX 77584-7717	A0506 H T & B R R, TRACT 60, ACRES 1.695
0506-0017-000	THE OLD PLACE INC	PO BOX 703	MANVEL, TX 77578-0703	A0506 H T & B R R, TRACT 30-30A, ACRES 9.930
0506-0058-001	BLALOCK GARY LEE & LINDA L	8701 BROADWAY ST	PEARLAND, TX 77584-7721	A0506 H T & B R R, TRACT 45D-45B1, ACRES 1.293
0506-0058-000	VINCENT LAURENCE D	508 N TEXAS AVE	WEBSTER, TX 77598-4930	A0506 H T & B R R, TRACT 45-45B, ACRES 3.707
0309-0021-000	METHODIST BOARD-MISSIONS HOU DIST	5215 MAIN ST	HOUSTON, TX 77002-9752	A0309 H T & B R R, TRACT 22, ACRES 6.174
0309-0008-000	SU CHENG HUEY TRUSTEE	102 PEBBLEBROOK CT	SUGAR LAND, TX 77478-3935	A0309 H T & B R R, TRACT 17, ACRES 8.840
0309-0026-140	PARMESAN CAMILLE	4818 FAST FOX TRL	AUSTIN, TX 78746-2306	A0309 H T & B R R, TRACT 12 (UND 1/6), ACRES 0.738
0309-0041-000	SHEPHERD OF THE HEART UNITED METH CH	5001 W BROADWAY STE B	PEARLAND, TX 77581	A0309 H T & B R R, TRACT 23-24, ACRES 20.000
0309-0028-001	EAGLE INVESTMENTS	2409 CUNNINGHAM DR	PEARLAND, TX 77581-3949	A0309 H T & B R R, TRACT 18, ACRES 10.000
0309-0035-000	STUART CHARLES E DMD PC PSRP	2485 N 119TH ST	LAFAYETTE, CO 80026-9215	A0309 H T & B R R, TRACT 13, ACRES 10.000



ZONING MAP

0 200 400 Feet

Zone Change Application No. 1120
Cheng-Huey Su (Trustee), Owner
South Side of FM 518, west of Cullen Boulevard
(SD - C)

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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 AUGUST 18, 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. 1120

Legal Description:	8.84 acres, Tract No. 17 of the H.T.& B.R.R. Company Survey, Abstract 309, Brazoria County, Texas (South Side of FM 518, and west of Cullen Boulevard)
Owner:	Cheng-Huey Su, Trustee 102 Pebblebrook Court Sugar Land, Texas 77478-3935
Applicant:	None

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. 1120

Date of City Council and Planning and Zoning Commission Joint Public Hearing:	August 18, 2003
Property Owner:	Cheng-Huey Su, Trustee
Applicant:	No applicant
Location or Address of Property:	South Side of FM 518 (Broadway Street), and West of Cullen Boulevard
Existing Zoning:	Suburban Development District (SD)
Requested Zoning:	Commercial District (C)

SUMMARY: The applicant is requesting a change in zoning on the subject property for commercial district uses. The subject property is currently undeveloped.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Suburban Development District (SD); General Business District (GB)	Undeveloped Land; Various Retail and Office Buildings
South	Suburban Development District (SD)	Undeveloped Land
East	Suburban Development District (SD)	Undeveloped Land
West	Suburban Development District (SD)	Undeveloped Land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential Uses for the subject property, as well for the properties to the south and west of the subject property. 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 does not conform to the Comprehensive Plan.

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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 denial of the zone change as proposed by the applicant, for the following reasons:

1. The subject property may be more suitable for General Business District uses, which would be more compatible with the surrounding zoning districts and existing land uses.

SUPPORTING DOCUMENTS:

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

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

OF THE CITY OF PEARLAND, TEXAS

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> 8.84 acres, Tract No. 17 of the H.T.& B.R.R. Company Survey, Abstract 309, Brazoria County, Texas (South Side of FM 518, west of Cullen Boulevard)

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Theresa Grahmann

Theresa Grahmann
Planner I

APPLICATION NO. 1120

If you have any questions regarding this notice, please contact the City of Pearland at 281-652-1742.

