**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 20, 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 Light Industrial District (M-1), on the following described property, to wit:

Zone Change Application No. 1079

Legal Description: 5 acres, more or less, being Abstract 504, H.T.& B.R.R. Company Survey, Tract 21, N/2 PT (2533 Roy Road and 2537 Roy Road)

Owner: Hollis Bardwell
12746 Roy Road
Pearland, Texas 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. 1079

| | |
|---|---|
| Date of City Council and Planning and Zoning Commission Joint Public Hearing: | January 20, 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: | Light Industrial District (M-1) |

**SUMMARY:** The applicant is requesting a change in zoning on the subject property in order to utilize the property for light industrial uses. The subject property is currently developed with a single family residence and an industrial building.

## SURROUNDING ZONING AND LAND USES:

| | Zoning | Land Use |
|---|---|---|
| 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 zone change application indicates that the applicant intends to utilize the subject property for light industrial uses. The application further indicates that the property is to be used for storage.

Staff discussed the proposed zone change with the applicant. It was Staff's understanding that the property was to be utilized for machinery and equipment storage, which would be a permitted use within the M-1 district. However, the applicant has indicated that the property may be utilized for mini-storage/warehouses, which would require the approval of a specific use permit. The applicant has indicated that he would like to move forward with the zone change for M-1, and if the zone change is approved, he may apply for a specific use permit at a future date.

Storage and mini-warehouses are also permitted within the General Business District (GB) and Commercial District (C) by approval of a specific use permit.

Staff is of the opinion that the subject property may be more suitable for general business or commercial district uses. Many of the properties along Roy Road are currently zoned for commercial district uses. The commercial property to the north (CPI Group) was recently rezoned to Commercial District. The industrial property to the east (M-1) is currently developed as the Garden Road business park.

In May of 2002, the applicant submitted a zone change request for the same property for Commercial District, in order to bring the existing building into compliance with the zoning ordinance. That zone change was denied by the City Council.

**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 denial of the proposed zone change request, for the following reasons:

1. The proposed zoning is not consistent with the Comprehensive Plan or previous zoning approvals within the area.

2. Staff would recommend approval of a request to rezone for commercial 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 20th day of January, 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 Hollis Bardwell, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

> 5 acres, more or less, being Abstract 504, H.T.&B.R.R. Company Survey, Tract 21, N/2 PT (2533 Roy Road and 2537 Roy 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.

Mona Ann Phipps

Mona Ann Phipps
Development Coordinator

**APPLICATION NO. 1079**

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:** M-1 (list proposed zoning)

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

**Property Information:**

Address: 2533 & 2537 Roy Rd Pearland, Tx 77581

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): Horse Barn 600 ft off Rd. Guard Shack, 10,000 Sq Building 150 ft. off Rd

Proposed use of property: Storage

**PROPERTY OWNER INFORMATION:**

NAME Hollis Bardwell
ADDRESS 12746 Roy Rd
CITY Pearland STATE TX ZIP 77581
PHONE(281) 412-5594
FAX(_____) _____
E-MAIL ADDRESS _____

**APPLICANT/AGENT INFORMATION:**

NAME Hollis Bardwell
ADDRESS 12746 Roy Rd.
CITY Pearland STATE TX ZIP 77581
PHONE(281) 412-5594
FAX(_____) _____
E-MAIL ADDRESS _____

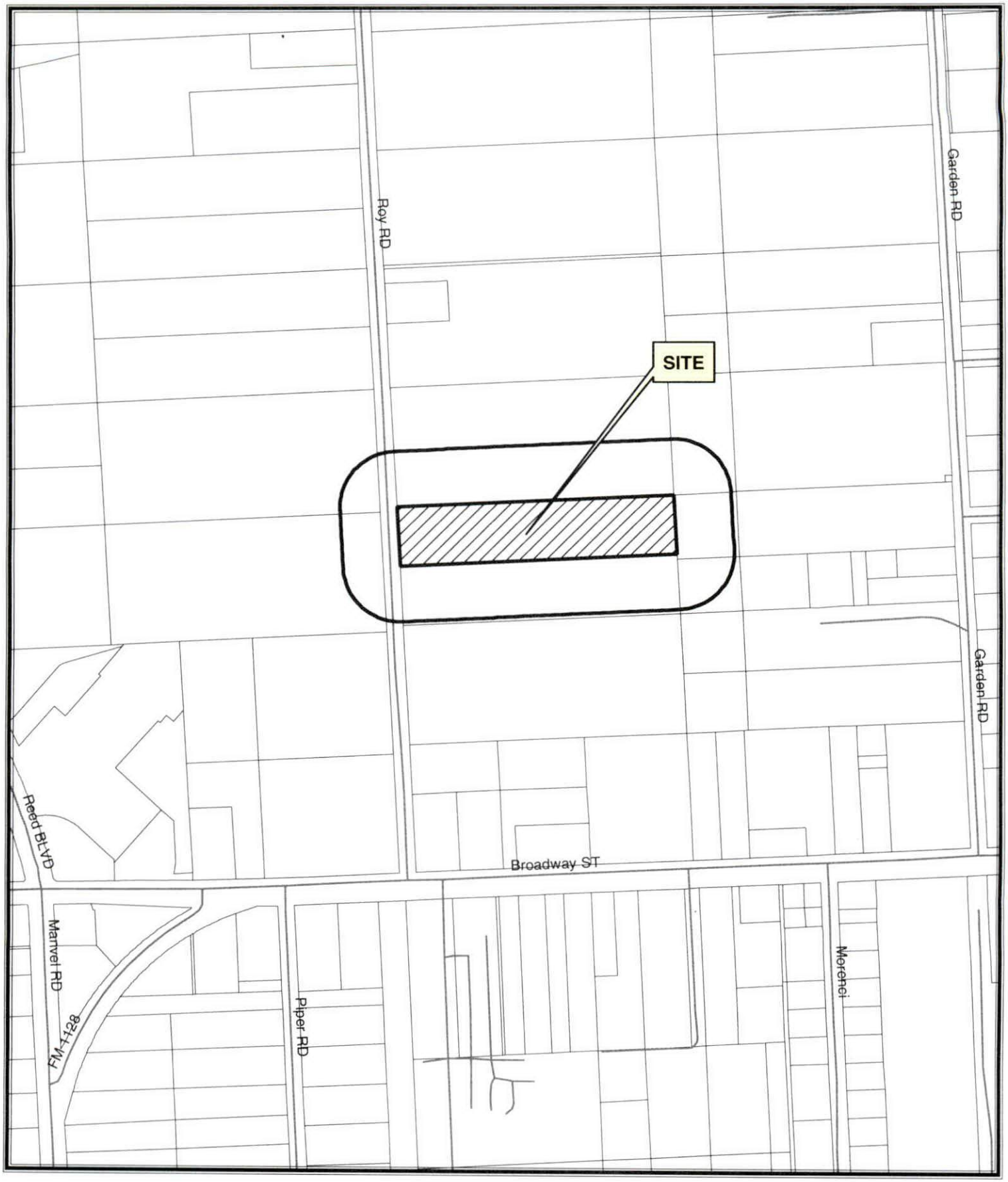
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have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

Owner's Signature: Hollis Bardwell Date: 11/18/02

Agent's Signature: _____ Date: _____

**OFFICE USE ONLY:**

FEES PAID: $250.00 DATE PAID: 11/18/02
RECEIVED BY: AHallam APPLICATION NO. 1079

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**Zone Change Application No. 1079**
**Hollis Bardwell**
**2533 and 2537 Roy Road**
**(SD - M-1)**

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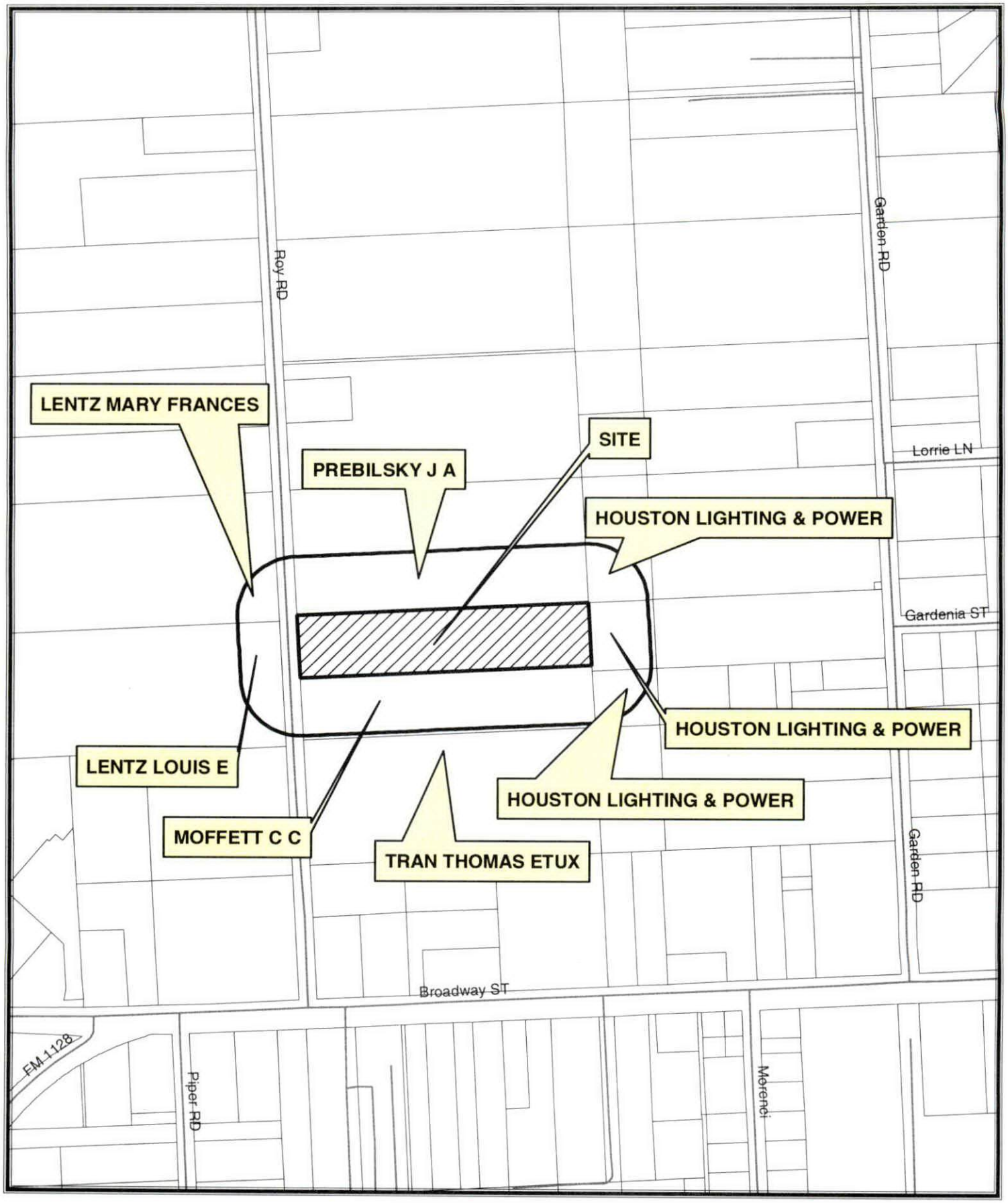


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**Zone Change Application No. 1079**
**Hollis Bardwell**
**2533 and 2537 Roy Road**
**(SD - M-1)**

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# ZONE CHANGE APPLICATION NO. 1079
## Property Owner Notification List

| TAX ACCOUNT | OWNER | ADDRESS | CITY | LEGAL DESCRIPTION |
|---|---|---|---|---|
| 0504-0054-110 | H L & 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 | H L & 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 | PEARLAND, TX 77581-7994 | A0504 H T & B R R, TRACT 21 (N/2 PT), ACRES 1.000 |
| 0234-0004-000 | LENTZ LOUIS E % MARY LENTZ | 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 ROY RD # 2 | PEARLAND, TX 77581-8603 | A0504 H T & B R R, TRACT 21 S/2, ACRES 5.000 |
| 0504-0049-110 | H L & P PROPERTY TAX DEPT | PO BOX 1475 | HOUSTON, TX 77251-1475 | A0504 H T & B R R, TRACT 44B1-45B, ACRES 2.209 |
| 0504-0007-000 | TRAN THOMAS ETUX | 2934 MASSENGALE LN | WEBSTER, TX 77598-5805 | A0504 H T & B R R, TRACT 22, ACRES 10.000 |

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 20, 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 Commercial District (C) to Commercial District – Specific Use (C(S)), for warehouse and distribution facilities, on the following described property, to wit:

Specific Use Application No. 123

| | |
|---|---|
| Legal Description: | 10.00 acres, Lot 49 of the Allison Richey Gulf Coast Home Company Subdivision of Section 6, H.T.& B.R.R. Company Survey, Abstract 544, according to the map or plat recorded in Volume 136, Page 501, of the deed records of Brazoria County, Texas (3508 Hatfield Road) |
| Owner: | Harvey Huber and Janet Huber<br>2402 Byron<br>Pearland, Texas 77581 |
| Agent: | Jack McGuff, Jr., AIA<br>5208 Broadway Street #208<br>Pearland, Texas 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.**

# Specific Use Application No. 123

| | |
|---|---|
| Date of City Council and Planning and Zoning Commission Joint Public Hearing: | January 20, 2003 |
| Property Owner: | Harvey Huber and Janet Huber |
| Applicant or Agent: | Jack McGuff, Jr., AIA |
| Location or Address of Property: | 3508 Hatfield Road |
| Existing Zoning: | Commercial District (C) |
| Requested Zoning: | Commercial District – Specific Use (C(S)) |

**SUMMARY:** The applicant is requesting approval of a specific use permit for warehouse and distribution facilities in a commercial district. The subject property is currently undeveloped.

