



CITY COUNCIL AGENDA

CITY OF PEARLAND

SPECIAL MEETING

MONDAY, MARCH 21, 2016, 6:00 P.M.

COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE
281.652.1600

I. CALL TO ORDER

II. PURPOSE OF THE MEETING:

- 1. Consideration and Possible Action – Resolution No. R2016-46** – A Resolution of the City Council of the City of Pearland, Texas, authorizing the City Manager or his designee to execute an Energy Procurement Advisory Agreement with Tradition Energy pursuant to the terms of the U.S. Communities Master Cooperative Purchasing Agreement; and authorizing the City Manager to execute a Commercial Electricity Service Agreement with a retail electric provider as determined to be best the offer in the City's electricity market pricing solicitation.

III. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1840 prior to the meeting so that appropriate arrangements can be made.

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF:	March 21, 2016	ITEM NO.:	R2016-46
DATE SUBMITTED:	March 11, 2016	DEPT. OF ORIGIN:	Finance
PREPARED BY:	Bob Pearce	PRESENTOR:	Clay Pearson
REVIEWED BY:	Jon R. Branson	REVIEW DATE:	March 15, 2016
 SUBJECT: Resolution No. R2016-46 – A Resolution of the City Council of the City of Pearland, Texas, authorizing the City Manager or his designee to execute an Energy Procurement Advisory Agreement with Tradition Energy pursuant to the terms of the U.S. Communities Master Cooperative Purchasing Agreement; and authorizing the City Manager to execute a Commercial Electricity Service Agreement with a retail electric provider as determined to be the best offer in the City's electricity market pricing solicitation.			
 EXHIBITS: Resolution #R2016-46 Energy Procurement Advisory Agreement – Tradition Energy U.S. Communities Services Fee List U.S. Communities Master Cooperative Purchasing Agreement Supplier Fixed Price Comparison - March 9, 2016 Tradition Energy – Partial List of Texas Clients Thursday Memo			
 FUNDING:			
<input type="checkbox"/> Grant <input type="checkbox"/> Developer/Other <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Bonds To Be Sold <input type="checkbox"/> Bonds- Sold <input type="checkbox"/> L/P – Sold <input type="checkbox"/> L/P – To Be Sold			
EXPENDITURE REQUIRED: N/A		AMOUNT BUDGETED: N/A	
AMOUNT AVAILABLE: N/A		PROJECT NO.:	
ACCOUNT NO.:			
ADDITIONAL APPROPRIATION REQUIRED:			
ACCOUNT NO.:			
PROJECT NO.:			
To be completed by Department:			
X Finance	Legal	Ordinance	Resolution

EXECUTIVE SUMMARY

BACKGROUND

The City has utilized term contracts offered by the Texas Coalition for Affordable Power (TCAP) for electricity procurement since the advent of deregulation in 2002. The current contract expires December 31, 2017, with electricity priced at \$.07768 per kilowatt hour. Current electricity market conditions are favorable for pricing a new electricity contract, however, terms of the current contract make early termination completely cost-prohibitive.

For this reason, Purchasing and management staff have been considering electricity procurement options for January, 2018 and beyond. The current market conditions of historically low electricity pricing have been largely driven by an excess supply over demand and reinforced by similarly low natural gas and oil prices; however, as the climate warms and demand increases, it is believed that market forces will begin to move electricity pricing upward. Therefore, it appears advantageous for the City to secure future long-term electricity pricing at the present time.

Pursuant to Local Government Code, Chapter 252.022, electricity procurement is exempt from statutory competitive bidding requirements, however, a number of cooperative purchasing organizations have energy consulting contracts available for municipal use in reaching the retail electric provider market for competitive rate solicitation. It is believed that this model will provide the City with its most advantageous electricity pricing. Staff research and discussions with neighboring cities and several cooperative organizations have yielded that the U.S. Communities Government Purchasing Alliance contract for energy consulting and management services, awarded exclusively to Tradition Energy, has resulted in very competitive and favorable energy contracts and exemplary customer service for numerous Texas cities, counties and private entities.

Purchasing staff has had discussions with Fort Bend County, League City and LaPorte, all Tradition Energy clients, and each report a high level of satisfaction with Tradition's solicitation process and bidder pool, as well as Tradition's ongoing customer service proficiency in working with both contracted retail electric providers (REP) and Centerpoint Energy, the predominant regional energy transmission and distribution company.

SCOPE OF CONTRACT/AGREEMENT

Upon approval of Energy Procurement Advisory Agreement, Tradition Energy will conduct an electricity market solicitation to obtain pricing for the City's electricity services, for subsequent execution.

BID AND AWARD

The City currently has annual electricity usage of approximately 37,000,000 kilowatt hours. At the current pricing, this results in an annual expenditure for electricity of approximately \$2,874,760 (please note that this pricing does not include requisite transmission/distribution service provider [TDSP] charges of approximately \$.0206/kWh, which are regulated by Texas Public Utility Commission and apply to any REP as a pass-through cost which is borne by the customer).

Tradition Energy has utilized the City's current account information, usage and load data to reach out to retail providers for representative market pricing (as of March 9, 2016), and received the pricing reflected in the attached Supplier Fixed Price Comparison. The TXU pricing (highlighted in yellow) for a 60 month term of \$.0357/kWh would result in approximate annual savings of \$1,553,860, $\frac{3}{4}$ of which would be realized beginning in FY2018, and then fully in subsequent fiscal years. It should be noted that while this pricing level is hoped for in the formal solicitation subsequent to approval of the Energy Procurement Advisory Agreement, it is not guaranteed and that pricing will be subject to prevailing market conditions at the time of going to market, which is recommended within the next 30 days. The pricing in the attached Supplier Comparison is inclusive of Tradition Energy's procurement/management services fee of \$.0015/kWh.

Given the potential volatility in the electricity market, it is standard industry practice that the rate in such a proposal must be executed by contract on the business date offered, precluding the ability to bring the solicited rate before Council for approval. Therefore, it is a necessary provision to request Council authorization for the City Manager to execute the appropriate acceptance/contract documents subsequent to Tradition Energy's formal price solicitation, to the proposer determined to provide the City's best offer in response.

SCHEDULE

Upon execution of the Energy Procurement Advisory Agreement, Tradition Energy will formally solicit electricity pricing from qualified and vetted retail electric providers, and provide respondent

proposals to City for consideration and subsequent execution of a Commercial Electricity Service Agreement to commence January 1, 2018. It is anticipated that this process can occur within the week of March 21, 2016 (subject to favorable market conditions).

POLICY/GOAL CONSIDERATION

This purchase is contemplated and recommended for the purpose of furthering the City's objective for fiscal responsibility.

RECOMMENDED ACTION

Resolution No. R2016-46 – A Resolution of the City Council of the City of Pearland, Texas, authorizing the City Manager or his designee to execute an Energy Procurement Advisory Agreement with Tradition Energy pursuant to the terms of the U.S. Communities Master Cooperative Purchasing Agreement; and authorizing the City Manager to execute a Commercial Electricity Service Agreement with a retail electric provider as determined to be best the offer in the City's electricity market pricing solicitation.

RESOLUTION NO. R2016-46

A Resolution of the City Council of the City of Pearland, Texas, authorizing the City Manager or his designee to execute an Energy Procurement Advisory Agreement with Tradition Energy pursuant to the terms of the U.S. Communities Master Cooperative Purchasing Agreement; and authorizing the City Manager to execute a Commercial Electricity Service Agreement with a retail electric provider as determined to be the best offer in the City's electricity market pricing solicitation.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:

Section 1. That certain Energy Procurement Advisory agreement with Tradition Energy, a copy of which is attached hereto as Exhibit "A" and made a part hereof for all purposes, is hereby authorized and approved.

Section 2. That the City Manager or his designee is hereby authorized to execute and the City Secretary to attest a Commercial Electricity Service Agreement with a retail electric provider as determined to represent the best offer in the City's electricity market pricing solicitation.

PASSED, APPROVED and ADOPTED this the _____ day of _____, A.D.,
2016.

TOM REID
MAYOR

ATTEST:

YOUNG LORFING, TRMC
CITY SECRETARY

APPROVED AS TO FORM:

DARRIN M. COKER
CITY ATTORNEY

ENERGY PROCUREMENT ADVISORY AGREEMENT

This Energy Procurement Advisory Agreement ("Agreement") is entered into as of _____, between _____, with a principal place of business at _____ ("Client"), and TFS Energy Solutions, LLC d/b/a Tradition Energy, with its principal place of business at 680 Washington Boulevard, Stamford, CT 06901 ("Tradition"), and shall continue until either party tenders written or electronic notice to the authorized signatory below of cancellation.

Client hereby agrees to retain Tradition as its exclusive energy management and procurement advisor and authorizes Tradition to request billing history, invoices and contracts on its behalf from applicable third party energy suppliers.

Tradition agrees to perform energy management and/or procurement advisory services for Client, which shall include the following services:

- Data collection analysis and dissemination to third party energy management and/or commodity suppliers (which may include, but are not limited to, suppliers for electricity, natural gas, transportation fuel, RECs, and demand response services).
- Pricing and contractual review and assistance with negotiation of contract terms and conditions.
- Delivery of price discovery results of the sourcing effort and analysis and recommendations for energy contracts.
- Assistance with contract execution with third party energy suppliers.

Tradition's services are being provided through the U.S. Communities Government Purchasing Alliance, Contract No. 2013-069 for "Comprehensive Energy Consulting and Management Services." If Client enters into a third party energy supply agreement based on Tradition's engagement, Client shall also receive the following services:

- Ongoing market monitoring and intelligence throughout the life of the supply agreement.
- Access to Tradition's proprietary TEAMView web portal.

Client understands that nothing contained in this Agreement obligates Client to pay Tradition for these services unless Client chooses to enter into an agreement directly with a third party energy supplier. In that event, Client understands that Tradition's fee will be included in the price the Client pays for energy on the bill received from the energy supplier or utility, as applicable.

TFS ENERGY SOLUTIONS, LLC:

CLIENT:

By: _____
Name: _____
Title: _____
Contact: _____

By: _____
Name: _____
Title: _____
Contact: _____

680 Washington Blvd
Stamford, CT 06901
Fax#: 713-583-8409
Email: bob.wooten@traditionenergy.com

U.S. COMMUNITIES SERVICES FEE LIST

PROCUREMENT SERVICES FEE TABLES:

The following three tables display Tradition's pricing structure for projects involving the procurement of electricity, natural gas, or fuel. This fee can either be paid to Tradition by the winning supplier as an imbedded charge in the energy cost, or the fee can be invoiced separately to the client as a retainer on a quarterly or some other regularly scheduled payment.

With regards to either electricity or natural gas, to arrive at the appropriate cost for a particular entity, one must calculate as follows:

- 1. First determine the estimated annual load (in kWh for electricity, Dth for natural gas, and Gal for fuel) to find the base cost per unit of measurement that will be assessed.*
- 2. For Electricity and Natural Gas only determine how many meters are included in the procurement, and add this number to the base cost per unit of measurement. However, this number may not be assessed in situations for current customers where Tradition already has account data and information in our system.*
- 3. The Pre-Contractual Analysis component will be added/subtracted from the base cost only in situations where either additional analysis is required due to difficulties in geography or utility access, or where the standard amount of analysis is not required due to existing familiarity with the client or where aggregations of entities may create further efficiencies in gathering and analyzing data.*
- 4. The Post-Contractual Management component will be added/subtracted from the base cost only in situations where there will be a much greater amount of management resulting from specific needs of the client, or where less management than standard is needed possibly as a result of familiarity with an existing client's situation.*

ELECTRICITY PROCUREMENT SERVICES:

ELECTRICITY	
Annual Load in kWh	
1-10,000,000	\$ 0.00300
10,000,001-20,000,000	\$ 0.00250
20,000,001-30,000,000	\$ 0.00200
30,000,001-50,000,000	\$ 0.00150
50,000,001-100,000,000	\$ 0.00075
100,000,001+	\$ 0.00030
Accounts/Meters (may not be assessed depending on how data is received and billing is arranged)	
0-5	\$ -
6-25	\$ 0.00020
25-50	\$ 0.00040
51+	\$ 0.00050
The following factors will be added/subtracted only when applicable	
Pre-Contractual Analysis	
Significantly Less	\$ (0.0005)
Slightly Less	\$ (0.0003)
Standard (included in costs outlined above)	\$ -
Slightly More	\$ 0.0003
Significantly More	\$ 0.0005
Post-Contractual Management	
Significantly Less	\$ (0.0005)
Slightly Less	\$ (0.0003)
Standard (included in costs outlined above)	\$ -
Slightly More	\$ 0.0003
Significantly More	\$ 0.0005

NATURAL GAS PROCUREMENT SERVICES:

NATURAL GAS	
Annual Load in Dth	
1-10,000	\$ 0.20000
10,001-50,000	\$ 0.17500
50,001-100,000	\$ 0.15000
100,001-500,000	\$ 0.10000
500,001-1,000,000	\$ 0.07500
1,000,001+	\$ 0.05000
Accounts/Meters (may not be assessed depending on how data is received and billing is arranged)	
0-5	\$ -
6-10	\$ 0.02000
11-25	\$ 0.04000
25+	\$ 0.05000
The following factors will be added/subtracted only when applicable	
Pre-Contractual Analysis	
Significantly Less	\$ (0.0500)
Slightly Less	\$ (0.0300)
Standard (included in costs outlined above)	\$ -
Slightly More	\$ 0.0300
Significantly More	\$ 0.0500
Post-Contractual Management	
Significantly Less	\$ (0.0500)
Slightly Less	\$ (0.0300)
Standard (included in costs outlined above)	\$ -
Slightly More	\$ 0.0300
Significantly More	\$ 0.0500

FUEL PROCUREMENT SERVICES:

TRANSPORTATION FUEL	
Annual Gallons	
1 - 500,000	\$ 0.01000
500,001 - 1,000,000	\$ 0.00750
1,000,001 +	\$ 0.00500
The following factors will be added/subtracted only when applicable	
Pre-Contractual Analysis	
Significantly Less	\$ (0.0050)
Slightly Less	\$ (0.0030)
Standard (included in costs outlined above)	\$ -
Slightly More	\$ 0.0030
Significantly More	\$ 0.0050
Post-Contractual Management	
Significantly Less	\$ (0.0050)
Slightly Less	\$ (0.0030)
Standard (included in costs outlined above)	\$ -
Slightly More	\$ 0.0030
Significantly More	\$ 0.0050

HOURLY RATE FOR OTHER RELATED SERVICES

For projects where Tradition is engaged and the focus is not the procurement of a specific commodity for the member, Tradition will provide these services based upon the following table. Each project will be developed and staffed according to the individual needs and customized scope of each member. Rates will be applied based upon the position and level of expertise involved.

NON-PROCUREMENT SERVICES	
Hourly Rate	
Energy Associate	\$ 150.00
Energy Advisor	\$ 200.00
Director	\$ 250.00
Sr. Director	\$ 300.00
Managing Director	\$ 350.00
President	\$ 400.00

Energy Associate: Position assists with documentation and project support.

Energy Advisor: Provides primary and day-to-day energy advice and interaction with clients.

Director: Provides management of the advisors, and coordinates project strategy.

Senior Director: Similar function to the director, this position has more experience.

Managing Director: Provides guidance over entire market sectors and overall strategy.

President: Sets organization policy and goals, and provides oversight on special projects.

The majority of all projects for clients are composed of Energy Advisors (40-60%), Associates (10-20%), and Directors (10-30%). Extremely large or sophisticated projects may also include support from Senior Directors, Managing Directors, and the President.

DATA MANAGEMENT SERVICES

Pricing is determined below by selecting the level of service that is needed, as well as the number of bills received per month. Single bill means that all supply and delivery charges are contained on the one bill, whereas Dual bill means that one bill comes from the supplier and a separate bill comes from the utility each month.

ENERGY DATA MANAGEMENT SERVICES			
Category	Level 1	Level 2	Level 3
Data Capture			
Account #	X	X	X
Service Address	X	X	X
Currency	X	X	X
Invoice #	X	X	X
Invoice Date	X	X	X
Upload Date	X	X	X
Due Date	X	X	X
Service From Date	X	X	X
Service To Date	X	X	X
Utility	X	X	X
Supplier	X	X	X
Usage Unit of Measure	X	X	X
Total Energy Usage	X	X	X
On Peak Usage	X	X	X
Off Peak Usage	X	X	X
Shoulder Usage	X	X	X
Period Usage	X	X	X
Pk Demand	X	X	X
Total Delivery Amount	X	X	X
All Delivery Related Line Items		X	X
Total Supply Amount	X	X	X
All Supply Related Line Items		X	X
Total Tax Amount	X	X	X
All Tax Related Line Items		X	X
Supply Rate	X	X	X
Balance Forward	X	X	X
Late Charges	X	X	X
Total Invoice Amount	X	X	X
PDF of Invoice	X	X	X
Email Invoice Notifications	X	X	X
Interval Data Upload*			
Charting			
Monthly Cost Breakdown Yr Over yr	X	X	X
Monthly Total Cost History Yr Over Yr	X	X	X
Monthly Supply Rate Comparison Yr Over Yr	X	X	X
Monthly Peak Demand Comparison Yr Over Yr	X	X	X
Time of Use Breakdown	X	X	X
Monthly Total Usage History Yr Over Yr	X	X	X
Property Comparison by Usage	X	X	X
Property Comparison by Expenditure	X	X	X

DATA MANAGEMENT SERVICES, Continued

Contract Management			
Copy of Contract	X	X	X
Commodity	X	X	X
Product	X	X	X
Signing Entity	X	X	X
Sign Date	X	X	X
Start Date	X	X	X
End Date	X	X	X
Price	X	X	X
Supplier	X	X	X
Term	X	X	X
Accounts	X	X	X
Service Addresses	X	X	X
Utility	X	X	X
Budget Forecasting			
Create Multiple Budgets Forecasts	X	X	X
Performance Analysis			
Actual Expenditure vs. Forecasted Expenditure	X	X	X
Actual Usage vs. Forecasted Usage	X	X	X
GHG Reporting			
CO ₂ (Carbon Dioxide Emissions)			X
CH ₄ (Methane Gas Emissions)			X
N ₂ O (Nitrous Oxide Emissions)			X
Back End Support			
12 month historical upload		X	X
Back End - Alias Set Up		X	X
Back End - Cluster Set Up		X	X
User Level Security Settings	X	X	X
*Cost for interval data subscription will be passed through at cost to customer			
SINGLE BILL	Per Account Per Month		
1-25 Accounts	\$6.00	\$8.50	\$11.00
26-50 Accounts	\$5.00	\$7.50	\$10.00
51-100 Accounts	\$4.00	\$6.50	\$9.00
101-200 Accounts	\$3.00	\$5.50	\$8.00
201 Accounts Or More	\$2.00	\$4.50	\$7.00
DUAL BILL	Per Account Per Month		
1-25 Accounts	\$12.00	\$14.50	\$17.00
26-50 Accounts	\$10.00	\$12.50	\$15.00
51-100 Accounts	\$8.00	\$10.50	\$13.00
101-200 Accounts	\$6.00	\$8.50	\$11.00
201 Accounts Or More	\$4.00	\$6.50	\$9.00

BILL PROCESSING, PRESENTMENT, & PAYMENT SERVICES

The following table describes how these services are assessed and the associated fees. These services are through Tradition's partner NISC:

DESCRIPTION	FEE/CHARGE
Implementation Fee	\$2,000.00
Account Setups and Closes	\$25.00 per account with a maximum fee of \$300.00 in any given calendar month*
Five WebEx Training Sessions	No Charge
Additional WebEx Training Sessions	Hourly Rate
Professional Services	Hourly Rate
Custom Programming	Hourly Rate
Extra Support	Hourly Rate: However, there shall be no charge for the first 10 hours in any given calendar month
Per Live Invoice	\$4.00 with a minimum fee of \$100.00 in any given calendar month*
Per Historical Invoice provided to NISC in non-machine-readable medium	\$3.00
Historical Invoice provided to NISC in machine-readable medium (time spent to process files)	Hourly Rate
Current Hourly Rate	\$150.00

*Excluding the month in which Service is commenced and terminated.