ATTN: Ms. Theresa Ann Grahmann

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:** COMMERCIAL (list proposed zoning)

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

Property Information:

Address: South side of FM518 near Cullen 309 HTBRR TR. 17 (8.84 acres) OLD CHOCOLATE BAYOU RD. (CR92) BLVD.

Subdivision: _____ Lot: _____ Block: _____

Tax I.D. Number: R168579

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

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

Proposed use of property: commercial

PROPERTY OWNER INFORMATION:

NAME Cheng-Huey Su (Trustee)
ADDRESS 102 PEBBLEBROOK CT.
CITY SUGAR LAND STATE TX. ZIP 77478-3935
PHONE (281) 242-6671
FAX (281) 242-6672
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME Cheng-Huey Su (Trustee)
ADDRESS 102 PEBBLEBROOK CT.
CITY SUGAR LAND STATE TX ZIP 77478-3935
PHONE (281) 242-6671
FAX (281) 242-6672
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.

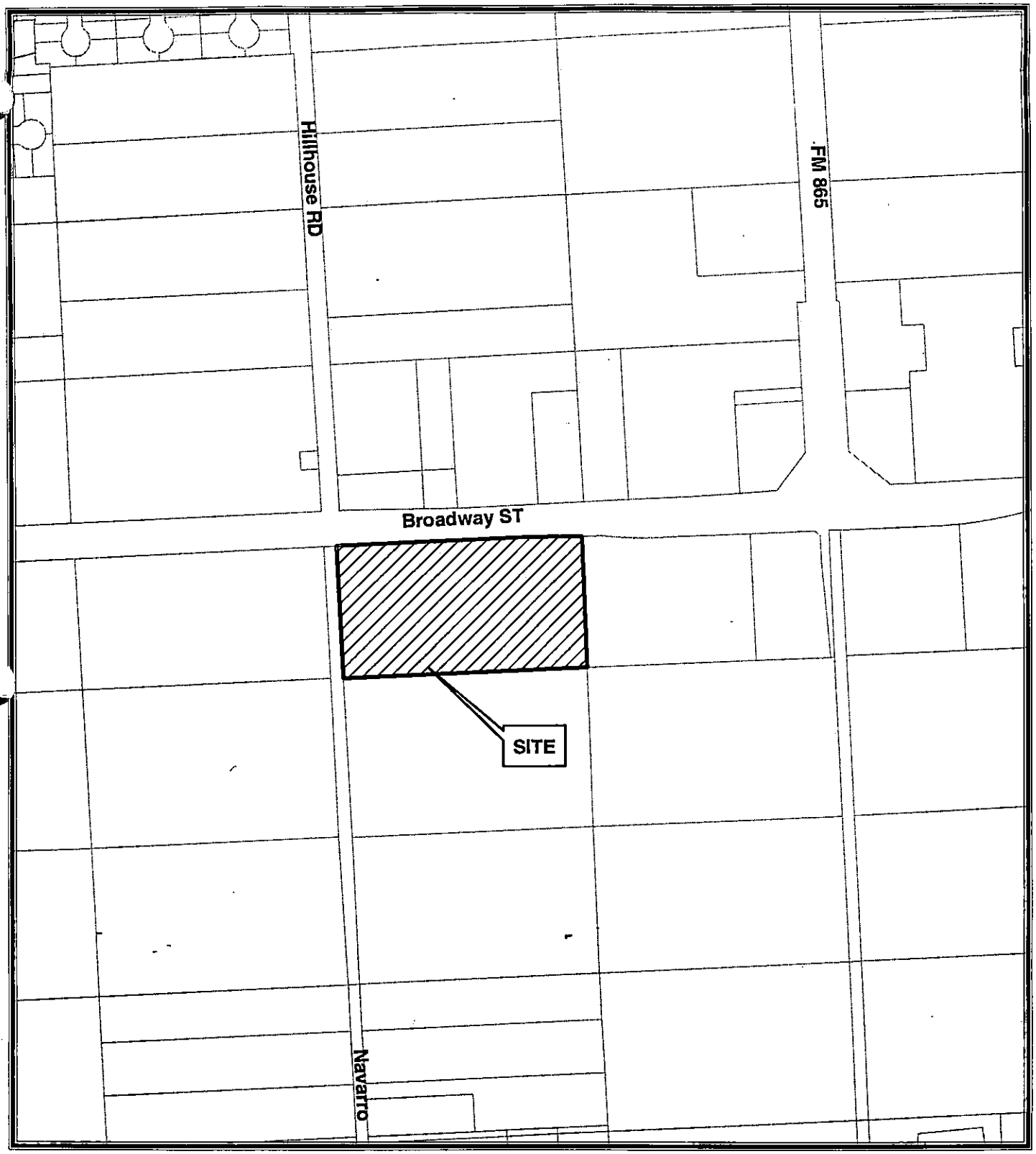
Owner's Signature: Cheng-Huey Su (Trustee) by Sashenshu (TA-SHEN SU) SON Date: 7/21/03