## SURROUNDING ZONING AND LAND USES:

| | Zoning | Land Use |
|---|---|---|
| North | General Business District (GB) | Knights of Columbus Hall |
| South | Commercial District (C) | Single family residence; undeveloped land |
| East | Single Family Dwelling District (R-2) | Single family residential subdivision |
| West | Single Family Dwelling District (R-2) | Single family residences on large tracts |

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive Plan recommends Low Density Residential District Uses for the subject property, as well as for many 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.

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

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The specific use application indicates that the applicant intends to utilize the subject property for office/warehouse and distribution facilities, and wholesale office sales and storage. The wholesale office sales and storage use is currently permitted within the commercial district; however, the warehouse and distribution use requires the approval of the specific use permit.

The applicant has submitted a preliminary site plan and elevation drawings, which are included in this packet. The site plan indicates that the applicant intends to construct several buildings upon the subject property. It should be noted that the applicant has not yet applied for a permit for construction; therefore, the site plan and elevation drawings have not yet been reviewed by Staff for conformance to building codes and other ordinances.

The applicant may be required to submit a traffic impact analysis (TIA) as the subject property is developed. The applicant is aware that he may be responsible for the construction of a 6 foot high masonry fence adjacent to any residentially zoned properties.

**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 specific use permit as proposed by the applicant, for the following reasons:

1. The subject property is currently zoned for commercial uses and the proposed office and warehouse uses are compatible with the existing uses.

2. The specific use permit requirement for warehouse facilities was added to the Land Use and Urban Development Ordinance subsequent to the establishment of the commercial zoning. As a result, the applicant has been required to apply for rezoning again prior to developing the property.

3. It is unlikely that the property will be developed with residential uses as it is already zoned for commercial uses and is located between existing Commercial and General Business zoning districts.

**SUPPORTING DOCUMENTS:**

- Zone Change Application
- Notice of Public Hearing
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Area Zoning Map
- Proposed Preliminary Site Plan and Elevation Drawings

**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 20th day of January, 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 Jack McGuff, Jr., AIA, agent for Harvey Huber and Janet Huber, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Commercial District (C) to Commercial District - Specific Use (C(S)), for warehouse and distribution facilities, on the following described property, to wit:

> 10.00 acres, Lot 49 of the Allison Richey Gulf Coast Home Company Subdivision of Section 6, H.T.& B.R.R. Company Survey, Abstract 544, according to the map or plat recorded in Volume 136, Page 501, of the deed records of Brazoria County, Texas (3508 Hatfield 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.

Mona Ann Phipps

Mona Ann Phipps
Development Coordinator

**SPECIFIC USE PERMIT APPLICATION NO. 123**

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:** _____ (list current zoning) **to:** _____ (list proposed zoning)

☑ **Specific Use Permit Request for :** OFFICE/WAREHOUSE; WHOLESALE OFFICE, STORAGE & SALES. (list proposed use)

**Property Information:**

Address: 3508 HATFIELD ROAD

Subdivision: GULF COAST HOME COMPANY Lot: 19 Section/~~Block~~: 6

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): UNIMPROVED

Proposed use of property: OFFICE/WAREHOUSE BUILDINGS

**PROPERTY OWNER INFORMATION:**

NAME HARVEY HUBER & JANET HUBER

ADDRESS 2402 BYRON

CITY PEARLAND STATE TX ZIP 77581

PHONE( 832 ) 444 3108

FAX( - )

E-MAIL ADDRESS -

**APPLICANT/AGENT INFORMATION:**

NAME JACK McGUFF, JR AIA

ADDRESS 5208 BROADWAY #208

CITY PEARLAND STATE TX ZIP 77581

PHONE( 281 ) 485 5200

FAX( 281 ) 485 5219

E-MAIL ADDRESS mcguff@airmail.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.

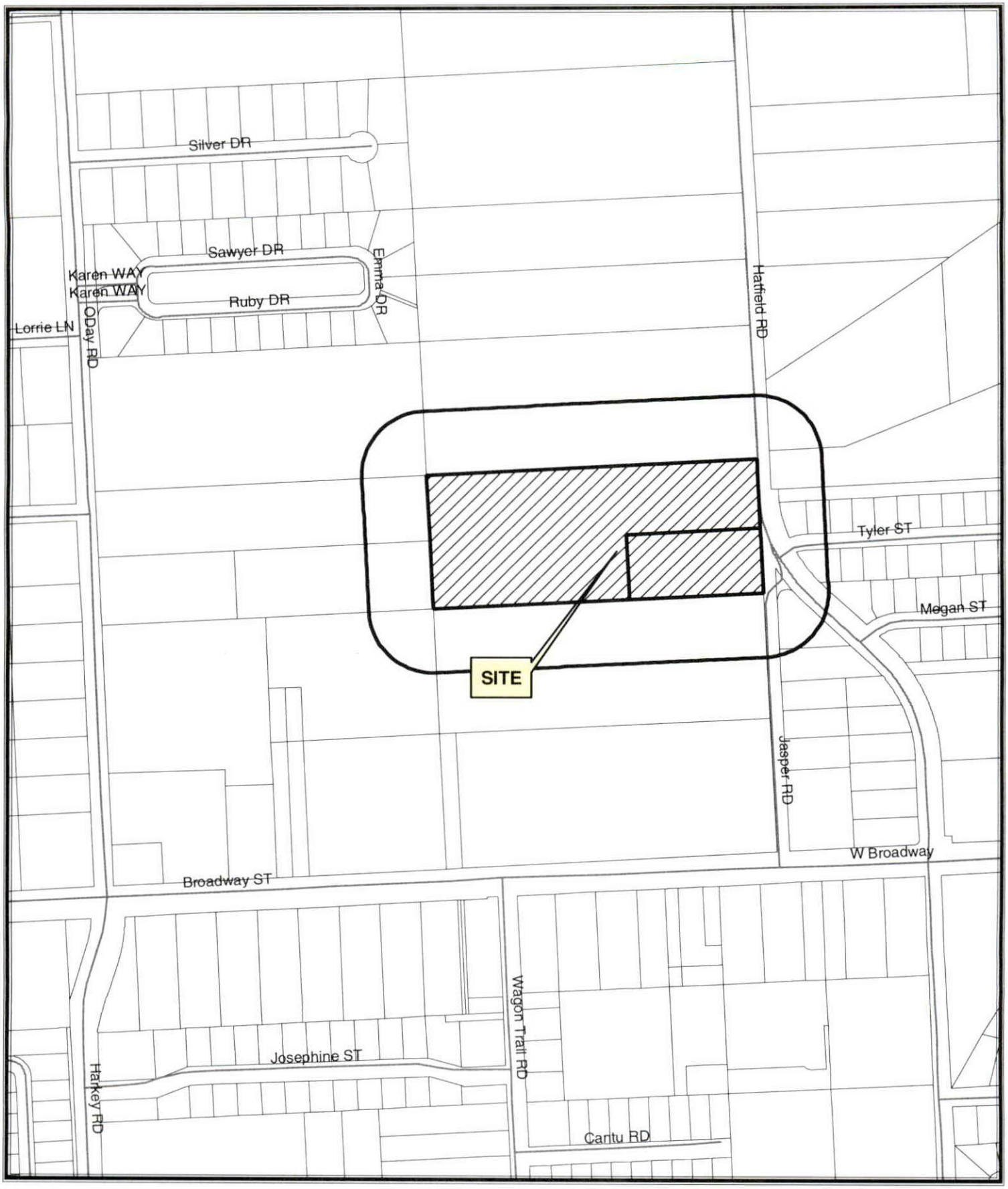
Owner's Signature: Harvey Huber Date: 12/13/02

Agent's Signature: Jack McGuff Jr. Date: DECEMBER 13, 2002

**OFFICE USE ONLY:**

FEES PAID: $ 250.00 DATE PAID: 12-16-02

RECEIVED BY: Mona Phipps APPLICATION NO. SU 123

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**Specific Use Application No. 123**
**Harvey Huber/Jack McGuff**
**3508 Hatfield Road**
**(C - C(S))**

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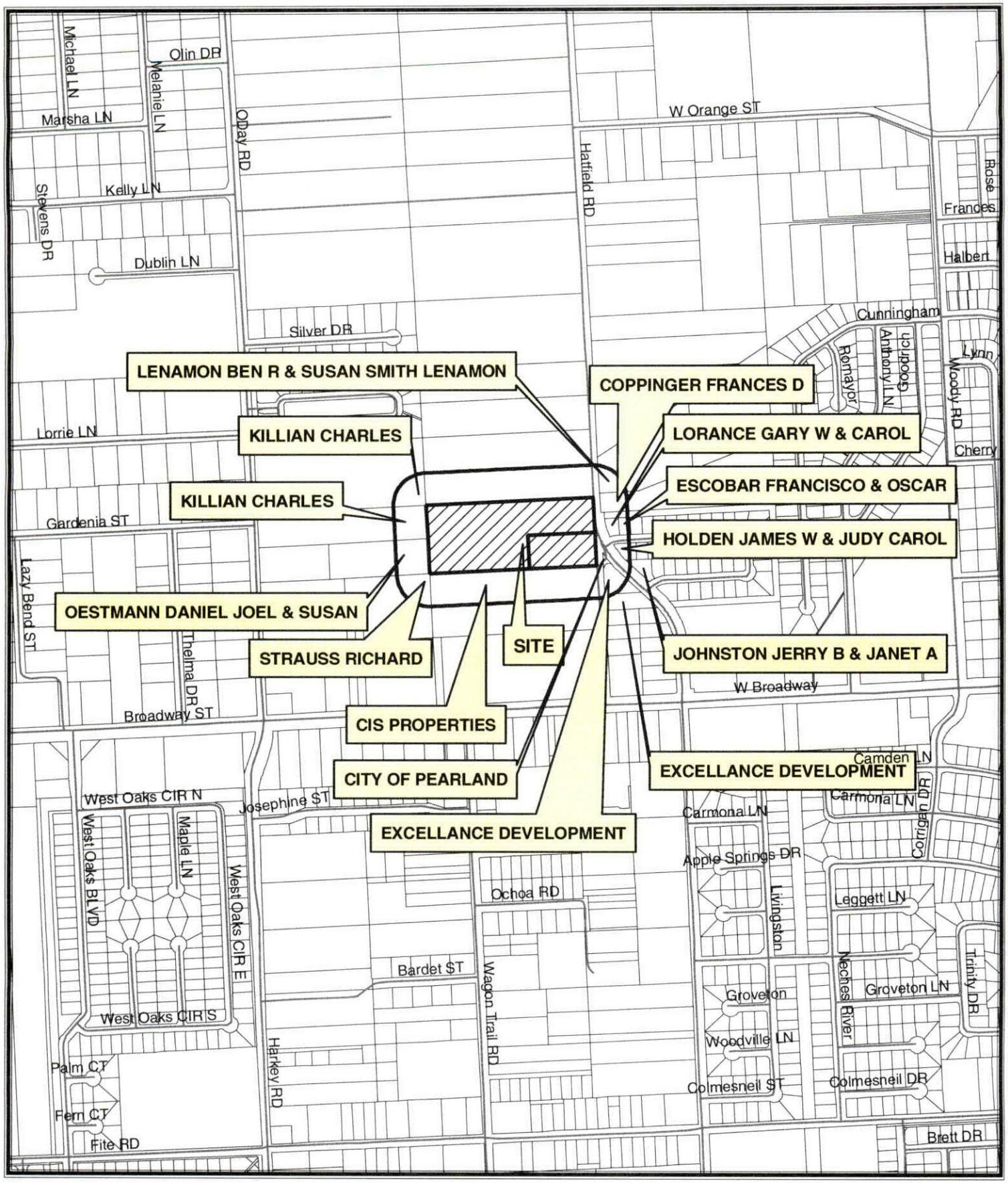


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**Specific Use Application No. 123**
**Harvey Huber/Jack McGuff**
**3508 Hatfield Road**
**(C - C(S))**

