



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, APRIL 21, 2014, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2014-3Z

A request of Alan Mueller, applicant; on behalf of David Miller; Gromax Building, LTD; First Christian Academy; Harvest of Praise Exalted (HOPE); Barnett's, LTD.; and City of Pearland, owners; for approval of a change in zoning to amend the Magnolia Court at Old Town Pearland Planned Unit Development (PUD) including approximately 4.048 acres of land, on the following described property, to wit:

Legal Description: All of lots 1 through 40, inclusive in Block 15, all of lots 24 through 29, inclusive in Block 16 and all of lots 20 through 25, inclusive in Block 14 in the Original Town site of Pearland as recorded in Volume 29, Page 41 in Brazoria County Deed Records, and a 0.148 acre tract as described in Volume 29, Page 41 in the Brazoria County Deed Records, and a 0.148 acre tract as described in Volume 1479, Page 559 in Brazoria County Deed Records, all in the H.T. & B.R.R. Co. Survey, Abstract No. 232 in Brazoria County, Texas. Called Magnolia Court at Old Town Pearland.

General Location: East and west of N. Washington Avenue; east and west of N. Texas Avenue; between W. Jasmine Street to the north and Broadway Street to the south

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281.652.1840 prior to the meeting so that appropriate arrangements can be made.



JOINT PUBLIC HEARING AGENDA ITEM MEETING OF APRIL 21, 2014

Zone Change No. 2014-03Z

A request of Alan Mueller, applicant; on behalf of David Miller, Gromax Building, LTD, First Christian Academy, Harvest of Praise Exalted (HOPE), Barnett's, LTD, and the City of Pearland, owners; for approval of a change in zoning to amend the Magnolia Court at Old Town Pearland Planned Unit Development (PUD) which includes approximately 4.048 acres of land, on the following described property, to wit:

Legal Description: All of lots 1 through 40, inclusive in Block 15, all of lots 24 through 29, inclusive in Block 16 and all of lots 20 through 25, inclusive in Block 14 in the Original Town site of Pearland as recorded in Volume 29, Page 41 in Brazoria County Deed Records, and a 0.148 acre tract as described in Volume 29, Page 41 in the Brazoria County Deed Records, and a 0.148 acre tract as described in Volume 1479, Page 559 in Brazoria County Deed Records, all in the H.T. & B.R.R. Co. Survey, Abstract No. 232 in Brazoria County, Texas. Called Magnolia Court at Old Town Pearland.

General Location: East and west of N. Washington Avenue; east and west of N. Texas Avenue; between W. Jasmine Street to the north and Broadway Street to the south.

APPROVAL PROCESS: After the Joint Public Hearing, the requested Zone Change application will be considered as follows:

Planning and Zoning Commission:	April 21, 2014*
City Council for First Reading:	May 12, 2014*
City Council for Second Reading:	May 26, 2014*

(*dates subject to change)

SUMMARY: Alan Mueller, applicant; on behalf of multiple owners, is requesting approval of an amendment to the Magnolia Court at Old Town Pearland Planned Unit Development (PUD). The original PUD was approved on May 12, 2003 and includes approximately 4.048 acres. The purpose of the original PUD was to allow for multiple owners within the district for greater flexibility in selling individual tracts. The PUD identified ten (10) tracts; Tracts 1-10, which allowed for varying uses. Specifically, Tracts 1, 2, 3, 4, 6 and 7 allowed for uses from various land use categories from the previous Land Use and Urban Development Ordinance, including Accessory and Incidental uses, Institutional and Special Service uses, Utility and Related Service uses, Entertainment and Recreational uses, Retail and Business Services uses, Commercial and Related Services uses. Tracts

JPH 4-21-14

Zone Change No. 2014-3Z

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5, 8 and 9 were designated for Parking; and Tract 3, for a Church.

The applicant proposes to amend all tracts within the PUD, with the exception of Tracts 5, 8 and 9 which are designated for parking and will continue to be used for parking. According to the applicant, the purpose of the amendment is to convert the allowable uses within the PUD to be consistent with allowable uses within the Old Town-General Business (OT-GB) zoning district, with minor deviations.

It is important to note that when the original PUD was adopted in 2003, the OT-GB zoning district was not in place and the PUD allowed for uses that were existing onsite at the time of adoption of the PUD. The applicant also proposes that any new signage comply with the Unified Development Code, as opposed to the Land Use and Urban Development Ordinance, which was the code in effect at the time of adoption of the PUD.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Old Townsite Residential (OT-R)	Single Family
South	Old Townsite General Business (OT-GB)	Various Commercial Uses, including Central BBQ
East	Old Townsite Residential (OT-R)	Pearland Neighborhood Center
West	Old Townsite Residential (OT-R)	Single Family Adult Reading Center

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): The PUD was originally approved on May 12, 2003 under the Land Use and Urban Development Ordinance. The applicant proposes to amend the PUD to be consistent with the allowable uses within the Old Town-General Business (OT-GB) zoning district of the Unified Development Code (UDC) for all tracts within the PUD, with the exception of Tracts 5, 8 and 9, which were originally used for parking and will continue to be used for parking. Further, although Churches are permitted by right within the OT-GB zoning district, the applicant proposes to prohibit Churches on Tracts 1, 2, 4 and 7. The OT-GB zoning district is one of three (3) zoning districts within the Old Townsite District, whose purpose is to:

1. Promote good building and streetscape design.
2. Reinforce existing land use patterns and character.
3. Categorize area into zoning districts as per the UDC and modifications.
4. Promote downtown as a walkable, pedestrian friendly district.
5. Promote multiple types of development and uses.
6. Set forth general provisions and architectural regulations to ensure quality of streetscape and building construction.
7. Allow reduced parking ratios, shared parking and flexibility to encourage re-use of existing buildings.

8. Allow flexibility in building codes and façade requirements to encourage relocation and re-use of existing buildings.
9. Emphasize mixed uses and focus on the streetscape and public spaces to create pedestrian friendly mixed-use developments.

The applicant also proposes that any new signage comply with the UDC. The following table illustrates the difference in allowable uses within the original PUD and the proposed amendment:

Tract	Existing PUD Allowable Uses	Proposed Amendment Allowable Uses
1	Social and Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration Offices, Schools: Private, Public, Parochial, College or University, Local Utility Distribution Lines, Park/Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint Reproduction, No sexually oriented businesses	All uses allowed within the OT-GB zoning district, except no “Churches, Temples, or Places of Worship”
2	Social and Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration Offices, Schools: Private, Public, Parochial, College or University, Local Utility Distribution Lines, Park/Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint Reproduction, No sexually oriented businesses	All uses allowed within the OT-GB zoning district, except no “Churches, Temples, or Places of Worship”
3	Church	All uses allowed within the OT-GB zoning district, plus “Community or Social Buildings”
4	Social and Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration Offices, Schools: Private, Public, Parochial, College or University, Local Utility Distribution Lines, Park/Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint Reproduction, No sexually oriented businesses	All uses allowed within the OT-GB zoning district, except no “Churches, Temples, or Places of Worship”

5	Parking	Parking
6	Social and Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration Offices, Schools: Private, Public, Parochial, College or University, Local Utility Distribution Lines, Park/Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint Reproduction, No sexually oriented businesses	All uses allowed within the OT-GB zoning district, plus “Community or Social Buildings”, and Parking
7	Residence; <u>plus</u> Social and Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration Offices, Schools: Private, Public, Parochial, College or University, Local Utility Distribution Lines, Park/Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint Reproduction, No sexually oriented businesses	Single Family Residence, plus all uses allowed within the OT-GB zoning district, except no “Churches, Temples, or Places of Worship”
8	Parking	Parking
9	Parking	Parking
10	Retail, Restaurant; <u>plus</u> Social and Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration Offices, Schools: Private, Public, Parochial, College or University, Local Utility Distribution Lines, Park/Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint Reproduction, No sexually oriented businesses	All uses allowed within the OT-GB zoning district, plus Parking

SITE HISTORY: The subject 4.048 acres was annexed into the City of Pearland in 1959. Prior to the adoption of the PUD in 2003, the property was located within two (2) zoning districts: Multi-family (MF) and General Business (GB). The site was developed as follows:

Tracts	Land Use
1	Single-story building used for classrooms and office space + 14 parking spaces
2	Two-story building used for classroom space
3	Two-story building used for office and public meeting space
4	Two-story building used for classroom space, playground + 8 parking spaces
5	39 parking spaces
6	Two-story building used for classroom and gym space + 59 parking spaces
7	Single-story frame house, detached garage + 3 parking spaces
8	43 parking spaces
9	96 parking spaces
10	68 parking spaces

The purpose of the PUD was to allow for multiple owners within the district to allow for the sale of individual tracts. The PUD also established zero side and rear yard setbacks on multiple lots; 300 shared parking spaces, 90% lot coverage for Tract 3 and co-sharing of lots due to building overhangs.

PLATTING STATUS: There is a recorded plat for a portion of the land included within the PUD; Tracts 2 and 3 are platted as Lots 20A and 20B of the Clovergate Complex Subdivision. However, the majority of the land is not platted. Platting will be required if and when development occurs. The UDC defines development as the initiation of any activities related to the platting of land or construction of buildings or structures, the construction of impervious surface, the installation of utilities, roadways, drainage facilities or other infrastructure; or any disturbance of the surface or subsurface of the land in preparation for such construction activities, including without limitation removal of vegetation, grading, clearing, filling or removal of soil.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The site is located within the *Village District* future land use designation. The Comprehensive Plan anticipated that a new zoning district would need to be created for the *Village District*, which would allow a mix of uses within Pearland’s original town site, including residential, retail, office and public/semi-public uses. With the adoption of the UDC in 2006, the Old Townsite District was created and includes three (3) zoning districts; Old Townsite General Business (OT-GB), Old Townsite Single Family Development (OT-R) and Old Townsite Mixed Use (OT-MU) Districts. According to the Comprehensive Plan, major features and land uses of the *Village District* future land use designation include the following:

- The Old Townsite
- Low and medium density residential uses
- Residential-compatible retail, office and service uses (preferably adjacent to major thoroughfares and collector streets)
- Supporting recreational, educational, cultural and civic facilities
- Appropriate zoning districts to be established (currently zoned MF, GB, C, OT)

The requested amendment conforms to the future land use designation of the Comprehensive Plan, as the site is located within the Old Townsite, and embraces the self-contained, tightly gridded

village, identified by a mix of residential, business and civic uses proposed within the mix of uses offered by the OT-GB zoning district. This concept is a viable alternative to the spacious, auto-dependent suburban development. The amendment to the PUD includes elements commonly used to define a village; its compact, proposes a mix of residential and non-residential uses and promotes shared parking and flexibility to encourage the reuse of existing buildings.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Broadway Street; a major thoroughfare, which requires 120 feet of right-of-way; N. Texas Avenue, N. Washington Avenue and W. Jasmine Street; all local streets which require a right-of-way width of 50 feet. There is a recorded plat for a portion of the land included within the PUD, however the majority of the property within the PUD has not been platted. A survey has not been provided by the applicant at this time; however, based on GIS data, it appears that the right-of-way along Broadway Street in this location is approximately 100 feet and the right-of-way along the above local streets is approximately 60 feet. It does not appear that the right-of-way width along Broadway Street conforms to the Thoroughfare Plan. However, should certain improvements be proposed in the future, additional right-of-way may be required.

AVAILABILITY OF UTILITIES: The subject parcel has access to public water and public sewer. The applicant is responsible for extending lines onto the subject property, if necessary.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property is currently developed and is surrounded by undeveloped land and developed residential and nonresidential developments. The proposed zone change, to allow additional uses within the PUD, if approved, is not anticipated to have any negative impacts on existing or future developments in the immediate area.

ADDITIONAL COMMENTS: This request has been reviewed by the City's Development Review Committee and there were no additional comments from other departments at the time of this report.

PUBLIC NOTIFICATION: Public notices, comment forms, and a vicinity map were mailed to the applicant as well as property owners within 200 feet of the subject property under consideration for the amendment to the PUD for Magnolia Court at Old Town Pearland. There are twenty-two (22) property owners within 200 feet of the site. Additionally, a legal notice of public hearing was published in the local newspaper notification signs were placed on the property by the applicant.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request at the time of this report.