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: $275.00 DATE PAID: 7-22-03

RECEIVED BY: tag APPLICATION NO. 1120



LOCATION MAP

0 200 400 Feet

N
W E
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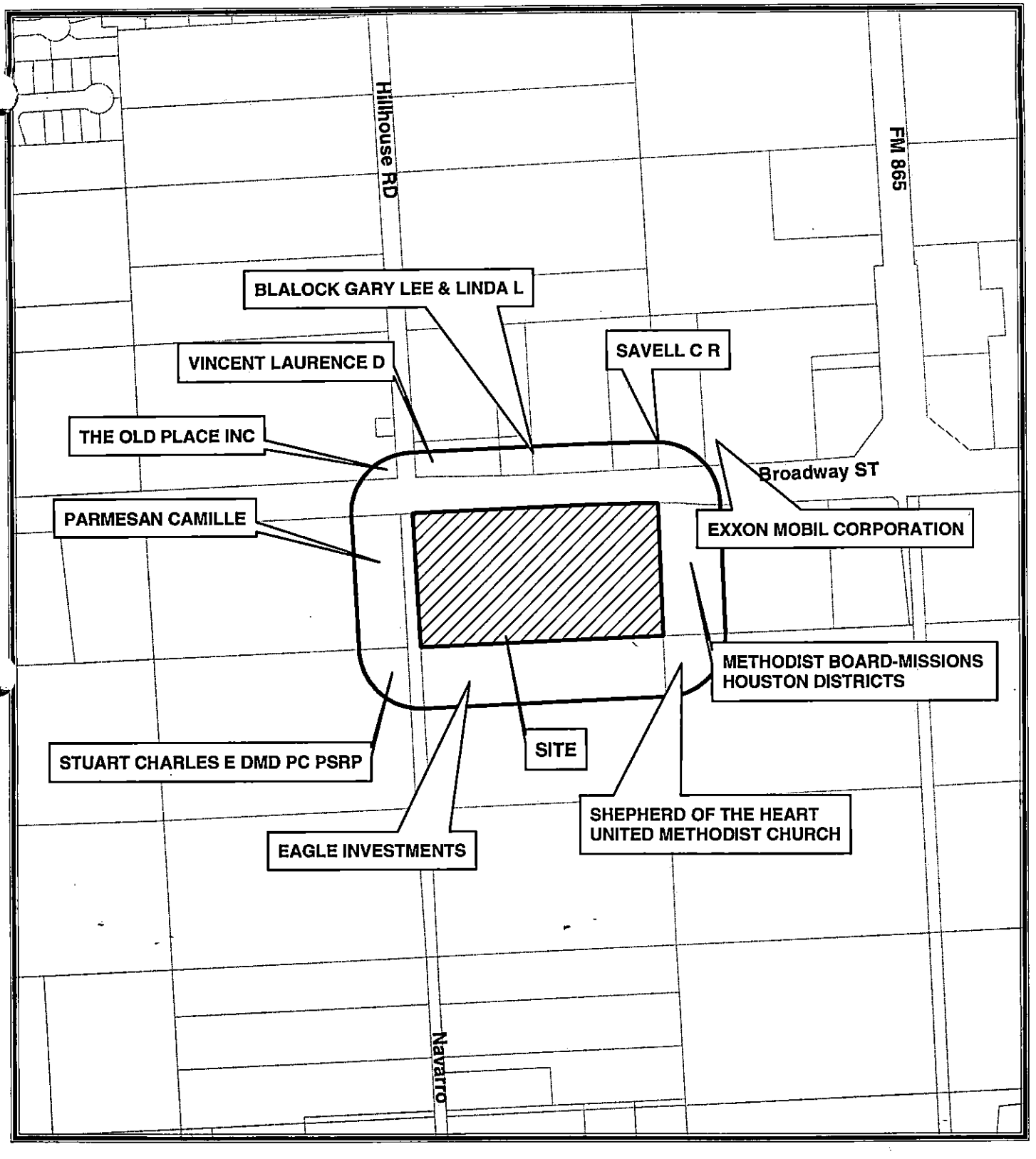
Zone Change Application No. 1120
Cheng-Huey Su (Trustee), Owner
South Side of FM 518, west of Cullen Boulevard
(SD - C)