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# SPECIFIC USE APPLICATION NO. 123
## Property Owner Notification List

| TAX ACCOUNT | OWNER | ADDRESS | CITY | LEGAL DESCRIPTION |
|---|---|---|---|---|
| 6388-0002-000 | LENAMON BEN R & SUSAN SMITH | 2325 HATFIELD RD | PEARLAND, TX 77581-7841 | MALONE S/D (A0237 H T & B), BLOCK 1, LOT 2, ACRES 4.574 |
| 0544-0045-130 | KILLIAN CHARLES | 14525 ODAY RD | PEARLAND, TX 77581-3123 | A0544 H T & B R R, TRACT 46-48, ACRES 14.580, PEARLAND |
| 6388-0001-000 | COPPINGER FRANCES D | 2111 GALVESTON AVE | PEARLAND, TX 77581-3423 | MALONE S/D (A0237 H T & B), BLOCK 1, LOT 1-2A, ACRES 11.309 |
| 0544-0025-000 | HUBER HARVEY & JANET M | 2402 BYRON AVE | PEARLAND, TX 77581-4402 | A0544 H T & B R R, TRACT 49-49A (PT), ACRES 5.000, PEARLAND |
| | JACK MCGUFF JR AIA | 5208 BROADWAY # 208 | PEARLAND, TX 77581 | |
| 0544-0045-130 | KILLIAN CHARLES | 14525 ODAY RD | PEARLAND, TX 77581-3123 | A0544 H T & B R R, TRACT 46-48, ACRES 14.580, PEARLAND |
| 2877-1002-020 | ESCOBAR FRANCISCO & OSCAR | PO BOX 236 | PEARLAND, TX 77588-0236 | COLONY PARK (A0237 H T & B)(PEARLAND), BLOCK 2, LOT 2 |
| 2877-1002-010 | LORANCE GARY W & CAROL | 5711 TYLER ST | PEARLAND, TX 77581-3743 | COLONY PARK (A0237 H T & B)(PEARLAND), BLOCK 2, LOT 1 |
| 0544-0025-000 | HUBER HARVEY & JANET M | 2402 BYRON AVE | PEARLAND, TX 77581-4402 | A0544 H T & B R R, TRACT 49-49A (PT), ACRES 5.000, PEARLAND |
| 0544-0045-120 | OESTMANN DANIEL JOEL & SUSAN | 14531 ODAY RD | PEARLAND, TX 77581-3123 | A0544 H T & B R R, TRACT 48A-48B, ACRES 4.850, PEARLAND |
| 2877-1001-010 | HOLDEN JAMES WAYNE & JUDY CAROL | 5710 TYLER ST | PEARLAND, TX 77581-3745 | COLONY PARK (A0237 H T & B)(PEARLAND), BLOCK 1, LOT 1 |
| 2876-0015-110 | CITY OF PEARLAND | 3519 LIBERTY DR | PEARLAND, TX 77581-5416 | COLONY PARK COMMERCIAL (A0237 H T & B) LOT Q1, ACRES 0.039 |
| 2877-1001-190 | JOHNSTON JERRY B & JANET A | 5617 MEGAN ST | PEARLAND, TX 77581-3740 | COLONY PARK (A0237 H T & B)(PEARLAND), BLOCK 1, LOT 19 |
| 2876-0015-000 | EXCELLANCE DEVELOPMENT LTD | 5711C CLAREWOOD DR | HOUSTON, TX 77081-5209 | COLONY PARK COMMERCIAL (A0237 H T & B) LOT Q, ACRES 0.581 |
| 0544-0038-110 | CLS PROP %STRICKLAND CHEVROLET | 5719 BROADWAY ST | PEARLAND, TX 77581-7811 | A0544 H T & B R R, TRACT 51 (PT), ACRES 5.000, PEARLAND |
| 0544-0048-000 | STRAUSS RICHARD | 3921 DREW ST | HOUSTON, TX 77004-2526 | A0544 H T & B R R, TRACT 50A-52A, ACRES 7.900, PEARLAND |
| 2876-0016-000 | EXCELLANCE DEVELOPMENT LTD | 5711C CLAREWOOD DR | HOUSTON, TX 77081-5209 | COLONY PARK COMMERCIAL (A0237 H T & B), LOT R, ACRES 0.721 |

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 20, 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. 1080

| | |
|---|---|
| Legal Description: | 15.18 acres, more or less, situated in the John W. Maxey Survey, Abstract 721, being part of and out of a 208.10 acre tract described by deed recorded in Volume 1107, Page 859 of the Deed Records of Brazoria County, Texas (Northwest Corner of FM 518 and Sunrise Boulevard) |
| Owner: | George Gilman, Trustee<br>710 N. Post Oak Road, Suite 400<br>Houston, Texas 77024 |
| Agent: | Riverway Commercial Development, LLC<br>P.O. Box 3083<br>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. 1080

| | |
|---|---|
| Date of City Council and Planning and Zoning Commission Joint Public Hearing: | January 20, 2003 |
| Property Owner: | George Gilman, Trustee |
| Applicant or Agent: | Riverway Commercial Development, LLC |
| Location or Address of Property: | Northwest Corner of F.M. 518 and 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 utilize the property for retail and general business district uses. The subject property is currently undeveloped.

**SURROUNDING ZONING AND LAND USES:**

| | Zoning | Land Use |
|---|---|---|
| North | Single Family Dwelling District (R-3) | Single family residences within the Sunrise Lakes residential subdivision |
| South | City of Pearland Extraterritorial Jurisdiction (ETJ) | Silverlake Shopping Center (including dry cleaners, clinic, Domino's pizza, etc.) |
| East | Suburban Development District (SD) | Undeveloped land |

| | Zoning | Land Use |
|---|---|---|
| West | Suburban Development District (SD) | Undeveloped land |

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive Plan recommends Retail, Office, and Services Uses for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for retail, office, and service uses are the General Business District (GB), Neighborhood Service District (NS), and the Office and Professional District (OP). Therefore, the proposed zone change conforms to the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property has frontage on F.M. 518 (Broadway Street), a major thoroughfare with an ultimate right-of-way of 120 feet and of sufficient width. The subject property also has frontage on Sunrise Boulevard, a residential/collector street of sufficient width. The Thoroughfare Plan also indicates that the future extension of County Road 90 will affect the subject property on the west side. County Road 90 is designated as a major collector street with an ultimate right-of-way of 80 feet that is to be acquired in the future. At the time that the subject property is platted for development, any necessary right-of-way dedication will be examined.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The proposed zone change is consistent with the Comprehensive Plan for the City. Several properties within this intersection are currently developed for commercial and retail uses.

The applicant will be required to provide a screening wall along the north side of the subject property due to the adjacent residential subdivision. This screening wall, which will have to be a 6 foot high masonry wall, will be reviewed during the review of the building permit application. Additionally, a traffic impact analysis (TIA) will be required prior to the development of the subject property.

**PUBLIC COMMENTS:** Public notice/comment forms were mailed to 20 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 demonstrates conformance with the Comprehensive Plan designation of retail, office, and service uses for the subject property.

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

**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 20th day of January, 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 Riverway Commercial Development, LLC, agent for George Gilman, Trustee, owner, 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:

> 15.18 acres, more or less, situated in the John W. Maxey Survey, Abstract 721, being part of and out of a 208.10 acre tract described by deed recorded in Volume 1107, Page 859 of the Deed Records of Brazoria County, Texas (Northwest Corner of FM 518 and Sunrise 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.

Mona Ann Phipps

Mona Ann Phipps
Development Coordinator

**APPLICATION NO. 1080**

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 Develop **to:** General Business
(list current zoning) (list proposed zoning)

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

**Property Information:**

Address: TO BE DETERMINED
John W. Maxey Survey (aka)
Subdivision: John W. Maxey Survey Lot: _____ Block: 15.18 Acres
(See attached Survey)
Tax I.D. Number: 27-0031910

** 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:**

NAME George Gilman, Trustee
ADDRESS 710 N. Post Oak Rd, Ste 400
CITY Houston STATE TX ZIP 77024
PHONE( 713 ) 613-2900
FAX( 713 ) 613-2908
E-MAIL ADDRESS ggilman@gulfequities.com

**APPLICANT/AGENT INFORMATION:**

NAME Riverway Commercial Development, LL(
ADDRESS PO Box 3083
CITY Pearland STATE TX ZIP 77588
PHONE( 281 ) 997-9876
FAX( 281 ) 412-6672
E-MAIL ADDRESS ausmuscarlew@houston.rr.c(

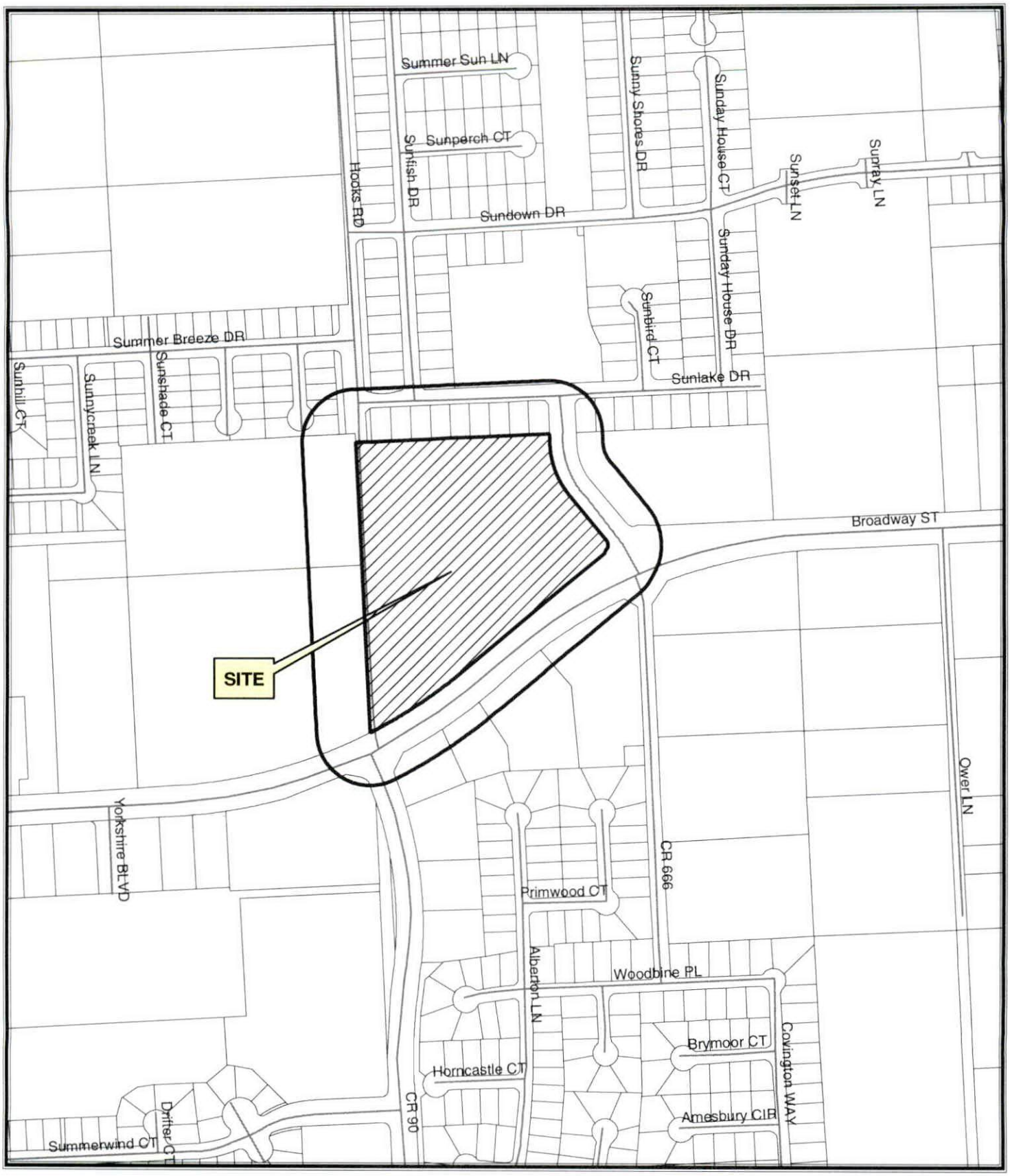
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have 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: _____

Agent's Signature: Manager Date: 12/12/02
Wayne R Ausmus

**OFFICE USE ONLY:**

FEES PAID: $275.00 DATE PAID: 12-13-02
RECEIVED BY: APPLICATION NO. 1080

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**Zone Change Application No. 1080**
**George Gilman/Riverway Commercial Development**
**Northwest Corner of F.M. 518 and Sunrise Boulevard**
**(SD - GB)**

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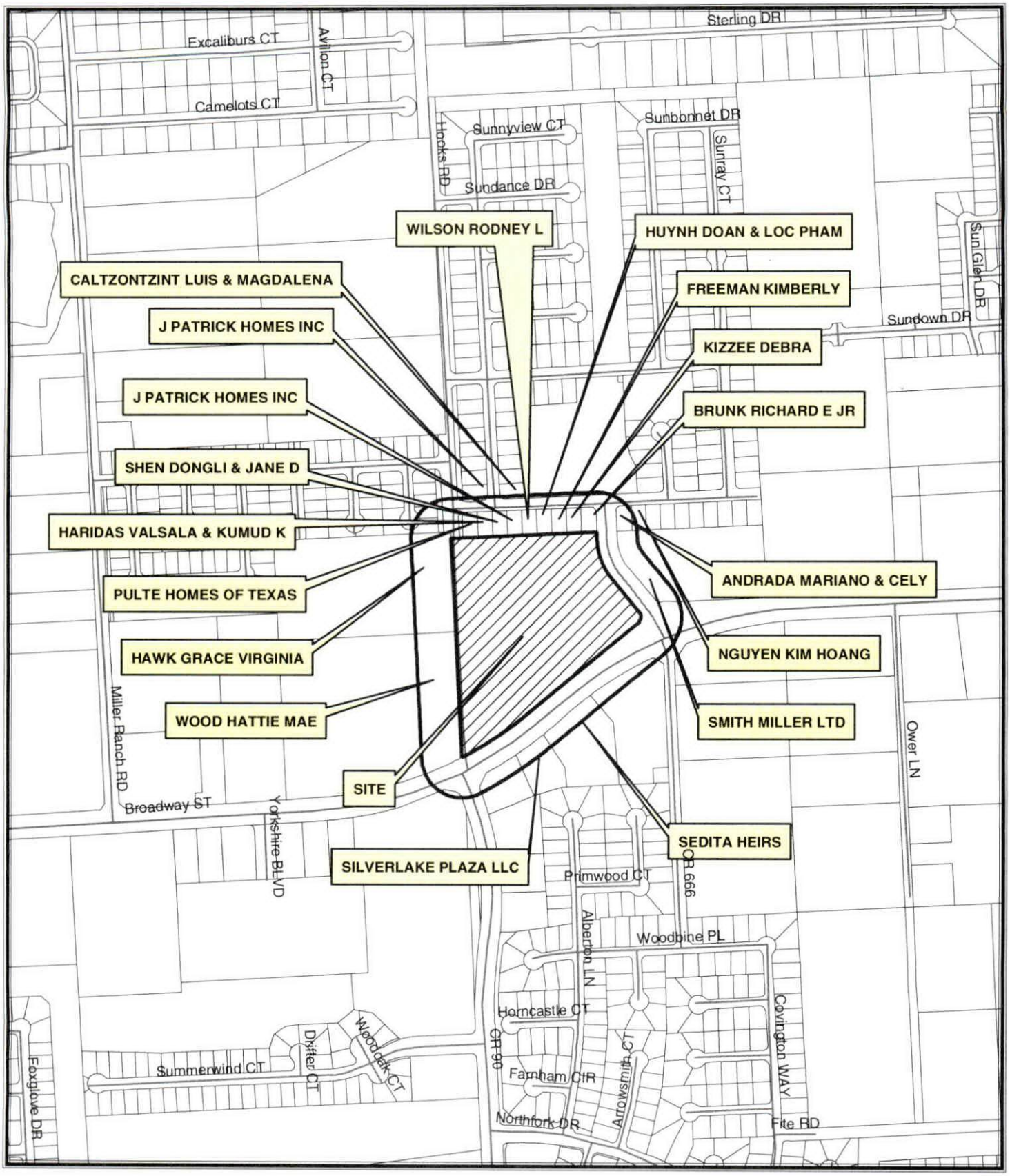