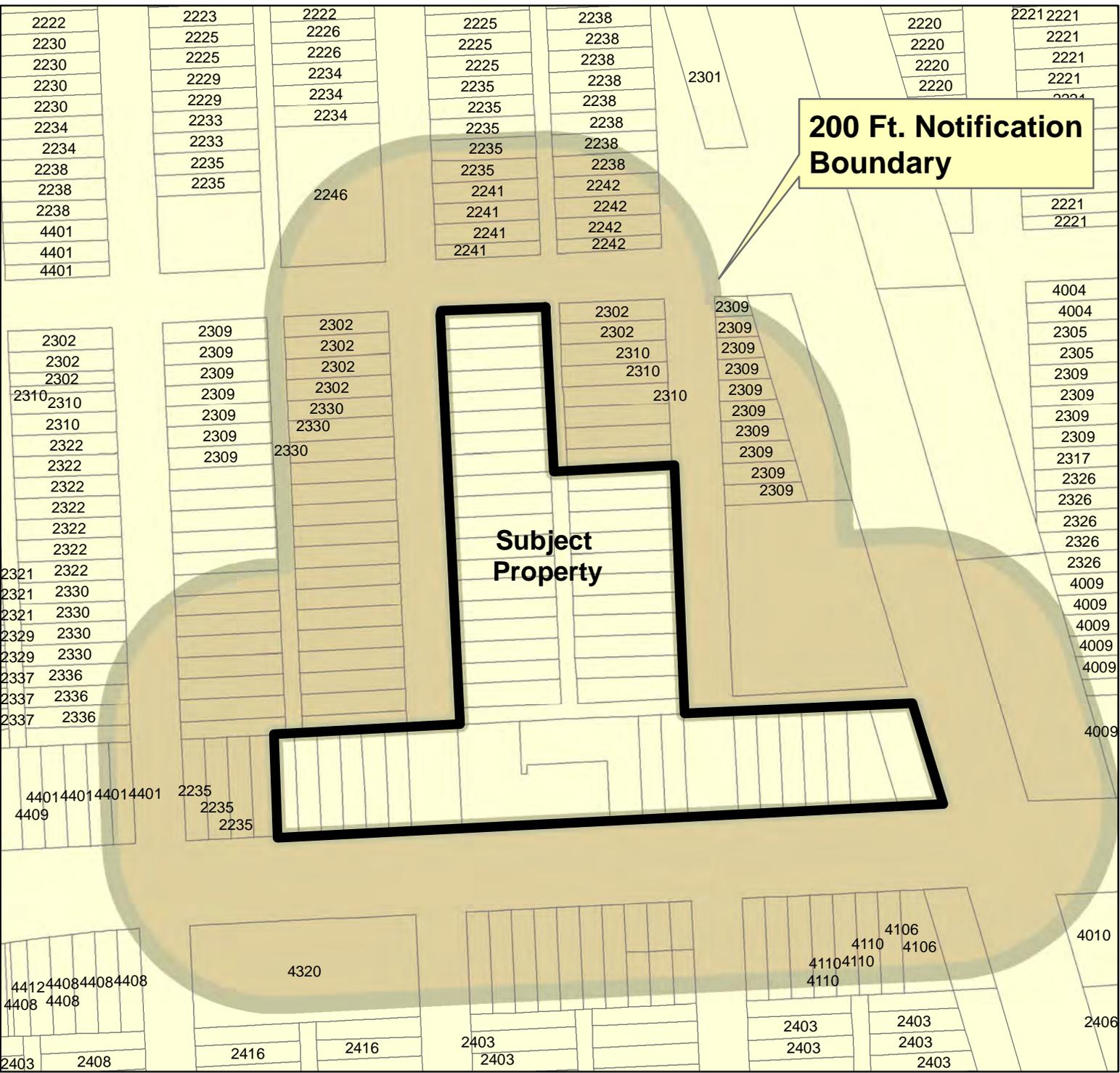
STAFF RECOMMENDATION: The applicant proposes minor deviations as it relates to allowable uses within the OT-GB list of permitted uses. For example, the OT-GB zoning district allows for Institutional uses such as a Church, by right. The applicant proposes to prohibit Churches on Tracts 1, 2, 4, and 7. The mix of uses allowed within the OT-GB zoning district was recommended by the Comprehensive Plan to further the goals of the Village concept and the Old

Townsite, with a walkable, mixed use development. Additionally, as a result of the adoption of the UDC, three Old Townsite zoning districts were created (OT-GB, OT-R and OT-MU) to create downtown, walkable pedestrian friendly district, among other things listed in this report. Staff recommends approval of the change in zoning to amend the PUD for Magnolia Court at Old Town Pearlland to allow for uses that are permitted within the Old Town-General Business (OT-GB) zoning district, without restrictions on allowable uses for the following reasons:

1. It is not anticipated that the proposed change in zoning will have any significant negative impacts on surrounding properties or developments. With the adoption of the UDC in 2006, the OT-GB zoning district was created to support Old Town as a walkable village with a mix of uses. The proposed amendment helps to further the goals of the Old Townsite.
2. The future land use designation of the Comprehensive Plan (*Village District*) supports the proposed zoning district land uses and embraces the self-contained, tightly gridded village concept, identified by a mix of residential, business and civic uses and shared parking, as allowed within the OT-GB zoning district and recommended by the Comprehensive Plan. The proposed amendment helps to further the goals, as identified in the Comprehensive Plan for the *Village District*.

SUPPORTING ATTACHMENTS:

1. Vicinity and Zoning Map
2. Abutter Map
3. Abutter List
4. Future Land Use Map
5. Aerial Map
6. Magnolia Court at Old Town Pearlland PUD
7. Applicant Packet



200 Ft. Notification Boundary

Subject Property

Abutter Map

Zone Change 2014-3Z

**Magnolia Court at
Old Town Pearland**

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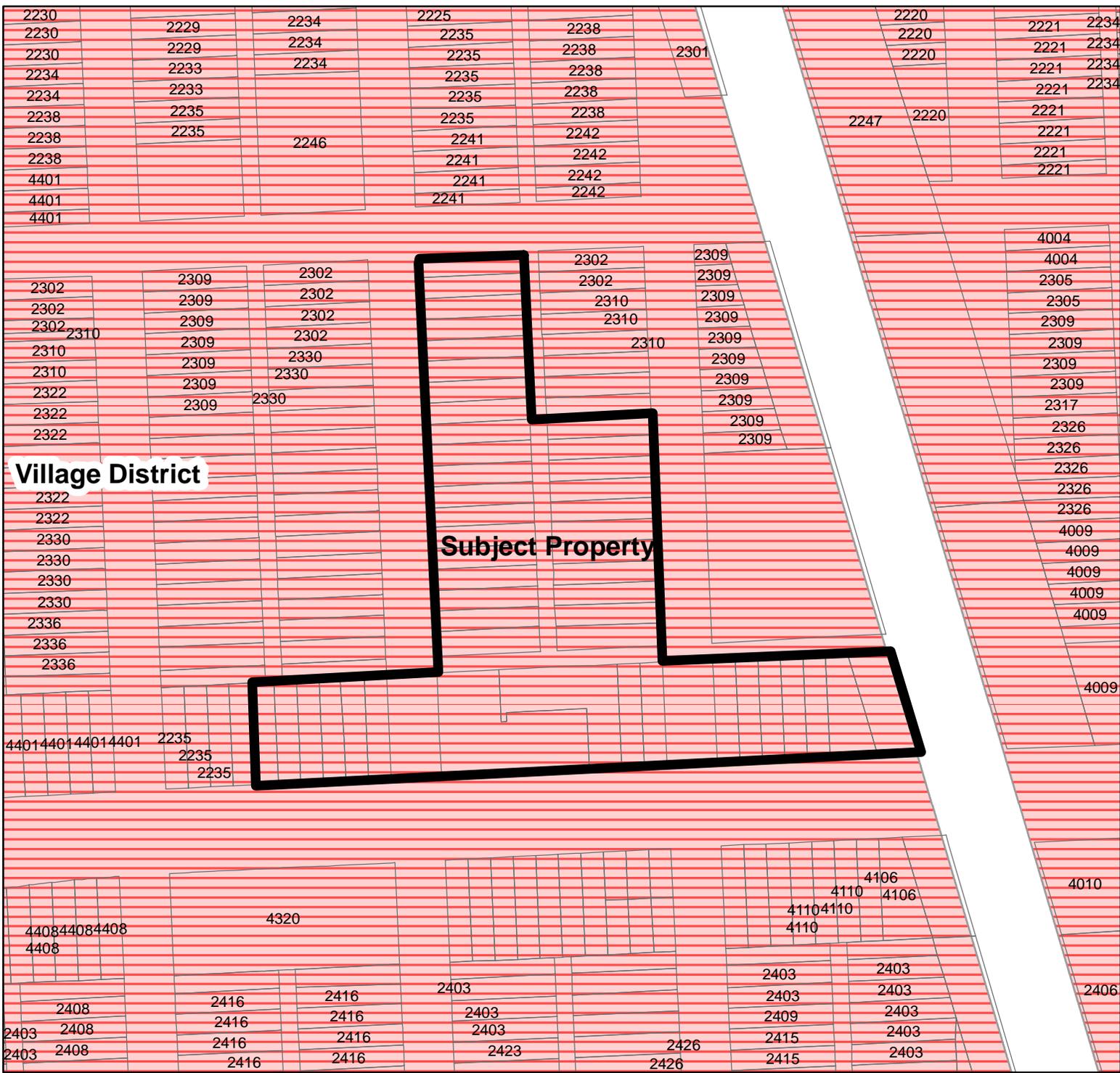


ZONE CHANGE 2014-3Z

Magnolia Court at Old Town Pearland

NAME	ADDRESS	SUITE #	CITY	STATE	ZIP
ADULT READING CENTER INC	2246 WASHINGTON ST		PEARLAND	TX	77581
ALEXANDER T & B FAMILY LTD PRTNSHP	2411 PARK AVE		PEARLAND	TX	77581
BARNETTS LTD	5402 RYAN ACRES DR		PEARLAND	TX	77584
BRANTLEY INVESTMENT LLC	2218 N SAN ANTONIO ST		PEARLAND	TX	77581
C STORE DEPOT	106 RIVERCOVE LN		RICHMOND	TX	77406
CENTRAL TEXAS BARBECUE CO	4110 BROADWAY ST		PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR		PEARLAND	TX	77581
DELANGE JACALYN M	PO BOX 2191		PEARLAND	TX	77588
FIRST CHRISTIAN ACADEMY	4201 BROADWAY ST		PEARLAND	TX	77581
GROMAX BUILDING LLC	4201 BROADWAY ST		PEARLAND	TX	77581
HARVEST OF PRAISE EXALTED	PO BOX 1652		PEARLAND	TX	77588
HOPKINS TERRY D	2242 TEXAS ST		PEARLAND	TX	77581
JONES JEFFREY W & KAREN C	15935 ALSACE		SAN ANTONIO	TX	78232
LADS LEASING LLC	PO BOX 1527		BELLAIRE	TX	77402
LECLERE DIANA G	2320 WASHINGTON ST		PEARLAND	TX	77581
LECLERE RUTH MARIE	PO BOX 488		PEARLAND	TX	77588
LOPEZ JUAN B JR	3811 JOE DR		PEARLAND	TX	77584
MARSHALL VENITA SUSANNE	2235 WASHINGTON ST		PEARLAND	TX	77581
MCINTYRE DONALD L	2333 SAN ANTONIO ST		PEARLAND	TX	77581
MILLER DAVID J	512 W DONOVAN ST		HOUSTON	TX	77091
MILLS CHAROLETTE A &	2906 CONCORD KNOLL DR		PEARLAND	TX	77581
MONTEMAYOR SANTOS & ROSALIE	6215 MANRY AVE		PEARLAND	TX	77581
ORR ROBERT C JR & ORR REALTY CORP	8554 KATY FWY	STE 100	HOUSTON	TX	77024
PATER DEVELOPMENT SERVICES	662 W FOREST DR		HOUSTON	TX	77079
POWELL RONNIE L	5410 NOCTURNE DR		ARCOLA	TX	77583
RAINWATER CARLA	2302 WASHINGTON ST		PEARLAND	TX	77581
RANEY HERMAN LEE JR	PO BOX 1696		PEARLAND	TX	77588
WICKER HARRISON LEE & LINDA	2713 PINE NEEDLE LN		PEARLAND	TX	77581
WINDHAM BRYNITA GAIL ETAL	2330 SAN ANTONIO ST		PEARLAND	TX	77581

WOODS AVA DARLENE	6501 GRACE LN	PEARLAND	TX	77584
WOODS AVA DARLENE	2306 TEXAS ST	PEARLAND	TX	77581
WOODS AVA DARLENE	6501 GRACE LN	PEARLAND	TX	77584
ALAN MUELLER	4201 BROADWAY ST	PEARLAND	TX	77581