OWNERSHIP MAP

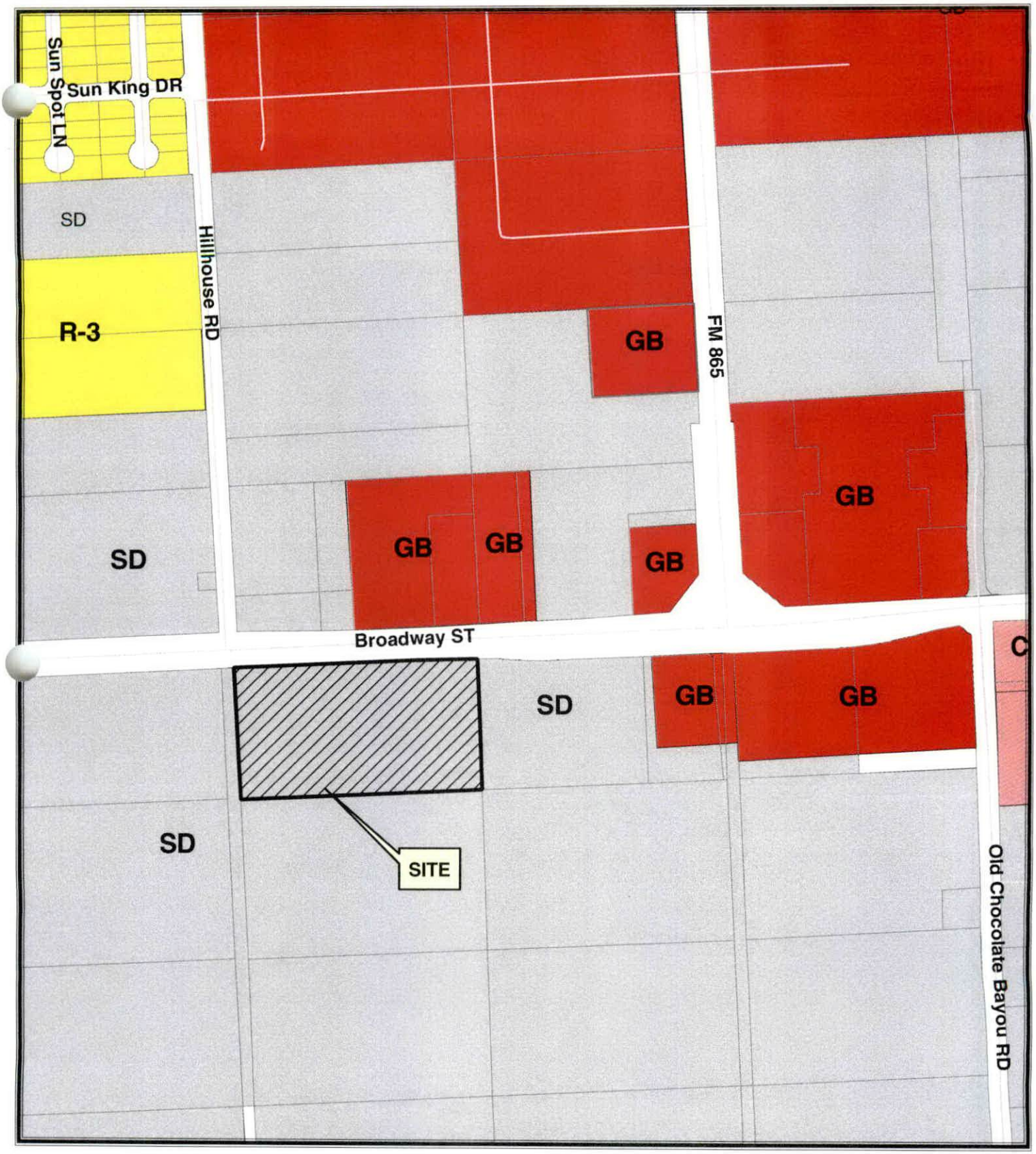
0 200 400 Feet

N W E S

Zone Change Application No. 1120
Cheng-Huey Su (Trustee), Owner
South Side of FM 518, west of Cullen Boulevard
(SD - C)

ZONE CHANGE APPLICATION NO. 1120
Property Owner Notification List

TAX ACCOUNT	OWNER	ADDRESS	CITY	LEGAL DESCRIPTION
0506-0046-120	EXXON MOBIL CORPORATION	601 JEFFERSON ST STE 432-A	HOUSTON, TX 77002-7900	A0506 H T & B R R, BLOCK 1, TRACT A, ACRES 1.606
0506-0045-000	SAVELL C R	8535 BROADWAY ST	PEARLAND, TX 77584-7717	A0506 H T & B R R, TRACT 60, ACRES 1.695
0506-0017-000	THE OLD PLACE INC	PO BOX 703	MANVEL, TX 77578-0703	A0506 H T & B R R, TRACT 30-30A, ACRES 9.930
0506-0058-001	BLALOCK GARY LEE & LINDA L	8701 BROADWAY ST	PEARLAND, TX 77584-7721	A0506 H T & B R R, TRACT 45D-45B1, ACRES 1.293
0506-0058-000	VINCENT LAURENCE D	508 N TEXAS AVE	WEBSTER, TX 77598-4930	A0506 H T & B R R, TRACT 45-45B, ACRES 3.707