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**Zone Change Application No. 1080**
**George Gilman/Riverway Commercial Development**
**Northwest Corner of F.M. 518 and Sunrise Boulevard**
**(SD - GB)**

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# ZONE CHANGE APPLICATION NO. 1080
## Property Owner Notification List

| TAX ACCOUNT | OWNER | ADDRESS | CITY | LEGAL DESCRIPTION |
|---|---|---|---|---|
| 7864-1006-001 | BRUNK RICHARD E JR | 9402 SUNLAKE DR | PEARLAND, TX 77584-2871 | SUNRISE LAKES SECTION 1, LOT 1, BLOCK 6 |
| 7864-1006-002 | KIZZEE DEBRA | 9404 SUNLAKE DR | PEARLAND, TX 77584-2871 | SUNRISE LAKES SECTION 1, LOT 2, BLOCK 6 |
| 7864-1006-003 | FREEMAN KIMBERLY | 9406 SUNLAKE DR | PEARLAND, TX 77584 | SUNRISE LAKES SECTION 1, LOT 3, BLOCK 6 |
| 7864-1006-004 | HUYNH DOAN & LOC PHAM | 9408 SUNLAKE DR | PEARLAND, TX 77584 | SUNRISE LAKES SECTION 1, LOT 4, BLOCK 6 |
| 7864-1006-005 | WILSON RODNEY L | 9410 SUNLAKE DR | PEARLAND, TX 77584 | SUNRISE LAKES SECTION 1, LOT 5, BLOCK 6 |
| 7864-1006-006 | J PATRICK HOMES INC | 9700 RICHMOND AVE STE 162 | HOUSTON, TX 77042-4698 | SUNRISE LAKES SECTION 1, LOT 6, BLOCK 6 |
| 7864-1006-007 | SHEN DONGLI & JANE D | 9502 SUNLAKE DR | PEARLAND, TX 77584 | SUNRISE LAKES SECTION 1, LOT 7, BLOCK 6 |
| 7864-1006-008 | HARIDAS VALSALA & KUMUD K | 9504 SUNLAKE DR | PEARLAND, TX 77584 | SUNRISE LAKES SECTION 1, LOT 8, BLOCK 6 |
| 7864-1006-009 | PULTE HOMES OF TX | PO BOX 219218 | HOUSTON, TX 77218-9218 | SUNRISE LAKES SECTION 1, LOT 9, BLOCK 6 |
| 7864-1007-001 | ANDRADA MARIANO & CELY | 9312 SUNLAKE DR | PEARLAND, TX 77584-2869 | SUNRISE LAKES SECTION 1, LOT 1, BLOCK 7 |
| 7864-1007-002 | NGUYEN KIM HOANG | 9310 SUNLAKE DR | PEARLAND, TX 77584 | SUNRISE LAKES SECTION 1, LOT 2, BLOCK 7 |
| 7864-1004-001 | J PATRICK HOMES INC | 9700 RICHMOND AVE STE 162 | HOUSTON, TX 77042-4698 | SUNRISE LAKES SECTION 1, LOT 1, BLOCK 4 |
| 7864-1005-001 | CALTZONTZINT LUIS & MAGDALENA | 2705 SUNFISH DR | PEARLAND, TX 77584-3045 | SUNRISE LAKES SECTION 1, LOT 1, BLOCK 5 |
| 0721-0007-000 | SMITH-MILLER LTD % WOMACK GILMAN | 710 N POST OAK RD STE 400 | HOUSTON, TX 77024-3812 | A0721 J W MAXEY, TRACT 1, ACRES 20.2659 |
| 0304-0049-000 | HAWK GRACE VIRGINIA | 2349 HAWK MDWS | PEARLAND, TX 77581-7882 | A0304 H T & B R R, TRACT 59, ACRES 10.000 |
| 0721-0007-000 | SMITH-MILLER LTD % WOMACK GILMAN | 710 N POST OAK RD STE 400 | HOUSTON, TX 77024-3812 | A0721 J W MAXEY, TRACT 1, ACRES 20.2659 |
| | GEORGE GILMAN, TRUSTEE | 710 N POST OAK RD STE 400 | HOUSTON, TX 77024-3812 | |
| | RIVERWAY COMMERCIAL DEV | PO BOX 3083 | PEARLAND, TX 77588 | |
| 0304-0052-000 | WOOD HATTIE MAE | 4202 MCFARLAND CIR | ORANGE, TX 77632-9453 | A0304 H T & B R R, TRACT 60 (UND/4), ACRES 3.9975 |
| 7583-0101-005 | SILVERLAKE PLAZA LLC | 44919 GOLF CENTER PKY STE 7 | INDIO, CA 92201-7302 | SILVERLAKE COM PARK SEC 1, A0721, BLOCK 1, ACRES 1.046 |
| 7583-0101-004 | SILVERLAKE PLAZA LLC | 44919 GOLF CENTER PKY STE 7 | INDIO, CA 92201-7302 | SILVERLAKE COM PARK SEC 1, A0721, BLOCK 1, ACRES 1.033 |
| 0539-0007-000 | SEDITA HEIRS % M MONTALBANO | 7802 FAIRDALE LANE | HOUSTON, TX 77063 | A0539 HT &BRR, TRACT 2B, ACRES 5.00 |

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 20, 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 Neighborhood Service District (NS) to Single Family Dwelling District (R-4), on the following described property, to wit:

Zone Change Application No. 1081

| | |
|---|---|
| Legal Description: | Lots 1 through 7, Block B, Old Pearland Townsite, Abstract 232, Brazoria County, Texas (2107 Washington Avenue) |
| Owner: | Terry Gray<br>P.O. Box 597<br>Pearland, Texas 77588 |
| Agent: | Don Long<br>2310 Lynn<br>Pearland, Texas 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. 1081

| | |
|---|---|
| Date of City Council and Planning and Zoning Commission Joint Public Hearing: | January 20, 2003 |
| Property Owner: | Terry Gray |
| Applicant or Agent: | Don Long |
| Location or Address of Property: | 2107 Washington Avenue |
| Existing Zoning: | Neighborhood Service District (NS) |
| Requested Zoning: | Single Family Dwelling District (R-4) |

**SUMMARY:** The applicant is requesting a change in zoning on the subject property in order to utilize the property for single family residential uses. The zone change application further indicates that the applicant would construct two single family homes on the subject property if the zone change is approved. The subject property is currently undeveloped.

## SURROUNDING ZONING AND LAND USES:

| | Zoning | Land Use |
|---|---|---|
| North | Light Industrial District (M-1) | Pipe Supply Company (an industrial facility) |
| South | Multi-Family District (MF) | Undeveloped land |
| East | General Business District (GB) | Undeveloped land; Railroad tracks |
| West | Multi-Family District (MF) | Single family residences |

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive Plan recommends Village District uses for the subject property and all of the surrounding areas to the south, west, and east. 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 Land Use and Urban Development Ordinance reserves Chapter 12 for the Village District. However, this district has not yet been established either in location or development criteria.

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 Village District is intended as an area which will provide a traditional village with unique development standards that contrasts with other areas of the City, in order to maintain the historical significance of the old townsite.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property has frontage on West Orange Street, a major collector street with an ultimate right-of-way of 80 feet that is to be widened in the future. The subject property also has frontage on Washington Avenue, a local street of sufficient width.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** Since the subject property is part of the Village District as defined in the Comprehensive Plan, the proposed single family district should provide for the mixed uses that are typical of the old town site.

**PUBLIC COMMENTS:** Public notice/comment forms were mailed to 55 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 demonstrates conformance with the Comprehensive Plan designation of Village District, which would provide for mixed uses.

2. The proposed zoning 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 20th day of January, 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 Don Long, agent for Terry Gray, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Neighborhood Service District (NS) to Single Family Dwelling District (R-4) on the following described property, to wit:

Lots 1 through 7, Block B, Old Pearland Townsite, Abstract 232, Brazoria County, Texas (2107 Washington Avenue)

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. 1081**

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:** NS (list current zoning) **to:** R4 (list proposed zoning)

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

**Property Information:**

Address: 2107 WASHINGTON

Subdivision: PEARLAND TOWNSITE Lot: 1-8 Block: B

Tax I.D. Number: 7025 0556 000

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

Current use of property
(type of structures on property): NONE

Proposed use of property: (2) 1500 SQ FEET HOMES

**PROPERTY OWNER INFORMATION:**

NAME TERRY GRAY
ADDRESS PO BOX 597
CITY PEARLAND STATE TX ZIP 77588
PHONE( 281 ) 485 0624
FAX( 713 ) 436-1298
E-MAIL ADDRESS pearlandterry@yahoo.com

**APPLICANT/AGENT INFORMATION:**

NAME DON LONG
ADDRESS 2310 LYNN
CITY PEARLAND STATE TX ZIP 77581
PHONE(281 ) 485-6301
FAX(281 ) 412-9912
E-MAIL ADDRESS DSL@HOUSTOR.RR.COM

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

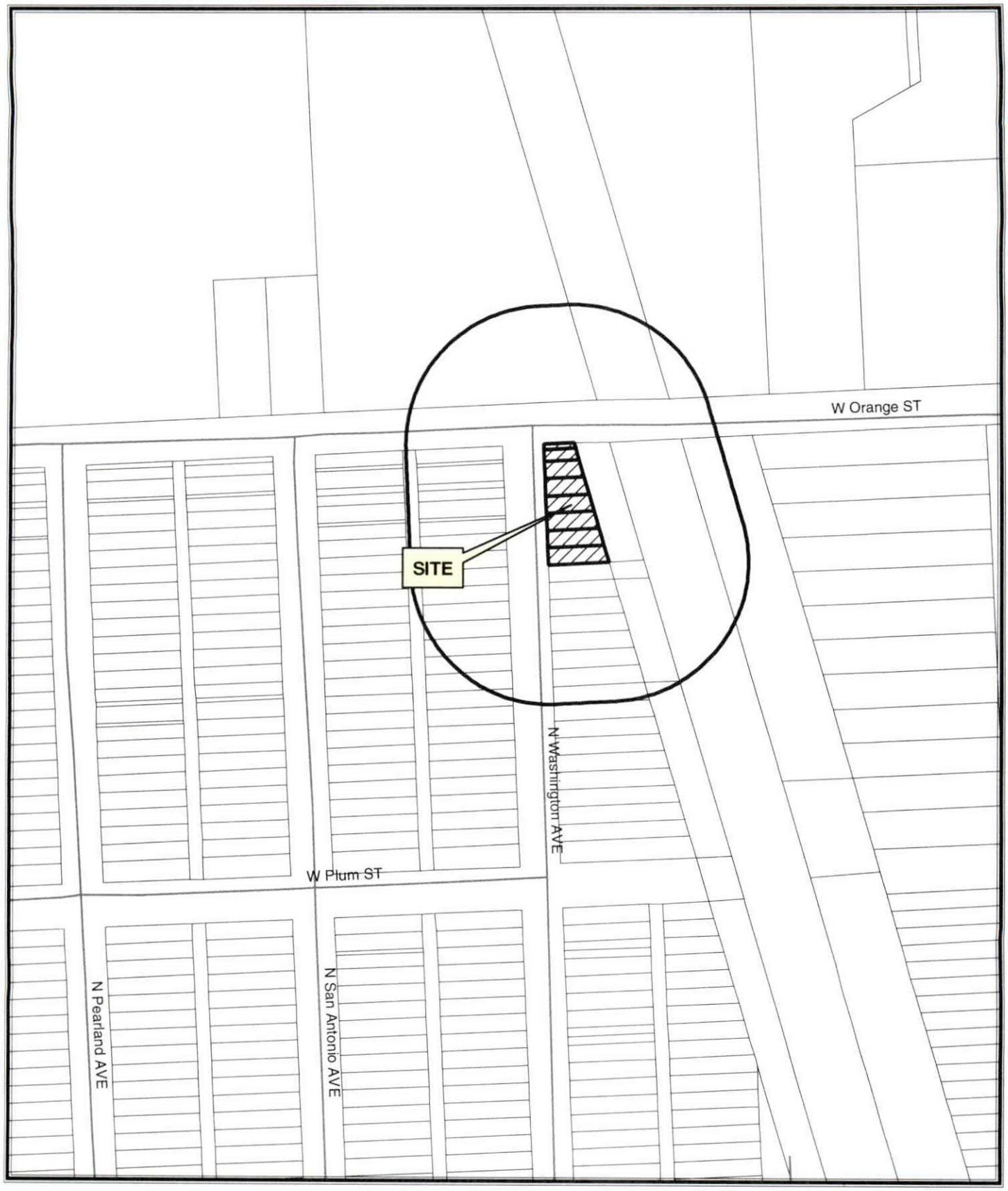
Owner's Signature: _____ Date: 12/13/02

Agent's Signature: _____ Date: 12/13/02

**OFFICE USE ONLY:**

FEES PAID: $275.00 DATE PAID: 12/13/02

RECEIVED BY: Mona Phipps APPLICATION NO. 1081

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**Zone Change Application No. 1081**
**Terry Gray/Don Long**
**2107 Washington Avenue**
**(NS - R-4)**