ADDITIONAL SERVICES***Demand Response (DR) Services Fees***

No fees will be charged directly to US Communities Members for this service. The revenue earned for participating in a DR program will be split (90/10, 85/15, 80/20, etc.) between the Member and the DR provider. Tradition will provide a DR proposal that outlines all offers and advise and negotiate the best solution meeting the Member's needs.

Utility Bill Auditing and Rate Analysis Services

Bill Audits can be performed on historical bills and/or on a "going forward" basis, and the service includes any effort required to recover any over-expenditures from the utility company. For historical bill audits, there are no out of pocket costs when fees are collected on a contingency basis. In these circumstances, fees range from 40-50% of recoverable costs discovered through the audit process, based upon the detailed scope of work which is dependent on a number of variables, including but not limited to number of accounts to be audited, the audit utility zone in which it's located and single or dual billing accounts. Both Bill Auditing and Rate Analysis services will be quoted based on each individual Member's situation and complete proposals will be developed for the program.



MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT

This Master Intergovernmental Cooperative Purchasing Agreement (“Agreement”) is made between certain government agencies that execute a Lead Public Agency Certificate (collectively, “Lead Public Agencies”) to be appended and made a part hereof and other government agencies (“Participating Public Agencies”) that agree to the terms and conditions hereof through the U.S. Communities registration process and made a part hereof.

RECITALS

WHEREAS, after a competitive solicitation and selection process by Lead Public Agencies, in compliance with their own policies, procedures, rules and regulations, a number of suppliers (each, a “Contract Supplier”) have entered into Master Agreements with Lead Public Agencies to provide a variety of goods, products and services based on national and international volumes (herein “Products and Services”);

WHEREAS, Master Agreements are made available by Lead Public Agencies through U.S. Communities and provide that Participating Public Agencies may purchase Products and Services on the same terms, conditions and pricing as the Lead Public Agency, subject to any applicable local purchasing ordinances and the laws of the State of purchase;

WHEREAS, the parties desire to comply with the requirements and formalities of any intergovernmental cooperative act, if applicable, to the laws of the State of purchase;

WHEREAS, the parties hereto desire to conserve resources and reduce procurement cost;

WHEREAS, the parties hereto desire to improve the efficiency, effectiveness and economy of the procurement of necessary Products and Services;

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, and of the mutual benefits to result, the parties agree as follows:

1. That each party will facilitate the cooperative procurement of Products and Services.
2. That the procurement of Products and Services subject to this Agreement shall be conducted in accordance with and subject to the relevant statutes, ordinances, rules and regulations that govern each party’s procurement practices.
3. That the cooperative use of solicitations obtained by a party to this Agreement shall be in accordance with the terms and conditions of the solicitation, except as modification of those terms and conditions is otherwise allowed or required by applicable law.
4. That the Lead Public Agencies will make available, upon reasonable request and subject to convenience, information which may assist in improving the effectiveness, efficiency and economy of Participating Public Agencies’ procurement of Products and Services
5. That the Participating Public Agency will make timely payments to the Contract Supplier for Products and Services received in accordance with the terms and conditions of the procurement. Payment, inspections and acceptance of Products and Services ordered by the Participating Public Agency shall be the exclusive obligation of such Participating Public Agency. Disputes between the Participating Public Agency and Contract Supplier are to be resolved in accord with the law and venue rules of the State of purchase.
6. The Participating Public Agency shall not use this Agreement as a method for obtaining additional concessions or reduced prices for similar products or services.
7. The Participating Public Agency is solely responsible for ordering, accepting, and paying and any other action, inaction or decision regarding the Products and Services obtained under this Agreement. A Lead Public Agency shall not be liable in any manner for any action or inaction or decisions taken by a Participating Public Agency. The Participating Public Agency shall, to the extent permitted by applicable law, hold the Lead Public Agency harmless from any liability that may arise from action or inaction of the Participating Public Agency.
8. The exercise of any rights or remedies by the Participating Public Agency shall be the exclusive obligation of such Participating Public Agency.
9. This Agreement shall remain in effect until termination by a party giving thirty (30) days prior written notice to U.S. Communities at 2999 Oak Road, Suite 710, Walnut Creek, CA 94597.
10. This Agreement shall become effective after execution of the Lead Public Agency Certificate or Participating Public Agency registration, as applicable.

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of Fairfax County VA (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.

Cathy Muse

Authorized Signature, Lead Public Agency

Sept 9, 2015

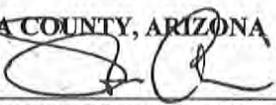
Date

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of Maricopa County (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.

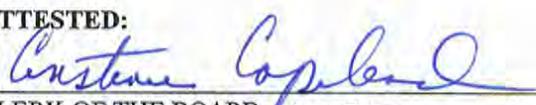
MARICOPA COUNTY, ARIZONA

BY: 
CHAIRMAN, BOARD OF SUPERVISORS

OCT 16 2015
DATE

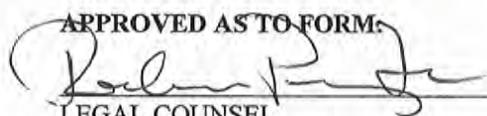
ATTESTED:

DEPUTY


CLERK OF THE BOARD 100715

OCT 16 2015
DATE

APPROVED AS TO FORM:


LEGAL COUNSEL

October 14, 2015
DATE

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of North Carolina State University (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.



Sharon Loosman, Director of Materials Management
Authorized Signature, Lead Public Agency

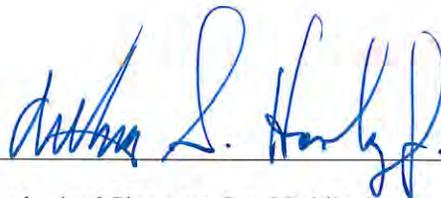
9/16/15

Date

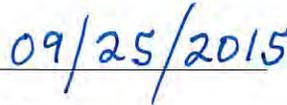
LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of San Diego Unified School District (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.

A handwritten signature in blue ink, appearing to read "Arthur L. Hardy", written over a horizontal line.

Authorized Signature, Lead Public Agency

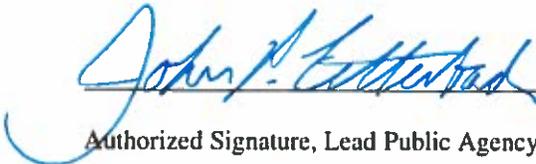
A handwritten date "09/25/2015" written in blue ink over a horizontal line.

Date

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of the City and County of Denver (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.


Authorized Signature, Lead Public Agency


Date

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of City of Mesquite (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.



Authorized Signature, Lead Public Agency

10/26/2015

Date

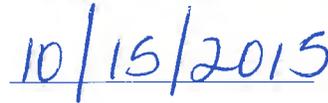
LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of The City of Kansas City, Missouri (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.



Authorized Signature, Lead Public Agency



Date

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of County of Dane, Wisconsin (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.



Authorized Signature, Lead Public Agency

9/29/15

Date

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of Fresno Unified School District (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.



Authorized Signature, Lead Public Agency

9-25-15

Date

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of Barron County (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.



Authorized Signature, Lead Public Agency

9/28/15

Date

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of City of Charlotte (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.

Karen Ewing

Authorized Signature, Lead Public Agency

9/1/2015

Date

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of Cobb County (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.

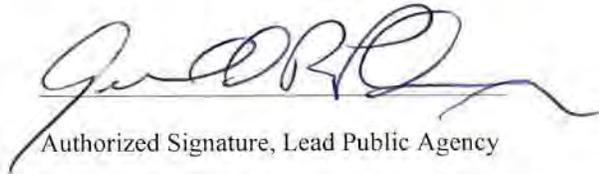
Joe Tommie
Authorized Signature, Lead Public Agency

9/10/2015
Date

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of County of Los Angeles (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.



Authorized Signature, Lead Public Agency

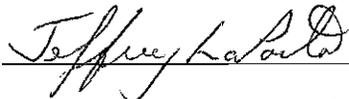
September 2, 2015

Date

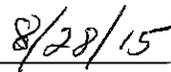
LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of Harford County Public Schools (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.



Authorized Signature, Lead Public Agency



Date

Lead Public Agency Certificate

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of Chicago (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.



Authorized Signature, Lead Public Agency

1/6/15

Date

Lead Public Agency Certificate

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of Port of Portland, Oregon (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.

Bobbi Matthews

Authorized Signature, Lead Public Agency

1/25/14

Date

Lead Public Agency Certificate

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of Miami Dade County (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement, (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.



Authorized Signature, Lead Public Agency



Date



MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT

This Master Intergovernmental Cooperative Purchasing Agreement (“Agreement”) is made between certain government agencies that execute a Lead Public Agency Certificate (collectively, “Lead Public Agencies”) to be appended and made a part hereof and other government agencies (“Participating Public Agencies”) that agree to the terms and conditions hereof through the U.S. Communities registration process and made a part hereof.

RECITALS

WHEREAS, after a competitive solicitation and selection process by Lead Public Agencies, in compliance with their own policies, procedures, rules and regulations, a number of suppliers (each, a “Contract Supplier”) have entered into Master Agreements with Lead Public Agencies to provide a variety of goods, products and services based on national and international volumes (herein “Products and Services”);

WHEREAS, Master Agreements are made available by Lead Public Agencies through U.S. Communities and provide that Participating Public Agencies may purchase Products and Services on the same terms, conditions and pricing as the Lead Public Agency, subject to any applicable local purchasing ordinances and the laws of the State of purchase;

WHEREAS, the parties desire to comply with the requirements and formalities of any intergovernmental cooperative act, if applicable, to the laws of the State of purchase;

WHEREAS, the parties hereto desire to conserve resources and reduce procurement cost;

WHEREAS, the parties hereto desire to improve the efficiency, effectiveness and economy of the procurement of necessary Products and Services;

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, and of the mutual benefits to result, the parties agree as follows:

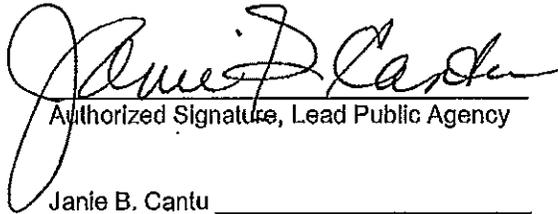
1. That each party will facilitate the cooperative procurement of Products and Services.
2. That the procurement of Products and Services subject to this Agreement shall be conducted in accordance with and subject to the relevant statutes, ordinances, rules and regulations that govern each party’s procurement practices.
3. That the cooperative use of solicitations obtained by a party to this Agreement shall be in accordance with the terms and conditions of the solicitation, except as modification of those terms and conditions is otherwise allowed or required by applicable law.
4. That the Lead Public Agencies will make available, upon reasonable request and subject to convenience, information which may assist in improving the effectiveness, efficiency and economy of Participating Public Agencies’ procurement of Products and Services
5. That the Participating Public Agency will make timely payments to the Contract Supplier for Products and Services received in accordance with the terms and conditions of the procurement. Payment, inspections and acceptance of Products and Services ordered by the Participating Public Agency shall be the exclusive obligation of such Participating Public Agency. Disputes between the Participating Public Agency and Contract Supplier are to be resolved in accord with the law and venue rules of the State of purchase.
6. The Participating Public Agency shall not use this Agreement as a method for obtaining additional concessions or reduced prices for similar products or services.
7. The Participating Public Agency shall be responsible for the ordering of Products and Services under this Agreement. A Lead Public Agency shall not be liable in any fashion for any violation by a Participating Public Agency, and the Participating Public Agency shall hold the Lead Public Agency harmless from any liability that may arise from action or inaction of the Participating Public Agency.
8. The exercise of any rights or remedies by the Participating Public Agency shall be the exclusive obligation of such Participating Public Agency.
9. This Agreement shall remain in effect until termination by a party giving thirty (30) days prior written notice to U.S. Communities at 2999 Oak Road, Suite 710, Walnut Creek, CA 94597.
10. This Agreement shall become effective after execution of the Lead Public Agency Certificate or Participating Public Agency registration, as applicable.

Lead Public Agency Certificate

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of City of San Antonio [PA] (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement ("MICPA") regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.


Authorized Signature, Lead Public Agency

Janie B. Cantu _____
Printed Name

4/10/09
Date

Lead Public Agency Certificate

LEAD PUBLIC AGENCY CERTIFICATE

I hereby acknowledge, on behalf of the public agency identified (the "Lead Public Agency") that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement (MICPA) regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Lead Public Agency to Participating Public Agencies nationwide through U.S. Communities. Copies of Master Agreements and any amendments thereto made available by Lead Public Agency will be provided to Suppliers and U.S. Communities to facilitate use by Participating Public Agencies.

I understand that the purchase of one or more Products under the provisions of the MICPA is at the sole and complete discretion of the Participating Public Agency.

Clayton M. Wilson
Authorized Signature, Lead Government Agency

7/22/13

Date

Customer Information		
Customer Name:	Pearland, City of	Phone: 281.652.1668
Contact:	Bob Pearce	Email: bpearce@ci.pearland.tx.us
Address:	3519 Liberty Dr. Pearland TX 77581	
Account Information		
Utility:	CPE & TNMP	Estimated Volume: 36,738,332
Pricing Zone:	ERCOT-Multiple	Current Rate (CR): 0.0777
Acct #'s/ESI#'s	262	Est. Utility Charge: 0.0206
Pricing Type:	New Request	Est. Bundled Rate: 0.0983
Current Provider:	Gexa	Est. Annual Cost: \$3,611,378



Energy Advisor: Bob Wooten
 Direct Line: (713) 609-9929
 Fax Line: 713-583-8409
 Email: Bob.Wooten@Traditionenergy.com
 Creation Date: March 09,2016

Supplier Fixed Price Comparison / Savings and Budget Analysis *

Terms	12 months	24 months	36 months	48 months	60 months
Start Date	Jan-18	Jan-18	Jan-18	Jan-18	Jan-18
End Date	Jan-19	Jan-20	Jan-21	Jan-22	Jan-23
KWH Usage	36,738,332	73,476,664	110,214,996	146,953,328	183,691,660

GENERAL LAND OFFICE	0.0349	0.0351	0.0356	0.0369	0.0379
Savings over CR	\$1,572,401	\$3,130,106	\$4,640,051	\$5,995,696	\$7,310,928
Savings %	43.5%	43.3%	42.8%	41.5%	40.5%
Est. Utility Charges:	0.0206	0.0206	0.0206	0.0206	0.0206
Est. Bundled Rate	0.0555	0.0557	0.0562	0.0575	0.0585
Proj. Energy Budget	\$2,038,977	\$4,092,650	\$6,194,083	\$8,449,816	\$10,745,962

CREDIT: Pending SWING %: 100%, MAC PAY TERM: 30

TXU ENERGY	0.0340	0.0342	0.0346	0.0352	0.0357
Savings over CR	\$1,605,465	\$3,196,235	\$4,750,266	\$6,245,516	\$7,715,050
Savings %	44.5%	44.3%	43.8%	43.2%	42.7%
Est. Utility Charges:	0.0206	0.0206	0.0206	0.0206	0.0206
Est. Bundled Rate	0.0546	0.0548	0.0552	0.0558	0.0563
Proj. Energy Budget	\$2,005,913	\$4,026,521	\$6,083,868	\$8,199,996	\$10,341,840

CREDIT: Pending SWING %: 100%, MAC PAY TERM: 30

RELIANT ENERGY	0.0356	0.0360	0.0367	0.0375	0.0396
Savings over CR	\$1,546,684	\$3,063,977	\$4,518,815	\$5,907,524	\$6,998,652
Savings %	42.8%	42.4%	41.7%	40.9%	38.8%
Est. Utility Charges:	0.0206	0.0206	0.0206	0.0206	0.0206
Est. Bundled Rate	0.0562	0.0566	0.0573	0.0581	0.0602
Proj. Energy Budget	\$2,064,694	\$4,158,779	\$6,315,319	\$8,537,988	\$11,058,238

CREDIT: Approved SWING %: 100%, MAC PAY TERM: 30

HUDSON ENERGY	0.0367	0.0372	0.0378		
Savings over CR	\$1,506,272	\$2,975,805	\$4,397,578		
Savings %	41.7%	41.2%	40.6%		
Est. Utility Charges:	0.0206	0.0206	0.0206		
Est. Bundled Rate	0.0573	0.0578	0.0584		
Proj. Energy Budget	\$2,105,106	\$4,246,951	\$6,436,556		

CREDIT: Pending SWING %: 100%, MAC PAY TERM: 20

GREEN MOUNTAIN	0.0363	0.0366	0.0370		
Savings over CR	\$1,520,967	\$3,019,891	\$4,485,750		
Savings %	42.1%	41.8%	41.4%		
Est. Utility Charges:	0.0206	0.0206	0.0206		
Est. Bundled Rate	0.0569	0.0572	0.0576		
Proj. Energy Budget	\$2,090,411	\$4,202,865	\$6,348,384		

CREDIT: Pending SWING %: 100%, MAC PAY TERM: 30

SOURCE POWER & GAS	0.0358	0.0365	0.0373		
Savings over CR	\$1,539,336	\$3,027,239	\$4,452,686		
Savings %	42.6%	41.9%	41.1%		
Est. Utility Charges:	0.0206	0.0206	0.0206		
Est. Bundled Rate	0.0564	0.0571	0.0579		
Proj. Energy Budget	\$2,072,042	\$4,195,518	\$6,381,448		

CREDIT: Approved SWING %: 100% PAY TERM: 30

***Does Not Include taxes**

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Account Information

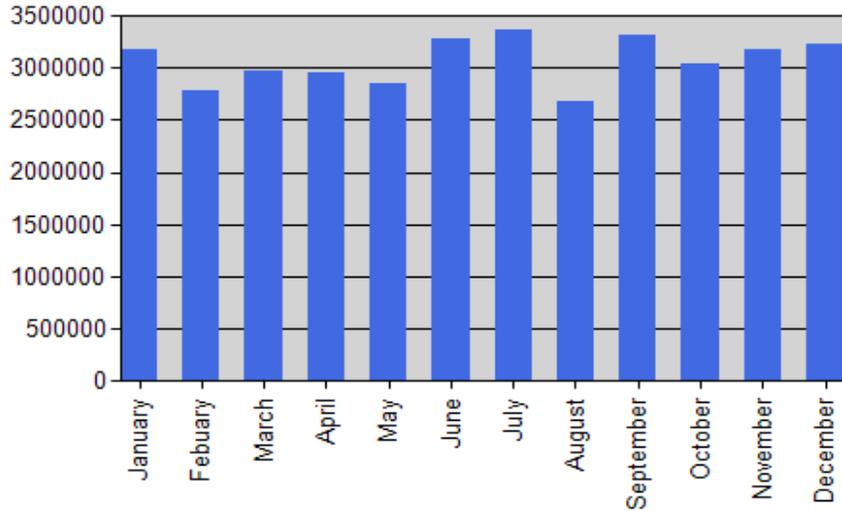
Customer Name Pearland, City of

Annual kWh 36,738,332

No. of Accounts 262



MONTH	TOTAL (KWH)
January	3,171,065
February	2,773,613
March	2,961,954
April	2,947,524
May	2,844,465
June	3,278,243
July	3,361,030
August	2,670,349
September	3,305,216
October	3,036,049
November	3,165,170
December	3,223,654
Total	36,738,332