0309-0021-000	METHODIST BOARD-MISSIONS HOU DIST	5215 MAIN ST	HOUSTON, TX 77002-9752	A0309 H T & B R R, TRACT 22, ACRES 6.174
0309-0008-000	SU CHENG HUEY TRUSTEE	102 PEBBLEBROOK CT	SUGAR LAND, TX 77478-3935	A0309 H T & B R R, TRACT 17, ACRES 8.840
0309-0026-140	PARMESAN CAMILLE	4818 FAST FOX TRL	AUSTIN, TX 78746-2306	A0309 H T & B R R, TRACT 12 (UND 1/6), ACRES 0.738
0309-0041-000	SHEPHERD OF THE HEART UNITED METH CH	5001 W BROADWAY STE B	PEARLAND, TX 77581	A0309 H T & B R R, TRACT 23-24, ACRES 20.000
0309-0028-001	EAGLE INVESTMENTS	2409 CUNNINGHAM DR	PEARLAND, TX 77581-3949	A0309 H T & B R R, TRACT 18, ACRES 10.000
0309-0035-000	STUART CHARLES E DMD PC PSRP	2485 N 119TH ST	LAFAYETTE, CO 80026-9215	A0309 H T & B R R, TRACT 13, ACRES 10.000



ZONING MAP

0 200 400 Feet

Zone Change Application No. 1120
Cheng-Huey Su (Trustee), Owner
South Side of FM 518, west of Cullen Boulevard
(SD - C)