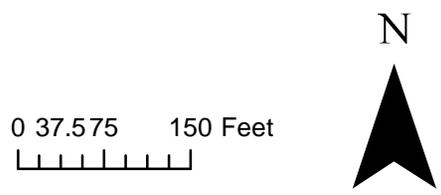


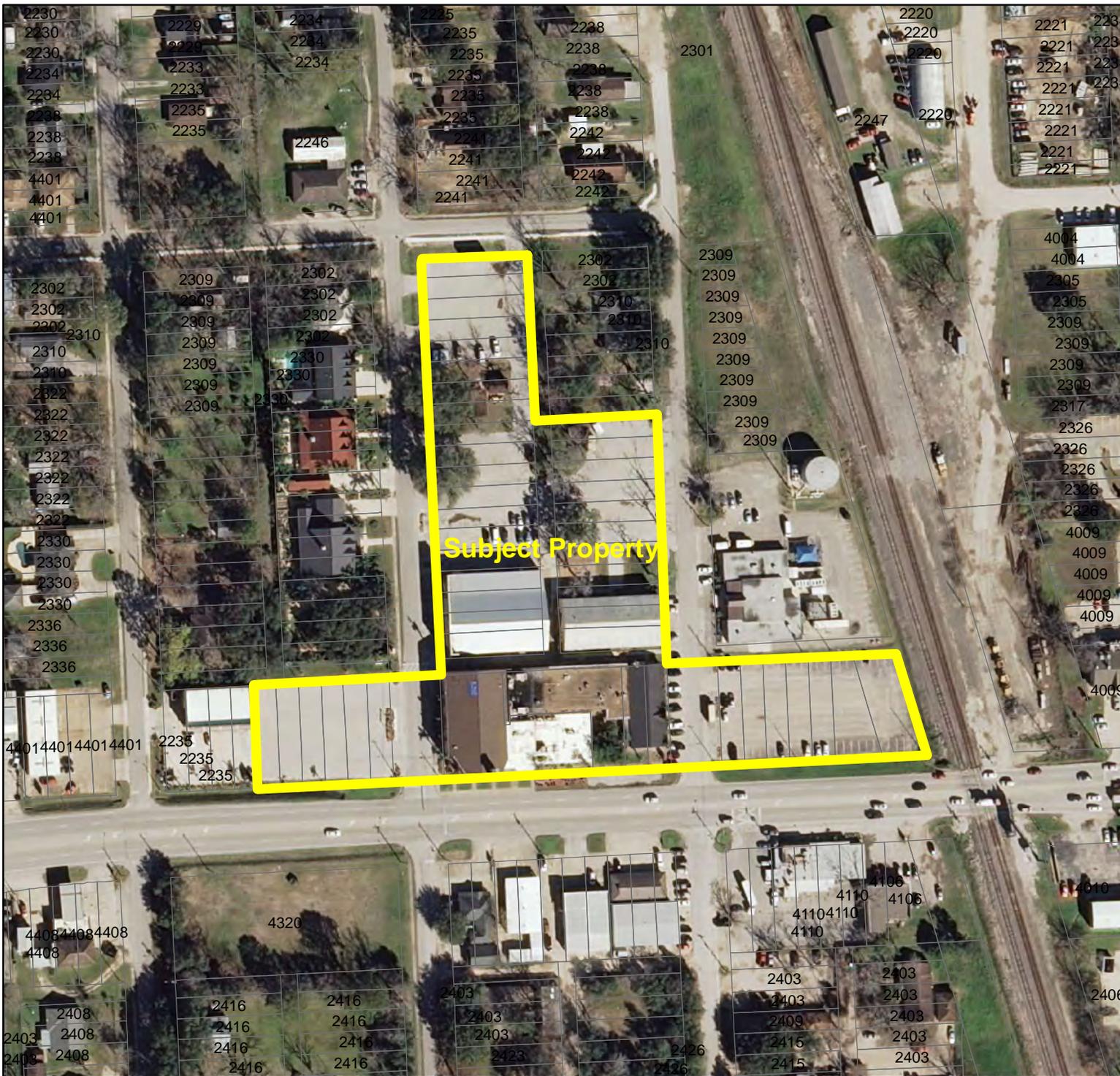
FLUP Map

Zone Change 2014-3Z

Magnolia Court at Old Town Pearland

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Aerial Map

Zone Change 2014-3Z

Magnolia Court at Old Town Pearland

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0 37.575 150 Feet
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Approved
(copy)
5.12.03

Magnolia Court at Old Town Pearland
Planned Unit Development Rezoning Application
Revised

City of Pearland

May 12, 2003

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10. Site Plan 24 X 36
11. Final Plat 24 X 36

Magnolia Court at Old Town Pearland

Written Documents:

1. Legal Description

All of lots 1 through 40, inclusive in Block 15, all of lots 24 through 29, inclusive in Block 16 and all of lots 20 through 25, inclusive in Block 14 in the Original Town site of Pearland as recorded in Volume 29, Page 41 in the Brazoria County Deed Records, and a 0.148 acre tract as described in Volume 1479, Page 559 in Brazoria County Deed Records, all in the H.T. & B.R.R. Co. Survey, Abstract No. 232 in Brazoria County, Texas. Called Magnolia Court at Old Town Pearland.

The present zoning on the proposed site is Multi-family (MF) and General Business (GB). The applicant is requesting to change the zoning to Planned Unit Development (PUD). The proposed ownership is Paul Grohman on Tract 1, Jerome Karam for Tracts 2, 3, 4, 5, 7-10, and James and Diane Duval on Tract 6.

Tract 1 has a single story building currently used for classrooms and office space. It also has 14 parking spaces on the east side.

Tract 2 has a two-story building currently used for classroom space.

Tract 3 has a two-story building currently used for office and public meeting space.

Tract 4 has a two-story building currently used for classroom space. It also has a playground on the north side and 8 parking spaces.

Tract 5 currently is a parking lot with 39 spaces.

Tract 6 has a two-story building currently used for classrooms and gym space. It also has 59 parking spaces.

Tract 7 has a single story frame house with a single detached garage and 3 parking spaces.

Tract 8 currently is a parking lot with 43 spaces.

Tract 9 currently is a parking lot with 96 spaces.

Tract 10 currently is a parking lot with 68 spaces.

2.Objectives

The rationale for requesting a PUD is to allow for multiple owners within the district. The entire site has been for sale for 3 years, but finding a buyer has been difficult. Selling the individual tracts as described is achievable and will keep the site from going unoccupied for a lengthy period of time. Having multiple owners on the site creates problems with the subdivision ordinance long term. Therefore, the PUD will alleviate these problems.

Creating the PUD district will achieve multiple objectives. These will include the following list:

- A. 0 ft Rear yard set backs for Tracts 1, 2, 3, 4, and 6
- B. 0 ft Side yard set backs for Tracts 1, 2, 3, 4, 6, and 7
- C. Shared parking with 300 required spaces because of the multi-purpose use. For example, weekend use by a church and weekday use for school or office use.
- D. A 90% lot coverage on Tract 3. Usual 70% on all other Tracts.
- E. Tracts 2 and 3 will have co-sharing of lots. Currently the second story classrooms in Tract 2 overhang the boundary of Tract 3. This creates a vertical easement that allows Tract 2 to exist in the future.
- F. The character of the site will not change. The usage will be as follows:

Tract 3 Church

Tract 5, 8, and 9 Parking

Tract 7 Residence

Tract 1, 2, 4, 6, and 7 Social & Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration offices, Schools: Private, Public, Parochial, College, or University, Local Utility Distribution Lines, Park Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint

Reproduction, No sexually oriented businesses

Tract 10 All listed above plus retail, restaurant

- G. Tract 4 will undergo a façade change. The current metal façade will be replaced with a façade that meets the building requirements. This will greatly enhance the existing site.
- H. Request the large Magnolia tree on Tract 2 to be a historical tree.
- I. A Condo Association will be created for maintenance of the parking areas.
- J. Reciprocal parking agreements to protect shared parking will be in effect
- K. Up to 10,000 square feet of new building space may be constructed in the PUD.

3. Development Schedule

The site is fully developed.

4. The intentions of future selling or leasing

Tract 1 Paul Grohman	Tract 6 James and Diane Duval
Tract 2 Jerome Karam	Tract 7 Jerome Karam
Tract 3 Jerome Karam	Tract 8 Jerome Karam
Tract 4 Tom Trammell	Tract 9 Jerome Karam
Tract 5 Jerome Karam	Tract 10 Jerome Karam

The ownership shall not be limited to only these individuals in the future.

5. Quantitative Data

a. 7 buildings

b. Lot coverage

Tract 1	58%	
Tract 2	70%	
Tract 3	90%	
Tract 4	56%	
Tract 5	0%	
Tract 6	32%	Total 32.60%
Tract 7	20%	
Tract 8	0%	
Tract 9	0%	
Tract 10	0%	

c. Residential densities – 1 residence on Tract 7

d. Total open space – Not applicable

e. Total usable open space – Not applicable

f. Total amount of nonresidential construction – 5 buildings

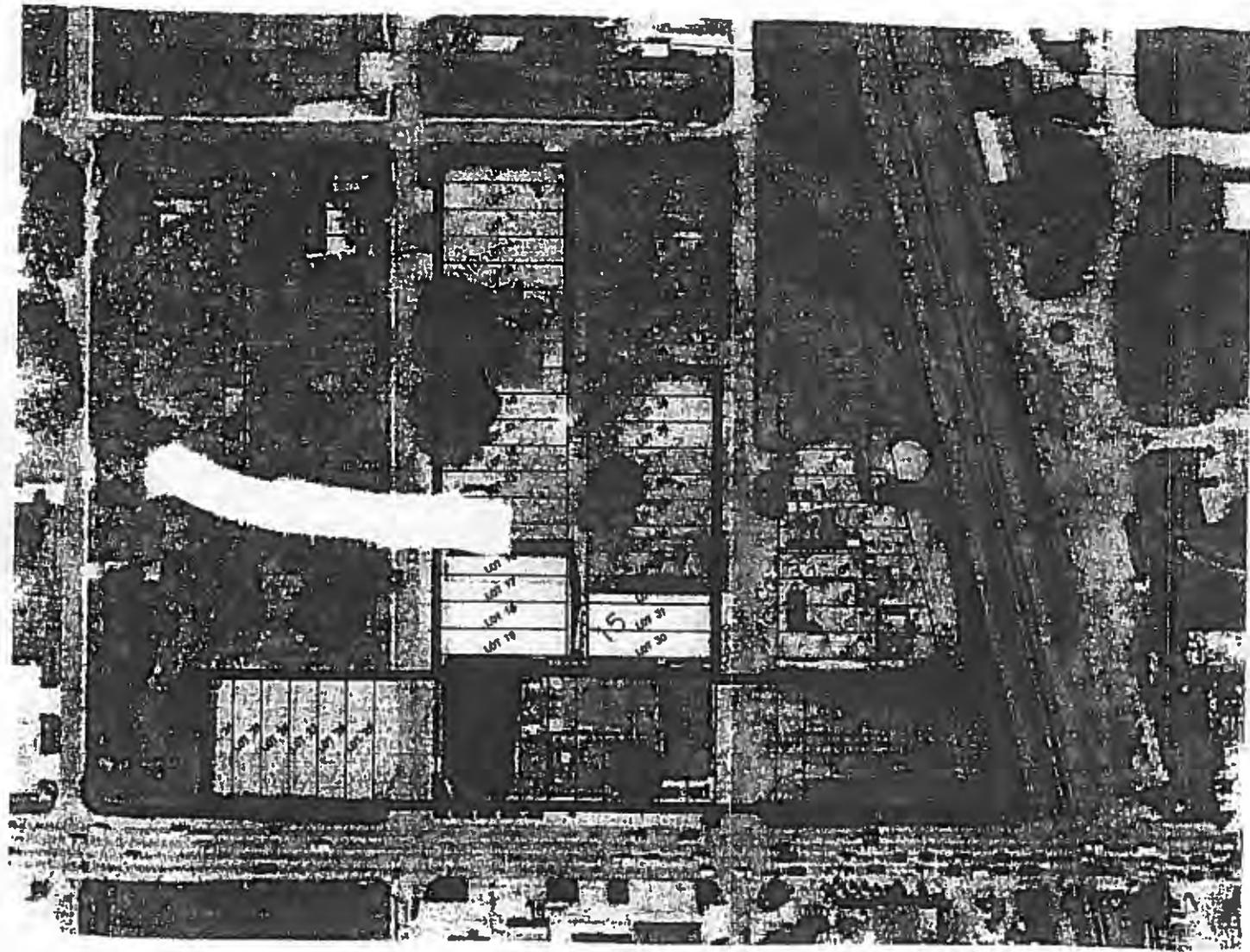
g. Parking space analysis:

<u>Tract</u>	<u>Current Use</u>	<u>Needed Spaces</u>
1	office	20
2	school	40
3	church	160
4	office	40
5	parking	NA
6	school	16
7	house	2
8	parking	NA
9	parking	NA
10	parking	NA
<u>Total</u>		<u>278</u>

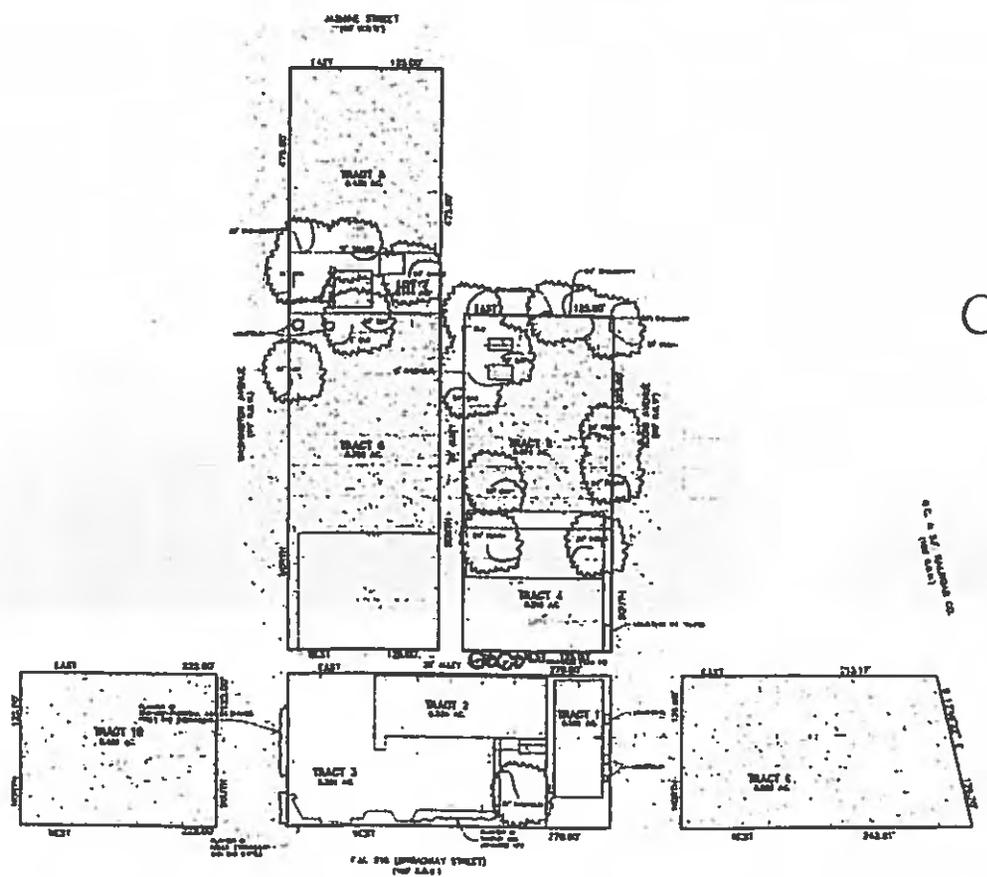
The total # of spaces needed would only apply if all uses were being utilized at the same time. Since the church meets only on the weekend and the school and offices are only open during the week, this should not occur. Therefore, the # of spaces required will be 300. Thus achieving the objective of shared parking spaces.

6. Drainage

The proposed PUD will not increase the current impervious cover. Therefore, the historical drainage flows will continue to exist. Any new structures built on the site in the future will need to comply with the current drainage policy.



SCALE: 1"=100'



LANDSCAPE PLAN OF CLOVERGATE COMPLEX

A REPLAT OF LOTS 1-40 IN BLOCK 15,
LOTS 24-29 IN BLOCK 16 AND
LOTS 20-25 IN BLOCK 14 OF
THE ORIGINAL TOWNSITE OF PEARLAND
IN THE H.T. & B.R.R. CO. SURVEY,
ABSTRACT NO. 232

4.048 ACRES
3 BLOCKS, 10 LOTS

OWNERS: CLOVERGATE, INC
353 PARKWOOD
FRIENDSWOOD, TEXAS 77546
(281) 992-8451

PAUL GRODMAN
2108 KILDARE
PEARLAND, TEXAS 77561
(281) 992-6258

FIRST CHRISTIAN ACADEMY
4201 W. BROADWAY
PEARLAND, TEXAS 77581
(281) 412-5182

DATE: MAY, 2003

LEGEND

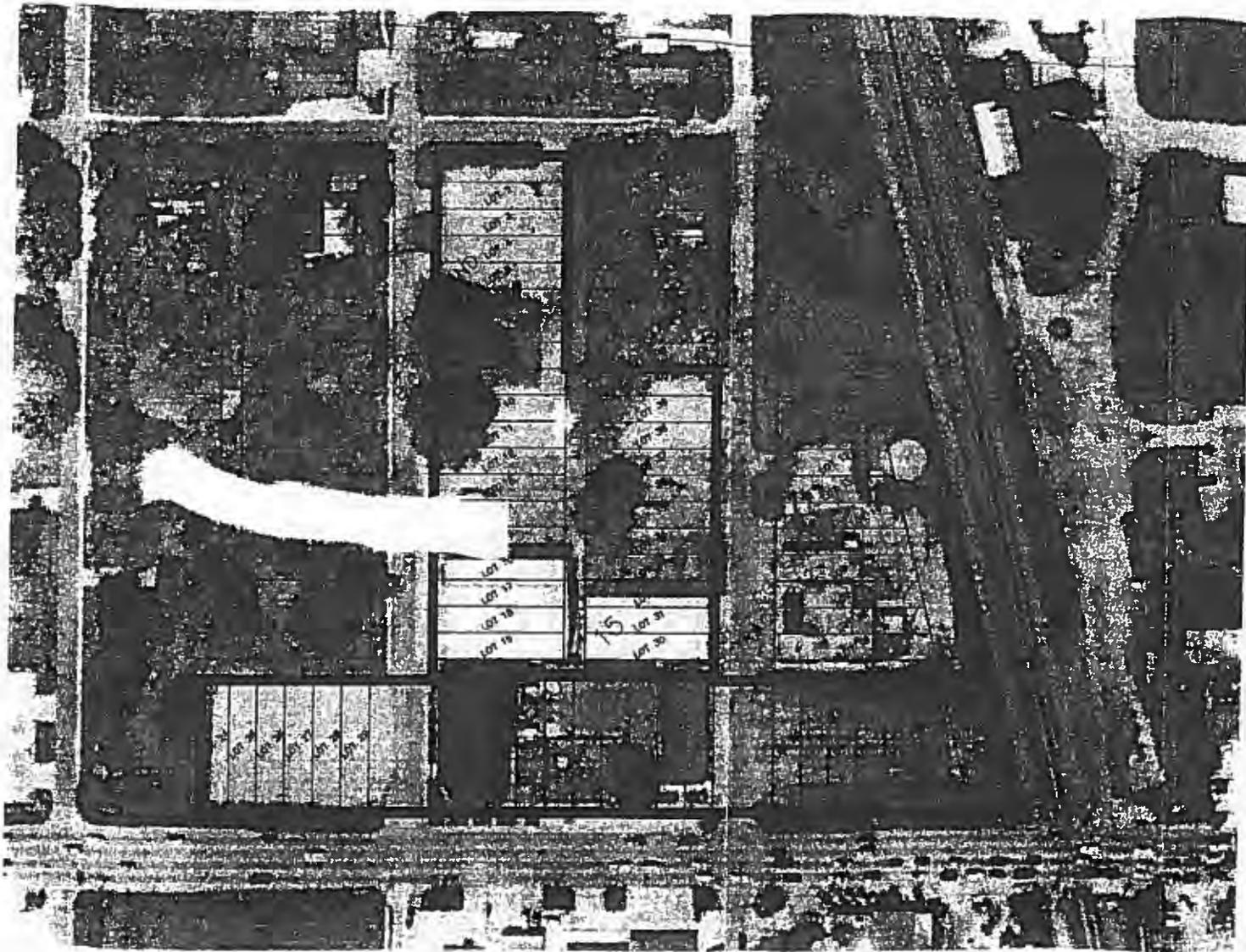
○ C

○ C

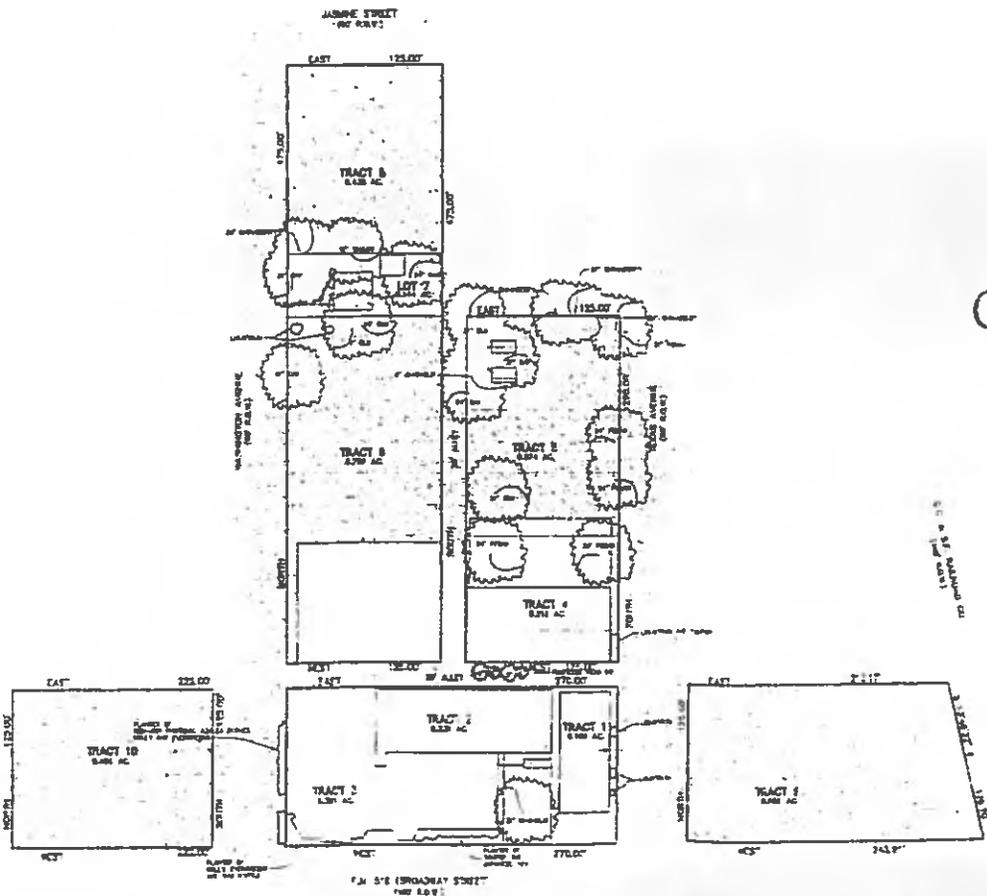
○ C

PREPARED BY

 THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY PEARLAND, TEXAS
(281) 485-3691 FAX (281) 461-1234



SCALE: 1"=100'



LANDSCAPE PLAN OF CLOVERGATE COMPLEX

A REPLAT OF LOTS 1-40 IN BLOCK 15,
LOTS 24-29 IN BLOCK 16 AND
LOTS 20-25 IN BLOCK 14 OF
THE ORIGINAL TOWNSITE OF PEARLAND
IN THE H.T. & B.R.R. CO. SURVEY,
ABSTRACT NO. 232

4.048 ACRES
3 BLOCKS, 10 LOTS

OWNERS: CLOVERGATE, INC. PAUL GROMAN
353 PARKWOOD 2108 KILDARE
FRIENDSWOOD, TEXAS 77546 PEARLAND, TEXAS 77561
(281) 962-8451 (281) 992-6238

FIRST CHRISTIAN ACADEMY
4201 W. BROADWAY
PEARLAND TEXAS 77561
(281) 412-6122

DATE: MAY, 2003

PREPARED BY

 THE WILSON SURVEY GROUP
NON-FERROUS CONSTRUCTION
2002 4002 4002 4002
4002 4002 4002 4002

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com



APPLICATION FOR A CHANGE IN ZONING

Current Zoning District: P.U.D (Magnolia Court at Old Town Pearland)

Proposed Zoning District: P.U.D. - Amended

Property Information:

Address or General Location of Property: 2336 N. Texas

Tax Account No. 7025-0201-120

Subdivision: Pearland Lot: 30-32 Block: 15

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME David J Miller
ADDRESS 512 W. Donovan St
CITY Houston STATE TX ZIP 77091
PHONE (713) 557-3284
FAX (281) 485-1649 Attn: David J. Miller
E-MAIL ADDRESS NA

APPLICANT/AGENT INFORMATION:

NAME Alan Mueller
ADDRESS 4201 Broadway
CITY Pearland STATE TX ZIP 77581
PHONE (281) 412 9210
FAX (281) 412 9060
E-MAIL ADDRESS alan@gromaxtexas.com

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: Feb 12, 2014

Applicant/Agent's Signature: [Signature] Date: 2/14/14
[Signature] Date: Same as above

OFFICE USE ONLY:

FEES PAID: <u>\$800.00</u>	DATE PAID: <u>1-3-14</u> <u>2-14-14</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>161101</u>
			Application No. <u>Zone Change 2014-32</u>

APPLICATION CHECKLIST FOR THE FOLLOWING

- Zone Changes
- Planned Development Districts (PD)

- Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit.
- If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code.**
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- Letter of Intent, explaining the zone change request in detail and why the zoning is being requested to be changed, and state the uses being proposed
NA

*Letter of Intent is not required for a PD.