Account Number	Service Address	City	State	Zip	Utility / TDSP	Annual kWh	Peak kW	Load Factor
10400513318540001	3901 WOODCHASE DR	Pearland	TX	77581	Texas-New Mexico Power (TNMP)	8,541		0.0%
10400513329880001	8150 MV W/P	Pearland	TX	77588	Texas-New Mexico Power (TNMP)	852		0.0%
10400513495620001	9500 HPS UG O/P1	Pearland	TX	77588	Texas-New Mexico Power (TNMP)	14,400		0.0%
10400513511810001	3535 STEVENSON	Friendswood	TX	77588	Texas-New Mexico Power (TNMP)	6,013		0.0%
10400514334950001	19212 1/2 N HWY 35	Alvin	TX	77511	Texas-New Mexico Power (TNMP)	2,685		0.0%
10400514894640001	8150 MV U w/p 175 Watt 71kwh	Pearland	TX	77588	Texas-New Mexico Power (TNMP)	10,224		0.0%
10400514894650001	9500 HPS W/P 100 WATT 50 KWH	Pearland	TX	77588	Texas-New Mexico Power (TNMP)	600		0.0%
10400514894660001	22000 HPS U o/p 1 200 Watt 7	Pearland	TX	77588	Texas-New Mexico Power (TNMP)	2,772		0.0%
100890100015352001	1902 1/2 BARRY ROSE	PEARLAND	TX	77581	Centerpoint	3,452,850	618	63.78%
100890100190003913	904 S SAM HOUSTON	HOUSTON	TX	77047-0000	Centerpoint	4,715	1	53.82%
100890100190013378	11500 1/2 BROADWAY	PEARLAND	TX	77584-3774	Centerpoint	5,719	1	65.29%
100890100190021498	3151 1/2 MCLEAN RD	PEARLAND	TX	77584-0000	Centerpoint	5,941	4	16.96%
100890100190029163	3020 1/2 S SAM	HOUSTON	TX	77047-6500	Centerpoint	5,575	39	1.63%
100890100190032302	1200 PEARLAND PKWY	PEARLAND	TX	77581-5348	Centerpoint	1,206,982	340	40.52%
100890100190034126	14740 KIRBY DR	HOUSTON	TX	77047-2568	Centerpoint	883,060	252	40.0%
100890100190038430	3230 1/2 PEARLAND	PEARLAND	TX	77581-4065	Centerpoint	5,348	1	61.05%
100890100190040008	2021 1/2 PEARLAND	PEARLAND	TX	77581-5153	Centerpoint	5,001	1	57.09%
100890100190041205	1641 1/2 CULLEN PKWY	PEARLAND	TX	77581-8971	Centerpoint	73,417	13	64.47%
100890100190041206	1921 1/2 CULLEN PKWY	PEARLAND	TX	77581-8977	Centerpoint	4,572	1	52.19%
100890100190050281	1640 1/2 CULLEN PKWY	PEARLAND	TX	77581-8970	Centerpoint	25	0	0.0%
100890100190054316	11127 1/2 SHADOW	PEARLAND	TX	77584-7286	Centerpoint	4,037	1	46.09%
100890100190067753	1015 1/2 MAIN ST	PEARLAND	TX	77581-2207	Centerpoint	28,358	8	40.46%
100890100190069901	1663 1/2 CULLEN PKWY	PEARLAND	TX	77581-8971	Centerpoint	20,534	4	58.6%

100890100690014987	4934 1/2 MAGNOLIA RD	PEARLAND	TX	77584-0000	Centerpoint	4,592	1	52.42%
100890100690021206	3129 1/2 MCLEAN RD	PEARLAND	TX	77584-0000	Centerpoint	29	0	0.0%
100890100690028848	12076 1/2 BROADWAY	PEARLAND	TX	77584-8449	Centerpoint	4,680	1	53.42%
100890100690034384	4141 BAILEY RD	PEARLAND	TX	77584	Centerpoint	4,866,719	962	57.75%
100890100690036075	15303 1/2 S HIGHWAY	PEARLAND	TX	77584-0000	Centerpoint	1,891	1	21.58%
100890100690039092	4407 1/2 MAGNOLIA RD	PEARLAND	TX	77584-0000	Centerpoint	117	0	0.0%
100890100690057531	2600 1/2 MAIN ST	PEARLAND	TX	77581-4704	Centerpoint	4,383	1	50.03%
100890100690060314	1631 1/2 BLUESTONE	HOUSTON	TX	77089-0000	Centerpoint	7,078	22	3.67%
100890100690068055	5100 1/2 VETERANS DR	PEARLAND	TX	77584-0000	Centerpoint	52,646	173	3.47%
100890101190008083	4007 1/2 VETERANS DR	PEARLAND	TX	77584-2949	Centerpoint	2,862	0	0.0%
100890101190029118	3102 1/2 COUNTY	PEARLAND	TX	77584-0000	Centerpoint	8,078	2	46.11%
100890101190036095	16026 1/2 SOUTH FWY	PEARLAND	TX	77584-0000	Centerpoint	0	0	0.0%
100890101190038401	3430 1/2 VETERANS DR	PEARLAND	TX	77584-1605	Centerpoint	5,209	1	59.46%
100890101190041194	2623 1/2 CULLEN PKWY	PEARLAND	TX	77581-8999	Centerpoint	5,038	1	57.51%
100890101190041966	2000 N MAIN ST	PEARLAND	TX	77581-3308	Centerpoint	320	3	1.22%
100890101190042899	3226 1/2 PEARLAND	PEARLAND	TX	77581-4065	Centerpoint	122	0	0.0%
100890101190043721	3100 KIRBY DR	PEARLAND	TX	77584-5598	Centerpoint	166,145	44	43.11%
100890101190044864	7131 1/2 MAGNOLIA RD	PEARLAND	TX	77584-0000	Centerpoint	7,056	2	40.27%
100890101190045086	4006 SOUTHFORK DR	PEARLAND	TX	77584-0000	Centerpoint	4,615	1	52.68%
100890101190048567	7150 1/2 BROOKSIDE	PEARLAND	TX	77581-0732	Centerpoint	4,289	1	48.97%
100890101190049997	8595 FUQUA ST	HOUSTON	TX	77075-0000	Centerpoint	6,727	2	38.39%
100890101190056593	4102 1/2 E WALNUT ST	PEARLAND	TX	77581-0000	Centerpoint	55	0	0.0%
100890101190057603	1010 1/2 MAIN ST	PEARLAND	TX	77581-2208	Centerpoint	4,165	1	47.54%
100890101190064433	2803 BUSINESS	PEARLAND	TX	77584-2194	Centerpoint	146,962	63	26.63%
100890101690027124	5900 MAGNOLIA RD	PEARLAND	TX	77584	Centerpoint	2,687,912	535	57.35%
100890101690036090	16221 1/2 S HIGHWAY	PEARLAND	TX	77584-0000	Centerpoint	464	0	0.0%
100890101690041842	3255 1/2 MC HARD RD	PEARLAND	TX	77581-0000	Centerpoint	8,345	3	31.76%
100890101690045988	3027 1/2 CULLEN PKWY	PEARLAND	TX	77584-3457	Centerpoint	144	0	0.0%
100890101690054584	13135 1/2 SHADOW	PEARLAND	TX	77584-0000	Centerpoint	4,417	1	50.42%
100890101690057533	2106 1/2 MAIN ST	PEARLAND	TX	77581-3310	Centerpoint	4,672	1	53.33%
100890101690065172	1528 1/2 MAIN ST	PEARLAND	TX	77581-2802	Centerpoint	69,806	18	44.27%
100890101690076589	7800 1/2 HUGHES	PEARLAND	TX	77581-7842	Centerpoint	12,043	64	2.15%
100890101919198755	3212 SOUTHDOWN DR	PEARLAND	TX	77584-2403	Centerpoint	16,373	26	7.19%
100890101919198892	1003 E BELGRAVIA DR	PEARLAND	TX	77584-2231	Centerpoint	273,687	248	12.6%
100890101919199297	3210 S PEACH	PEARLAND	TX	77584-2062	Centerpoint	11,747	27	4.97%
100890101919199715	3711 SOHO DR	PEARLAND	TX	77584-7629	Centerpoint	1,137,652	228	56.96%
100890101919200785	2902 1/2 LOTUS LN	PEARLAND	TX	77584-4914	Centerpoint	975	0	0.0%
100890101919200790	4038 1/2 AVANTI DR	PEARLAND	TX	77584-4916	Centerpoint	1,037	0	0.0%
100890101919201034	4410 1/2 LEYLAND DR	PEARLAND	TX	77584-4928	Centerpoint	425	0	0.0%
100890101919319276	2300 GOLFCREST DR	PEARLAND	TX	77581-5122	Centerpoint	6,624	8	9.45%
100890101919319810	2718 GREEN TEE DR #1	PEARLAND	TX	77581-5021	Centerpoint	18,153	27	7.67%
100890101919320459	2200 COUNTRY CLUB	PEARLAND	TX	77581-5110	Centerpoint	1,640	5	3.74%
100890101919320610	2806 1/2 COUNTRY	PEARLAND	TX	77581-5007	Centerpoint	7,993	7	13.03%
100890102090003516	2315 1/2 BARRY ROSE	PEARLAND	TX	77581-4601	Centerpoint	108	0	0.0%
100890102090006165	3401 1/2 SHADYCREST	PEARLAND	TX	77581-8110	Centerpoint	145	0	0.0%
100890102090014057	3113 1/2 CULLEN PKWY	PEARLAND	TX	77584-0000	Centerpoint	65	0	0.0%
100890102090023109	2340 DIXIE FARM RD	PEARLAND	TX	77581-5832	Centerpoint	3,830	1	43.72%
100890102090026766	3110 KIRBY DR	PEARLAND	TX	77584-5598	Centerpoint	922,124	420	25.06%
100890102090037435	2555 CULLEN PKWY	PEARLAND	TX	77581-9011	Centerpoint	2,868,912	634	51.66%
100890102090041873	2630 1/2 MC HARD RD	PEARLAND	TX	77584-4055	Centerpoint	4,196	1	47.9%
100890102090049065	3702 1/2 ALICE ST	PEARLAND	TX	77581-2917	Centerpoint	773,411	367	24.06%
100890102090054340	12103 1/2 SHADOW	PEARLAND	TX	77584-7288	Centerpoint	5,201	1	59.38%
100890102090054665	12733 1/2 SHADOW	PEARLAND	TX	77584-0000	Centerpoint	5,213	1	59.51%
100890102090055083	302 1/2 FM 521 RD	FRESNO	TX	77545-8218	Centerpoint	4,830	1	55.14%
100890102090057616	1202 1/2 MAIN ST	PEARLAND	TX	77581-2212	Centerpoint	4,853	1	55.4%
100890102090065269	2102 1/2 MAIN ST	PEARLAND	TX	77581-3310	Centerpoint	53,017	17	35.6%
100890102090072082	3498 BUSINESS	PEARLAND	TX	77584-0000	Centerpoint	95	0	0.0%
100890102290002542	3055 1/2 CULLEN PKWY	PEARLAND	TX	77584-8982	Centerpoint	3,230	0	0.0%
100890102290011472	11051 1/2 BROADWAY	PEARLAND	TX	77584-8446	Centerpoint	5,771	1	65.88%
100890102290011983	9523 BROADWAY ST	PEARLAND	TX	77584-7725	Centerpoint	3,283	1	37.47%
100890102290014014	3053 1/2 CULLEN PKWY	PEARLAND	TX	77584-3457	Centerpoint	54	0	0.0%
100890102290020888	3219 1/2 MCLEAN RD	PEARLAND	TX	77584-1333	Centerpoint	18,411	12	17.51%
100890102290023173	1523 BROADWAY ST	PEARLAND	TX	77581-5801	Centerpoint	7,460	2	42.58%
100890102290028099	3812 1/2 MAGNOLIA RD	PEARLAND	TX	77584-1608	Centerpoint	18,266	18	11.58%
100890102290028481	2225 1/2	PEARLAND	TX	77581-4592	Centerpoint	532	0	0.0%
100890102290038264	14411 1/2 BROADWAY	FRESNO	TX	77545-0000	Centerpoint	4,067	1	46.43%

100890102290041991	3830 KNAPP RD	PEARLAND	TX	77581-2308	Centerpoint	4,606	18	2.92%
100890102290045148	3101 CULLEN PKWY	PEARLAND	TX	77584-0000	Centerpoint	4,894	1	55.87%
100890102290049729	634 1/2 W COUNTRY	PEARLAND	TX	77584-2066	Centerpoint	112	0	0.0%
100890102290050327	14303 1/2 BROADWAY	PEARLAND	TX	77584-0000	Centerpoint	0	0	0.0%
100890102290056641	3910 1/2 E WALNUT ST	PEARLAND	TX	77581-4726	Centerpoint	56	0	0.0%
100890102290057655	2350 1/2 MAIN ST	PEARLAND	TX	77581-4112	Centerpoint	4,901	1	55.95%
100890102290060033	1918 1/2 MAIN ST	PEARLAND	TX	77581-3306	Centerpoint	4,285	1	48.92%
100890102380042157	8220 BROADWAY ST	PEARLAND	TX	77581-7763	Centerpoint	4,571	1	52.19%
100890102380053316	2111 1/2 TIPPERARY	PEARLAND	TX	77581-5149	Centerpoint	94,251	71	15.15%
100890102380077310	3007 1/2 E BROADWAY	PEARLAND	TX	77581-4510	Centerpoint	4,919	1	56.16%
100890102380094117	4654 DIXIE FARM RD	PEARLAND	TX	77581-6500	Centerpoint	1,813	10	2.07%
100890102380098268	4828 W BROADWAY ST	PEARLAND	TX	77581-3935	Centerpoint	10,420	2	59.48%
100890102380114954	15250 1/2 S HIGHWAY	MANVEL	TX	77578-0000	Centerpoint	22,258	15	16.94%
100890102380183987	3775 S MAIN ST	PEARLAND	TX	77581-5905	Centerpoint	3,090	1	35.27%
100890102380223737	2425 S GRAND	PEARLAND	TX	77581-4249	Centerpoint	115,593	43	30.69%
100890102380256802	2801 DAWN ST	PEARLAND	TX	77581-0000	Centerpoint	3,667	12	3.49%
100890102380282373	2401 1/2 CHAMPION DR	PEARLAND	TX	77581-5181	Centerpoint	1,416	4	4.04%
100890102380283120	6211 WEST OAKS CIR	PEARLAND	TX	77584-0000	Centerpoint	0	0	0.0%
100890102380297594	2505 1/2 FM 1128 RD	PEARLAND	TX	77584-7513	Centerpoint	2,695	0	0.0%
100890102380298541	1007 1/2 E BROADWAY	PEARLAND	TX	77581-6344	Centerpoint	4,154	1	47.42%
100890102380304821	13015 ODAY RD	PEARLAND	TX	77581-7225	Centerpoint	2,834	8	4.04%
100890102380356347	1919 1/2 MAIN ST	PEARLAND	TX	77581-3305	Centerpoint	1,807	5	4.13%
100890102380429787	2900 S GALVESTON	PEARLAND	TX	77581-0000	Centerpoint	0	0	0.0%
100890102380429792	3517 LOCKHEED ST	PEARLAND	TX	77581-4761	Centerpoint	83	0	0.0%
100890102380450703	4035 SORENSON DR	PEARLAND	TX	77584-0000	Centerpoint	755	0	0.0%
100890102380476558	1800 1/2 BRANCH HILL	PEARLAND	TX	77581-9103	Centerpoint	6,752	8	9.63%
100890102380491299	3037 1/2 BROADWAY	PEARLAND	TX	77581-4510	Centerpoint	0	0	0.0%
100890102380508011	1310 1/2 CHELSEA LN	PEARLAND	TX	77581-6706	Centerpoint	11,827	18	7.5%
100890102380510735	3221 MCLEAN RD	PEARLAND	TX	77584-1333	Centerpoint	175,261	241	8.3%
100890102380551035	4035 CRYSTAL LAKE	PEARLAND	TX	77584-2572	Centerpoint	7,019	11	7.28%
100890102380555720	9901 1/2 BROADWAY	PEARLAND	TX	77584-8092	Centerpoint	3,070	1	35.04%
100890102380575176	13711 SUBURBAN	PEARLAND	TX	77581-7272	Centerpoint	250,848	186	15.44%
100890102380644113	5300 1/2 BROADWAY	PEARLAND	TX	77581-3709	Centerpoint	5,402	1	61.66%
100890102380647474	7101 BROADWAY ST	PEARLAND	TX	77581-7743	Centerpoint	5,215	18	3.31%
100890102380663890	1843 HATFIELD RD	PEARLAND	TX	77581-3187	Centerpoint	5,930	11	6.15%
100890102380670196	1434 CRYSTAL LAKE	PEARLAND	TX	77584-2581	Centerpoint	2,361	7	3.85%
100890102380693089	510 W COUNTRY	PEARLAND	TX	77584-0000	Centerpoint	10,488	20	5.99%
100890102380727522	3400 IRISH SHORES LN	PEARLAND	TX	77584-7931	Centerpoint	19,951	27	8.44%
100890102380751978	3711 PINE LAWN DR A	PEARLAND	TX	77581-8756	Centerpoint	5,826	9	7.39%
100890102380802642	701 N HIGHWAY 146	LA PORTE	TX	77571-3299	Centerpoint	6,563	1	74.92%
100890102380841170	1900 MUSTANG LN	ROSHARON	TX	77583-2324	Centerpoint	0	0	0.0%
100890102380848315	11606 1/2 TELEPHONE	PEARLAND	TX	77581-0000	Centerpoint	1,193	0	0.0%
100890102380857527	2811 1/2 BROADWAY	PEARLAND	TX	77581-4506	Centerpoint	4,462	1	50.94%
100890102380874668	3553 1/2 S MAIN ST	PEARLAND	TX	77581-5901	Centerpoint	2,267	1	25.88%
100890102380894739	3522 LIBERTY DR	PEARLAND	TX	77581-5415	Centerpoint	733,300	183	45.74%
100890102380923178	9334 SUNDOWN DR	PEARLAND	TX	77584-2882	Centerpoint	13,062	18	8.28%
100890102380927818	5900 MAGNOLIA RD A	PEARLAND	TX	77584-2968	Centerpoint	1,327,795	320	47.37%
100890102380927818	5900 1/3 MAGNOLIA RD	PEARLAND	TX	77584-2968	Centerpoint	7,205	0	0.0%
100890102380945245	2600 PEBBLE CREEK	PEARLAND	TX	77581-4480	Centerpoint	6,253	12	5.95%
100890102380973831	407 CHICKORY WOOD	PEARLAND	TX	77584-8129	Centerpoint	424,826	237	20.46%
100890102381004208	3535 S MAIN ST	PEARLAND	TX	77581-5901	Centerpoint	65	0	0.0%
100890102381020735	2508 GARDEN RD	PEARLAND	TX	77581-7780	Centerpoint	6,054	16	4.32%
100890102381020785	2355 HARRINGTON DR	PEARLAND	TX	77584-0000	Centerpoint	16,276	18	10.32%
100890102381038383	9800 FAIR BROOK WAY	PEARLAND	TX	77584-3077	Centerpoint	7,111	10	8.12%
100890102381061167	4102 MCLEAN RD	PEARLAND	TX	77584-0000	Centerpoint	28,587	39	8.37%
100890102381081395	7737 BROADWAY ST	PEARLAND	TX	77581-7755	Centerpoint	16,411	29	6.46%
100890102381095803	1332 N RIVIERA CIR	PEARLAND	TX	77581-0000	Centerpoint	23,721	36	7.52%
100890102381114905	2617 CULLEN PKWY A	PEARLAND	TX	77581-8999	Centerpoint	171,288	48	41.17%
100890102381137247	3026 VETERANS DR	PEARLAND	TX	77584-1415	Centerpoint	38,749	101	4.38%
100890102381193791	2810 TRANQUILITY	PEARLAND	TX	77584-4656	Centerpoint	20,411	49	4.76%
100890102381215788	2529 CULLEN PKWY	PEARLAND	TX	77581-9011	Centerpoint	644,429	265	27.76%
100890102381219229	1317 PINE FOREST DR	PEARLAND	TX	77581-8801	Centerpoint	293	3	1.12%
100890102381227330	3803 CONROE LAKE CT	PEARLAND	TX	77581-4784	Centerpoint	10,628	31	3.91%
100890102381261621	10601 BROADWAY ST	PEARLAND	TX	77584-8078	Centerpoint	3,848	1	43.92%
100890102381275192	1907 FM 521 RD	FRESNO	TX	77545-0000	Centerpoint	605,952	294	23.53%
100890102381297321	1708 1/2 E BROADWAY	PEARLAND	TX	77581-5604	Centerpoint	4,046	1	46.18%