N
W E
S

TO: PEARLAND PLANNING & ZONING COMMISSION

FROM: RICHARD KELLER, PLAT & PLANS ADMINISTRATOR RJK

DATE: P & Z MEETING - AUGUST 18, 2003

RE: FINAL PLAT LA PALOMA

2.) SUBDIVISION – LAPALOMA

FINAL PLAT

ZONING – RESIDENTIAL R-1

17 LOTS in 2 BLOCKS with 5 RESERVES

LOCATION – northwest side of Yost Road

STORMWATER DETENTION – provided onsite in Reserve "A"

BACKGROUND – Subdivision lies between Yost Road and Clear Creek adjacent to existing Sleepy Hollow Estates Subdivision. Entrance was relocated to align with existing Pinehill Drive West. 50' of right-of-way dedicated for Yost Road.

TO: **PEARLAND PLANNING & ZONING COMMISSION**

FROM: **RICHARD KELLER, PLAT & PLANS ADMINISTRATOR** R. K.

DATE: **P & Z MEETING - AUGUST 18, 2003**

RE: **FINAL PLAT SILVERLAKE CENTER**

(1.) SUBDIVISION – SILVERLAKE CENTER

FINAL PLAT

ZONING – COMMERCIAL "C"

3 LOTS in 2 BLOCKS

LOCATION – northeast corner of F. M. 518 at Wooten Road

STORMWATER DETENTION – provided behind Home Depot store

BACKGROUND – Home Depot did not require a plat since it was built on a tract existing in 1981, the year that the original Subdivision Ordinance was adopted. Owner wishes to plat three pad sites in front to be sold for other uses. Three uses we are aware of include a Sonic and Chic-fil-a Restaurant and a bank. Each other site and the Home Depot tract agree to give access to each other so that existing driveways can be used to access F.M. 518, if necessary.

Thomas Grieve
08/18/2003 04:02 PM

To: Tobin Maples/COP@ci.pearland.tx.us
cc:
Subject: Zoning Application 1122

Tobin,

This morning I had a meeting with James Johnson, Alliance Commercial Investments Inc., regarding zoning application 1122 as it applies to the Park Acquisition fund. Mr. Johnson made several proposals and it was decided at this time that the best course of action would be for the City of Pearland to accept payment into the Parks Fund at the rate of $350.00 per residential lot.

Mr. Johnson wishes to continue to explore other options with the City of Pearland. If no other options can be agreed to the City will accept payment at the prescribed rate. One of the options is to combine land donation with payment at a reduced rate. The donated land must be acceptable to the City.

If you have questions or need further information, please call me at 1674. Thank you.

Thomas Grieve, Director
City of Pearland Parks and Recreation Department
3523 Liberty Drive
Pearland, Texas 77581
281-652-1674

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

PUBLIC COMMENT FORM

ZONE CHANGE APPLICATION NO. 1121

Joint Public Hearing to be held Monday, August 18, 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 (by mail, by fax, or in person)* 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 zone change request and feel that the zoning should be approved accordingly.)

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

Name: ARTHUR & JANICE KNEELAND

Address: 2626 THELMA DRIVE, PEARLAND, TEXAS 77581

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

Signature: Arthur H Kneeland Jan Kneeland Date: AUGUST 18, 2003

COMMENTS: IF THE STATEMENT THAT A SOLID 6'-0" HIGH BRICK FENCE (WITH A CONCRETE BASE) IS TO BE INSTALLED FROM THE EDGE OF THE CHURCH PROPERTY TO OUR NORTHWEST CORNER (PROPERTY ADJACENT TO CONNIE AND DAN MCMASTER) AND WITH PROPER DRAINAGE INSTALLED IS CORRECT, THEN WE HAVE NO PROBLEM WITH THE ZONING CHANGE.

City of Pearland
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SEE BELOW *(Checking "FOR" means that you support the zone change request and feel that the zoning should be approved accordingly.)*

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

Name: DAN R. McMASTER

Address: 2614 THELMA DR.

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

Signature: Dan R McMaster Date: 8/18/03

COMMENTS: We are only for changing completion dates for drainage + fence are specific + within a reasonable time as estimated.