- Application fee, as determined below, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)

- **Zero (0) to less than 25 acres:** *Approx 2.8 Ac*
 - \$ 750.00, plus \$25.00 per each type of zoning district requested; or
 - \$ 800.00 if requesting a Planned Development (PD)
- **25 to less than 50 acres:**
 - \$ 800.00, plus \$25.00 per each type of zoning district requested; or
 - \$ 850.00 if requesting a Planned Development (PD)
- **50 to less than 75 acres:**
 - \$ 850.00, plus \$25.00 per each type of zoning district requested; or
 - \$ 900.00 if requesting a Planned Development (PD)
- **75 to less than 100 acres:**
 - \$ 900.00, plus \$25.00 per each type of zoning district requested; or
 - \$ 950.00 if requesting a Planned Development (PD)
- **100 acres and above:**
 - \$ 950.00, plus \$25.00 per each type of zoning district requested; or
 - \$ 1000.00 if requesting a Planned Development (PD)

- For PD's Only: the proposed PD document electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD).

- Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing *will post prior to deadline AM*
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property. *Pending*

- Application packets that are not complete will not be accepted. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.

CITY OF PEARLAND
R E P R I N T
*** CUSTOMER RECEIPT ***
Oper: JCOTTER Type: OC Drawer: 1
Date: 3/10/14 01 Receipt no: 161101

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$800.00
Trans number:		4395186

PUD AMENDMENT
336 N TEXAS
ALAN MUELLER
DAVID J MILLER
ZONE CHANGE
DAVID J MILLER/OWEN C MILLER
512 W DONOVAN ST
HOUSTON

Tender detail		
CK CHECK	1456	\$800.00
Total tendered		\$800.00
Total payment		\$800.00

Trans date: 3/10/14 Time: 10:34:53

ZONE CHANGE/ VARIANCE/ PLAT/ RECORDATION

(circle one)
\$100.00 BA or PF or FE

Description: Input who the check is from
David J. & Owen C. Miller

COMMENTS/DESCRIPTION (F10):

Location or

Address PUD Amendment

2 336 N. Texas

Applicant David J. Miller
Alan Mueller

Owner David J Miller

Zone chg no. 2014-3Z

Tract 1



Johnna Matthews
Senior Planner
City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: Consent to PUD Amendment Application
Magnolia Court at Old Town Pearland

Ms. Matthews:

We are the owners of property within the Magnolia Court at Old Town Pearland planned unit development. I consent to the submission of the attached Magnolia Court Amendment #1 and request your favorable consideration of the amendment.

Please contact me if you have any questions.

Sincerely,



Name Paul Grahman

Entity Name Gromax Buildings LLC

Address 4201 Broadway

City/State/ZIP Pearland TX 77581

Phone 281 412 9210

3/28/14
Date

Tract 2



Johnna Matthews
Senior Planner
City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: Consent to PUD Amendment Application
Magnolia Court at Old Town Pearland

Ms. Matthews:

We are the owners of property within the Magnolia Court at Old Town Pearland planned unit development. I consent to the submission of the attached Magnolia Court Amendment #1 and request your favorable consideration of the amendment.

Please contact me if you have any questions.

Sincerely,

James Duwall

Name

3/26/14

Date

First Christian Academy Inc.

Entity Name

4205 W Broadway

Address

Pearland, Tx 77581

City/State/ZIP

281-914-1825

Phone

Tracts 3, 5, 6, 8, 9, 10



Johnna Matthews
Senior Planner
City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: Consent to PUD Amendment Application
Magnolia Court at Old Town Pearland

Ms. Matthews:

We are the owners of property within the Magnolia Court at Old Town Pearland planned unit development. I consent to the submission of the attached Magnolia Court Amendment #1 and request your favorable consideration of the amendment.

Please contact me if you have any questions.

Sincerely,

Neil R. Dim
Name
HOPE CHURCH PEARLAND
Entity Name
4209 BROADWAY
Address
PEARLAND, TX 77581
City/State/ZIP
713.589.4297
Phone

3.29.14
Date

Tract 4

Lata Krishnarao
Director of Community Development
City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: Authorization to file applications

Ms. Krishnarao:

I hereby assign Alan Mueller as agent on behalf of myself for the sole purpose of representing me in my applications for amendment of the Magnolia Court at Old Town Pearland planned unit development. This representation as agent is only for this transaction and would not be for any other use. This authorization as agent does not include the power to bind me to any liability or payment obligation.

Please contact me if you have any questions.

Sincerely,



David J. Miller
512 W. Donovan St.
Houston TX 77091

FEB 12, 2014
Date

Tract 7



Johnna Matthews
Senior Planner
City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: Consent to PUD Amendment Application
Magnolia Court at Old Town Pearland

Ms. Matthews:

We are the owners of property within the Magnolia Court at Old Town Pearland planned unit development. I consent to the submission of the attached Magnolia Court Amendment #1 and request your favorable consideration of the amendment.

Please contact me if you have any questions.

Sincerely,

D. V. Barnett
Name
Barnetts LTD
Entity Name
5402 Ryan Acres Dr
Address
Pearland TX 77584
City/State/ZIP
281 794 7571
Phone

3/25/14
Date

Tract 1

TAX CERTIFICATE



RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:

GROMAX BUILDING LLC
4201 BROADWAY ST
PEARLAND, TX 77581-4188

Legal Description:

PEARLAND, BLOCK 15, LOT 28-29, ACRES
0.155

Parcel Address: 4201 BROADWAY FM 518

Legal Acres: .1550

>--

Account Number: 7025-0201-115

Certificate No: 220843342

Certificate Fee: \$10.00

Print Date: 04/01/2014

Paid Date: 04/01/2014

Issue Date: 04/01/2014

Operator ID: CHARISE

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2013. ALL TAXES ARE PAID IN FULL.

Exemptions:

Certified Owner:

GROMAX BUILDING LLC
4201 BROADWAY ST
PEARLAND, TX 77581-4188

2013 Value:	175,310
2013 Levy:	\$4,854.01
2013 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A -

Issued By: *Charise Johnson*
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Tract 2

TAX CERTIFICATE



RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 W. BROADWAY
PEARLAND, TX 77581

Legal Description:
PEARLAND, BLOCK 15, LOT 20B, CLOVERGATE
COMPLEX, ACRES 0.239

Fiduciary Number: 1474828

Parcel Address: 4201 BROADWAY FM 518

Legal Acres: .2390

>--
Account Number: 7025-0201-110
Certificate No: 220841780
Certificate Fee: \$10.00

Print Date: 03/31/2014
Paid Date: 03/31/2014
Issue Date: 03/31/2014
Operator ID: AMBER

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2013. ALL TAXES ARE PAID IN FULL

Exemptions:
PRORATED

Certified Owner:
FIRST CHRISTIAN ACADEMY
4201 BROADWAY ST
PEARLAND, TX 77581-4188

2013 Value:	364,820
2013 Levy:	\$0.00
2013 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By: *Amber Cook*
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Tracts 3, 5, 6, 8, 9, 10

TAX CERTIFICATE



RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:

GROMAX DEVELOPMENT
4201 W. BROADWAY
PEARLAND, TX 77581

Legal Description:

PEARLAND, BLOCK 15, LOT 33TO40
CLOVERGATE COMPLEX LOT 20A, ACRES 0.954

Fiduciary Number: 1474828

Parcel Address: 4201 BROADWAY FM 518

Legal Acres: .9540

>--

Account Number: 7025-0201-000

Print Date: 03/31/2014

Certificate No: 220841784

Paid Date: 03/31/2014

Certificate Fee: \$10.00

Issue Date: 03/31/2014

Operator ID: AMBER

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2013. ALL TAXES ARE PAID IN FULL

Exemptions:

PRORATED

Certified Owner:

HARVEST OF PRAISE EXALTED
PO BOX 1652
PEARLAND, TX 77588-1652

Certified Tax Unit(s):

1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

2013 Value:	1,286,120
2013 Levy:	\$0.00
2013 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GF) No: N/A

Issued By: *Amber Cook*
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

TAX CERTIFICATE



RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:

GROMAX DEVELOPMENT
4201 W. BROADWAY
PEARLAND, TX 77581

Legal Description:

PEARLAND, BLOCK 15, LOT 9TO19, ACRES
.789

Fiduciary Number: 1474828

Parcel Address:

Legal Acres: .7890

>--

Account Number: 7025-0201-126

Print Date: 03/31/2014

Certificate No: 220841783

Paid Date: 03/31/2014

Certificate Fee: \$10.00

Issue Date: 03/31/2014

Operator ID: AMBER

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2013. ALL TAXES ARE PAID IN FULL

Exemptions:

PRORATED

Certified Owner:

HARVEST OF PRAISE EXALTED
PO BOX 1652
PEARLAND, TX 77588-1652

Table with 2 columns: Description and Amount. Rows include 2013 Value (489,620), 2013 Levy (\$0.00), 2013 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Certified Tax Unit(s):

1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (G) No: N/A

Issued By: Amber Cook
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 4-1320, (979) 388-1320, (281) 756-1320

TAX CERTIFICATE



RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:

GROMAX DEVELOPMENT
4201 W. BROADWAY
PEARLAND, TX 77581

Legal Description:

PEARLAND, BLOCK 15, LOT 1TO6, ACRES
0.434

Fiduciary Number: 1474828

Parcel Address:

Legal Acres: .4340

>--

Account Number: 7025-0201-001

Print Date: 03/31/2014

Certificate No: 220841781

Paid Date: 03/31/2014

Certificate Fee: \$10.00

Issue Date: 03/31/2014

Operator ID: AMBER

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2013. ALL TAXES ARE PAID IN FULL.

Exemptions:

PRORATED

Certified Owner:

HARVEST OF PRAISE EXALTED
PO BOX 1652
PEARLAND, TX 77588-1652

2013 Value:	94,530
2013 Levy:	\$0.00
2013 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (G#) No: N/A

Issued By: *Amber Cook*
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

TAX CERTIFICATE

Tract 4



RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 W. BROADWAY
PEARLAND, TX 77581

Legal Description:
PEARLAND, BLOCK 15, LOT 30-31-32, ACRES
0.215

Fiduciary Number: 1474828

Parcel Address: 2336 N TEXAS AVE

Legal Acres: .2150

>--
Account Number: 7025-0201-120
Certificate No: 220837061
Certificate Fee: \$10.00

Print Date: 03/12/2014
Paid Date: 03/12/2014
Issue Date: 03/12/2014
Operator ID: CHARISE

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2013. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
MILLER DAVID J
512 W DONOVAN ST
HOUSTON, TX 77091-5706

2013 Value:	964,940
2013 Levy:	\$26,717.45
2013 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By: *Charise Johnson*
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Tract 7

TAX CERTIFICATE



RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:

GROMAX DEVELOPMENT
4201 W. BROADWAY
PEARLAND, TX 77581

Legal Description:

PEARLAND, BLOCK 15, LOT 7-8, ACRES .144

Fiduciary Number: 1474828

Parcel Address: 2313 N WASHINGTON AVE

Legal Acres: .1440

>--

Account Number: 7025-0201-125

Print Date: 03/31/2014

Certificate No: 220841785

Paid Date: 03/31/2014

Certificate Fee: \$10.00

Issue Date: 03/31/2014

Operator ID: AMBER

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2013. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

BARNETT'S LTD
5402 RYAN ACRES DR
PEARLAND, TX 77584-9017

2013 Value:	36,220
2013 Levy:	\$1,002.87
2013 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GI) No: N/A

Issued By: *Amber CMM*
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Magnolia Court at Old Town Pearland

Written Documents:

1. Legal Description

All of lots 1 through 40, inclusive in Block 15, all of lots 24 through 29, inclusive in Block 16 and all of lots 20 through 25, inclusive in Block 14 in the Original Town site of Pearland as recorded in Volume 29, Page 41 in the Brazoria County Deed Records, and a 0.148 acre tract as described in Volume 1479, Page 559 in Brazoria County Deed Records, all in the H.T. & B.R.R. Co. Survey, Abstract No. 232 in Brazoria County, Texas. Called Magnolia Court at Old Town Pearland.