100890102381303329	4213 MC HARD RD A	PEARLAND	TX	77581-0000	Centerpoint	0	0	0.0%
100890102381389745	1818 REFLECTION	PEARLAND	TX	77584	Centerpoint	3,732,724	820	51.96%
100890102381399080	6611 MOCKINGBIRD LN	PEARLAND	TX	77584-0000	Centerpoint	8,674	11	9.0%
100890102381416421	2012 BARRY ROSE RD	PEARLAND	TX	77581-0000	Centerpoint	87	0	0.0%
100890102381416988	3438 MARYS VILLAGE	PEARLAND	TX	77581-4677	Centerpoint	8,554	15	6.51%
100890102381418782	2704 CULLEN PKWY	PEARLAND	TX	77581-9009	Centerpoint	48,154	52	10.57%
100890102381426184	2503 PEARLAND PKWY	PEARLAND	TX	77581-4029	Centerpoint	217	0	0.0%
100890102381433315	3551 KIRBY DR A	PEARLAND	TX	77584-0000	Centerpoint	11,609	27	4.91%
100890102381445629	2319 N GRAND BLVD A	PEARLAND	TX	77581-4209	Centerpoint	59	0	0.0%
100890102381467116	2814 MILLER RANCH	PEARLAND	TX	77584-9709	Centerpoint	25,900	37	7.99%
100890102381484566	5800 MAGNOLIA RD	PEARLAND	TX	77584-0000	Centerpoint	128,134	71	20.6%
100890102381504054	2935 ORANGE ST A	PEARLAND	TX	77581-0000	Centerpoint	40	0	0.0%
100890102381516205	3605 1/2 FM 1128 RD	PEARLAND	TX	77584-7501	Centerpoint	2,983	1	34.05%
100890102381519582	9305 BROADWAY ST	PEARLAND	TX	77584-7890	Centerpoint	4,506	1	51.44%
100890102381528385	2100 COUNTRY PLACE	PEARLAND	TX	77584-2179	Centerpoint	46,923	19	28.19%
100890102381528386	2150 COUNTRY PLACE	PEARLAND	TX	77584-2179	Centerpoint	156,436	50	35.72%
100890102381540168	3333 VETERANS DR	PEARLAND	TX	77584-1604	Centerpoint	44,666	43	11.86%
100890102381550495	2812 TRANQUILITY	PEARLAND	TX	77584-4656	Centerpoint	30,528	24	14.52%
100890102381553383	3945 WELLS DR	PEARLAND	TX	77584-0000	Centerpoint	73,037	213	3.91%
100890102381562668	1229 E BROADWAY ST	PEARLAND	TX	77581-6303	Centerpoint	643	0	0.0%
100890102381563786	5361 S MAIN ST	PEARLAND	TX	77581-0000	Centerpoint	767	0	0.0%
100890102381581304	2753 BISCAYNE BAY	PEARLAND	TX	77584-0000	Centerpoint	34,179	67	5.82%
100890102381602683	3053 HATFIELD RD	PEARLAND	TX	77584-1508	Centerpoint	28,896	214	1.54%
100890102381685943	1500 1/2 PEARLAND	PEARLAND	TX	77581-0000	Centerpoint	704	0	0.0%
100890102381718481	3499 MC HARD RD EM	PEARLAND	TX	77581-0000	Centerpoint	5,684	1	64.88%
100890102381721993	2507 1/2 COUNTY	PEARLAND	TX	77584-7964	Centerpoint	3,745	1	42.75%
100890102381726142	1630 KIRBY DR	PEARLAND	TX	77584-0000	Centerpoint	11,991	15	9.13%
100890102381726144	3152 DIXIE FARM RD	PEARLAND	TX	77581-5914	Centerpoint	30,057	45	7.62%
100890102381750117	6141 RICE RD	PEARLAND	TX	77581-3156	Centerpoint	8,063	37	2.49%
100890102381815644	2916 YOST BLVD	PEARLAND	TX	77581-5542	Centerpoint	38	0	0.0%
100890102390002293	1413 1/2 BROADWAY	PEARLAND	TX	77581-6307	Centerpoint	4,436	1	50.64%
100890102390029111	3030 1/2 COUNTY	PEARLAND	TX	77584-0000	Centerpoint	5,785	1	66.03%
100890102390029248	12710 1/2 BROADWAY	PEARLAND	TX	77584-1929	Centerpoint	4,690	1	53.54%
100890102390041173	1661 1/2 CULLEN PKWY	PEARLAND	TX	77581-8971	Centerpoint	5,785	1	66.03%
100890102390043962	2310 1/2 SMITH RANCH	PEARLAND	TX	77584-5231	Centerpoint	463	3	1.76%
100890102390043970	5000 BROADWAY ST	PEARLAND	TX	77581-3939	Centerpoint	446	0	0.0%
100890102390046249	2559 HILLHOUSE RD	PEARLAND	TX	77584-0000	Centerpoint	199,034	56	40.57%
100890102390053964	4661 1/2 ORANGE	PEARLAND	TX	77581-0000	Centerpoint	6,049	1	69.05%
100890102390057590	1510 1/2 MAIN ST	PEARLAND	TX	77581-2802	Centerpoint	4,187	1	47.8%
100890102390073072	3671 1/2 BUSINESS	PEARLAND	TX	77584-0000	Centerpoint	7,341	2	41.9%
100890102490013314	11211 1/2 BROADWAY	PEARLAND	TX	77584-9780	Centerpoint	4,789	1	54.66%
100890102490013390	1618 1/2 KIRBY DR	PEARLAND	TX	77584-0000	Centerpoint	143	0	0.0%
100890102490014973	3348 1/2 HARKEY RD	PEARLAND	TX	77584-2965	Centerpoint	4,117	1	47.0%
100890102490022480	2101 1/2 SCARSDALE	PEARLAND	TX	77581-5190	Centerpoint	143	0	0.0%
100890102490023066	2441 DIXIE FARM RD	PEARLAND	TX	77581-5833	Centerpoint	4,420	1	50.46%
100890102490041154	2151 1/2 CULLEN PKWY	PEARLAND	TX	77581-8981	Centerpoint	4,189	1	47.82%
100890102490054244	11103 1/2 SHADOW	PEARLAND	TX	77584-7286	Centerpoint	4,916	1	56.12%
100890102490065463	1100 1/2	PEARLAND	TX	77581-0000	Centerpoint	22,299	66	3.86%
100890102490072794	13602 1/2 BROADWAY	PEARLAND	TX	77584-0000	Centerpoint	3,841	1	43.84%
100890104139153450	1445 MYKAWA RD	PEARLAND	TX	77581-0000	Centerpoint	10,250	13	9.0%

100890104139153563	1709 MYKAWA RD	PEARLAND	TX	77581-2705	Centerpoint	7,855	10	8.97%
100890104139154300	2103 MYKAWA RD	PEARLAND	TX	77581-0000	Centerpoint	1,233	8	1.76%
100890104239208532	6080 BROADWAY ST	PEARLAND	TX	77581-7806	Centerpoint	5,381	1	61.43%
100890104239217120	4014 MCLEAN RD	PEARLAND	TX	77581-0000	Centerpoint	12,733	16	9.08%
100890104739300970	3812 MAGNOLIA RD #1	PEARLAND	TX	77584-1608	Centerpoint	730,525	272	30.66%
100890104739301022	3412 VETERANS DR	PEARLAND	TX	77584-1605	Centerpoint	4,364	10	4.98%
100890104739302321	2838 MCLEAN RD	PEARLAND	TX	77584-0000	Centerpoint	402,480	140	32.82%
100890104739302580	5301 1/2 W BROADWAY	PEARLAND	TX	77581-3708	Centerpoint	1,994	0	0.0%
100890104739302610	5398 W BROADWAY ST	PEARLAND	TX	77581-3709	Centerpoint	15	0	0.0%
100890104839303176	5107 W BROADWAY ST	PEARLAND	TX	77581-3940	Centerpoint	14	0	0.0%
100890104839303279	4701 W BROADWAY ST	PEARLAND	TX	77581-3932	Centerpoint	2,642	1	30.16%
100890104839303771	2703 VETERANS DR	PEARLAND	TX	77584-1410	Centerpoint	579,718	141	46.93%
100890104839304038	2335 N TEXAS	PEARLAND	TX	77581-4121	Centerpoint	0	0	0.0%
100890104839304190	4103 W WALNUT ST	PEARLAND	TX	77581-4103	Centerpoint	38,792	64	6.92%
100890104939314068	3424 RIVERSIDE DR	PEARLAND	TX	77581-0000	Centerpoint	8,585	12	8.17%
100890104939314200	1302 1/2 E BROADWAY	PEARLAND	TX	77581-6306	Centerpoint	7,552	12	7.18%
100890104939314504	2727 DIXIE FARM RD	PEARLAND	TX	77581-5807	Centerpoint	1,822,569	449	46.34%
100890104939315978	1725 E BROADWAY ST	PEARLAND	TX	77581-5603	Centerpoint	6,621	1	75.58%
100890104939315980	1801 E BROADWAY ST	PEARLAND	TX	77581-5605	Centerpoint	276,218	160	19.71%
100890104939315980	1801 1/3 E BROADWAY	PEARLAND	TX	77581-5605	Centerpoint	4,788	0	0.0%
100890104939317252	3804 LONGHERRIDGE	PEARLAND	TX	77581-6010	Centerpoint	3,285	7	5.36%
100890105039318089	2433 E BROADWAY ST	PEARLAND	TX	77581-6407	Centerpoint	919	6	1.75%
100890105039320006	3503 LIBERTY DR	PEARLAND	TX	77581-5416	Centerpoint	568,198	266	24.38%
100890105039320008	3523 LIBERTY DR	PEARLAND	TX	77581-5416	Centerpoint	1,027,375	401	29.25%
100890105039320043	3611 1/2 MISTY LN	PEARLAND	TX	77581-5407	Centerpoint	6,147	8	8.77%
100890105039320228	3901 LIBERTY	PEARLAND	TX	77581-0000	Centerpoint	6,935	6	13.2%
100890105039320229	3919 LIBERTY	PEARLAND	TX	77581-0000	Centerpoint	205,108	60	39.02%
100890105039320229	4007 LIBERTY	PEARLAND	TX	77581-0000	Centerpoint	2,161	2	12.33%
100890105039324202	3420 LIBERTY	PEARLAND	TX	77581-0000	Centerpoint	10,469	14	8.54%
100890105039324210	2507 E BROADWAY ST	PEARLAND	TX	77581-4901	Centerpoint	4,334	1	49.47%
100890105039324319	2800 WHISPERING	PEARLAND	TX	77581-0000	Centerpoint	7,788	9	9.88%
100890105039325367	3200 E BROADWAY ST	PEARLAND	TX	77581-4502	Centerpoint	4,519	1	51.59%
100890105039326429	3407 E BROADWAY ST	PEARLAND	TX	77581-4303	Centerpoint	14	0	0.0%
100890105139326560	3501 E BROADWAY ST	PEARLAND	TX	77581-4306	Centerpoint	2,749	0	0.0%
100890105139326798	2018 OLD ALVIN RD	PEARLAND	TX	77581-3516	Centerpoint	246,087	74	37.96%
100890105139326798	2010 OLD ALVIN RD	PEARLAND	TX	77581-3516	Centerpoint	90,447	38	27.17%
100890105139326834	3509 ORANGE ST	PEARLAND	TX	77581-3405	Centerpoint	77,673	27	32.84%
100890105139327014	3601 E BROADWAY ST	PEARLAND	TX	77581-4201	Centerpoint	6,622	1	75.6%
100890105139328074	3702 ALICE ST	PEARLAND	TX	77581-2917	Centerpoint	16,023	14	13.07%
100890105139328079	4515 KNAPP RD	PEARLAND	TX	77581-2206	Centerpoint	572	3	2.18%
100890107667510EM	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	10,865	0	0.0%
100890107667510SH	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	407,676	0	0.0%
100890107667510VB	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	67,200	0	0.0%
100890107667510VBF	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	60,480	0	0.0%
100890107667510WB	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	49,920	0	0.0%
100890107667510WB	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	960	0	0.0%
100890107733310EM	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	861	0	0.0%
100890107733310GH	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	29,928	0	0.0%
100890107733310LHE	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	41,154	0	0.0%
100890107733610PH	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	29,232	0	0.0%
100890107734410EM	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	1,476	0	0.0%
100890107734410LHA	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	912	0	0.0%
100890107734410LHE	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	49,704	0	0.0%
100890107738910LHE	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	23,712	0	0.0%
100890107738910PH	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	696	0	0.0%
100890107752010LHE	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	42,408	0	0.0%
100890107754310LHE	7830 SCOTT ST	HOUSTON	TX	77080	Centerpoint	19,152	0	0.0%

Although the information contained herein is from sources believed to be reliable, TFS Energy Solutions, LLC and/or any of its members, affiliates, and subsidiaries (collectively "TFS") makes no warranty or representation that such information is correct and is not responsible for errors, omissions or misstatements of any kind. All information is provided "AS IS" and on an "AS AVAILABLE" basis and TFS disclaims all express and implied warranties related to such information and does not guarantee the accuracy, timeliness, completeness, performance or fitness for a particular purpose of any of the information. The information contained herein, including any pricing, is for informational purposes only, can be changed at any time, should be independently evaluated, and is not a binding offer to provide electricity, natural gas and related services. The parties agree that TFS's sole function with respect to any transaction is the introduction of the parties and that each party is responsible for evaluating the merits of the transaction and credit worthiness of the other. TFS assumes no responsibility for the performance of any transaction or the financial condition of any party. TFS accepts no liability for any direct, indirect or other consequential loss arising out of any use of the information contained herein or any inaccuracy, error or omission in any of its content.

Partial List of Tradition Energy – Texas Clients

Counties:

Fort Bend County
Harris County
Bastrop County
Tom Green County
Refugio County
Ward County
Crane County
Nacogdoches County
Scurry County

Cities:

Galveston
League City
La Porte
Shoreacres
Missouri City
El Campo
Garland
Mesquite
Hutto
Rogers
Alvarado
Fate

Colleges:

Tarrant County College District
Texas State Technical College
Art Institute of Houston
Alvin Community College
Brazosport College
Howard College
Temple College
Texas Association of Community Colleges
Zenith Colleges

Public School Districts:

Tyler ISD
Lake Worth ISD
Cleburne ISD
Crowley ISD
Hudson ISD
Zavala ISD
Corpus Christi ISD
Hitchcock ISD

Other:

Houston METRO
Texas Medical Center
Houston Hospice
Galveston Housing Authority
Waco Housing Authority
Central Texas Housing Authority
25+ Municipal Utility Districts
American Red Cross
Head Start of Greater Dallas
North Central Texas Council of Governments



Memo

To: Jon Branson, Deputy City Manager

From: Bob Pearce, Purchasing Officer *BP*

CC:

Date: March 10, 2016

Re: Energy Procurement Advisory Agreement

Since the passage of electricity deregulation by the Texas Senate in 2002, the City of Pearland has utilized term contracts offered through the Texas Coalition for Affordable Power (TCAP) for procurement of its electricity needs. TCAP is a political subdivision aggregation group which joins multiple agency customers together for the purpose of purchasing electricity. Earlier in the City's growth cycle, the TCAP contract afforded stable pricing and budget certainty. However, as the City has matured into a larger electrical user (approximately 40 million kilowatt hours annually) with extremely stable and predictable power load requirements, an aggregation arrangement can actually limit the City's capacity to benefit from its attractiveness as an electricity customer by being grouped with cities with significantly lower power demands. Additionally, the City has experienced poor customer service throughout the tenure of TCAP, receiving little to no support amid frequent service issues experienced with the contracted retail electric providers (REP), issues predominantly related to electrical account additions and deletions.

The City's current agreement with TCAP runs through December 31, 2017, with pricing at \$.07768 (7.768 cents) per kilowatt hour. In mid-January, 2016, TCAP management personnel contacted the City with an offer to join a solicitation by TCAP to electrical providers to provide a contract which would commence January 1, 2018 – the solicitation was undertaken at this point in time to take advantage of the historically low electricity rates currently available in the market. TCAP required that participating member Cities pass resolutions on or before February 25, 2016 to adopt a subsequent 60 month TCAP contract at a rate not to exceed \$.0425 per kilowatt hour. This deadline did not give a sufficient amount of time for the City to exercise due diligence to the matter of its electricity procurement options, and discussions in Executive Session of February 22, 2016 yielded a consensus that it is in the City's better interest to solicit pricing in the open market. Purchasing staff has met with a number of energy consultants and providers since January, and reached out to neighboring cities to discuss various electricity procurement methods.