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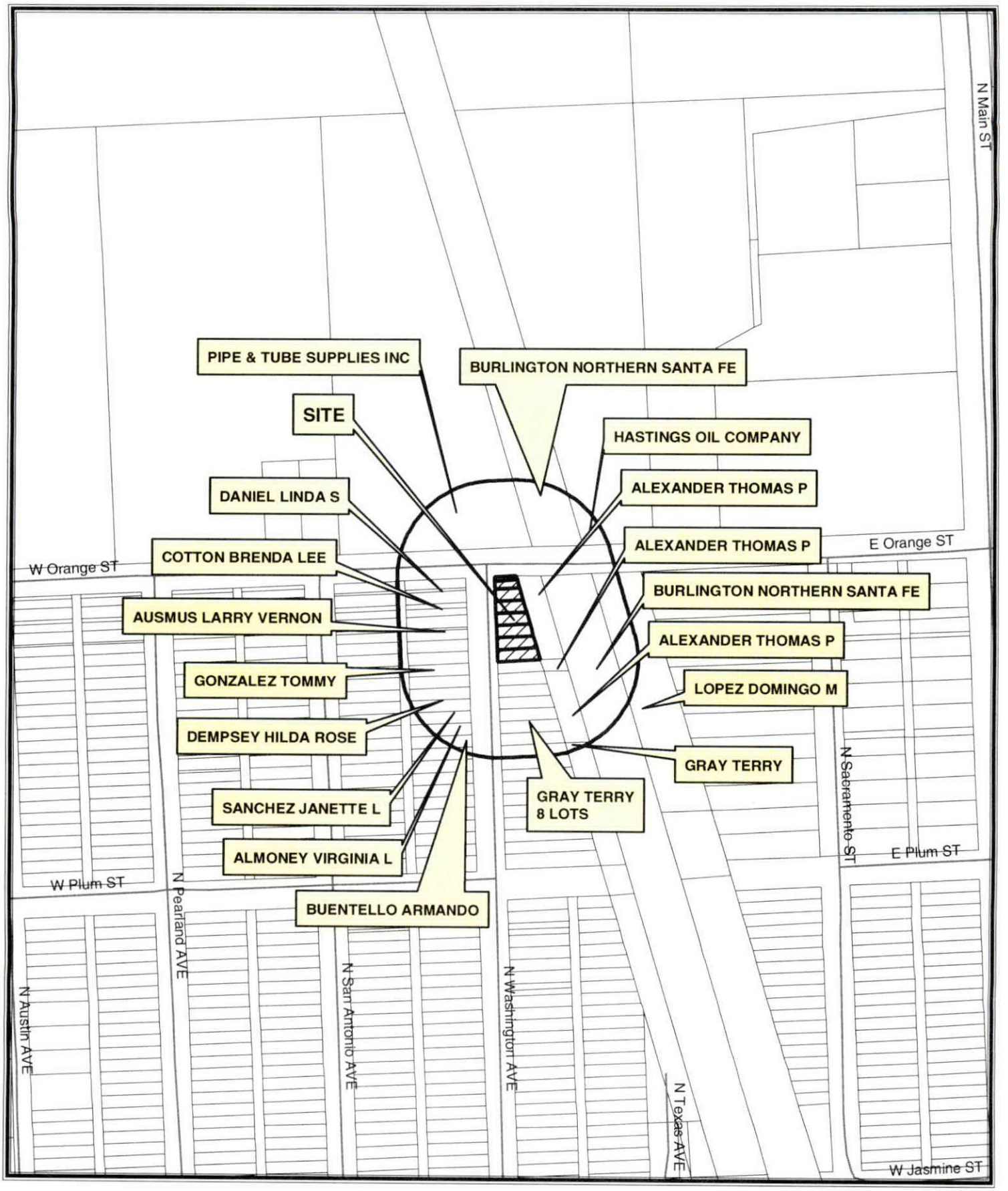


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**Zone Change Application No. 1081**
**Terry Gray/Don Long**
**2107 Washington Avenue**
**(NS - R-4)**

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# ZONE CHANGE APPLICATION NO. 1081
## Property Owner Notification List

| TAX ACCOUNT | OWNER | ADDRESS | CITY | LEGAL DESCRIPTION |
|---|---|---|---|---|
| 0232-0019-000 | HASTINGS OIL COMPANY | PO BOX 65 | PEARLAND, TX 77588-0065 | A0232 H T & B R R, TRACT 16, ACRES 5.770, PEARLAND |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0551-000 | SANCHEZ JANETTE L | 2126 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 35-36 |
| 0232-0035-000 | PIPE & TUBE SUPPLIES INC | PO BOX 2677 | PEARLAND, TX 77588-2677 | A0232 H T & B R R, TRACT 17, ACRES 6.380, PEARLAND |
| 7025-0569-000 | LOPEZ DOMINGO M | 4102 W ORANGE ST | PEARLAND, TX 77581-3314 | PEARLAND, BLOCK C, LOT 1TO9 |
| 0542-0076-115 | BURL NORTH SANTA FE TAX DEPT | % J CLINGAN PO BOX 961089 | FORT WORTH, TX 76161-0089 | BLK B C1 OLD TOWN 542 H T & B PEARLAND, ACRES 2.820 |
| 7025-0564-300 | ALEXANDER THOMAS P | 3208 NOTTINGHAM ST | PEARLAND, TX 77581-5203 | PEARLAND, BLOCK B, LOT B-B1A-B1-B1B, ACRES 0.800 |
| | DON LONG | 2310 LYNN | PEARLAND, TX 77581 | |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0554-130 | DANIEL LINDA S | 2102 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 46 N 10'-LOTS 47-48 |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0554-130 | DANIEL LINDA S | 2102 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 46 N 10'-LOTS 47-48 |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0554-130 | DANIEL LINDA S | 2102 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 46 N 10'-LOTS 47-48 |
| 7025-0535-000 | MARTINEZ REEMBERTO & MAYBELLE | 2103 SAN ANTONIO ST | PEARLAND, TX 77581-3338 | PEARLAND, BLOCK A, LOT 1A-2-LOT 3 N 10' |
| 7025-0535-000 | MARTINEZ REEMBERTO & MAYBELLE | 2103 SAN ANTONIO ST | PEARLAND, TX 77581-3338 | PEARLAND, BLOCK A, LOT 1A-2-LOT 3 N 10' |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0554-130 | DANIEL LINDA S | 2102 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 46 N 10'-LOTS 47-48 |
| 7025-0535-000 | MARTINEZ REEMBERTO & MAYBELLE | 2103 SAN ANTONIO ST | PEARLAND, TX 77581-3338 | PEARLAND, BLOCK A, LOT 1A-2-LOT 3 N 10' |
| 7025-0554-120 | COTTEN BRENDA LEE | 2106 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 45-LOT 44 N 5'-LOT 46 S 15' |
| 7025-0535-110 | MILLER MARY | 2107 SAN ANTONIO ST | PEARLAND, TX 77581-3338 | PEARLAND, BLOCK A, LOT 3 S 15'-ALL LOT 4-LOT 5 N 5' |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0554-120 | COTTEN BRENDA LEE | 2106 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 45-LOT 44 N 5'-LOT 46 S 15' |
| 7025-0535-110 | MILLER MARY | 2107 SAN ANTONIO ST | PEARLAND, TX 77581-3338 | PEARLAND, BLOCK A, LOT 3 S 15'-ALL LOT 4-LOT 5 N 5' |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0554-120 | COTTEN BRENDA LEE | 2106 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 45-LOT 44 N 5'-LOT 46 S 15' |
| 7025-0554-110 | AUSMUS LARRY VERNON | 2110 NORTH WASHINGTON | PEARLAND, TX 77581 | PEARLAND, BLOCK A, LOT 43-LOT 44 S/20' |
| 7025-0535-110 | MILLER MARY | 2107 SAN ANTONIO ST | PEARLAND, TX 77581-3338 | PEARLAND, BLOCK A, LOT 3 S 15'-ALL LOT 4-LOT 5 N 5' |
| 7025-0536-000 | SIMS JAMES N JR & PATRICIA | 2115 SAN ANTONIO ST | PEARLAND, TX 77581-3338 | PEARLAND, BLOCK A, LOT 5 S 20'-ALL LOT 6 |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0554-110 | AUSMUS LARRY VERNON | 2110 NORTH WASHINGTON AVE | PEARLAND, TX 77581 | PEARLAND, BLOCK A, LOT 43-LOT 44 S/20' |
| 7025-0536-000 | SIMS JAMES N JR & PATRICIA | 2115 SAN ANTONIO ST | PEARLAND, TX 77581-3338 | PEARLAND, BLOCK A, LOT 5 S 20'-ALL LOT 6 |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |

# ZONE CHANGE APPLICATION NO. 1081
## Property Owner Notification List

| | | | | |
|---|---|---|---|---|
| 7025-0554-000 | BUENTELLO ARMANDO | 2114 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 41-42 |
| 7025-0537-000 | SIMS JAMES N JR & PATRICIA | 2115 SAN ANTONIO ST | PEARLAND, TX 77581-3338 | PEARLAND, BLOCK A, LOT 7-8 |
| 7025-0564-300 | ALEXANDER THOMAS P | 3208 NOTTINGHAM ST | PEARLAND, TX 77581-5203 | PEARLAND, BLOCK B, LOT B-B1A-B1-B1B, ACRES 0.800 |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0554-000 | BUENTELLO ARMANDO | 2114 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 41-42 |
| 7025-0537-000 | SIMS JAMES N JR & PATRICIA | 2115 SAN ANTONIO ST | PEARLAND, TX 77581-3338 | PEARLAND, BLOCK A, LOT 7-8 |
| 7025-0564-300 | ALEXANDER THOMAS P | 3208 NOTTINGHAM ST | PEARLAND, TX 77581-5203 | PEARLAND, BLOCK B, LOT B-B1A-B1-B1B, ACRES 0.800 |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0553-000 | GONZALES TOMMY | 19323 DIVERSION DR | TOMBALL, TX 77375-7740 | PEARLAND, BLOCK A, LOTS 39-40 |
| 7025-0538-000 | KILBOURN SCOTT A | 2119 SAN ANTONIO ST | PEARLAND, TX 77581-3338 | PEARLAND, BLOCK A, LOT 9-10 |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0553-000 | GONZALES TOMMY | 19323 DIVERSION DR | TOMBALL, TX 77375-7740 | PEARLAND, BLOCK A, LOTS 39-40 |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0552-000 | DEMPSEY HILDA ROSE | 2122 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 37-38 |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0552-000 | DEMPSEY HILDA ROSE | 2122 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 37-38 |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0551-000 | SANCHEZ JANETTE L | 2126 WASHINGTON ST | PEARLAND, TX 77581-3341 | PEARLAND, BLOCK A, LOT 35-36 |
| 7025-0565-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOT B1B, ACRES 0.300 |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0550-000 | ALMONEY VIRGINIA L | 4805 SILSBEE DR | PEARLAND, TX 77584-1313 | PEARLAND, BLOCK A, LOT 33 |
| 7025-0556-000 | GRAY TERRY | PO BOX 597 | PEARLAND, TX 77588-0597 | PEARLAND, BLOCK B, LOTS 1TO24 |
| 7025-0550-000 | ALMONEY VIRGINIA L | 4805 SILSBEE DR | PEARLAND, TX 77584-1313 | PEARLAND, BLOCK A, LOT 33 |

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 20, 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. 1082

| | |
|---|---|
| Legal Description: | 20 acres, Abstract 564, H.T.& B.R.R. Company Survey, Tract 52-53 (County Road 59) |
| Owner: | Mary Ann Tierney<br>8000 Springer Road<br>Bethesda, Maryland 20817 |
| Agent: | James Johnson<br>900 Apollo Lane, Suite C<br>Houston, Texas 77058 |

## 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. 1082

| | |
|---|---|
| Date of City Council and Planning and Zoning Commission Joint Public Hearing: | January 20, 2003 |
| Property Owner: | Mary Ann Tierney |
| Applicant or Agent: | James Johnson |
| Location or Address of Property: | County Road 59 |
| 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 residential subdivision. The subject property is currently undeveloped.

**SURROUNDING ZONING AND LAND USES:**

| | Zoning | Land Use |
|---|---|---|
| North | Suburban Development District (SD) | Undeveloped land |
| South | Single Family Dwelling District (R-2) | Undeveloped land |
| East | Single Family Dwelling District (R-2) | 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. The Comprehensive Plan further indicates that the appropriate zoning districts for low density residential uses are Estate Lot Single Family Dwelling District (RE) and Single Family Dwelling Districts R-1 and R-2. Therefore, the proposed zoning change conforms to the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property does not have frontage on any major thoroughfare or collector street. The Thoroughfare Plan indicates that the subject property may be affected by Future Kirby Drive, a secondary thoroughfare with 100 feet of right-of-way, as well as a major east/west collector street with 60 feet of right-of-way. It appears that the applicant for the proposed zone change is associated with the developer of many of the surrounding properties; therefore, these roadway layouts and right-of-way dedications should be coordinated as these properties develop.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** Two large tracts of land to the south and east of the subject property are currently zoned as R-2. The proposed zone change request for an R-1 district would provide for lots with a minimum lot size of 8,800 square feet. If developed according to the R-1 district, the subject property could be developed with approximately 60-70 single family residential lots.

It is Staff's understanding that the subject property is to be incorporated into a larger development of single family residential subdivisions. The applicant for the subject property has recently applied for the R-2 zoning for the property to the south, as well as the R-1 zoned property that fronts on County Road 59. As indicated above, the overally residentially zoned property will be affected by several roadways, including Kirby Drive, a future collector street, and County Road 59. Prior to the development of these residential properties, the applicant will be responsible for conducting a traffic impact analysis (TIA) for the subject property, taking into account all residentially zoned properties within the immediate area, in order to determine the impact of the overall residential development on all adjacent and future roadways.

**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 demonstrates conformance with the Comprehensive Plan designation of low density single family residential uses for the subject property.