The present zoning on the proposed site is Multi-family (MF) and General Business (GB). The applicant is requesting to change the zoning to Planned Unit Development (PUD). The proposed ownership is Paul Grohman on Tract 1, Jerome Karam for Tracts 2, 3, 4, 5, 7-10, and James and Diane Duval on Tract 6.

Tract 1 has a single story building currently used for classrooms and office space. It also has 14 parking spaces on the east side.

Tract 2 has a two-story building currently used for classroom space.

Tract 3 has a two-story building currently used for office and public meeting space.

Tract 4 has a two-story building currently used for classroom space. It also has a playground on the north side and 8 parking spaces.

Tract 5 currently is a parking lot with 39 spaces.

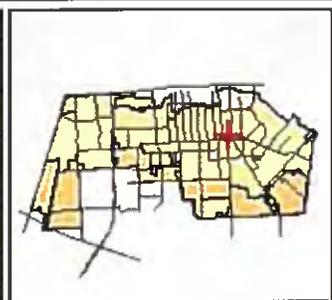
Tract 6 has a two-story building currently used for classrooms and gym space. It also has 59 parking spaces.

Tract 7 has a single story frame house with a single detached garage and 3 parking spaces.

Tract 8 currently is a parking lot with 43 spaces.

Tract 9 currently is a parking lot with 96 spaces.

Tract 10 currently is a parking lot with 68 spaces.



Scale 1:1,352
1 in = 113 ft

Magnolia Court at Old Town Pearland Planned Unit Development (May 12, 2003)

Amendment #1 (April 4, 2014)

I. Background

Prior to adoption of the original Magnolia Court planned unit development (PUD), the Tracts within the PUD boundary were of singular ownership with the buildings having been built in various stages starting prior to 1980. With changes in the neighborhood and market conditions by the early 2000's, the continued viability of the site necessitated separate ownership and uses among the various Tracts. The prior singular ownership created existing setback and shared parking that could not be accommodated under traditional zoning available at the time, so a PUD was utilized as a means to accommodate repurposing of the existing structures.

Additionally, when the original PUD was adopted in 2003, the Old Townsite zoning districts had not yet been created. Therefore, the Planning & Zoning Commission required very narrow allowable uses in the PUD to match the existing or proposed uses within the property at the time.

Subsequent to the adoption of the PUD, the City has created the Old Townsite zoning districts. The Future Land Use Plan depicts the property as Old Townsite-General Business.

II. Purpose of Amendment #1

Due to the current limited uses within the PUD, property owners within the PUD have had to turn away potential tenants and/or uses. Rather than adding piecemeal changes to the PUD to allow one or two more use categories, it is sensible to modernize the PUD to be consistent with the current Future Land Use Plan and Unified Development Code.

The purpose of Amendment #1 is to convert the allowable uses within the PUD to be consistent with the Old Townsite-General Business zone, with minor variations. The building configuration within the property lends itself to a "downtown" development, but the existing usage limitations have prevented the full potential utilization of the property. This amendment will allow property owners to have greater flexibility in marketing and utilizing the property which also conform to the City's Future Land Use Plan.

III. Amendment # 1

Section 2.F of the original PUD is deleted and replaced with the following:

"F. The following usage regulations will apply within the PUD:

1. The existing and proposed permitted uses for the Tracts within the PUD are shown in Table 1:

Table 1

Tract	Existing PUD Allowable Uses	Proposed Amendment Allowable Uses
1	Social and Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration Offices, Schools: Private, Public, Parochial, College or University, Local Utility Distribution Lines, Park/Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint Reproduction, No sexually oriented businesses	All uses allowed within the OT-GB zoning district, except no "Churches, Temples, or Places of Worship"
2	Social and Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration Offices, Schools: Private, Public, Parochial, College or University, Local Utility Distribution Lines, Park/Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint Reproduction, No sexually oriented businesses	All uses allowed within the OT-GB zoning district, except no "Churches, Temples, or Places of Worship"
3	Church	All uses allowed within the OT-GB zoning district, plus "Community or Social Buildings"
4	Social and Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration Offices, Schools: Private, Public, Parochial, College or University, Local Utility Distribution Lines, Park/Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint Reproduction, No sexually oriented businesses	All uses allowed within the OT-GB zoning district, except no "Churches, Temples, or Places of Worship"
5	Parking	Parking
6	Social and Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration Offices, Schools: Private, Public, Parochial, College or University, Local Utility Distribution Lines, Park/Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint Reproduction, No sexually oriented businesses	All uses allowed within the OT-GB zoning district, plus "Community or Social Buildings", and Parking
7	Residence; <u>plus</u> Social and Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration Offices, Schools: Private, Public, Parochial, College or University, Local Utility Distribution Lines, Park/Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint Reproduction, No sexually oriented businesses	Single Family Residence, plus all uses allowed within the OT-GB zoning district, except no "Churches, Temples, or Places of Worship"
8	Parking	Parking
9	Parking	Parking
10	Retail, Restaurant; <u>plus</u> Social and Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration Offices, Schools: Private, Public, Parochial, College or University, Local Utility Distribution Lines, Park/Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint Reproduction, No sexually oriented businesses	All uses allowed within the OT-GB zoning district, plus Parking

2. Signage will comply with the UDC, except:
 - i. Real estate signs advertising a Tract for sale within the PUD may be placed on any Tract.
3. Sexually-oriented businesses are prohibited.”

IV. All other provisions of the original PUD remain in effect.

END



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, APRIL 21, 2014, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2014-4Z

A request of the City of Pearland for approval of a change in zoning to amend the LNR Clear Creek Spectrum PUD to restrict loading bays and similar activities facing Kirby Drive, within the approximately 60 acre PUD, on the following described property, to wit:

Legal Description: 60 acres (2,613,600 square feet) of land situated in the James Hamilton Survey, Abstract No. 876, being all of lots 39, 39 ½, 40, 40 ½, 41, 41 ½, 42, 42 ½, 55, 55 ½, 56 and 56 ½ in Section or Block "F" in the Allison-Richey Gulf Coast Home Co.'s part of Suburban Gardens Subdivision recorded in Volume 3, page 40 of the map records of Harris County, Texas.

General Location: South of Beltway 8, north and south of Riley Road, east and west of Kirby Drive and east of Hooper Road

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281.652.1840 prior to the meeting so that appropriate arrangements can be made.



JOINT PUBLIC HEARING AGENDA ITEM MEETING OF APRIL 21, 2014

Zone Change No. 2014-4Z

A request of the City of Pearland for approval of a change in zoning to amend the LNR Clear Creek Spectrum PUD to restrict loading bays and similar activities from facing Kirby Drive, within the approximately 60 acre PUD, on the following described property, to wit:

Legal Description: 60 acres (2,613,600 square feet) of land situated in the James Hamilton Survey, Abstract No. 876, being all of lots 39, 39 ½, 40, 40 ½, 41, 41 ½, 42, 42 ½, 55, 55 ½, 56 and 56 ½ in Section or Block “F” in the Allison-Richey Gulf Coast Home Co.’s part of Suburban Gardens Subdivision recorded in Volume 3, page 40 of the map records of Harris County, Texas.

General Location: South of Beltway 8, north and south of Riley Road, east and west of Kirby Drive and east of Hooper Road

APPROVAL PROCESS: After the Joint Public Hearing, the requested Zone Change application will be considered as follows:

Planning and Zoning Commission:	April 21, 2014*
City Council First Reading:	May 12, 2014*
City Council Second Reading:	May 26, 2014*

(*dates subject to change)

SUMMARY: The Planned Unit Development (PUD) for the LNR Clear Creek Spectrum District was approved on June 28, 2004, and includes approximately 60 acres. The subject PUD is located near two major regional highways, Beltway 8 and State Highway 288, and are considered to be major gateways into the City. The City’s goal within the area and similar areas across the City (Major Thoroughfares) is to exercise greater control over the aesthetic and functional characteristics where increased design standards enhance the City’s image and foster aesthetically pleasing developments. To assist in this endeavor, in 2011, the Pearland Economic Development Corporation (PEDC) funded the Lower Kirby Urban Center Development Code (The Plan); a form-based code designed to help support development of the Lower Kirby Center located at Beltway 8 and State Highway 288, and for which includes Kirby Drive. The Plan includes a range of development opportunities and standards within an overall urban design, street network and drainage infrastructure framework.

For example, The Plan recommends “Special Frontage Requirements” for buildings fronting on Kirby Drive, including no outdoor storage areas or service, loading and unloading of trucks or truck access along the Kirby Drive Frontage. Additionally, Industrial uses such as warehouse and storage are not recommended uses.

The PUD includes three (3) Planned Development Sub Districts identified as District A, District B and District C. A description of each Sub District is included within the following table:

District	District Definition
A	<p><u>The Beltway 8 District:</u> Intended for non-residential development that typically desires high visibility from major thoroughfares. Retail and office uses are preferred in this district and include shops and restaurants (and stand-alone uses or uses associated with a dominant use such as an office), which attract pedestrian activities and enhance the desirability of the PUD. In addition, Science/Technology land uses (and associated functions including manufacture, warehouse and distribution) are also preferred. Development should respect natural features such as creeks and drainage ways by integrating such features into the overall design.</p>
B	<p><u>The Mixed Use Science/Technology District:</u> Intended to be a broader base Science/Technology community within the PUD. However, a wide variety of land uses are permitted and intended to allow for optimum market feasibility. Such land uses include manufacturing, warehouse, and distribution developed in compliance with uniform landscape design, screening design and building quality standards that will promote an overall visual continuity and perpetuate the quality standards that will promote overall visual continuity and perpetuate the influence of natural features. Development should also respect natural features such as creeks and drainage ways by integrating such features into the overall design of the site(s). Accommodating pedestrian movement is also important to this district due to its central location within the overall Spectrum District.</p>
C	<p><u>The Mixed Use Industrial District:</u> Intended for transition from and support of the Science/Technology community envisioned for District “B” and has two (2) purposes:</p> <ul style="list-style-type: none"> • Make appropriate transition between the above-described Science/Technology land uses and the heavy/light industrial uses to the west of Kirby Drive with industrial, and/or distribution and/or office uses that provide transition • Provide industrial and/or distribution and/or office land uses that support and reinforce the Science/Technology uses where such support uses have a forward or backward linkage to the Science/Technology District “B.” Permits industrial and/or distribution/warehouse and/or office uses, which generally accomplish one or both of the above stated purposes. Development shall comply with uniform landscape design, continuity, and perpetuate the influence of natural features and should respect these natural features and drainage ways by integrating such features into the overall design.

Kirby Drive is the dominant streetscape within the PUD and is generally situated in the center of the district running north and south; providing vital linkages to adjacent properties and communities. The intent of guidelines within the PUD is to give visitors/employees within the PUD, the impression of entering a unique Business Park, which reflect an aesthetic, distinctive appearance which minimize any adverse visual impacts.

The Site Design Guidelines within the PUD state that loading bays are prohibited along Kirby Drive. Specifically the guidelines read as follows:

“Loading bays shall not be located in the Kirby Drive facing portion of any structure. Buildings with a cross-bay design may have loading bays facing Spectrum provided that loading bays in the Spectrum Drive facing portion of any structure shall not comprise more than 40% of the lineal length of the street facing elevation and that the screening requirements of Section B.2 above are met. Service Areas for any structure shall not be placed on the Kirby Drive side of any structure and shall be screened from street view of all other streets.”

The term “loading bay” is typically defined as an area of a building where goods are loaded and unloaded from trucks, and are commonly found on commercial and industrial buildings; warehouses in particular. This definition connotes that loading and unloading of trucks will take place immediately in front of the loading bay. Without such activity (loading and unloading of trucks), it is staff’s professional opinion that other similar activities would be permitted along Kirby Drive. For example, an overhead door facing Kirby Drive merely used for ingress and egress of trucks, would be a permitted activity.

The purpose of the proposed amendment is to not only prohibit loading bays, but also similar activities from facing Kirby Drive. This includes, but is not limited to overhead doors, rolling shutters, garage doors, bay doors, and dock doors, from facing Kirby Drive, unless structures are setback at least 250 feet from Kirby Drive and are screened. Screening along Kirby Drive for such activities shall be achieved with an opaque screening fence/wall, with landscaping elements incorporated along the entire fence/wall, with a minimum fence/wall height of eight (8) feet, designed to match the material and color of the façade facing Kirby Drive.