City of Pearland
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PUBLIC COMMENT FORM

ZONE CHANGE APPLICATION NO. 1120

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

Name: Cheng-Huey Su

Address: 102 PEBBLEBROOK COURT, SUGAR LAND, TX. 77478-3935

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

Signature: Cheng-Huey Su by Sashon Su (SON) Date: 8/12/03

COMMENTS: THIS PROPERTY WILL SERVE THE PEOPLE DRIVE ON BROADWAY STREET (FM 518), BETWEEN STATE HIGHWAY 288 AND OLD CHOCOLATE AS COMMERCIAL PROPERTY. THIS COMMERCIAL PROPERTY WILL CREATE BUSINESS OPPORTUNITY AND MAKE CITY OF PEARLAND PROSPEROUS.

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

Name: Robert + Bettye Osteen

Address: 2550 Thelma

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

Signature: Bettye L Osteen Date: 8-12-03

COMMENTS: A business should be allowed to earn an earnest + honest living but this company has not shown good faith in their present location - therefore I feel we must vote to not allow an amendment to extend -

City of Pearland
Community Development
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281-652-1742
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PUBLIC COMMENT FORM

ZONE CHANGE APPLICATION NO. 1122

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

Name: Raymond C. Kelly, General Partner, 12 9 Ltd

Address: 1800 Bering Drive, Suite 600
Houston, Texas 77057

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

Signature: [signature] Date: 8-11-03

COMMENTS: _____

City of Pearland
Community Development
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Name: John Briggs

Address: 584 Magnolia Circle Hou, Tx 77024

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

Signature: [signature] Date: 8/11/03

COMMENTS: _____

City of Pearland
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Name: HABARI TRUST NO 2

Address: 2211 CR 59

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

Signature: [illegible] Trustee Date: 8-11-2003

COMMENTS: _____

City of Pearland
Community Development
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(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Audrey C. McCloskey Robert E. Mitchell, Jr Trustee.

Address: 747 E. Nottingham, San Antonio TX.

Pearland Tax Account No. (If shown on enclosed map): R179002 0564-0017 00

Signature: Audrey C. McCloskey Robert E. Mitchell Jr Date: 11 Aug 03 11 Aug 03

COMMENTS:

City of Pearland
Community Development
3523 Liberty Drive
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Name: W. E. Stovall

Address: 321 Limestone Creek Rd San Antonio, TX 78232

Pearland Tax Account No. (If shown on enclosed map): 0564 0007 000

Signature: W. E. Stovall P.O.A. Date: 8-12-03

COMMENTS:

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF 16.1964 ACRES (CALLED 16.1893 ACRES) AS RECORDED IN CLERK FILE NO. 02015708, ALSO BEING A CALLED 6.5 ACRE TRACT RECORDED IN VOLUME 413, PAGE 1 AND A CALLED 6.195 ACRE TRACT RECORDED IN VOLUME 809, PAGE 536, AND PART OF A 5.728 ACRE TRACT RECORDED IN VOLUME 886, PAGE 803 OF THE DEED RECORDS AND OUT OF THE W.D.C. HALL SURVEY, ABSTRACT 70 LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS BEING REFERENCED TO THE SOUTHEASTERLY LINE OF THE TRACT BEING SOUTH 45 DEGREES WEST:

BEGINNING at a PK nail found at the most Easterly corner of the herein described tract, said point also being the most Easterly corner of said 6.5 acre tract, said point also being in the centerline of Yost Road (Varying width);

THENCE South 45 degrees 00 minutes 00 seconds West, along Yost Road, 799.93 feet (Called 800.00 feet) to a PK nail found at the most Southerly corner of the herein described tract;

THENCE North 45 degrees 00 minutes 00 seconds West, along the East line of the remainder of said 5.728 acre tract, at 30 feet pass an iron rod with a cap found, at 50 feet pass an iron rod with a cap found, at 398.73 feet (Called 398.6 feet) pass an iron rod found for reference, in all a total distance of 551.00 feet to a point in the centerline of Clear Creek;

THENCE North 01 degrees 58 minutes 00 seconds West, along the centerline of Clear Creek, 332.64 feet to a point;