2. The proposed use is consistent with existing zoning and existing uses planned 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 20th day of January, 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 James Johnson, agent for Mary Ann Tierney, 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:

20 acres, Abstract 564, H.T.& B.R.R. Company Survey, Tract 52-53 (County Road 59)

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. 1082**

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: Abstract 564 J. S. Talmage Survey

Subdivision: _____ Lot: 52 & 53 Block: _____

Tax I.D. Number: 0564-0027-000

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

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

Proposed use of property: Single Family Development

**PROPERTY OWNER INFORMATION:**

NAME Mary Ann Tierney
ADDRESS 8000 Springer Rd.
CITY Bethesda STATE MD ZIP 20817
PHONE (301) 365-0316
FAX ( )
E-MAIL ADDRESS

**APPLICANT/AGENT INFORMATION:**

NAME James Johnson
ADDRESS 900 Apollo Lane Suite C
CITY Houston STATE TX ZIP 77058
PHONE (281) 731-4840
FAX (281) 480-9939
E-MAIL ADDRESS james@alliancecommerce.com

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

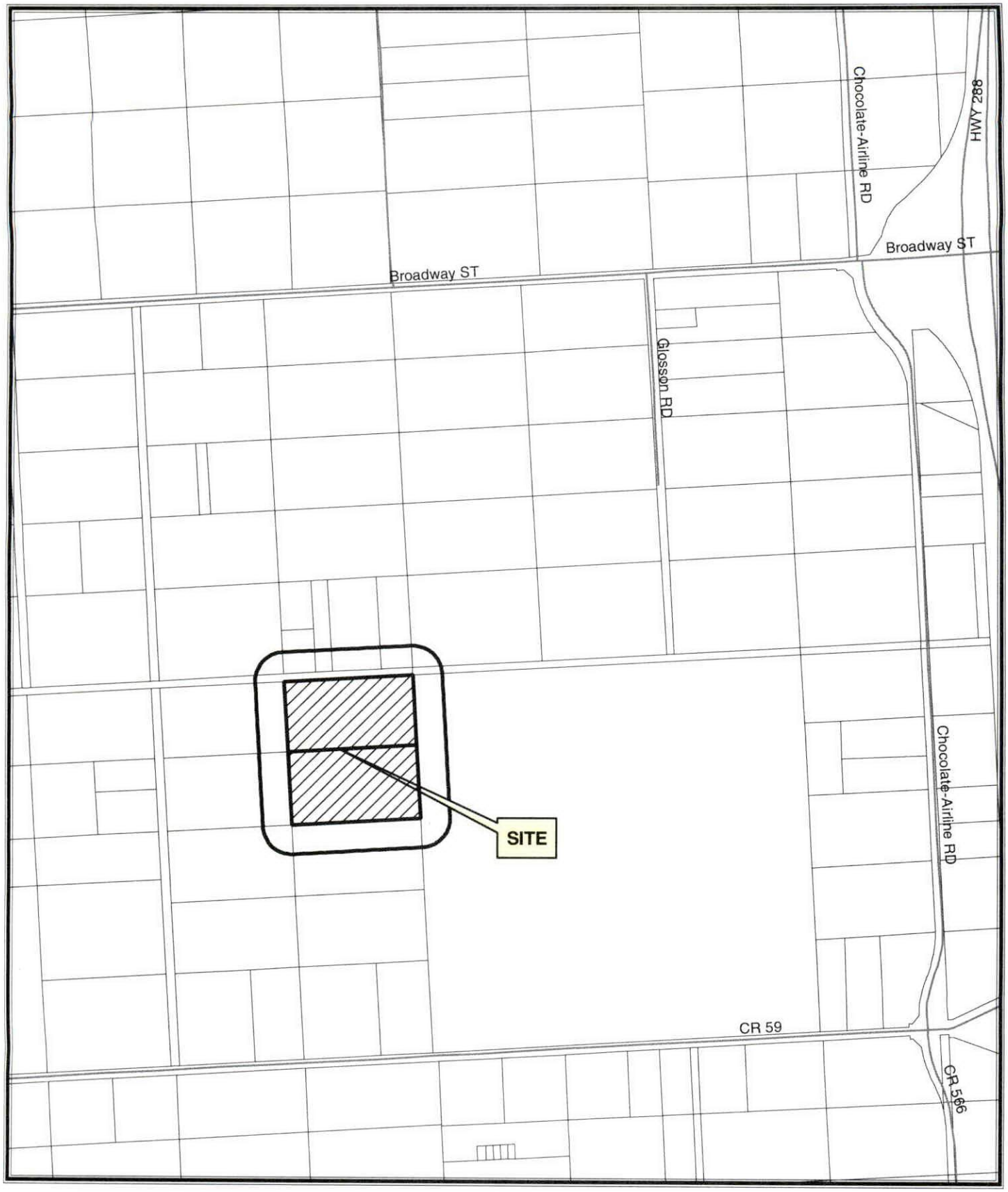
Owner's Signature: _____ Date: _____

Agent's Signature: _____ Date: 12-13-02

**OFFICE USE ONLY:**

FEES PAID: $275.00 DATE PAID: 12-17-02

RECEIVED BY: Mona Phipps APPLICATION NO. 1082

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**Zone Change Application No. 1082**
**Mary Ann Tierney/James Johnson**
**County Road 59**
**(SD - R-1)**

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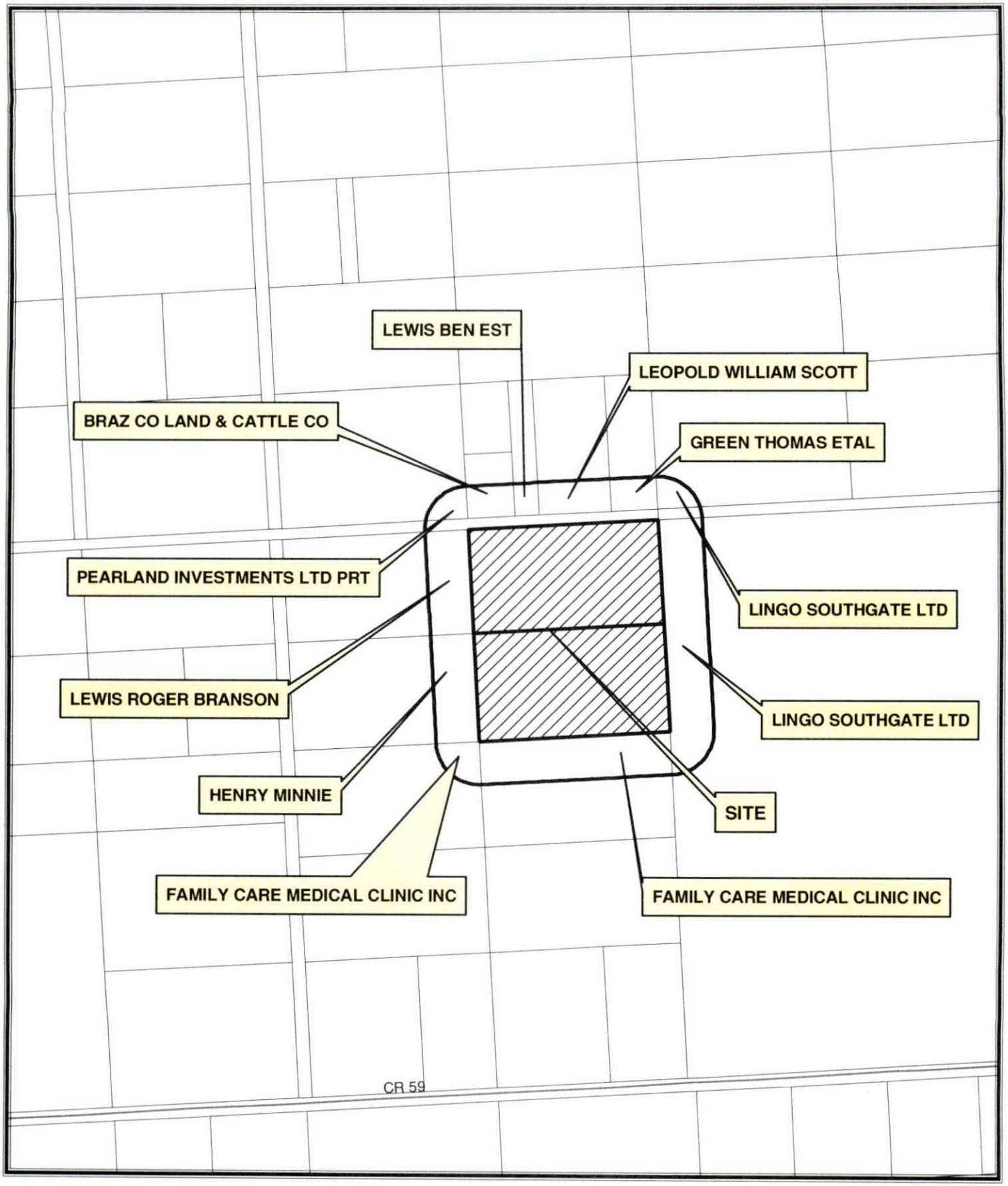


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**Zone Change Application No. 1082**
**Mary Ann Tierney/James Johnson**
**County Road 59**
**(SD - R-1)**

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# ZONE CHANGE APPLICATION NO. 1082
## Property Owner Notification List

| TAX ACCOUNT | OWNER | ADDRESS | CITY | LEGAL DESCRIPTION |
|---|---|---|---|---|
| 0300-0013-000 | LINGO SOUTHGATE LTD | 17225 EL CAMINO REAL STE 170 | HOUSTON, TX 77058-2748 | A0300 H T & B R R, TRACT 5-TRACT A, ACRES 173.300 |
| 0564-0001-000 | GREEN THOMAS %STONE MTN PETRO | 1404 ARLINGTON | HOUSTON, TX 77058 | A0564 H T & B R R, TRACT 51B (UND 1/2), ACRES 1.650 |
| 0564-0008-000 | LEOPOLD WILLIAM SCOTT | 5412 COUNTY ROAD 718 | SWEENY, TX 77480-7061 | A0564 H T & B R R, TRACT 51 (UND 1/2), ACRES 2.500 |
| 0564-0009-000 | LEWIS BEN EST | COUNTY RD 92 | PEARLAND, TX 77581 | A0564 H T & B R R, TRACT 51A, ACRES 1.700 |
| 0564-0026-000 | PEARLAND INVESTMENTS LTD PRT | PO BOX 95398 | LAS VEGAS, NV 89193-5398 | A0564 H T & B R R, TRACT 41, ACRES 13.300 |
| 0564-0024-000 | BRAZ LAND & CATTLE % R C KERR | 1800 BERING DR STE 600 | HOUSTON, TX 77057-3170 | A0564 H T & B R R, TRACT 51D, ACRES 1.650 |
| 0300-0013-000 | LINGO SOUTHGATE LTD | 17225 EL CAMINO REAL STE 170 | HOUSTON, TX 77058-2748 | A0300 H T & B R R, TRACT 5-TRACT A, ACRES 173.300 |
| | JAMES JOHNSON | 900 APOLLO LANE SUITE C | HOUSTON, TX 77058 | |
| 0564-0027-000 | TIERNEY MARY ANN | 8000 SPRINGER RD | BETHESDA, MD 20817-5559 | A0564 H T & B R R, TRACT 52-53, ACRES 20.000 |
| 0564-0015-110 | LEWIS ROGER BRANSON | 1435 LOUDON RD | FREDERICKSBRG, TX 78624-6464 | A0564 H T & B R R, TRACT 42 (UND 1/4 INT), ACRES 2.50 |
| 0564-0027-000 | TIERNEY MARY ANN | 8000 SPRINGER RD | BETHESDA, MD 20817-5559 | A0564 H T & B R R, TRACT 52-53, ACRES 20.000 |
| 0564-0005-000 | HENRY MINNIE % MRS ROBERT ROSOW | 4001 N NEW BRAUNFELS AVE | SAN ANTONIO, TX 78209-6354 | A0564 H T & B R R, TRACT 43, ACRES 10.000 |
| 0564-0012-000 | FAMILY CARE MEDICAL CLINIC INC | 14215 S POST OAK RD | HOUSTON, TX 77045-5233 | A0564 H T & B R R, TRACT 54, ACRES 10.000 |
| 0564-0010-000 | FAMILY CARE MEDICAL CLINIC INC | 14215 S POST OAK RD | HOUSTON, TX 77045-5233 | A0564 H T & B R R, TRACT 44, ACRES 10.000 |

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 20, 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 – Specific Use (R-E(S)), for a church, on the following described property, to wit:

Zone Change Application No. 1077 and Specific Use Application No. 121

| | |
|---|---|
| Legal Description: | 20 acres, consisting of Lots 4 and 20 of the Allison-Richey Gulf Coast Company Subdivision, Section 19, H.T.& B.R.R. Company Survey, Abstract 243, according to the map or plat recorded in Volume 2, Page 23, Plat Records of Brazoria County, Texas (1865 Cullen Boulevard) |
| Owner: | Silverlake Church<br>5517 West Broadway Street<br>Pearland, Texas 77581 |
| Agent: | Thomas L. Murray<br>7900 West Fuqua<br>Missouri City, Texas 77489 |

## 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. 1077 and Specific Use Application No. 121

| | |
|---|---|
| Date of City Council and Planning and Zoning Commission Joint Public Hearing: | January 20, 2003 |
| Property Owner: | Silverlake Church |
| Applicant or Agent: | Thomas L. Murray |
| Location or Address of Property: | 1865 Cullen Boulevard |
| Existing Zoning: | Suburban Development District (SD) |
| Requested Zoning: | Estate Lot Single Family Dwelling District – Specific Use (R-E(S)) |

**SUMMARY:** The applicant is requesting a change in zoning on the subject property in order to construct a church and related facilities. The applicant is requesting the estate lot single family dwelling district and the approval of a specific use permit for a church. The subject property is currently undeveloped.