A redline of the proposed amendment follows:

Loading bays and similar activities, including, but not limited to, overhead doors, rolling shutters, garage doors, bay doors and dock doors of any structure shall not ~~be located in the front/face~~ Kirby Drive, ~~facing portion of any structure~~ unless structures are setback at least 250 feet from Kirby Drive and are screened. Screening along Kirby Drive for such activities shall be achieved with an opaque screening wall/fence, with landscaping elements incorporated along the entire fence/wall, with a minimum of eight (8) feet in height, designed to match the material and color of the façade facing Kirby Drive. Buildings with a cross-bay design may have loading bays facing Spectrum Drive provided that loading bays in the Spectrum Drive facing portion of any structure shall not comprise more than 40% of the lineal length of the street facing elevation and that the screening requirements of Section B.2 above are met. Service areas for any structure shall not be placed on the Kirby Drive

side of any structure and shall be screened from street view of all other streets.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Houston ETJ & Merit Medical PD	Undeveloped Land Merit Medical
South	Spectrum District 3 (SP3)	Pearland Surgery Center Single Family
East	Spectrum District 1 (SP1), Spectrum District 2 (SP2), Promenade Shops Lifestyle Center PUD	Undeveloped
West	Spectrum District 4 (SP4)	Undeveloped

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): The PUD was originally approved on May 28, 2004, prior to the adoption of the UDC. The PUD was adopted under the previous Land Use and Urban Development Ordinance. The City of Pearland proposes to amend the PUD to restrict loading bays and similar activities along Kirby Drive. The proposed amendment is consistent with the Comprehensive Plan, the regulations of the PUD and the recommendations of Lower Kirby Urban Development Code; a form-based code funded by the Pearland Economic Development Corporation (PEDC); to create an attractive business park setting with heightened design standards.

SITE HISTORY: The subject 60 acres was annexed into the City at different times, between 1997 and 1999 and was rezoned to the existing PUD in 2004. A portion of the site, on the west side of Kirby Drive, is developed with Cardiovascular System, Inc. (CSI).

PLATTING STATUS: There is a recorded plat for a portion of the land included within the PUD, and plats are currently under review by staff. However, the majority of the land is not platted. Platting will be required if and when development occurs.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The proposed amendment conforms to the Comprehensive Plan. The subject PUD is located just south of Beltway 8, on the east of west sides of Kirby Drive, and west of State Highway 288. This future land use designation for the area is *Mixed Use Business Park*; all major thoroughfares. The Comprehensive Plan recommends a mixed use development in a coordinated, master planned campus-like/business-park setting with interdependent and complimentary uses and special design standards to protect and enhance the City's image between these major thoroughfares. The thoroughfares are critical in shaping and developing the City's image and provide direct access to Houston. Recommended zoning districts include Planned Unit Developments (PUDs) and Corridor Overlay Districts; both of which require higher quality design standards and affords the City maximum opportunity to influence site design.

One of the "higher quality design standards" recommended by the Plan screening of vehicle loading and unloading areas.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject PUD has frontage on multiple roadways with varying right-of-way width requirements. The below table indicates all roadways in which the property has frontage on, the designated right-of-way widths based on the Thoroughfare Plan, and existing right-of-way width based on City GIS data. It is important to note that Kirby Drive has multiple roadway designations; however, the information including below is inclusive of only the roadway designation as it pertains to property frontage for the subject PUD. As all of the property within the PUD is not platted, additional right-of-way may be dedicated at the time of platting.

Roadway	Roadway Designation	Required ROW	Approximate ROW based on GIS Data
Beltway 8	Major Thoroughfare –Proposed Frontage Road	120 feet	Over 300 feet
Kirby Drive	Major Thoroughfare-Sufficient Width (between Beltway 8 and Shadow Creek Parkway)	120 feet	140 feet
Riley Street	Secondary Thoroughfare-To be Widened	100 feet	60 feet
Hooper Road	Major Collector-To be Widened	80 feet	50 feet

AVAILABILITY OF UTILITIES: The subject property has access to public water and public sewer. The applicant is responsible for extending lines onto the subject property, if necessary.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject PD includes one lot which is developed with Cardiovascular Systems, Inc. (CSI). The remaining acreage within the PD is undeveloped. Surrounding developed properties include Merit Medical to the north; and single family homes and Pearland Surgery Center to the south. The proposed amendment to restrict bay doors and similar activity along Kirby Drive will not have any negative impacts on existing or future developments in the immediate area. The proposed amendment will ensure a cohesive development and minimize any adverse visual impacts for existing and future developments.

ADDITIONAL COMMENTS: This request has been reviewed by the City’s Development Review Committee and there were no additional comments from other departments at the time of this report.

PUBLIC NOTIFICATION: Public notices, comment forms, and a vicinity map were mailed to the applicant as well as property owners within 200 feet of the subject property under consideration for the amendment to the LNR Clear Creek Spectrum PUD. Additionally, a legal notice of public hearing was published in the local newspaper notification signs were placed on the property by the applicant.

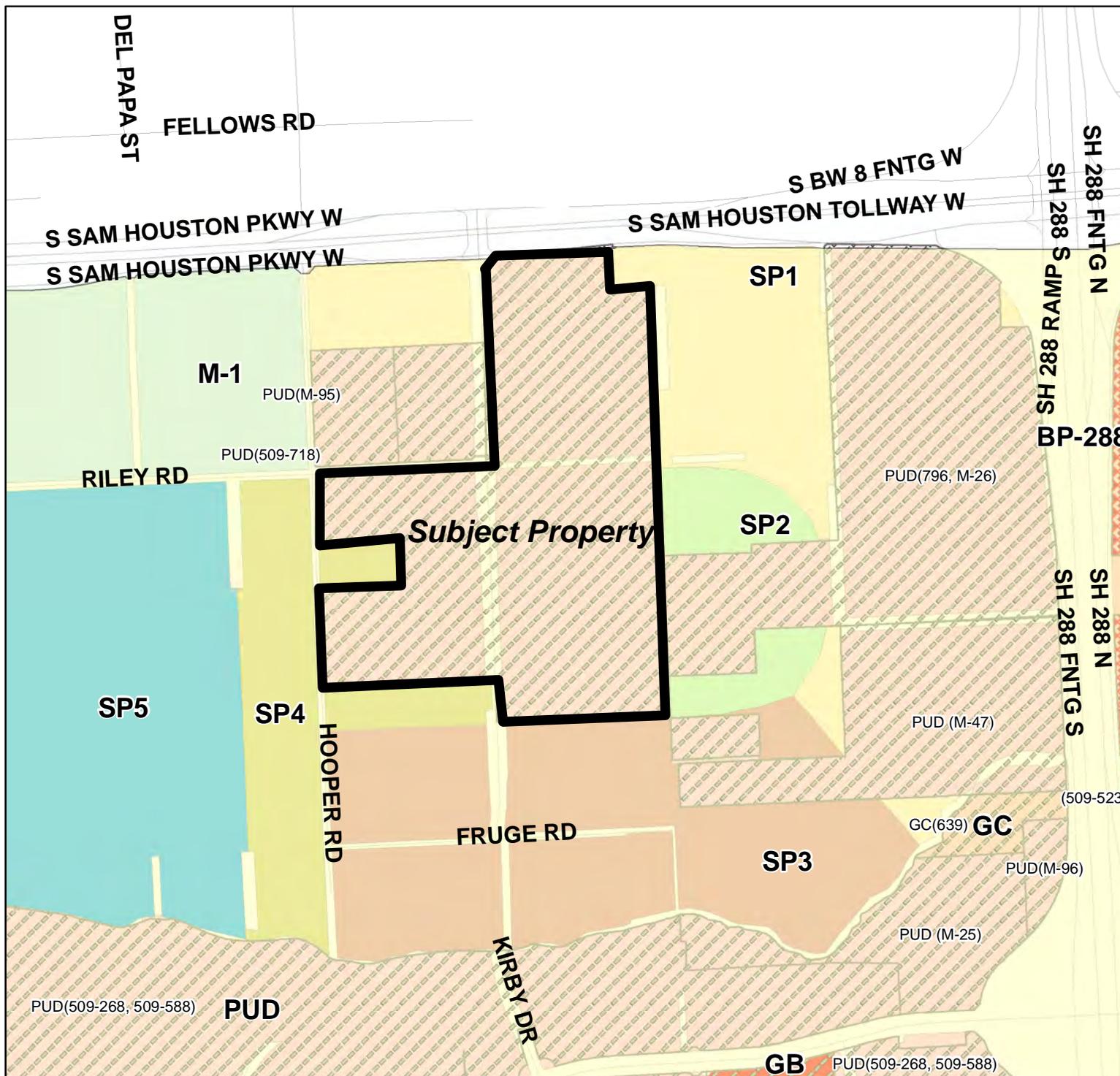
OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request at the time of this report.

STAFF RECOMMENDATION: Staff recommends approval of the change in zoning to amend the LNR Clear Creek PUD, to restrict loading bays and similar activities along Kirby Drive for the following reasons:

1. It is not anticipated that the proposed change in zoning will have any significant negative impacts on surrounding properties or developments. The proposed amendment will ensure a cohesive development which will minimize any adverse visual impacts on existing and future developments.
2. The future land use designation of the Comprehensive Plan (*Mixed Use Business Park*) as well as the Form-Based Code for the Lower Kirby Urban Center supports the proposed restrictions, which both recommend higher design standards to protect major thoroughfares such as Kirby Drive. Both plans recommend restrictions pertaining to loading areas. The purpose of the amendment is to expand the regulations to include not only loading areas, but similar activities such as overhead doors, rolling shutters, garage doors, bay doors, and dock doors, from facing Kirby Drive, unless structures are setback at least 250 feet from Kirby Drive and are screened.

SUPPORTING ATTACHMENTS:

1. Vicinity and Zoning Map
2. Abutter Map
3. Abutter List
4. Future Land Use Map
5. Aerial Map
6. LNR Clear Creek Spectrum PUD