THENCE North 14 degrees 10 minutes 00 seconds East, along the centerline of Clear Creek, 667.00 feet (Called 666.29) feet to a point;

THENCE South 45 degrees 00 minutes 37 seconds East (Called 45 degrees 02 minutes 40 seconds East) along the Southwesterly line of Block 4 of Sleepy Hollow Estates as recorded in Volume 10 Page 13 of the Plat Records, at 121.76 feet (Called 121.06 feet) pass an iron rod with a cap found for reference, in all a total distance of 1136.01 feet (Called 1135.65) feet returning to the POINT OF BEGINNING.

FINAL PLAT

LA PALOMA

A SUBDIVISION OF 16.1964 ACRES SITUATED IN THE W.D.C. HALL SURVEY, ABSTRACT No. 70, PEARLAND, BRAZORIA COUNTY, TEXAS.

2 BLOCKS, 17 LOTS AND 5 RESERVES (1.1209 ACRES)

SURVEYOR

DON BRADFORD
BRADFORD SURVEYING CO., INC.
7810 BOOTHLINE ROAD
RICHMOND, TEXAS 77469
(979) 793-3220

OWNER:

CARLOS SAENZ
I. CINCO, F.L.P.
5921 SAWYER DRIVE
PEARLAND, TX. 77581
(281) 485-4666

ENGINEER:

BO WU
B & P ENGINEERING, INC.
3216 SHADOWWALK DRIVE
HOUSTON, TX 77082
(281) 920-5718

AUGUST, 2003

OF INGRESS, EGRESS, PASSAGE AND DELIVERY, BY VEHICLES AND PEDESTRIANS,

NON-EXCLUSIVE EASEMENT AND RIGHT TO USE THE PARKING AREAS FOR THE PURPOSE OF VEHICULAR PARKING,

AN EASEMENT IN, TO, OVER, UNDER AND ACROSS THE COMMON AREAS FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, AND RELOCATION OF UNDERGROUND STORM SEWER LINES, SANITARY SEWER PIPES, SEPTIC SYSTEMS, WATER AND GAS MAINS, ELECTRIC POWER LINES, TELEPHONE LINES AND OTHER UNDERGROUND UTILITY LINES TO SERVE THE FACILITIES,

TEMPORARY EASEMENTS FOR INCIDENTAL ENCROACHMENTS WHICH MAY OCCUR AS A RESULT OF CONSTRUCTION AND

A PERPETUAL NON-EXCLUSIVE EASEMENT IN, TO, OVER, UNDER, ACROSS, AND THROUGH THE STORM WATER DETENTION PARCEL AND INTO THE STORM WATER DRAINAGE AND DETENTION FACILITIES FOR PURPOSES OF DRAINING AND IMPOUNDING WATER FLOW AND STORM WATER RUNOFF.

:ASEMENT
IENT
O.R.B.C.

FINAL PLAT OF

SILVERLAKE CENTER

BEING A SUBDIVISION OF 3.753 ACRES OF LAND

OUT OF THE H. T. AND B. R. R. CO. SURVEY, A - 304

CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

2 BLOCKS - 3 LOTS (3.0495 NET ACRES)

DATE: JULY 2003 SCALE: 1" = 50'

ENGINEER:

GENE CARROLL AND ASSOCIATES, L.P.

16010 BARKER'S POINT LANE, SUITE 175, HOUSTON, TEXAS 77079

PH. (281) 509-5700 FX. (281) 759-8768

REX L. WARRICK, P. E.

G.C.A. JOB NO. 3381-02

SURVEYOR:

JOHN R. WEEKS, R. P. L. S.

16010 BARKER'S POINT LANE, SUITE 175, HOUSTON, TEXAS 77079

PH. (281) 509-5700 FX. (281) 759-8768

OWNER:

SILVERLAKE SHOPPING CENTER, LTD.

S. JAY WILLIAMS, MANAGING PARTNER

11000 BRITTMOORE PARK DR., HOUSTON, TEXAS 77041

PH. (281) 668-3400 FX. (281) 668-3450