## SURROUNDING ZONING AND LAND USES:

| | Zoning | Land Use |
|---|---|---|
| North | Commercial District (C), with a Specific Use Permit for Outside Storage | Business Park (Allison Investments – commercial buildings) |
| South | Suburban Development District (SD) | Undeveloped land |
| East | Suburban Development District (SD) | Undeveloped land |

| | Zoning | Land Use |
|---|---|---|
| West | Suburban Development District (SD) | Undeveloped land |

**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 Estate Lot Single Family Dwelling District (RE) and Single Family Dwelling Districts R-1 and R-2. Therefore, the proposed zoning change conforms to the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property has frontage on Cullen Boulevard (FM 865), a major thoroughfare with a right-of-way of 120 feet and of sufficient size. The subject property also has frontage on Adamo Lane, a local street.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The subject property is currently owned by the Silverlake Church, and the applicant plans to construct a church and related facilities upon the subject property.

Should the church not develop for some reason, the subject property would have an underlying zoning district of R-E, which allows single family residential lots with a minimum lot size of half an acre.

The applicant has submitted a preliminary site plan and elevation drawings. It appears that the subject property is to be developed in phases. It should be noted that the applicant has applied for a permit for construction and the building plans are in the review process; therefore, the review of the site plan and elevation drawings for conformance to building codes and other ordinances may not yet be completed.

The applicant is aware that a traffic impact analysis (TIA) may be required prior to the development of the property.

**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 and specific use permit as proposed by the applicant, for the following reasons:

1. The proposed zone change demonstrates conformance with the Comprehensive Plan designation of low density single family residential uses for the subject

property.

2. The proposed specific use permit for church facilities is consistent and compatible 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 Site Plan and Elevation Drawings

**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 20th day of January, 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 Thomas L. Murray, agent for Silverlake Church, 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 - Specific Use (R-E(S) for a church, on the following described property, to wit:

> 20 acres, consisting of Lots 4 and 20 of the Allison-Richey Gulf Coast Company Subdivision, Section 19, H.T.&B.R.R. Company Survey, Abstract 243, according to the map or plat recorded in Volume 2, Page 23, Plat Records of Brazoria County, Texas (1865 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.

Mona Ann Phipps

Mona Ann Phipps
Development Coordinator

**APPLICATION NO. 1077 and SPECIFIC USE APPLICATION NO. 121**

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. (list current zoning) **to:** RE (list proposed zoning)

☑ **Specific Use Permit Request for :** Church (list proposed use)

**Property Information:**

Address: 1865 Cullen Blvd. Pearland, Texas 77584

Subdivision: Allison-Richey Gulf Coast Co. Lot: 4 and 20 Block: Section 19

Tax I.D. Number: 76-0475190

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

Current use of property
(type of structures on property): Raw land

Proposed use of property: Church

**PROPERTY OWNER INFORMATION:**

NAME Silverlake Church
ADDRESS 5517 W. Broadway
CITY Pearland STATE TX ZIP 77581
PHONE(281) 997 6006
FAX(281) 9976590
E-MAIL ADDRESS ReginaldDev90@msn.com

**APPLICANT/AGENT INFORMATION:**

NAME Thomas L. Murray
ADDRESS 7900 West Fuqua
CITY Missouri City STATE TX ZIP 77489
PHONE(713) 557-6558
FAX(281) 835-1601
E-MAIL ADDRESS LYN2354@aol.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: Rev. Reginald Dell'Aughn (Silverlake Church) Date: 11-7-02

Agent's Signature: Thomas L. Murray Date: 11-6-02

**OFFICE USE ONLY:**

FEES PAID: 275.00 DATE PAID: 11/8/02

RECEIVED BY: tdc APPLICATION NO. 1077 + SU121

0 200 400 Feet

**Zone Change Application No. 1077 and**
**Specific Use Application No. 121**
**Silverlake Church/Thomas L. Murray**
**1865 Cullen Boulevard**
**(SD - R-E(S))**

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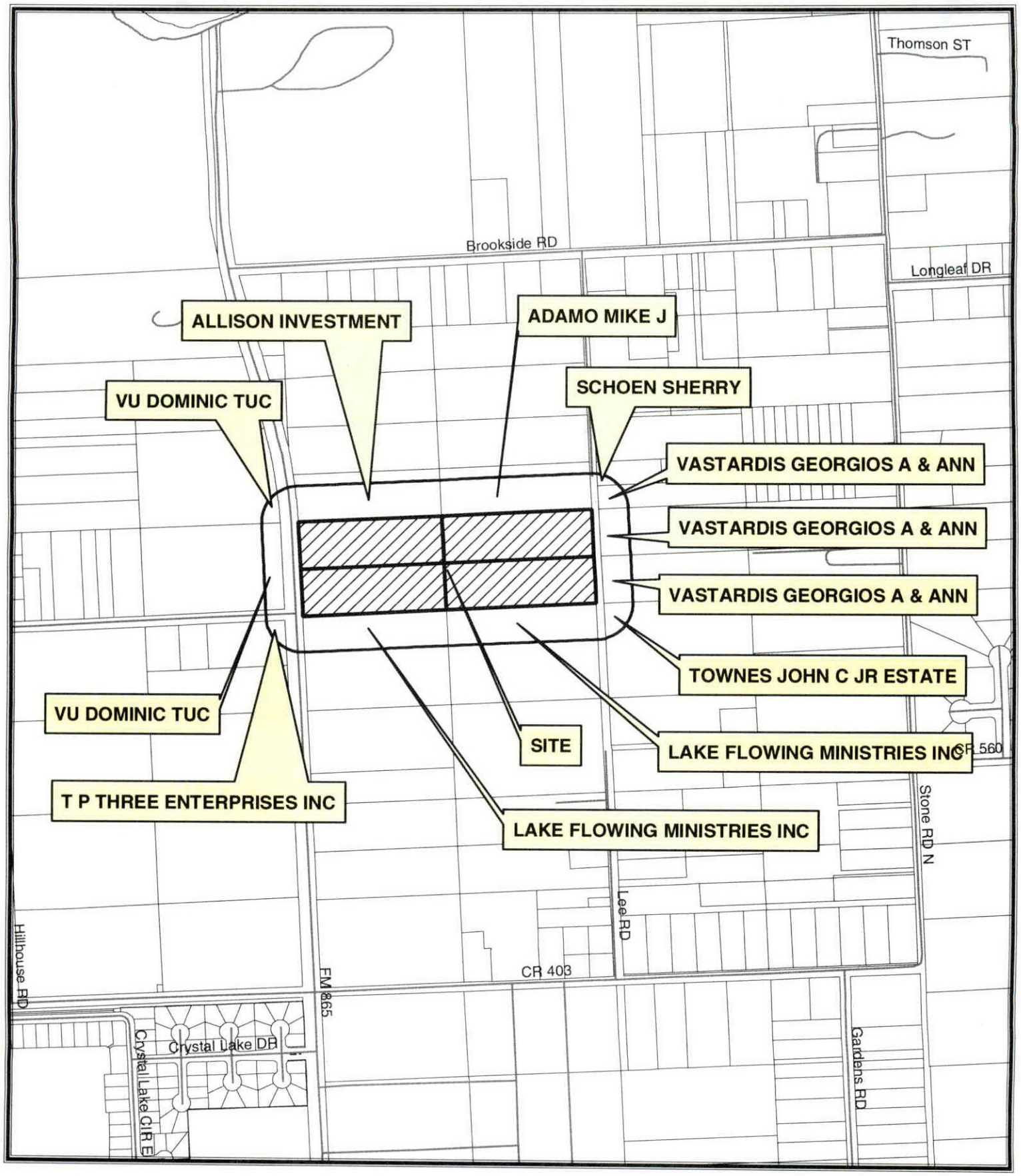


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**Zone Change Application No. 1077 and**
**Specific Use Application No. 121**
**Silverlake Church/Thomas L. Murray**
**1865 Cullen Boulevard**
**(SD - R-E(S))**

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# ZONE CHANGE APPLICATION NO. 1077 and
# SPECIFIC USE APPLICATION NO. 121
## 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 |
| 0243-0050-000 | SCHOEN SHERRY | PO BOX 1164 | PEARLAND, TX 77588-1164 | A0243 H T & B R R, TRACT 35C, MH SERIAL # 12010068, ACRES 1.250 |
| 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 |
| 0243-0001-110 | ALLISON INVESTMENT | 6427 W CREEK DR | PEARLAND, TX 77581-2040 | A0243 H T & B R R, TRACT 3A, ACRES 4.999 |
| 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 |
| 0243-0052-000 | 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 |
| | MURRAY THOMAS L | 7900 WEST FUQUA | MISSOURI CITY, TX 77489 | |
| 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 |
| 0243-0056-120 | SILVERLAKE CHURCH | 5517 BROADWAY ST | PEARLAND, TX 77581-3746 | A0243 H T & B R R, TRACT 4-4A-20-20A, ACRES 20.00 |
| 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 |
| 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 |
| 0243-0056-120 | SILVERLAKE CHURCH | 5517 BROADWAY ST | PEARLAND, TX 77581-3746 | A0243 H T & B R R, TRACT 4-4A-20-20A, ACRES 20.00 |
| 0243-0057-000 | TOWNES JOHN C JR EST %JOHN RIDOUT | LEE RD CR 664 | PEARLAND, TX 77581 | A0243 H T & B R R, TRACT 37 (UND 1/3 INT), ACRES 3.33 |
| 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 |
| 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 |
| 0506-0038-000 | T P 3 ENTERPRISES INC - PAT POUNDS | 4230 HAWK RD | PEARLAND, TX 77584-2720 | A0506 H T & B R R, TRACT 49A-49A1A, ACRES 3.75 |

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 20, 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. 1078

Legal Description: Lot 3, Block 7, Hickory Creek Place Addition, as recorded in Volume 11, Pages 1-2, Plat Records of Brazoria County, Texas (2145 Melanie Lane)

Owner: Gerard Veilleux and Gail Walden
7441 Oscar
Deer Park, Texas 77536

## 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. 1078

| | |
|---|---|
| Date of City Council and Planning and Zoning Commission Joint Public Hearing: | January 20, 2003 |
| Property Owner: | Gerard Veilleux and Gail Walden |
| Applicant or Agent: | Gerard Veilleux and Gail Walden |
| Location or Address of Property: | 2145 Melanie 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 vacant.

## SURROUNDING ZONING AND LAND USES:

| | Zoning | Land Use |
|---|---|---|
| North | Suburban Development District (SD) | Undeveloped tract |
| South | Suburban Development District (SD) | Single family residence |
| East | Suburban Development District (SD) | South Texas Screening (a landscaping company) |
| West | Single Family Dwelling District (R-1) | Single family residence |

**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 Estate Lot Single Family Dwelling District (RE) and Single Family Dwelling Districts R-1 and R-2. Therefore, the proposed zoning change conforms to the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property has frontage on Melanie Lane, a local street of adequate size. No other roadways affect the subject property.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The subject property is located within an area that is primarily developed with single family residential uses.

The applicant has chosen the R-E district, and the property complies with the regulations of the R-E district. The R-E district requires a minimum lot size of 21,780 square feet, and the subject property is 25,000 square feet in size. The R-E district requires a minimum lot width of 120 feet, and the subject property is 125 feet wide.

**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 demonstrates conformance with the Comprehensive Plan designation of low density single family residential uses for the subject property.

2. The proposed use 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 20th day of January, 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 Gerard Veilleux and Gail Walden, 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:

> Lot 3, Block 7, Hickory Creek Place Addition, as recorded in Volume 11, Pages 1-2, Plat Records of Brazoria County, Texas (2145 Melanie 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. 1078**

(SA)

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-E (list proposed zoning)

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

**Property Information:**

Address: 2145 MELANIE LANE

Subdivision: HICKORY CREEK PLACE Lot: 3 Block: 7

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: SINGLE FAMILY DWELLING

**PROPERTY OWNER INFORMATION:**

NAME GERARD VEILLEUX & GAIL WALDEN
ADDRESS 7441 OSCAR
CITY DEER PARK STATE TX ZIP 77536
PHONE (281) 479 0243
FAX (713) 434 8444
E-MAIL ADDRESS BGWALDEN@HOTMAIL.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.