Given the complexity of the electricity industry and the myriad providers and service options available, staff believes it best for the City to utilize an energy consulting partner to conduct the market solicitation, and to serve as an ongoing energy partner with the interests of the City as its core function. Pursuant to Local Government Code Chapter 252.022, electricity procurement is exempt from competitive bidding requirements, however, a number of cooperative purchasing organizations have energy consulting service contracts available for the City's use – the research and discussions described above have yielded that a highly-regarded energy consultant, Tradition Energy, is contracted with the U.S. Communities Government Purchasing Alliance to provide energy consulting and management services. The fee for these services are accounted for in the

subsequent contracted energy cost, and is governed by the U.S. Communities Services Fee List, attached hereto. A partial list of Texas clients for whom Tradition Energy currently manages energy contracts is also attached.

Purchasing staff has spoken at length with Fort Bend County, League City and LaPorte, all current Tradition Energy clients, and each have reported an extremely high level of satisfaction with Tradition's procurement process and its customer service proficiency in managing electrical contracts with the contracted REPs.

Staff will prepare an Agenda Request for March 21, 2016 with a corresponding Resolution to approve an Energy Procurement Advisory Agreement with Tradition Energy. Additionally, a Resolution authorizing the City Manager or his designee to execute a subsequent Commercial Electricity Service Agreement with a selected provider, as determined to provide the best offer to the City in the subsequent market solicitation for pricing. This step is necessary as the actual rate obtained in a solicitation is subject to market conditions, and it is standard practice that the rate in a REP proposal must be executed on the day given, which precludes staff from bringing the solicited contract rate before Council for approval.

Upon execution of the Advisory Agreement, Tradition Energy will conduct a solicitation to providers for the City's electrical accounts, and will present the proposals for City review. A determination of the best offer will be made by City management personnel, and the appropriate acceptance/contract documents will be executed by the City Manager or his designee, with details of the resultant contract reported back to City Council. It is anticipated that this process would be completed and a contract executed during the week of March 21, 2016 (subject to favorable market conditions).



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, MARCH 21, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL - 3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Application No. 2016-01

A request of James Elmore, applicant; on behalf of A & A Business, owner; for approval of a Conditional Use Permit (CUP) to allow for gasoline station and convenience store in the General Business (GB) zoning district; on approximately 0.8767 acre portion of land that is part of a 3.3825 acre tract, Pearland, TX

Legal Description: A tract or parcel containing 0.8767 acre portion of a 3.8325 acre tract of land situated in the Thomas J. Green Survey, Abstract 198, in the City of Pearland, Brazoria County, Texas.

General Location: NE Corner of Broadway Street and Alexander Lane, Pearland, TX

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 281-652-1655 prior to the meeting so that appropriate arrangements can be made.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: March 21, 2016

Re: Conditional Use Permit Application No. 2016-01

A request of James Elmore, applicant; on behalf of A & A Business, owner; for approval of a Conditional Use Permit (CUP) to allow for gasoline station and convenience store in the General Business (GB) zoning district on approximately 0.8767 acre portion of land that is part of a 3.3825 acre tract, Pearland, TX.

General Location: NE corner of Broadway Street and Alexander Lane, Pearland, TX.

Summary of Request

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct a gasoline station in a General Business (GB) zoning district on the northeast corner of Broadway Street and Alexander Lane. The proposed gasoline station includes a 4,000 square foot convenience store. Gasoline stations in the GB district require approval of a CUP to determine if there will be negative impacts on surrounding properties.

Recommendation

Staff recommends approval of the requested CUP on the approximately 0.8767 acre portion of the site to allow a gasoline station use for the following reasons:

1. This portion of the property is currently zoned General Business (GB) which is in conformance with the Future Land Use Plan designation of "Retail, Offices and Services."
2. It is not anticipated that the proposed change in zoning will have significant negative impacts on surrounding properties or developments as the CUP allows conditions to be placed to mitigate any negative impacts.

3. A CUP is required for all gasoline stations located in a GB zoning district. All requirements of the UDC will be met for any future redevelopment and expansion on the site. Screening and buffering, as well as new zoning/land use definitions as determined by City staff will protect the health, safety and welfare of the existing neighborhoods, as prioritized by the Comprehensive Plan.

Site History

The subject property was annexed into the City in 1960 and was zoned GB on February 13, 2006. The site is currently undeveloped.

The site is surrounded by primarily non-residential zoning districts except for the north side of the property. The residential areas to the north are approximately 380 feet from the convenience store area. Additionally the site plan also indicates a detention reserve will be located adjacent to the residential area. The below table identifies these surrounding uses and zoning districts:

	Zoning	Land Use
North	Single Family Residential-3 (R-3)	Single Family Residential
South	General Business (GB)	Retail/Commercial
East	General Business (GB)	Retail/Office/Auto
West	General Business (GB)	Retail/Commercial Center

Conformance with the Comprehensive Plan

The current zoning of GB on the subject property is in conformance with the future land use designation of the Comprehensive Plan which is "Retail, Offices and Services." The property is located along Broadway Street, a major retail corridor that allows for commercial uses.

Conformance with the Thoroughfare Plan

The subject property has approximately 163 feet of frontage along Broadway Street and 600 feet of frontage along Alexander Lane. Broadway Street is a Major Thoroughfare that requires 120 feet of right-of-way. According to GIS, Broadway Street is a major corridor that needs to be widened. Alexander Lane is a minor collector road of sufficient width.

Conformance with the Unified Development Code

The property is currently undeveloped. The applicant has plans to develop a 0.8767 portion of the property as a gas station with convenience store. A convenience store without gasoline sales is permitted within the GB zone. However, a CUP must be approved for the gasoline station to be in conformance with UDC requirements.

General Business (GB) Area Regulations		
Size of Lot	Required	Provided
Minimum Lot Size	22,000 sf.	166,944 sf
Minimum Lot Width	150 ft.	162.65' south property line 319.17' north property line
Minimum Lot Depth	125 ft.	440' east property line 600' west property line

Broadway Street is subject to the Corridor Overlay District (COD). The applicant has submitted a detailed landscaping plan showing the different species, calipers, and locations of trees, as well as a chart of the UDC requirements along Alexander Lane and in the Corridor Overlay District.

Platting Status

A minor plat has been approved by the City and was sent to the Brazoria County for recordation. The City is awaiting confirmation that the plat has been recorded. Platting will be required in the future for subdividing the property.

Availability of Utilities

City records indicate that water is provided to the site by a 10 inch main along Alexander Lane. An existing sewer line runs along a portion of the east property line.

Impact on Existing and Future Development

The proposed CUP will not significantly impact surrounding properties or developments. The site is surrounded by commercial uses and zoning districts. The proposed gasoline

station will be similar to the character of the surrounding area. All requirements of the UDC, including the COD requirements will have to be met upon development.

To further mitigate any potential impact on the surrounding properties proposed site plan for the site exceeds the minimum landscape requirements. The Site Plan indicates a 30 foot wide residential landscape buffer across the rear property line adjacent to the residential subdivision. Additionally a 75 foot wide detention pond will be placed adjacent to the landscape buffer. This will result in over 100 feet of separation between this property and adjacent residential. Landscaping along Broadway Street and Alexander Lane will consist of a row of 3" caliper Live Oaks along the right-of way. Crepe Myrtles with a minimum 3" caliper are shown staggered behind the Live Oaks. Red-Tipped Photinia shrubs will be planted near the Alexander Lane right-of-way, along the Alexander Lane entrance extending to the right side of the convenience store building. Another line of the same species will be planted on along the edge of the front and both sides of the paved parking and maneuvering areas.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

Opposition to or Support of Proposed Request

Staff has not received any returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet

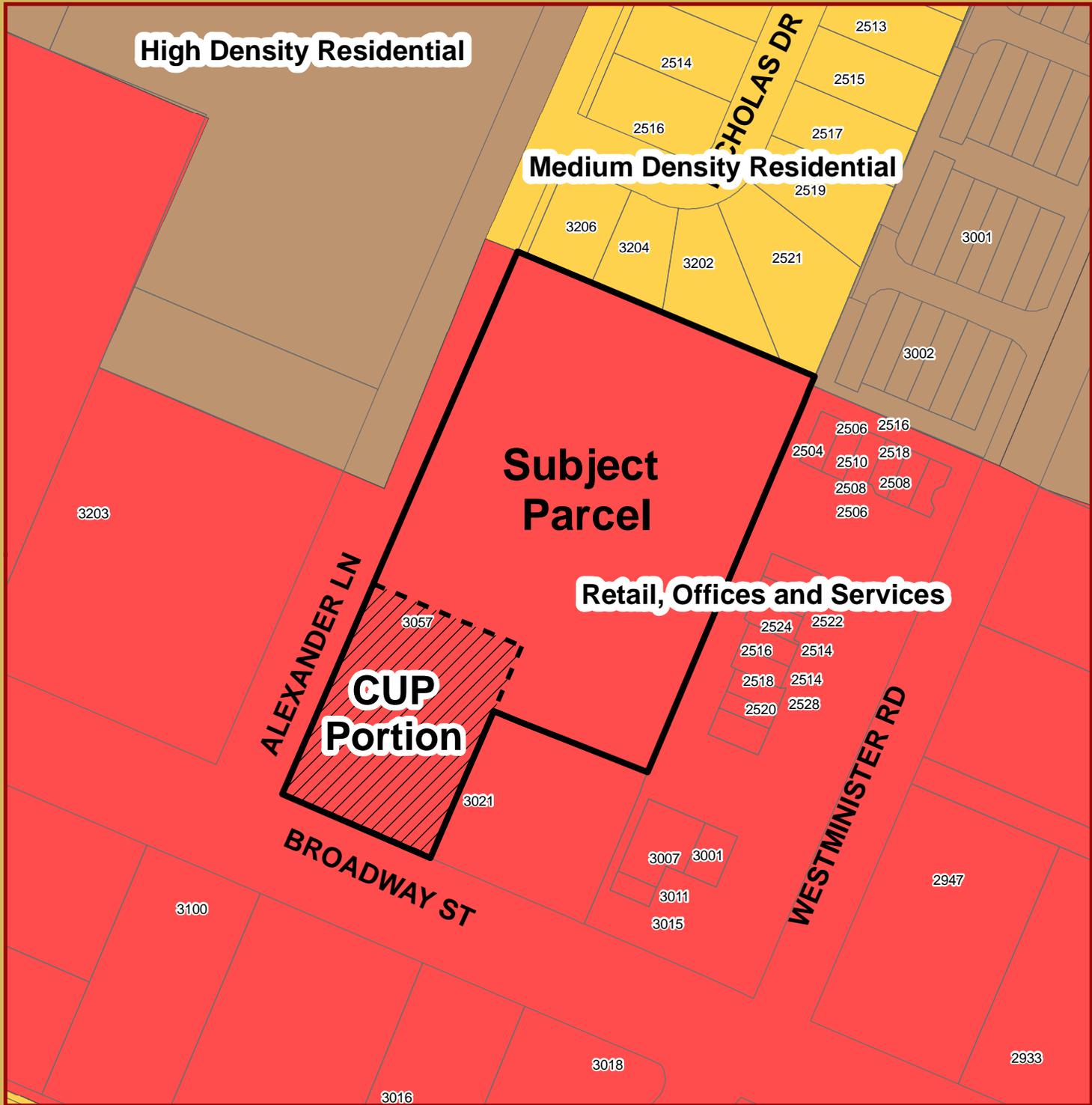


Exhibit 3

FLUP MAP

CUP 2016-01

**Broadway Street at
Alexander Lane.**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 145 feet

FEBRUARY 2016
PLANNING DEPARTMENT

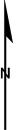
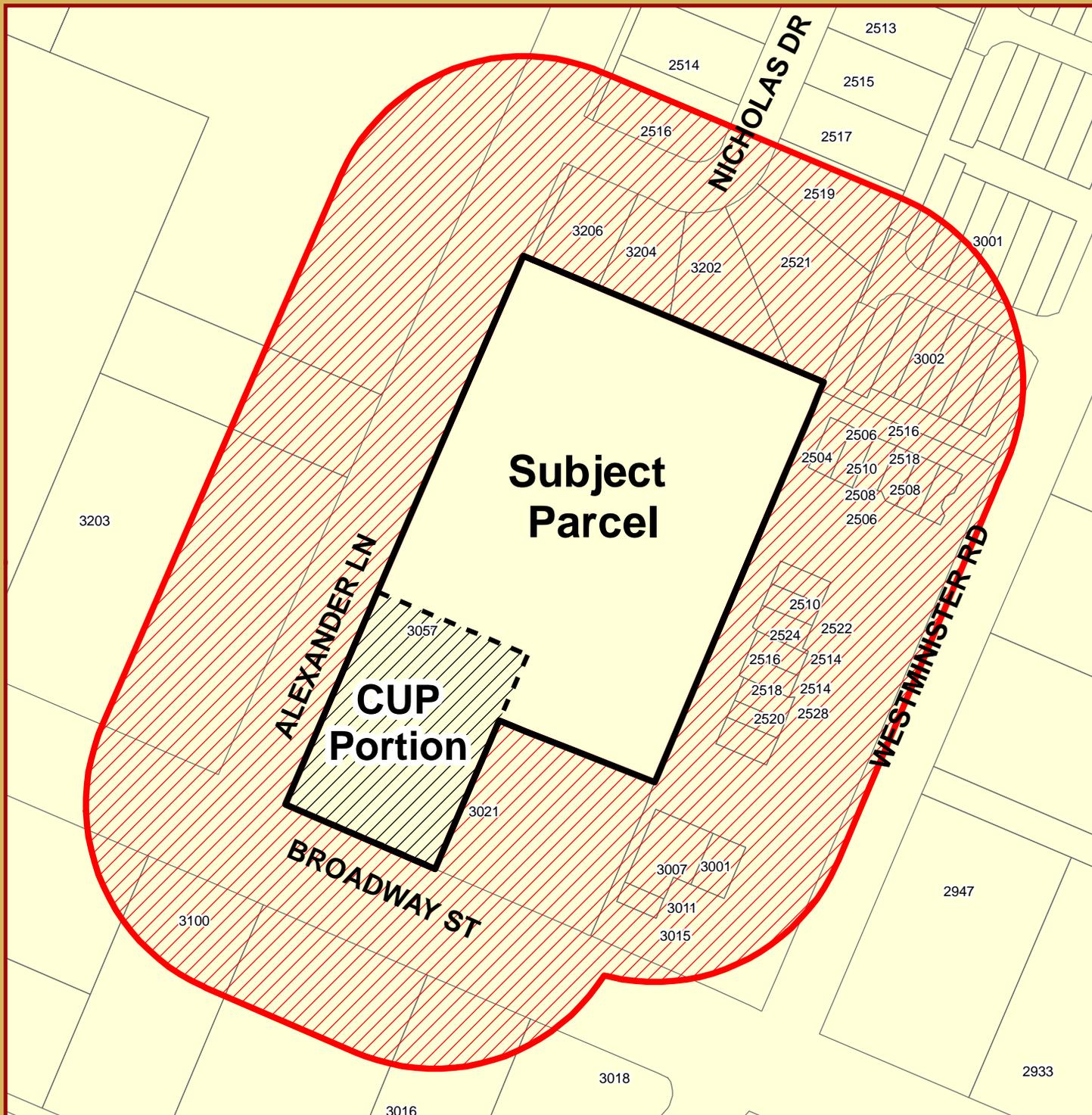


Exhibit 4

NOTIFICATION MAP

CUP 2016-01

Broadway Street at Alexander Lane.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 145 feet

FEBRUARY 2016
PLANNING DEPARTMENT

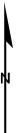


Exhibit 5

CUP 2016-01

Broadway @ Alexander

Property_Owner	City	Address	State	Zip
A1 COPELAND ENTERPRISES % CHURCHES FRIED CHICKEN	ATLANTA	255 E PACES FERRY RD NE STE 300	GA	30305
ALEXANDER LANDING SEC 6 HOMEOWNERS ASSN	PEARLAND	PO BOX 1671	TX	77588
BAKER REVOCABLE TRUST	PEARLAND	3506 LOCKHEED ST	TX	77581
DAC PROPERTIES INC	PEARLAND	3021 BRIARSAGE LN	TX	77581
DARBY CRAIG A & LISA M	PEARLAND	3805 PINE BRANCH DR	TX	77581
GARZA YESENIA	PEARLAND	3206 TERRIE LN	TX	77581
GEHRING ALICE F	PEARLAND	2526 WESTMINISTER ST	TX	77581
GOLDEN RULE SERVICES INC	PEARLAND	3801 LIBERTY DR	TX	77581
H B L PEARLAND LTD BANFIELD PROPERTIES	FRIENDSWOOD	161 W SHADOWBEND AVE STE 100	TX	77546
H T M R INC	HOUSTON	13503 FIELD SPRINGS LN	TX	77059
HORST ENTERPRISES INC	MISSOURI CITY	3360 CARTWRIGHT RD	TX	77459
KERN LLOYD JACOB & DEVIN K	PEARLAND	2521 NICHOLAS DR	TX	77581
KIM JE CHOL	PEARLAND	3006 BROADWAY ST	TX	77581
KLIESING JESSE DAN & SINGLETON AMY MICHELE	PEARLAND	2516 NICHOLAS DR	TX	77581
LANDRY EDWARD F	PEARLAND	3202 TERRIE LN	TX	77581
MATHEWS BUILDING LLC	HOUSTON	726 GARDEN OAKS BLVD	TX	77018
NICHOLSON KATHLEEN ANN	PEARLAND	3001 BROADWAY ST	TX	77581
PECOT JOSEPH & LINDA	PEARLAND	3204 TERRIE LN	TX	77581
REGIONS FINANCIAL CORP ATTN: REGIONS PROPERTY DEPT	HOOVER	250 RIVERCHASE PKWY E	AL	35244
TACCI JOHANNA & CHRISTOPHER J	MORGAN HILL	335 HEIDI DR	CA	95037
TARRER RICHARD A	PEARLAND	3203 E CEDAR HOLLOW DR	TX	77584
TURNER CORKEY L	PASADENA	6311 AVENEL DR	TX	77505
WHISPERING WINDS APARTMENTS LLC % BEN BEITEL	BROOKLYN	1364 53RD ST	NY	11219

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 CONDITIONAL USE PERMIT (CUP)

Conditional Use Permit Request for: RETAIL FUEL SALES IN
GENERAL BUSINESS
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: GB

Property Information:

Address or General Location of Property: NW CORNER FM 518
AT ALEXANDON

Tax Account No. 0198 - 0001 - 003

Subdivision: ALEXANDON PLAZA Lot: PES A Block: ONE

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

PROPERTY OWNER INFORMATION:

NAME A+A Business
ADDRESS 611 E. RICHMOND RD
CITY HOU STATE TX ZIP 77073
PHONE (713) 524-2880
FAX (713) 524-9803
E-MAIL ADDRESS JAMES @ CIS-AXIS

APPLICANT/AGENT INFORMATION:

NAME JAMES ELMORE
ADDRESS 2501 W 11TH
CITY HOUSTON STATE TX ZIP 77008
PHONE (713) 524-2880
FAX (713) 524-9803
E-MAIL ADDRESS JAMES @ CIS-AXIS.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: 11 JAN 2016

Agent's/
Applicant's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: <u>\$1025.00</u>	DATE PAID: <u>1/11/16</u>	RECEIVED BY: <u>IC</u>	RECEIPT NUMBER: <u>108240</u>
-----------------------------	---------------------------	------------------------	-------------------------------

Application No. CUP-2016-01

APPLICATION CHECKLIST FOR THE FOLLOWING: Conditional Use Permit (CUP)

- Application and checklist, filled out completely and signed by the owner of the property.
- 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 (UDC).
- Metes and Bounds Description (survey or plat of the property that provides or contains the metes and bounds description).
- Parcel map, printer from the City of Pearland website, indicating the location and boundaries of the subject property.
- Letter of Intent, explaining the conditional use permit request in detail, specifying:
 - o Proposed Uses: RETAIL FUEL STATION & C-STORE
 - o Specific Operations of the use: _____
 - o Square footage of buildings/lot sizes: 4000
 - o Unique characteristics of the property: CUP ON HAWK CORNER OAKM
 - o Other necessary information (list here): _____
- Site plan that shows the following:
 - o Proposed layout of the subject property
 - o Proposed buildings
 - o Parking
 - o Landscape plan
 - o Detention ponds
 - o Fences
 - o Other relevant information (list here): _____
- Acknowledgement of the sign to be posted on the property ten (10) days prior to the public hearing.
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.