Zoning Map

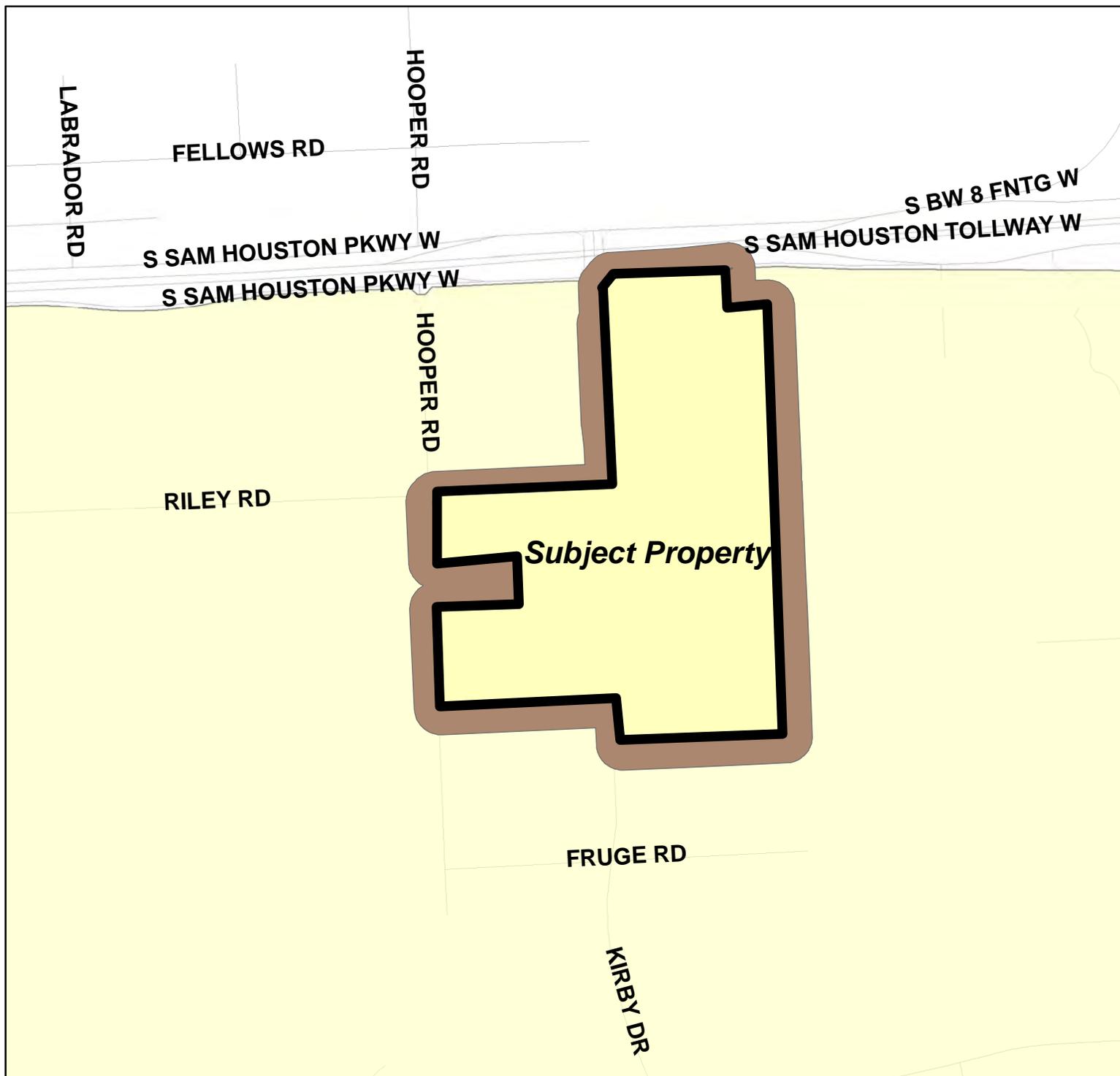
Zone Change
2014-4Z

LNR Clear Creek
Spectrum PUD

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0 255510 1,020 Feet





Abutter Map

Zone Change
2014-4Z

LNR Clear Creek
Spectrum PUD

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ZONE CHANGE 2014-4Z

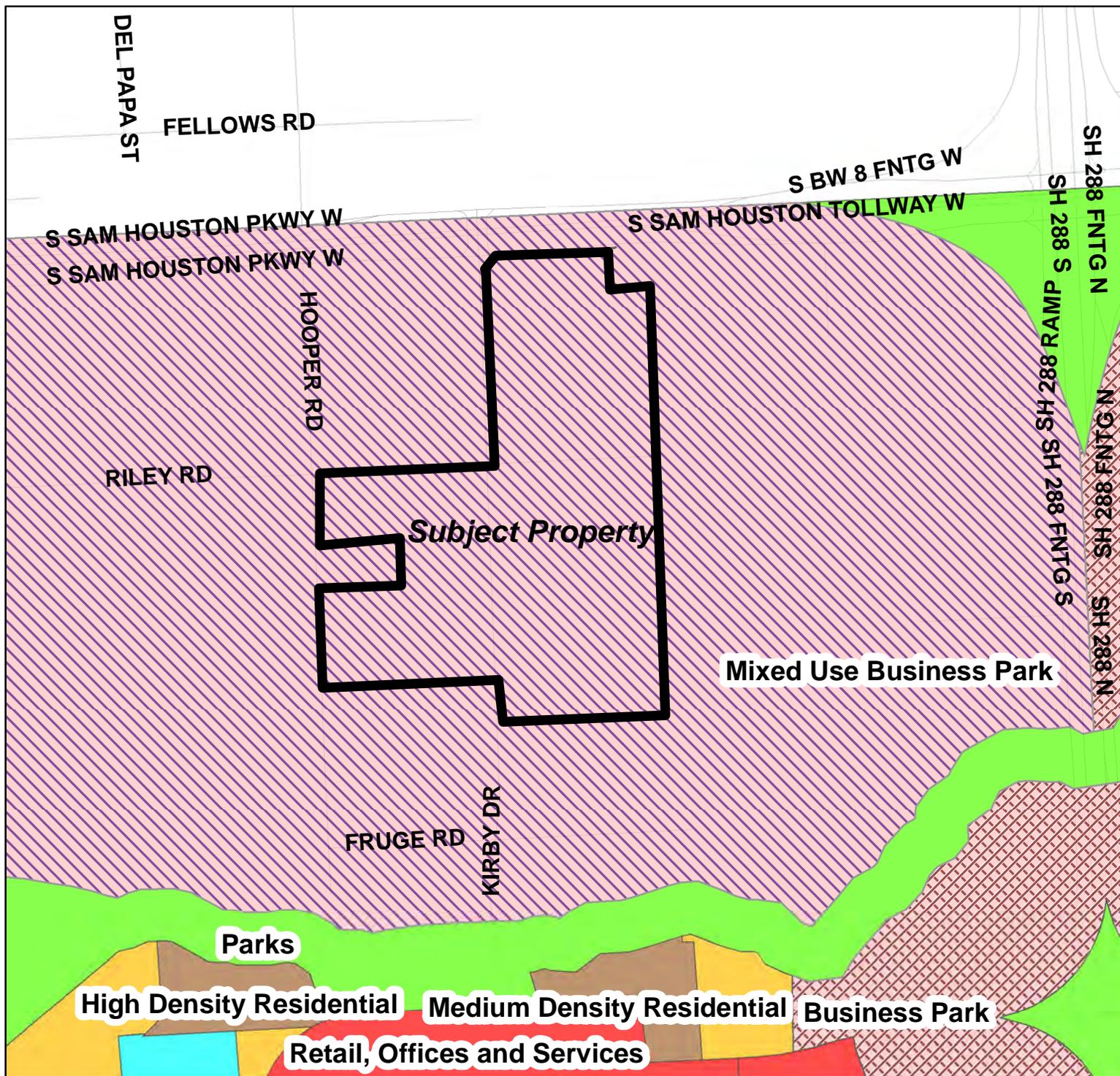
LNR Clear Creek Spectrum PD

NAME	ADDRESS	SUITE #	CITY	STATE	ZIP
KORENEK FAMILY LTD PTNRSH	4334 CRYSTAL RIDGE ST		MISSOURI CITY	TX	77459
LEY DAVID W ET AL	4545 POST OAK PLACE DR	STE 375	HOUSTON	TX	77027
MARTINI RICHARD A	1306 E ANDERSON		HOUSTON	TX	77047
ALLEN DOROTHY ATWATER	505 N ADAMS ST		FREDERICKSBURG	TX	78624
ALMEDA CEMETERY ASSO	14309 SOMMERMEYER ST		HOUSTON	TX	77041
CITY OF PEARLAND	3519 LIBERTY DR		PEARLAND	TX	77581
PEARLAND LIFESTYLE CENTER LP ATTN LEGAL DEPT	2450 THOUSAND OAKS BLVD	STE 3150	MEMPHIS	TN	38118
BOCKEL ARTHUR EARL	15041 HOOPER RD		HOUSTON	TX	77047
LORANCE SUSIE M	2618 S PEACH HOLLOW CIR		PEARLAND	TX	77584
PEARLAND KIRBY MEDICAL PLAZA LP	2525 NORTH LOOP W	STE 120	HOUSTON	TX	77008
MAZOW JACK DR	5202 RUTHERGLEN DR		HOUSTON	TX	77096
GOLD KNIGHT HOLDINGS LP	4808 GIBSON ST		HOUSTON	TX	77007
ONG JAMES O Y TRUSTEE	5222 GRAPE ST		HOUSTON	TX	77096
MAYOR THOMAS H	5555 DEL MONTE DR	UNIT 1306	HOUSTON	TX	77056
GROSS DAVID L & ROBINSON FREDELLE	10015 MULLINS DR		HOUSTON	TX	77096
MAYOR RICHARD B	2121 KIRBY DR	UNIT 13NW	HOUSTON	TX	77019
MAYOR JAMES M	2006 ELM CRST		SAN ANTONIO	TX	78230
HARRIS COUNTY	10555 NORTHWEST FWY	STE 210	HOUSTON	TX	77092
SHT KIRBY LTD % THE BETZ CO	10940 W SAM HOUSTON PKWY N	STE 300	HOUSTON	TX	77064
MERIT MEDICAL SYSTEMS INC	1600 W MERIT PKWY		SOUTH JORDAN	UT	84095
DOVER ENERGY INC	1585 SAWDUST DR	STE 120	SPRING	TX	77380
SPECTRUM 86 PARTNERS LP	4808 GIBSON ST		HOUSTON	TX	77007
MCQUEEN STERLING W	14823 HOOPER RD		HOUSTON	TX	77047
HOANG THAO	14923 HOOPER RD		HOUSTON	TX	77047
KLEIN C	1233 W LOOP S	STE 900	HOUSTON	TX	77027

STATE DEPT HWY & PUB TRANS PARCEL 95E
ULLRICH WILBERT L
BRENTAG SOUTHWEST INC
SYNTECH CHEMICALS INC

PO BOX 1386
5085 FIELDWOOD DR
610 FISHER RD
14822 HOOPER RD

HOUSTON	TX	77251
HOUSTON	TX	77056
LONGVIEW	TX	75604
HOUSTON	TX	77047

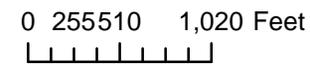


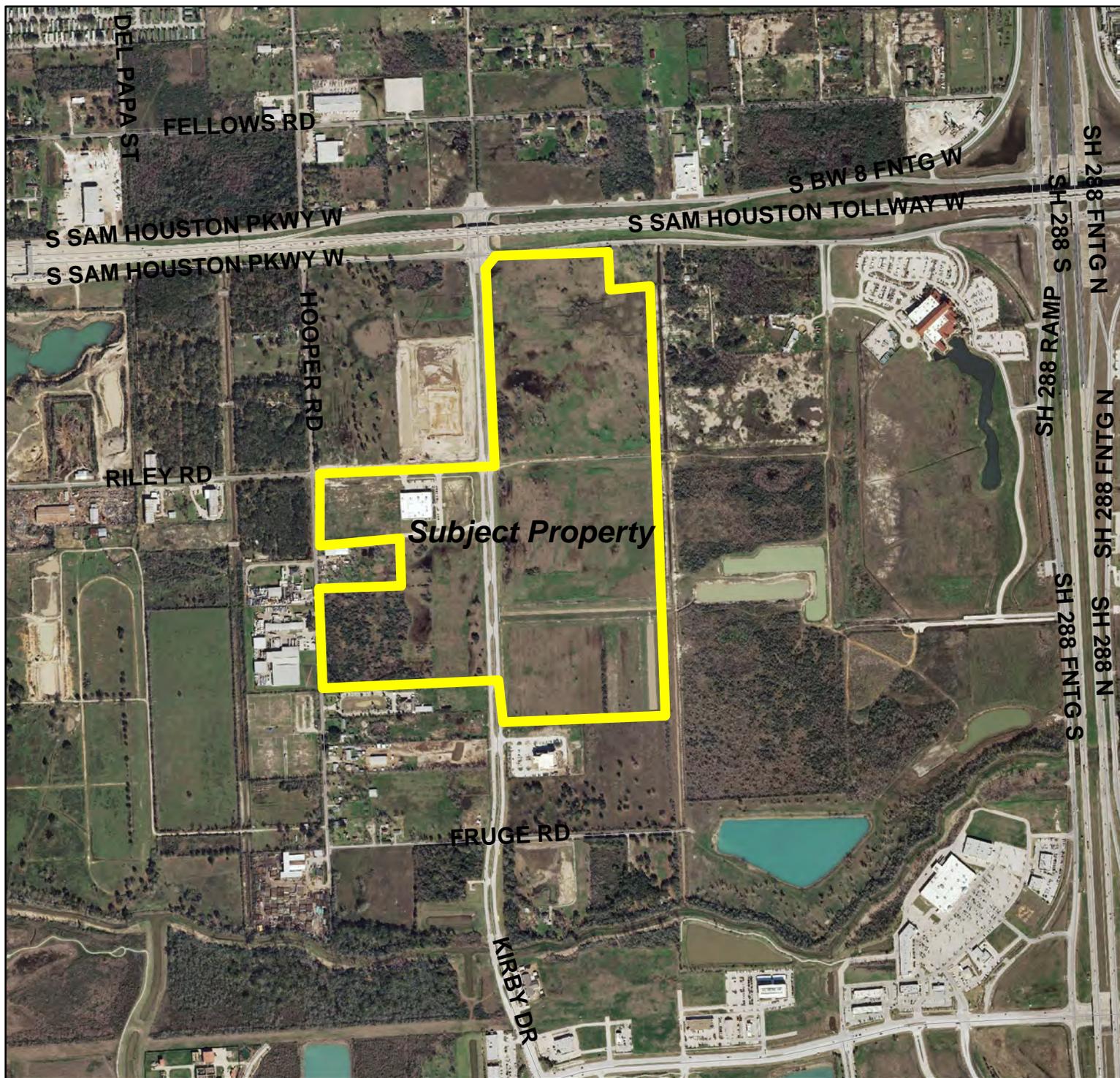
FLUP Map

**Zone Change
2014-4Z**

**LNR Clear Creek
Spectrum PUD**

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Aerial Map

**Zone Change
2014-4Z**

**LNR Clear Creek
Spectrum PUD**

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