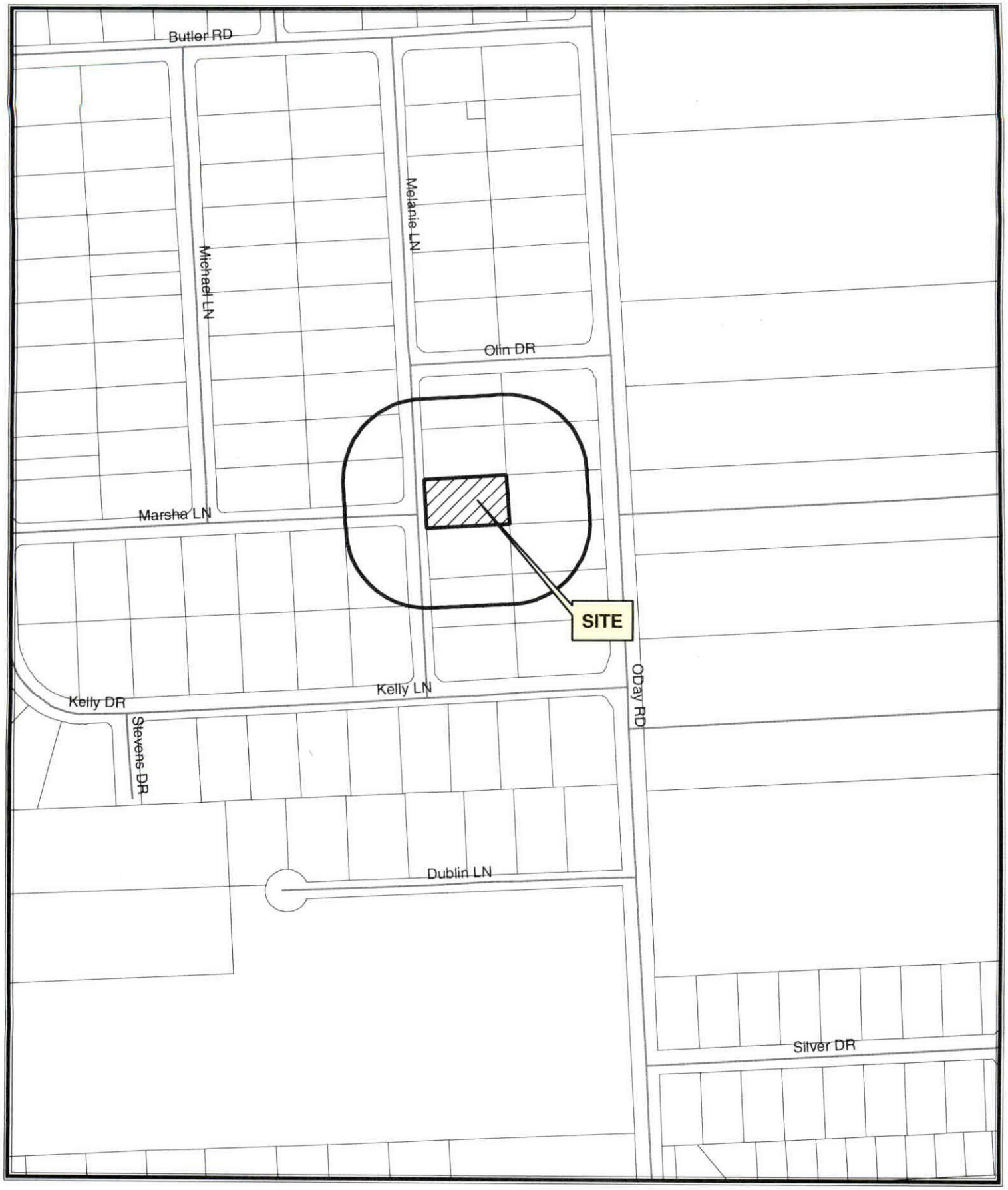
Owner's Signature: Gail Walden Date: 11/11/02

Agent's Signature: _____ Date: _____

**OFFICE USE ONLY:**

FEES PAID: _____ DATE PAID: _____

RECEIVED BY: _____ APPLICATION NO. 1078

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**Zone Change Application No. 1078**
**Gerard Veilleux and Gail Walden**
**2145 Melanie Lane**
**(SD - R-E)**

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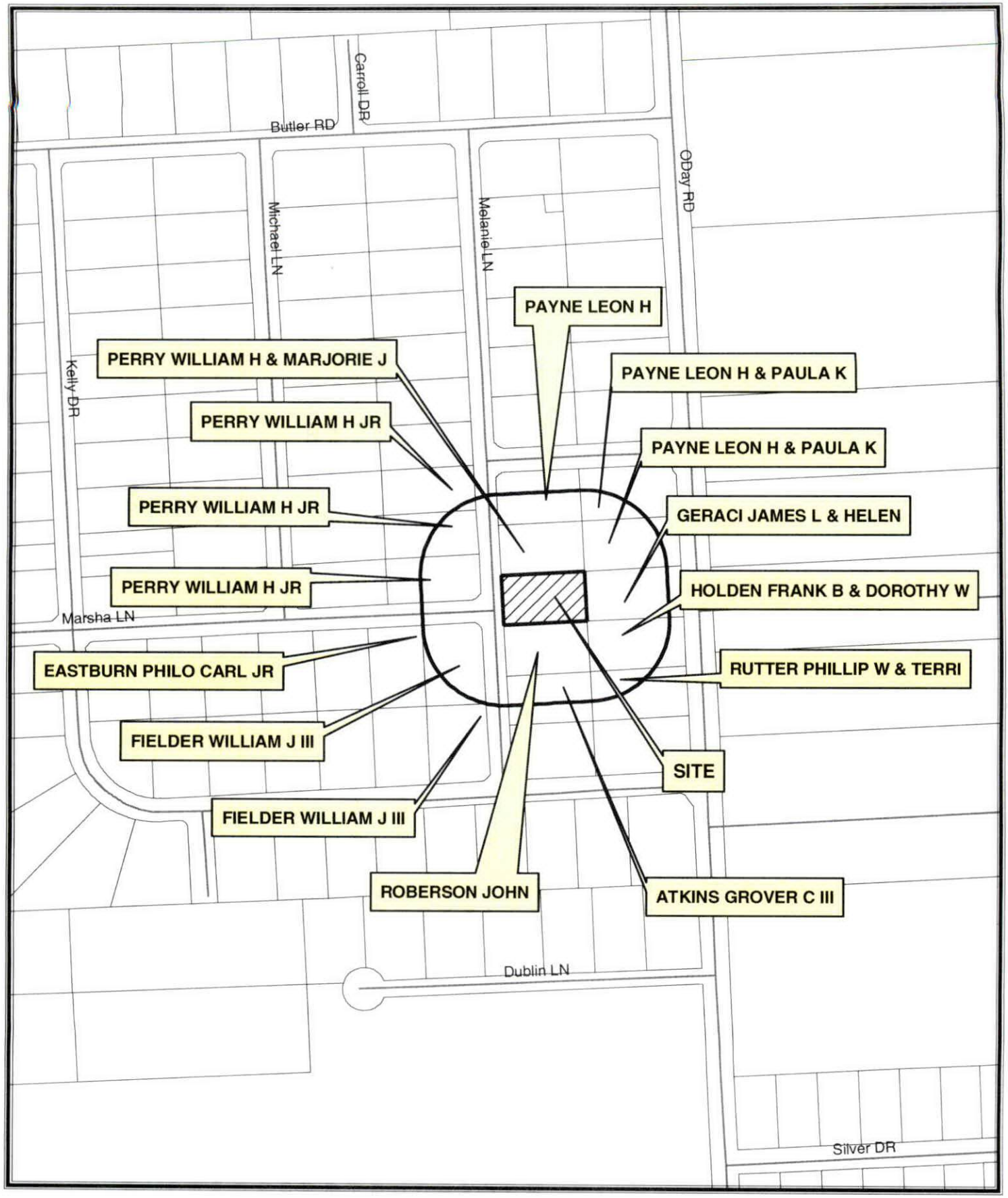


0 200 400 Feet

**Zone Change Application No. 1078**
**Gerard Veilleux and Gail Walden**
**2145 Melanie Lane**
**(SD - R-E)**

N
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# ZONE CHANGE APPLICATION NO. 1078
## Property Owner Notification List

| TAX ACCOUNT | OWNER | ADDRESS | CITY | LEGAL DESCRIPTION |
|---|---|---|---|---|
| 4860-0098-000 | PAYNE LEON H & PAULA K | 2137 MELANIE LN | PEARLAND, TX 77581-8032 | HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 12, A0219 H T & B |
| 4860-0041-000 | PERRY WILLIAM H JR | 2154 MELANIE LN | PEARLAND, TX 77581-8024 | HICKORY CREEK PLACE (PEARLAND), BLOCK 4, LOT 13 |
| 4860-0087-000 | PAYNE LEON H | 2137 MELANIE LN | PEARLAND, TX 77581-8032 | HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 1 |
| 4860-0040-000 | PERRY WILLIAM H JR | 2154 MELANIE LN | PEARLAND, TX 77581-8024 | HICKORY CREEK PLACE (PEARLAND), BLOCK 4, LOT 12 |
| 4860-0097-000 | PAYNE LEON H & PAULA K | 2137 MELANIE LN | PEARLAND, TX 77581-8032 | HICKORY CREEK PLACE, BLOCK 7, LOT 11, A0219 H T & B, ACRES 0.630 |
| | GERARD VEILLEUX & GAIL WALDEN | 7441 OSCAR | DEER PARK, TX 77536 | |
| 4860-0088-000 | PERRY WILLIAM H & MARJORIE J | 2154 MELANIE LN | PEARLAND, TX 77581-8024 | HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 2 |
| 4860-0039-000 | PERRY WILLIAM H JR | 2154 MELANIE LN | PEARLAND, TX 77581-8024 | HICKORY CREEK PLACE (PEARLAND), BLOCK 4, LOT 11 |
| 4860-0097-110 | GERACI JAMES L & HELEN | 2607 GUN POWDER LN | PEARLAND, TX 77581-5507 | HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 10 |
| 4860-0089-000 | PERRY WILLIAM H & MARJORIE J | 2154 MELANIE LN | PEARLAND, TX 77581-8024 | HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 3 |
| 4860-0096-000 | HOLDEN FRANK B & DOROTHY W | 2315 COUNTRY CLUB DR | PEARLAND, TX 77581-5111 | HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 9 |
| 4860-0090-000 | ROBERSON JOHN | 2213 MELANIE LN | PEARLAND, TX 77581-8027 | HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 4 |
| 4860-0104-000 | FIELDER WILLIAM J III | 6229 KELLY LN | PEARLAND, TX 77581-8041 | HICKORY CREEK PLACE (PEARLAND), BLOCK 8, LOT 7 |
| 4860-0103-000 | EASTBURN PHILO CARL JR | 6306 MARSHA LN | PEARLAND, TX 77581-8046 | HICKORY CREEK PLACE (PEARLAND), BLOCK 8, LOT 5-6 |
| 4860-0095-000 | RUTTER PHILLIP W & TERRI | 12719 MAX RD | PEARLAND, TX 77581-7905 | HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 8 (C/S), 219 H T & B |
| 4860-0092-000 | ATKINS GROVER C III | PO BOX 2155 | PEARLAND, TX 77588-2155 | HICKORY CREEK PLACE (PEARLAND), BLOCK 7, LOT 5 |
| 4860-0104-110 | FIELDER WILLIAM J III | 6229 KELLY LN | PEARLAND, TX 77581-8041 | HICKORY CREEK PLACE (PEARLAND), BLOCK 8, LOT 8 |

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 20, 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 Light Industrial District (M-1), on the following described property, to wit:

Zone Change Application No. 1079

Legal Description: 5 acres, more or less, being Abstract 504, H.T.& B.R.R. Company Survey, Tract 21, N/2 PT (2533 Roy Road and 2537 Roy Road)

Owner: Hollis Bardwell
12746 Roy Road
Pearland, Texas 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.**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 20, 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 Commercial District (C) to Commercial District – Specific Use (C(S)), for warehouse and distribution facilities, on the following described property, to wit:

Specific Use Application No. 123

| | |
|---|---|
| Legal Description: | 10.00 acres, Lot 49 of the Allison Richey Gulf Coast Home Company Subdivision of Section 6, H.T.& B.R.R. Company Survey, Abstract 544, according to the map or plat recorded in Volume 136, Page 501, of the deed records of Brazoria County, Texas (3508 Hatfield Road) |
| Owner: | Harvey Huber and Janet Huber<br>2402 Byron<br>Pearland, Texas 77581 |
| Agent: | Jack McGuff, Jr., AIA<br>5208 Broadway Street #208<br>Pearland, Texas 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

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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 JANUARY 20, 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. 1080

| | |
|---|---|
| Legal Description: | 15.18 acres, more or less, situated in the John W. Maxey Survey, Abstract 721, being part of and out of a 208.10 acre tract described by deed recorded in Volume 1107, Page 859 of the Deed Records of Brazoria County, Texas (Northwest Corner of FM 518 and Sunrise Boulevard) |
| Owner: | George Gilman, Trustee<br>710 N. Post Oak Road, Suite 400<br>Houston, Texas 77024 |
| Agent: | Riverway Commercial Development, LLC<br>P.O. Box 3083<br>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

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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 JANUARY 20, 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 Neighborhood Service District (NS) to Single Family Dwelling District (R-4), on the following described property, to wit:

Zone Change Application No. 1081

| | |
|---|---|
| Legal Description: | Lots 1 through 7, Block B, Old Pearland Townsite, Abstract 232, Brazoria County, Texas (2107 Washington Avenue) |
| Owner: | Terry Gray<br>P.O. Box 597<br>Pearland, Texas 77588 |
| Agent: | Don Long<br>2310 Lynn<br>Pearland, Texas 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

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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 JANUARY 20, 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. 1082

| | |
|---|---|
| Legal Description: | 20 acres, Abstract 564, H.T.& B.R.R. Company Survey, Tract 52-53 (County Road 59) |
| Owner: | Mary Ann Tierney<br>8000 Springer Road<br>Bethesda, Maryland 20817 |
| Agent: | James Johnson<br>900 Apollo Lane, Suite C<br>Houston, Texas 77058 |

## 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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**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, *TO* BE HELD JANUARY 20, 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 – Specific Use (R-E(S)), for a church, on the following described property, to wit:

Zone Change Application No. 1077 and Specific Use Application No. 121

| | |
|---|---|
| Legal Description: | 20 acres, consisting of Lots 4 and 20 of the Allison-Richey Gulf Coast Company Subdivision, Section 19, H.T.& B.R.R. Company Survey, Abstract 243, according to the map or plat recorded in Volume 2, Page 23, Plat Records of Brazoria County, Texas (1865 Cullen Boulevard) |
| Owner: | Silverlake Church<br>5517 West Broadway Street<br>Pearland, Texas 77581 |
| Agent: | Thomas L. Murray<br>7900 West Fuqua<br>Missouri City, Texas 77489 |

## 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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**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 20, 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. 1078

Legal Description: Lot 3, Block 7, Hickory Creek Place Addition, as recorded in Volume 11, Pages 1-2, Plat Records of Brazoria County, Texas (2145 Melanie Lane)

Owner: Gerard Veilleux and Gail Walden
7441 Oscar
Deer Park, Texas 77536

## 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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**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 20, 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 (Ordinance 509-H) of said City, to consider amendments to Table III, Schedule of Uses (Permitted Use Table).

Agent: City of Pearland

## III. INFORMATION AND CASE SUMMARY

### A. STAFF REPORT

## 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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