2015 TAX STATEMENT



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

Certified Owner:
 A & A BUSINESS INC
 611 E RICHEY RD
 HOUSTON, TX 77073

Legal Description:
 A0198 T J GREEN (PEARLAND) TRACT 1AA
 ACRES 3.8325

Account No: 0198-0001-003

Appr. Dist. No.: 657203

Legal Acres: 3.8325

Parcel Address: E BROADWAY ST & ALEXANI

As of Date: 01/07/2016

Print Date: 01/07/2016

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$834,720	\$0	\$834,720	\$834,720	\$0	\$0	\$834,720	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
BRAZORIA COUNTY <i>Amount saved by additional sales tax revenue \$.34</i>	\$834,720	OSP	\$834,390.00	\$330	0.4260000	\$1.41
SPECIAL ROAD & BRIDGE	\$834,720	OSP	\$834,390.00	\$330	0.0600000	\$0.20
PEARLAND ISD	\$834,720	OSP	\$834,390.00	\$330	1.4156000	\$4.67
BRAZORIA DRAINAGE DIST 4	\$834,720	OSP	\$834,390.00	\$330	0.1555000	\$0.51
CITY OF PEARLAND	\$834,720	OSP	\$834,390.00	\$330	0.7053000	\$2.33

Total Tax: \$9.12
Total Tax Paid to date: \$9.12
Total Tax Remaining: \$0.00

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

01/31/2016 0%	02/29/2016 7%	03/31/2016 9%	04/30/2016 11%	05/31/2016 13%	06/30/2016 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07/31/2016 18 + up to 20%	08/31/2016 19 + up to 20%	09/30/2016 20 + up to 20%	10/31/2016 21 + up to 20%	11/30/2016 22 + up to 20%	12/31/2016 23 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

PEARLAND ISD 2015 M&O 1.0400000 I&S .37560000 Total 1.4156000 2014 M&O 1.0400000 I&S .37570000 Total 1.4157000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.62



Print Date: 01/07/2016

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

RO'VIN GARRETT, PCC
 BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
 111 E. LOCUST
 ANGLETON, TEXAS 77515
 (979) 864-1320, (979) 388-1320, (281) 756-1320



0198-0001-003
 A & A BUSINESS INC
 611 E RICHEY RD
 HOUSTON, TX 77073

AMOUNT PAID:
 \$ _____

01980001003 2015 012016 000000000000 000000000000 000000000000 0

CISNEROS DESIGN GROUP



2501 W 11th
Houston, TX 77008
Phone 713-524-2880 Fax 713-524-9803
Email: cisneros @cis-axis.com

**RE: CUP
NW Corner
FM 518 @ Alexander**

Letter of Intent

City of Pearland Planning Department

Dear Sirs: Please accept this as a formal request for a conditional use permit (CUP) to allow retail fuel sales at the proposed C-Store to be located on the NW corner of FM 518 and Alexander. CUP would be limited to 0.8767 acres tract as described by exhibit "A1." Proposed 4,000 square foot convenience store would include a deli section and six retail fueling dispensers.

Please accept this as an acknowledgment of the requirement to place a "Public Hearing" notice signs on the property 10 days prior to scheduled hearing.

Sincerely,

James I. Elmore
Cisneros Design Group

NO.	DESCRIPTION	DATE

CITY of PEARLAND: NOTES

SITE PLAN NOTES:

- ALL MECHANICAL, ELECTRICAL & ROOF-MOUNTED EQUIPMENTS SHALL BE SCREENED AS PER THE REQUIREMENTS OF THE UDC.
- ALL LOADING & UNLOADING AREAS SHALL BE SCREENED AS PER THE REQUIREMENTS OF THE UDC.
- ALL REFUSE CONTAINERS & RECYCLING CONTAINERS SHALL BE SCREENED AS PER THE UDC.
- PERIMETER OF THE PARKING AREAS SHALL BE BOUNDED BY A RAISED or RIBBON CURBS.
- ALL PARKING SPACES SHALL HAVE A MINIMUM DIMENSION OF 9ft X 18ft & ALL AISLES SHALL HAVE A MINIMUM WIDTH OF 24ft.
- THERE SHALL BE NO OUTDOOR STORAGE, DISPLAY, or ACTIVITY.
- SIGHT VISIBILITY ANGLES SHALL NOT BE OBSTRUCTED ALONG DRIVEWAY ENTRANCES & OTHER AREAS.
- ALL APPLICABLE REQUIREMENTS OF THE UDC SHALL BE MET.
- SIGNAGE, INCLUDING FLAGS, REQUIRES A SEPARATE APPLICATION & IS NOT A PART OF THE SITE PLAN APPROVAL.
- ANY SIGNS, PAVING, STRUCTURE (EXCEPT FENCES, WALL, & SCREENS) ON EASEMENTS NEED A WAIVER OF ENCROACHMENT LETTER.
- FOR RESIDENTIAL ZONING DISTRICTS & BP-288 ZONE: AT THE TIME OF PLANTING, A MINIMUM OF 8ft SHALL BE PROVIDED BETWEEN A TREE TRUNK & THE BACK OF ANY CURB & BETWEEN A TREE TRUNK & ANY PLANNED or EXISTING UNDERGROUND PUBLIC UTILITY LINES.
- A MINIMUM OF 60% OF REQUIRED STREET TREES SHALL BE EVERGREEN.
- CORRUGATED METAL IS PROHIBITED.
- EACH LANDSCAPE ISLAND WITHIN A PARKING LOT SHALL CONTAIN A MINIMUM SQUARE FOOTAGE EQUIVALENT TO ONE (1) PARKING SPACE WITH A MINIMUM WIDTH OF 9ft. & SHALL ALLOW AT LEAST 3ft BETWEEN ANY TREES WITHIN THE ISLAND AND THE EDGE OF THE ISLAND.

CORRIDOR OVERLAY DISTRICT NOTES:

- ALL REQUIREMENTS OF THE CORRIDOR OVERLAY DISTRICT (COD) INCLUDING BUILDING COLOR, BUILDING ARTICULATION & TRANSPARENCY REQUIREMENTS SHALL BE MET.
- MINIMUM LIGHTING LEVEL OF 0.5-FOOT CANDLES SHALL BE PROVIDED IN THE PARKING LOTS IN COD.
- WOODEN LIGHT POLES ARE PROHIBITED.
- HIGH PRESSURE SODIUM or METAL HALIDE FIXTURES SHALL BE USED WITH NO DIRECT GLARE ONTO ADJACENT PROPERTIES or PUBLIC STREETS.
- WALKWAY LIGHTING SHALL NOT EXCEED 12'.
- UNDERGROUND MECHANICAL IRRIGATION SYSTEM SHALL BE INSTALLED THROUGHOUT THE LANDSCAPE AREAS.
- HEIGHT OF LIGHTING SHALL NOT EXCEED THE HEIGHT OF THE BUILDING.
- ALL UTILITIES SHALL BE UNDERGROUND.
- ALL FENCES VISIBLE FROM THE CORRIDORS SHALL BE MASONRY.
- ALL MECHANICAL, ELECTRICAL & ROOF-MOUNTED EQUIPMENTS SHALL BE SCREENED AS PER THE REQUIREMENTS OF THE UDC.

PAVING SPECIFICATIONS:

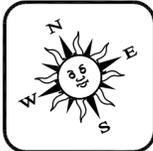
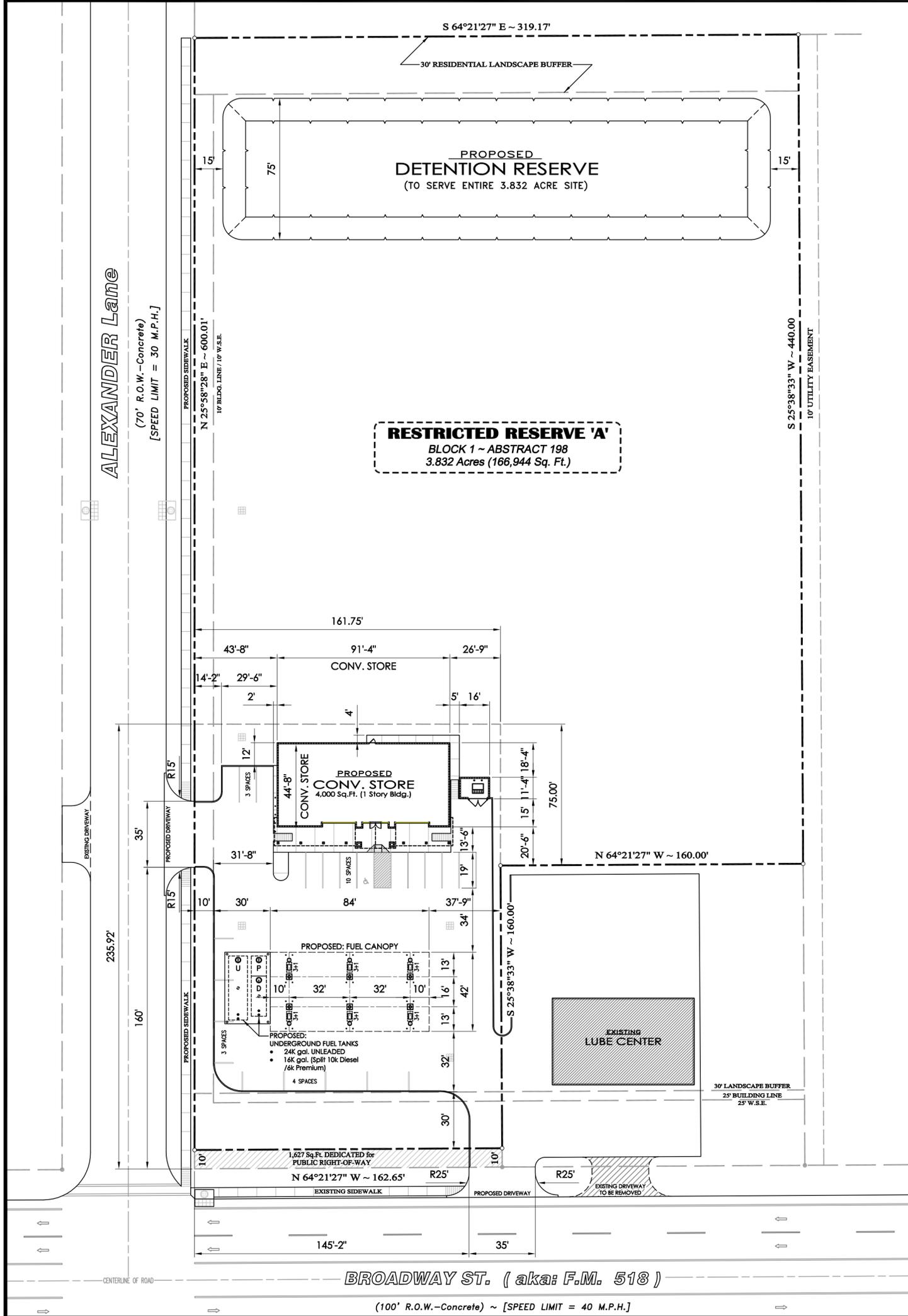
- ALL CONCRETE PAVING TO BE 3,000 POUNDS PER SQUARE INCH (P.S.I.) 5 SACK MIX WITH 4" TO 5" SLUMP
- APPROACHES TO MEET APPLICABLE CITY, COUNTY & STATE SPECS.
- GENERAL PAVING TO BE:
5" THICK WITH #3'S @ 16" O.C. EACH WAY WITH SEALED TREATED EXPANSION JOINTS TO BE 60'-0" O.C. EACH WAY, MAX. & SAW CONTROL JOINTS TO BE 20'-0" O.C. EACH WAY, MAX.
- FUEL TANKS FIELD COVER (MINIMUM 1,500 SQ. FT., TOTAL) TO BE 8" THICK WITH #4'S @ 12'-0" ON CENTER, EACH WAY.
- AN AREA OF 12 ft IN FRONT OF DUMPSTER TO BE 7" THICK WITH #4'S @ 16" O.C. EACH WAY.

PARKING TABLE

PROPOSED USE	Convenience Store
AREA OF USE	4,000 Square Feet
REQUIRED RATIO	1 / 200 Square Feet
NUMBER OF SPACES	20 Parking Spaces Prov. [20 Req.]

ZONING OF PROPERTY : GB/CO

GENERAL BUSINESS	REQUIRED	PROPOSED
MINIMUM LOT AREA :	22,500 S.F.	3,832 AC.
MINIMUM LOT WIDTH :	150 ft.	162.65 ft.
MINIMUM LOT DEPTH :	125 ft.	600.01 ft.
FRONT YARD :	30 ft.	30 ft.
SIDE YARD :	10 ft.	10 ft.
REAR YARD :	30 ft.	30 ft.
BUILDING HEIGHT :	20 ft. (Max)	18 ft. - 4 in.



DEVELOPMENT SITE PLAN
SCALE: 1" = 40'

BROADWAY ST. (aka: F.M. 518)

(100' R.O.W.-Concrete) ~ [SPEED LIMIT = 40 M.P.H.]

SEAL:

**ALEXANDER C-STORE
0 BROADWAY St., PEARLAND, TX 77581
LANDSCAPING SITE PLAN**

PROJECT:

REVISIONS & DATE

1)	11/25/2015

DRAWN BY:
Héctor Flores

DATE:
Nov. 5th, 2015

SCALE:
1" = 40'

SHEET NO:
SP1

LANDSCAPING REQUIREMENTS

ALEXANDER LANE

CHAPTER 4, SECTION 4.2.2.4 OF THE UNIFIED DEVELOPMENT CODE

PERCENTAGE OF GROSS LANDSCAPED AREA:

REQUIRED: 15% (PERCENTAGE BASED ON ZONE)

TOTAL of 600 Ln.Ft. along ALEXANDER LANE

STREET TREES with A MIN. of 2" CALIPER:

REQUIRED: 1" per 15-ft. of STREET FRONTAGE [40 IN. REQ.]
PROVIDED: 12 TREES @ 3" CAL. = 36-in.
2 TREES @ 2" CAL. = 4-in.
TOTAL CALIPER: 40 INCHES

SHRUBS TO SCREEN PARKING LOTS:

REQUIRED: 5 X TOTAL CALIPER INCHES OF STREET TREES
5 X 40-in. = 160 REQ.
PROVIDED: 160 SHRUBS

SITE YARD LANDSCAPING:

REQUIRED: 35% OF LENGTH OF PARKING LOT
PROVIDED: 35%

EACH TREE PLANTED ON AT LEAST 36 Sq.Ft. & MIN. 6-ft DIMENSION

INTERIOR LANDSCAPING - PARKING LOT TREES REQUIRED:

REQUIRED: 2" CAL. MIN. ~ 1" per 5 PARKING SPACES
[20 SPACES TOTAL / 5 = 4 IN. REQUIRED]
PROVIDED: 2 TREES @ 2" CAL. = 4-in.
TOTAL CALIPER: 4" INCHES

- NO PARKING SPACE SHALL BE GREATER THAN 100-ft. FROM A TREE.
- LANDSCAPE AREAS WITH TREES = 36 Sq.Ft. MIN., WITH MIN. DIMENSION OF 6-ft. WIDE.
- ISLANDS WITHIN PARKING LOT = 162 Sq.Ft., MIN. DIMENSION OF 9-ft. MIN. 4-ft BETWEEN TREE AND EDGE OF ISLAND.
- 75% OF LANDSCAPING INSTALLED IN FRONT YARD.
- ADJACENT TO A SINGLE-FAMILY USE OR ZONING DISTRICT: A 25 FT. WIDE LANDSCAPE BUFFER ALONG THE PROPERTY LINE THAT IS ADJACENT TO SUCH USE OR DISTRICT. MAY BE LOCATED WITH THE REQUIRED YARD / SETBACK AREA & MAY COUNT TOWARDS LANDSCAPED AREA.

CORRIDOR OVERLAY DISTRICT:

F.M. 518 (BROADWAY ST.)

CHAPTER 2, SECTION 2.4.5.1 OF THE UNIFIED DEVELOPMENT CODE

FRONT SETBACK LANDSCAPING:

REQUIRED: 30-ft. LANDSCAPE BUFFER for PARKING AREAS
PROVIDED: 30-ft.

SETBACK AREA LANDSCAPING:

REQUIRED: 15% SHALL CONSIST OF LANDSCAPE OPEN AREAS
PROVIDED: 15%

PERCENTAGE (%) OF GROSS LANDSCAPED AREA:

REQUIRED: 15% OF THE GROSS AREA
PROVIDED: 15%

TREES: F.M. 518 (BROADWAY ST.)

REQUIRED: 50% OF THE REQUIRED TREES SHALL BE LOCATED ALONG THE FRONT YARD ALONG CORRIDOR.
PROVIDED: 100%

TOTAL of 163 Ln.Ft. along F.M. 518 (BROADWAY ST.)

SHADE / STREET TREES with A MIN. of 2" CALIPER:

REQUIRED: 1" per 10-ft. of STREET FRONTAGE [17-in. REQ.]
PROVIDED: 5 TREES @ 3" CAL. = 15 IN.
1 TREE @ 2" CAL. = 2 IN.
TOTAL CALIPER: 17 INCHES

ORNAMENTAL TREES with A MIN. of 2" CALIPER:

REQUIRED: 1" per 15-ft. of STREET FRONTAGE [11-in. REQ.]
PROVIDED: 3 TREES @ 3" CAL. = 9-in.
1 TREE @ 2" CAL. = 2-in.
TOTAL CALIPER: 11 INCHES

PARKING LOT TREES with A MIN. of 2" CALIPER:

REQUIRED: 1" per 5 PARKING SPACES
[20 SPACES TOTAL / 5 = 4-in. REQUIRED]
PROVIDED: 2 TREES @ 2" CAL. = 4-in.
TOTAL CALIPER: 4 INCHES

EVERGREEN TREES:

REQUIRED: 60% OF REQ. STREET TREES SHALL BE EVERGREEN.
PROVIDED: 60%

TREE SETBACKS:

REQUIRED: MIN. 8-ft. TREE BETWEEN TRUNK & THE BACK OF CURB & BETWEEN A TREE TRUNK & A PLANNED / EXISTING UNDERGROUND PUBLIC UTILITY.
PROVIDED: 8 FEET

DISTANCE BETWEEN TREES:

REQUIRED: MIN. 6-ft. SHALL BE PROVIDED BETWEEN TREES
PROVIDED: 6 FEET MIN.

SHRUBS:

REQUIRED: 5 X TOTAL CALIPER INCHES OF STREET TREES
PROVIDED: 210 SHRUBS

INTERIOR SITE LANDSCAPING:

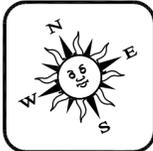
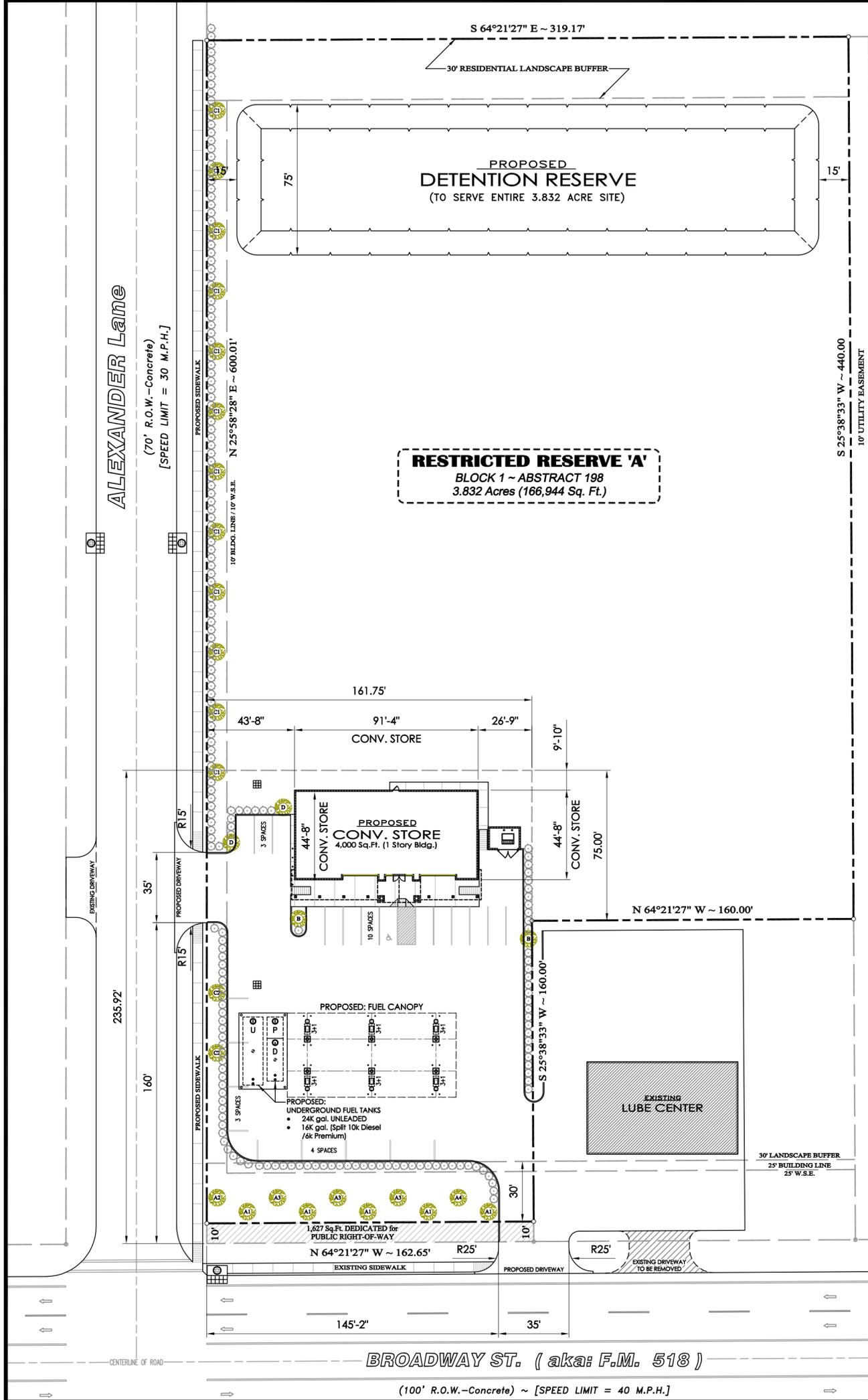
- NO PARKING SPACE SHALL BE GREATER THAN 50-ft. FROM A TREE. EACH ISLAND SHALL HAVE AT LEAST ONE (1) TREE.
- A MECHANICAL IRRIGATION SYSTEM IS REQUIRED TO BE INSTALLED AND MAINTAINED.
- ADJACENT TO A SINGLE-FAMILY USE OR ZONING DISTRICT: A 25-ft. WIDE LANDSCAPE BUFFER ALONG THE PROPERTY LINE THAT IS ADJACENT TO SUCH USE OR DISTRICT. MAY BE LOCATED WITH THE REQUIRED YARD / SETBACK AREA & MAY COUNT TOWARDS LANDSCAPE AREA.

PLANTING LEGEND: F.M. 518 (Broadway St.)

SHADE / STREET TREES		ORNAMENTAL TREES	
LIVE OAK 3" Caliper	LIVE OAK 2" Caliper	CREPE MYRTLE 3" Caliper	CREPE MYRTLE 2" Caliper
QUANTITY: 5	QUANTITY: 1	QUANTITY: 3	QUANTITY: 1
PARKING LOT TREES		SHRUBS	
LIVE OAK 2" Caliper	RED TIP PHOTINIAS 5 Gallon		
QUANTITY: 2	QUANTITY: 210		

PLANTING LEGEND: ALEXANDER LANE

SHADE / STREET TREES	PARKING LOT TREES	SHRUBS
LIVE OAK 3" Caliper	LIVE OAK 2" Caliper	RED TIP PHOTINIAS 5 Gallon
QUANTITY: 12	QUANTITY: 2	QUANTITY: 160



**LANDSCAPING
SITE PLAN**
SCALE: 1" = 40'

BROADWAY ST. (aka: F.M. 518)

(100' R.O.W.-Concrete) ~ [SPEED LIMIT = 40 M.P.H.]



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, MARCH 21, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Application No. 2016-04

A request of Alfred Rucker, applicant; on behalf of Pogie USA LLC, owner; for approval of a Conditional Use Permit (CUP) to allow for bail bonds in the General Business (GB) zoning district; on approximately 3.1092 acres of land.

Legal Description: Being a 3.1092 acre tract of land out of Lot 46 of the Allison Richey Gulf Coast Home Company's Subdivision of Section 8, H.T.&B.R.R. Co. Survey also called the F.B. Drake Survey, Abstract 504, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 24, of the plat records of Brazoria County, Texas.

General Location: 6601 Broadway Street, Pearland, TX.

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 281-652-1655 prior to the meeting so that appropriate arrangements can be made.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: March 21, 2016

Re: Conditional Use Permit Application No. 2016-04

A request of Alfred Rucker, applicant; on behalf of Pogie USA LLC, owner; for approval of a Conditional Use Permit (CUP) to allow for bail bonds in the General Business (GB) zoning district; on approximately 3.1092 acres of land, Pearland, TX.

General Location: 6601 Broadway Street, Pearland, TX.

Summary of Request

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for a bail bonds business to be located in an existing structure within the General Business (GB) zoning district. Office, parole-probation and bail bonds uses, require approval of a CUP in GB zoning district. The proposed business would be in a suite in an existing gasoline station and would not involve expanding the existing structure.

Recommendation

Staff recommends approval of the requested CUP on the approximately 3.1092 acre site to allow for bail bonds for the following reasons:

1. The property is currently zoned GB which is in conformance with the Future Land Use Plan of Business Commercial.
2. Approval of a CUP is required by the Unified Development Code (UDC) for all Bail bonds located in a GB zoning district.
3. The proposed use will not have significant negative impacts on surrounding properties or developments such as noise, dust, excessive light or traffic as the property is located on a Major Thoroughfare in an existing building. Surrounding uses include residential to the north along Garden Rd and a hotel, a church and retail uses along Broadway Street.

4. All requirements of the UDC will be met for any future redevelopment and expansion on the site.

Condition: Staff also recommends that landscaping comply with the Corridor Overlay District (COD) requirements.

Site History

The site was developed with as a gasoline station with an additional retail lease area and received a certificate of occupancy in September of 2011.

Conformance with the Comprehensive Plan

The current zoning of GB on the subject property is in conformance with the future land use designation of the Comprehensive Plan. Future Land Use Plan (FLUP) indicates the property to be “Business Commercial.”

The Comprehensive Plan recommends that:

- a. Land uses should not detract from the enjoyment or value of neighboring properties.
- b. Potential negative land use effects such as noise, dust, excessive light and traffic should be considered in development review and approval and mitigated.
- c. Residential areas should be separated by a buffers.

Conformance with the Thoroughfare Plan

According to city records, Garden Road is a Major Collector Street that needs to be widened. Broadway Street is identified as a Major Thoroughfare that also needs to be widened. Major Collector Streets should have a minimum right-of-way of 80 feet and Major Thoroughfares should have a minimum width of 120 feet. On this parcel, the ROW has been dedicated, during platting.

Conformance with the Unified Development Code

The property is currently developed as a gasoline station with an additional retail lease area. It was developed prior to the requirement of a CUP for Gasoline stations. The proposed use is in conformance with the UDC.

In terms for landscaping, there are 16 parking spaces that do not meet the COD regulation requiring all parking spaces to be within 50 feet of a tree; 11 spaces are located directly in front of the building; 2 parking spaces on the east side of the building

and 3 parking spaces located on the west side of the property. Therefore staff has added a condition that the landscaping requirement of the COD be met.

The addition of this use will not change the parking ratios. The proposed CUP is a different use from the existing gasoline station and convenience store. Both the gasoline station and proposed bail bonds business uses require a parking ratio or 1 space per 300 square feet of gross building square footage. The development requires 17 parking spaces and there are currently 26 shown on the submitted site plan.

The below table identifies these surrounding uses and zoning districts:

	Zoning	Land Use
North	Garden/O'Day Mixed Use (G/O-MU)	Single Family Residential
South	General Business (GB)	Retail/Commercial
East	General Commercial District (GC)	Commercial/Hotel
West	General Business (GB)	Church

The property is surrounded on the south, east and west side by non-residential zoning districts and uses. Although the property to the north is zoned Garden/O'day Mixed Use, the property currently has a single family use on the property. A 30 foot buffer is required between non-residential and residentially use property. A 200 foot buffer exists between the rear façade and the rear property line which exceeds the minimum requirement. It is not required for this space to include trees or shrubs. A landscape buffer is also required along Broadway Street and Garden Road which is currently in place and meets city requirements.

Platting Status

The property is platted and is described as Garden Plaza, Block 1, Lot 1. A minor plat was recorded for this property on April 30, 2008, which included a .6086 acre right-of-way dedication (ROW) with a 10 foot of ROW on Broadway and 10 foot of ROW on Garden Rd.

Availability of Utilities

A 12 inch waterline runs along Garden Road adjacent to the property. An 8-inch sewer line runs along the north side of Bailey Road. The subject property is developed and is currently connected to City water and sewer. The proposed use will not have a significant impact on the existing facilities.

Impact on Existing and Future Development

The proposed use will not significantly impact surrounding properties or developments. The use is completely enclosed within the existing structure. There will be no emissions dust, odors, no additional lighting, and little additional traffic generated from this use.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

Opposition to or Support of Proposed Request

Staff has not received any returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet



Exhibit 1

AERIAL MAP

CUP 2016-04

6601 Broadway St



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 118 feet

FEBRUARY 2016
PLANNING DEPARTMENT



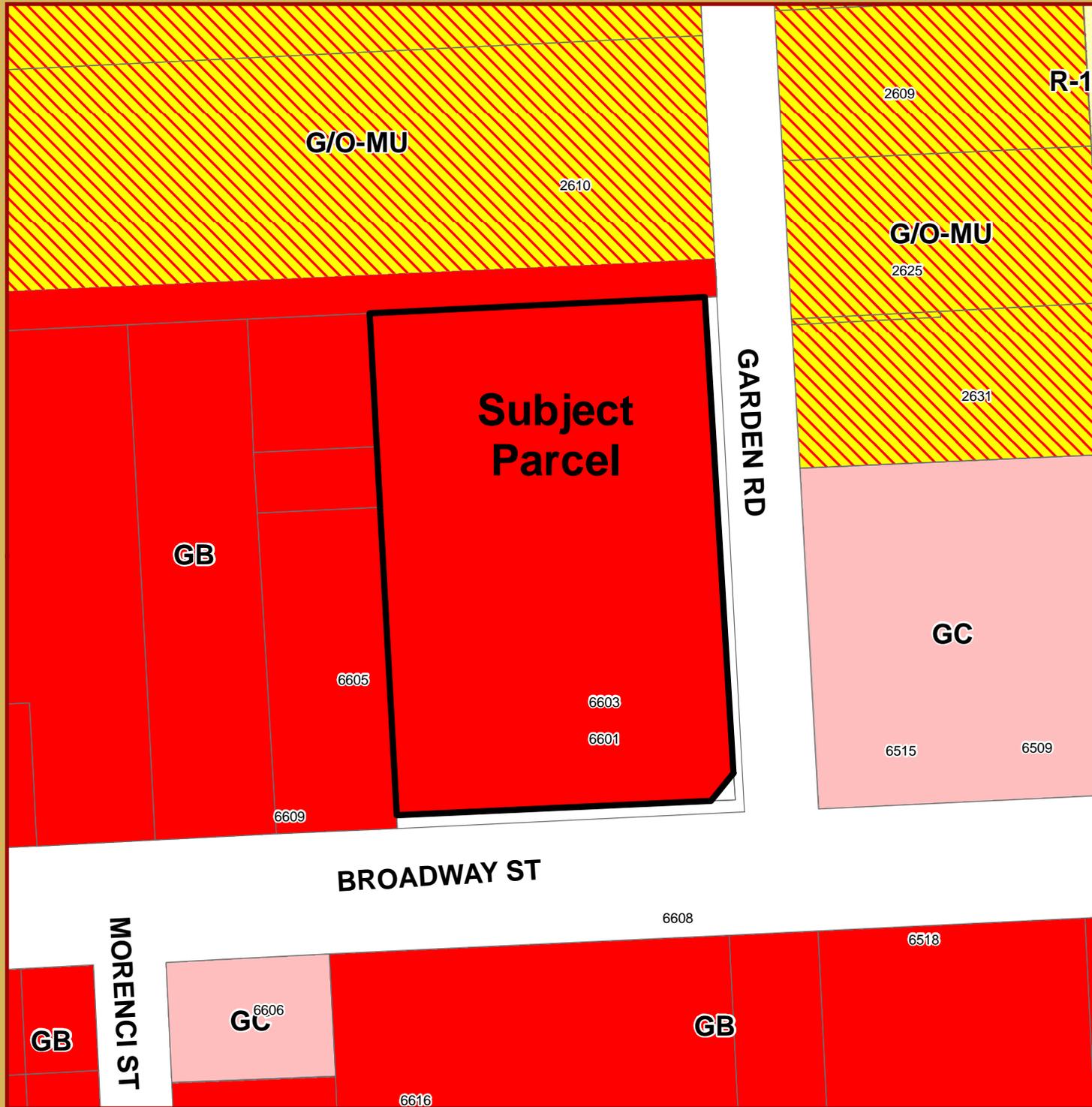


Exhibit 2

ZONING MAP

CUP 2016-04

6601 Broadway St



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1 inch = 118 feet

FEBRUARY 2016
PLANNING DEPARTMENT



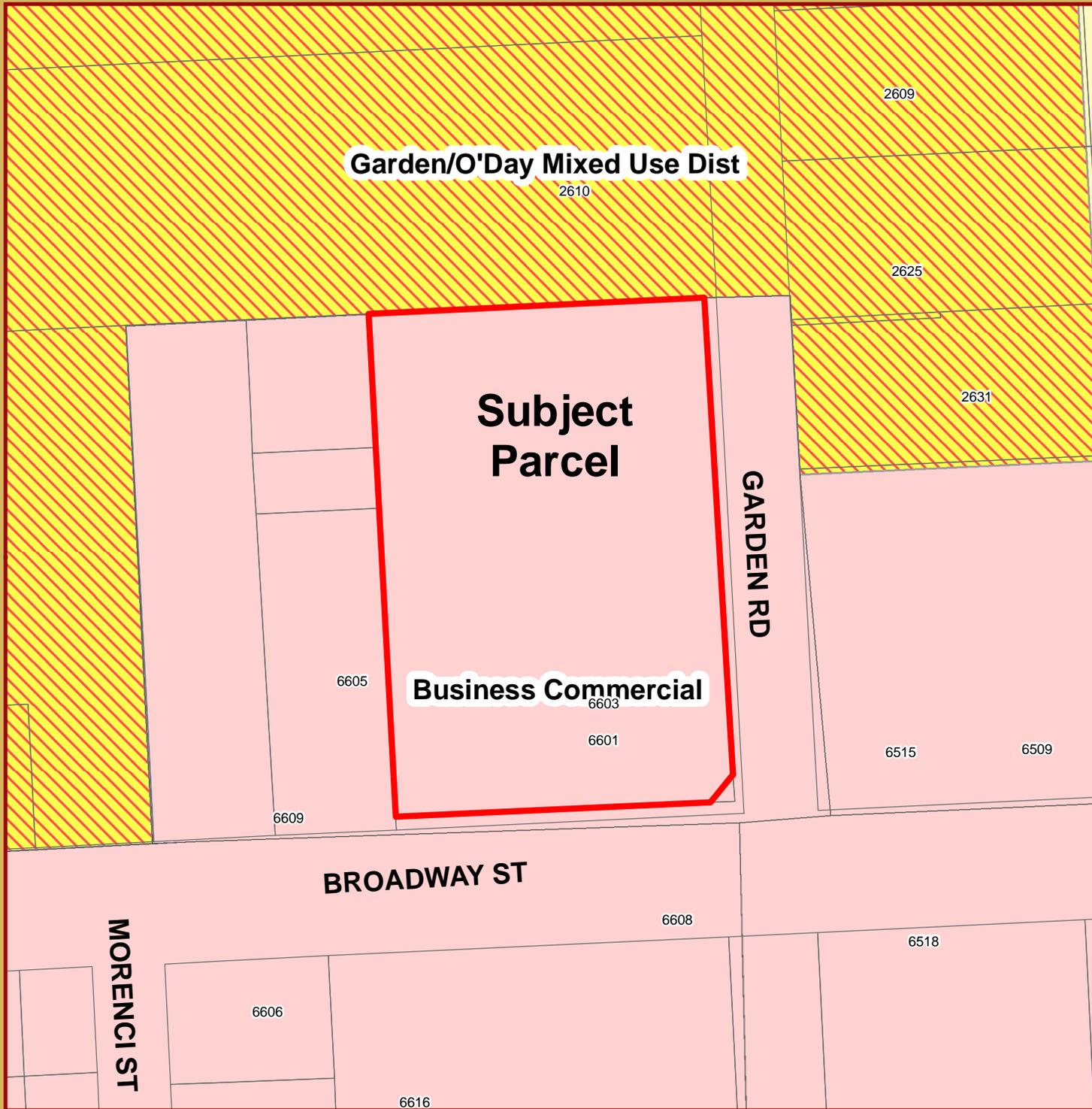


Exhibit 3

FLUP MAP

CUP 2016-04

6601 Broadway St



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1 inch = 118 feet

FEBRUARY 2016
PLANNING DEPARTMENT



Exhibit 4

NOTIFICATION MAP

CUP 2016-04

6601 Broadway St

Subject Parcel

GARDEN RD

BROADWAY ST

MORENCI ST



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1 inch = 118 feet

FEBRUARY 2016
PLANNING DEPARTMENT

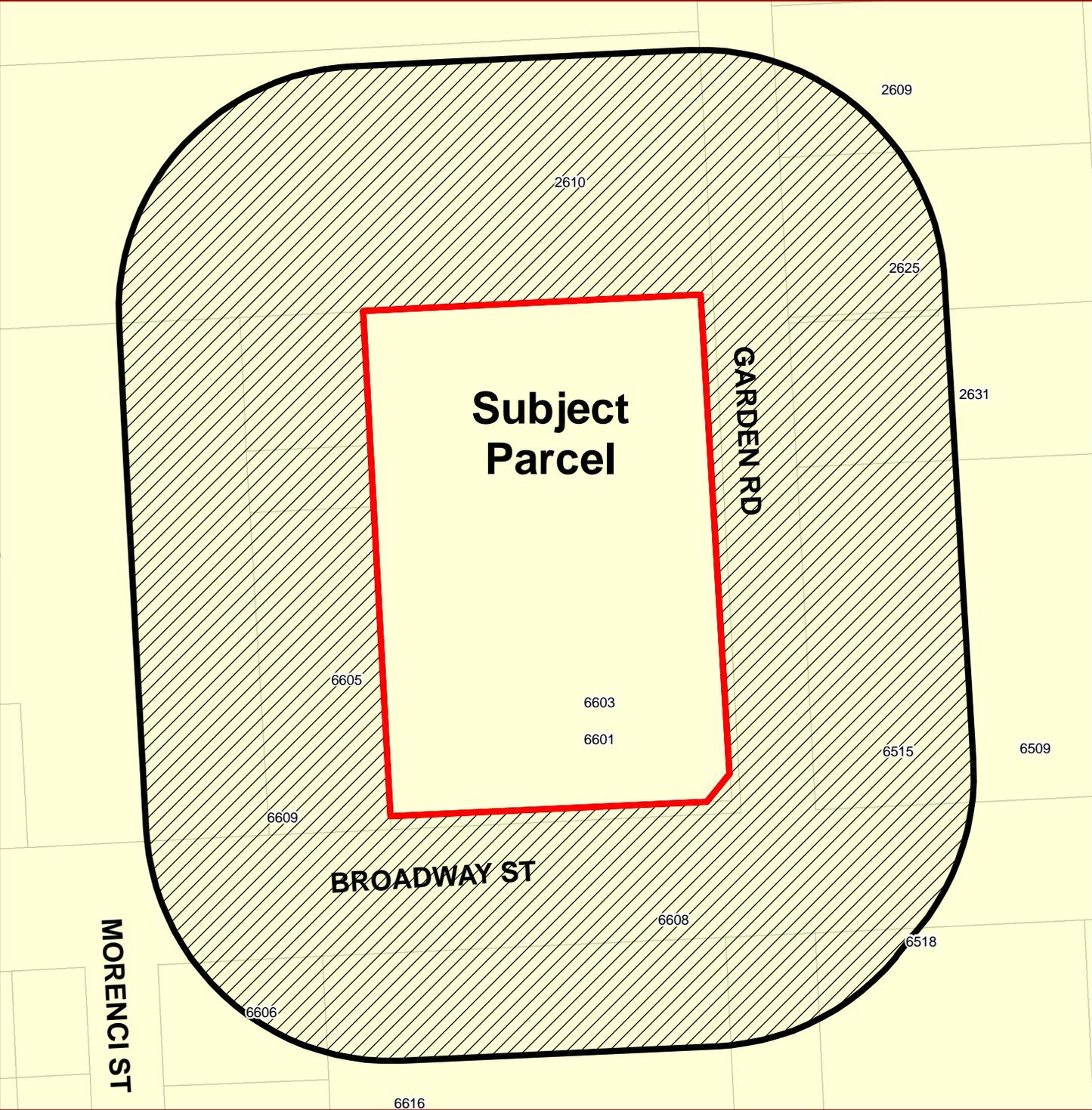


Exhibit 5

CUP 2016-04

6601 Broadway St.

Property_Owner	City	Address	State	Zip
CENTERPOINT ENERGY INC ELECTRIC OPERATIONS	HOUSTON	PO BOX 1475	TX	77251
CENTRAL CHURCH OF CHRIST		OF PEARLAND		0
COMMERCE EQUITIES INC	HOUSTON	11144 FUQUA ST STE 200	TX	77089
DOWDY ADRIAN E	PEARLAND	2610 GARDEN RD	TX	77581
FLORES JOSE G III	PEARLAND	2841 MORENCI ST	TX	77584
GARDEN ACRES DETENTION POND ASSOC % R WEST DEVELOPMENT CO	PEARLAND	7918 BROADWAY ST STE 106	TX	77581
JACKSON CHARLESTON BLAKE	PEARLAND	2625 GARDEN RD	TX	77581
MEMON ABDUL RAZZAQ & NAJMA	SUGAR LAND	4003 BRATTON ST	TX	77479
O'DAY ORLEN W & MICHAEL	PEARLAND	PO BOX 149	TX	77588
OMKAR ENTERPRISES PEARLAND LP	PEARLAND	6515 BROADWAY ST	TX	77581
PARRISH DORRILLA D	PEARLAND	2609 GARDEN RD	TX	77581
POGIE USA LLC	PEARLAND	PO BOX 956	TX	77588
RAY WHALEY	PEARLAND	7106 ROBIN SOUND ST	TX	77581



APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Conditional Use Permit Request for: Midtown Bail Bonds
 (list proposed use from the Table of Uses of the UDC)

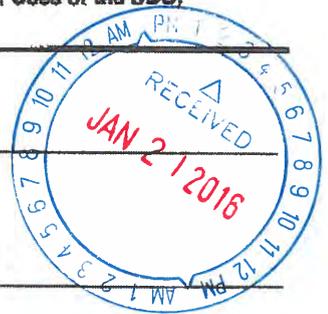
Current Zoning District: GB

Property Information:

Address or General Location of Property: 6601 Broadway Street
Pearland, TX 77581

Tax Account No. 175752

Subdivision: Garden Plaza Lot: A0504 HT & BRR Block: 1, Tract 1



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

PROPERTY OWNER INFORMATION:

NAME Pogie USA LLC
 ADDRESS P O Box 956
 CITY Pearland STATE TX ZIP 77588
 PHONE (713) 545-3548
 FAX (713) 667-1310
 E-MAIL ADDRESS bruce.honore@icloud.com

APPLICANT/AGENT INFORMATION:

NAME Alfred Rucker
 ADDRESS 2204 Austin St
 CITY Hou STATE TX ZIP 77002
 PHONE (832) 971-5516
 FAX (281) 715-5268
 E-MAIL ADDRESS rucker1@sbrcglobal.net

*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: 1-15-16

Agent's/
 Applicant's Signature: [Signature] Date: 1-12-16

OFFICE USE ONLY:

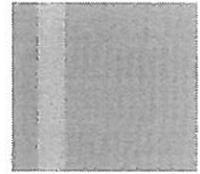
FEES PAID: <u>1025.00</u>	DATE PAID: <u>1/25/16</u>	RECEIVED BY: <u>AG</u>	RECEIPT NUMBER: <u>119501</u>
---------------------------	---------------------------	------------------------	-------------------------------

Application No. CUP 2016-04

APPLICATION CHECKLIST FOR THE FOLLOWING Conditional Use Permits (CUP)

- 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.**
- Metes and Bounds Description, (Survey, or a Plat of the property that contain the metes and bounds description).
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- Letter of Intent, explaining the conditional use permit request in detail, specifying proposed uses, specific operations of the use, square footage of buildings, unique characteristics of the property, and any other necessary information
- Application fee of \$250.00, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)
- Site Plan or Plot Plan showing the proposed layout of the subject property, including any proposed buildings, parking, landscaped areas, detention ponds, fences, and any other relevant information
- Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- 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.**

Pogie USA LLC
P O Box 956 Pearland, TX 77588
713-545-3548 Fax 713-667-1310



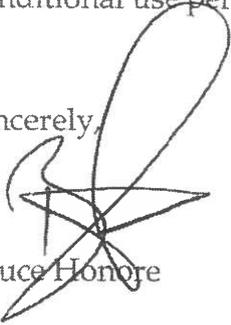
January 15, 2016

City of Pearland
Pearland, TX 77581

To Whom It May Concern,

I, Bruce Honore managing member of Pogie USA LLC, and property owner of 6601 Broadway Pearland, TX 77581 designate Alfred Rucker to file the application for a conditional use permit on my behalf.

Sincerely,


Bruce Honore





"No Bond Too Large or Too Small"

January 18, 2016

To Whom It May Concern:

This letter is request for a Conditional Use Permit for Midtown Bail Bonds. Midtown Bail Bonds has acquired retail space located @ 6601 Broadway Street, Pearland 77581. The square footage of the leased space is 1240. The layout of this space will be conducive for a general office setting.

The owner/landlord of the above space has full knowledge of the business use and has given his permission for Midtown Bail Bonds to occupy this space. Midtown Bail Bonds has been operating successfully in Fort Bend County for 8 years and 3 years in Harris County.

The daily operation of business use will consist of general office duties by providing bail services to those in need. Midtown Bail Bonds is ordered to comply with all rules and regulations set forth by Brazoria County Bail Bond. At this time, the bail bond board has granted approval to Midtown Bail Bonds for processing bonds within the county.

It is with great hopes that approval is received from the City of Pearland for Midtown Bail Bonds to operate and conduct business within the city.

If any questions are required of me, I may be reached at 832-423-9969

Alfred Rucker

Owner

Midtown Bail Bonds

2204 Austin Street, Houston Texas 77002

Office: 713-752-2663

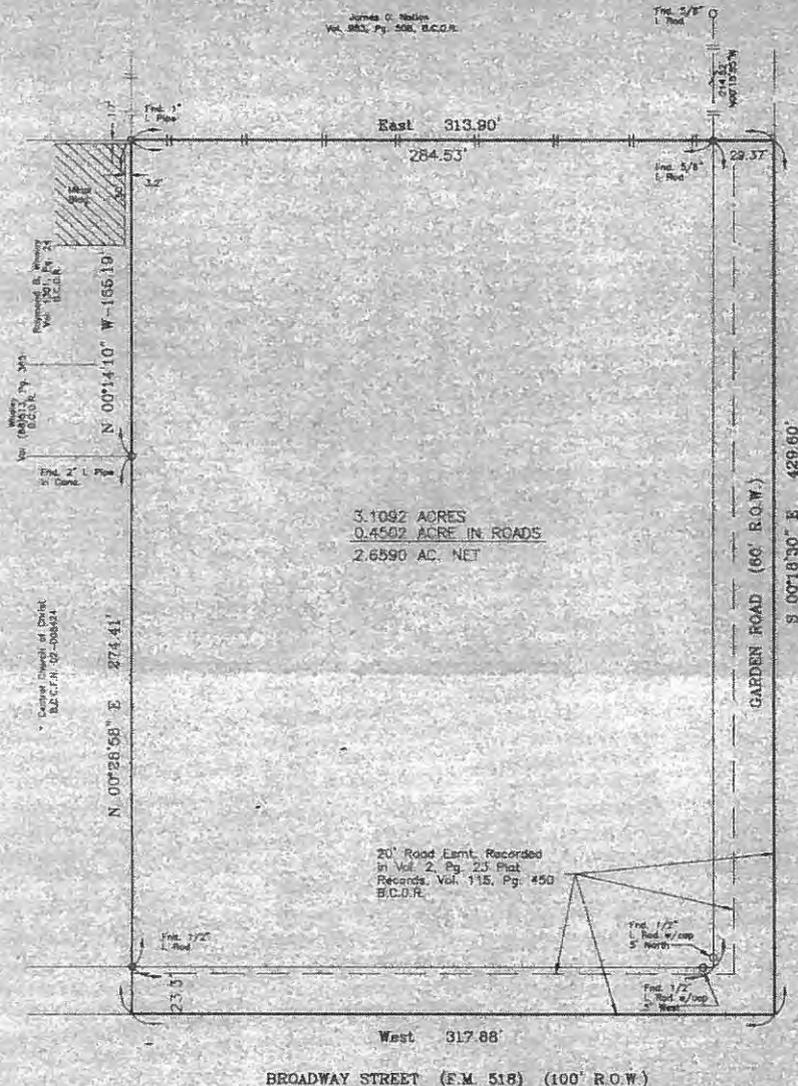
Fax: 713-658-1143

www.midtownbailbonds.com

WALKER L. TREESH

Registered Professional Land Surveyor
P.O. Box 2113 Pearland, Texas 77588 (281) 485-5191

Scale 1"=60' Date October 13, 2007 Job No. 07-3702
Purchaser URB Holdings Inc
Property Address _____



3.1092 ACRES
0.4502 ACRE IN ROADS
2.6590 AC. NET

- GENERAL NOTES:**
1. This tract lies in Flood Zone "X" (unshaded) according to the F.E.M.A. Flood Insurance Rate Map for the City of Pearland, Texas; Community-Plan No. 480077-0040 A, Dated Sept. 22, 1999.
 2. The Surveyor has relied on commitment for title insurance issued by First American Title Co., of No. 1103146-1109, effective date September 23, 2007, with regard to any recorded easements, rights of way or set backs affecting the subject property.
 3. Bearings are based on deed records and found monumentation.
 4. The certification shown herein is revoked and this survey is null and void if this document is altered in any manner, used or relied upon by any person other than those addressed herein, or does not bear an original seal and signature of the Surveyor on a blue-line copy.

PLAT SHOWING A SURVEY OF A 3.1092 ACRE TRACT OF LAND OUT OF LOT 46 OF THE ALLISON RICHEY GULF COAST HOME COMPANY'S SUBDIVISION OF SECTION 8, H.T.&B.R.R. CO. SURVEY, ALSO CALLED THE F.B. DRAKE SURVEY, ABSTRACT 504, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 24 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

To: First American Title Co. and URB Holdings, Inc., exclusively

I, Walker L. Treesh, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direction and supervision on October 13, 2007. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed in connection with the transaction described in C.F. No. 1103146-1109 of First American Title Co. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Walker L. Treesh
WALKER L. TREESH, R.P.L.S. NO. 1895



© Walker L. Treesh, R.P.L.S. This document is protected under Copyright Laws. Title 17, United States Code (17) and 102. All rights are reserved by the Surveyor. A portion of the fee for this survey is being processed solely for the use of the recipient named herein, and no license has been granted, extended or applied to any other party except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown herein.

2015 TAX STATEMENT



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

Certified Owner:
POGIE USA LLC
PO BOX 956
PEARLAND, TX 77588-0956

Legal Description:
A0504 HT & B R R BLOCK 1 TRACT 1,
GARDEN PLAZA ACRES 2.501 PEARLAND

Account No: 0504-0070-000
As of Date: 01/15/2016

Appr. Dist. No.: 175752

Legal Acres: 2.5010
Parcel Address: 6603 BROADWAY FM 518
Print Date: 01/15/2016

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$599,190	\$798,300	\$1,397,490	\$1,397,490	\$0	\$0	\$0	\$1,397,490

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
BRAZORIA COUNTY <i>Amount saved by additional sales tax revenue \$1,420.65</i>	\$1,397,490		\$0.00	\$1,397,490	0.4260000	\$5,953.31
SPECIAL ROAD & BRIDGE	\$1,397,490		\$0.00	\$1,397,490	0.0600000	\$838.49
PEARLAND ISD	\$1,397,490		\$0.00	\$1,397,490	1.4156000	\$19,782.87
BRAZORIA DRAINAGE DIST 4	\$1,397,490		\$0.00	\$1,397,490	0.1555000	\$2,173.10
CITY OF PEARLAND	\$1,397,490		\$0.00	\$1,397,490	0.7053000	\$9,856.50

Total Tax: \$38,604.27
Total Tax Paid to date: \$38,604.27
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

01/31/2016 0%	02/29/2016 7%	03/31/2016 9%	04/30/2016 11%	05/31/2016 13%	06/30/2016 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07/31/2016 18 + up to 20%	08/31/2016 19 + up to 20%	09/30/2016 20 + up to 20%	10/31/2016 21 + up to 20%	11/30/2016 22 + up to 20%	12/31/2016 23 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

PEARLAND ISD 2015 M&O 1.0400000 I&S .37560000 Total 1.4156000 2014 M&O 1.0400000 I&S .37570000 Total 1.4157000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.62 ✂

Print Date: 01/15/2016

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

**RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515
(979) 864-1320, (979) 388-1320, (281) 756-1320**



* 0 5 0 4 0 0 7 0 0 0 0 *

0504-0070-000
POGIE USA LLC
PO BOX 956
PEARLAND, TX 77588-0956

AMOUNT PAID:

\$ _____

05040070000 2015 012016 00000000000 00000000000 00000000000 7

WALKER L. TREESH
Registered Professional Land Surveyor

P.O. Box 2113
Pearland, Texas 77588
(281) 485-5191

FIELD NOTE DESCRIPTION OF A 3.1092 ACRE TRACT OF LAND OUT OF LOT 46 OF THE ALLISON RICHEY GULF COAST HOME COMPANY'S SUBDIVISION OF SECTION 8, H.T.&B.R.R. CO. SURVEY ALSO CALLED THE F.B. DRAKE SURVEY, ABSTRACT 504, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 24, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the northeast corner of the aforementioned Lot 46, said point being in the center-line Garden Road and being the northeast corner of the herein described tract;

THENCE S 00° 18' 30" E along the centerline of Garden Road and the east line of said Lot 46, a distance of 429.60 feet to a point for corner in Broadway Street (F.M. 518), being the southeast corner of said Lot 46;

THENCE WEST along the south line of said Lot 46 and Broadway Street, a distance of 317.88 feet to a point for corner;

THENCE N 00° 28' 58" E at a distance of 23.30 feet pass a ½ inch iron rod found for reference corner in the north right of way line of Broadway Street, continuing in all a total distance of 274.41 feet to found 2" iron pipe in concrete for angle point;

THENCE N 00° 14' 10" W a distance of 155.19 feet to a 1 inch iron pipe found for corner in the north line of said Lot 46;

THENCE EAST along the north line of said Lot 46, at a distance of 284.53 feet pass a 5/8 iron rod for reference corner in the west right of way line of Garden Road, continuing in all a total distance of 313.90 feet to the PLACE OF BEGINNING and containing 3.1092 acres of land, more or less.

Walker L. Treesh

Walker L. Treesh, R.P.L.S. No. 1895
October 16, 2007





This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Scale 1:2,543
1 in = 212 ft
January 15, 2016



SEAL:

SHELL CONVENIENCE STORE
6601 Broadway St., Pearland, Tx 77581
DEVELOPMENT SITE PLAN

//Work/Jobs/A222_Pearland/03 - SP2_Development Site Plan.dwg

REVISIONS & DATE

1) 10/27/2007	6) 02/18/2009
2) 02/04/2008	7) 03/12/2010
3) 05/20/2008	
4) 10/20/2008	
5) 02/12/2009	

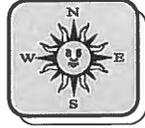
DRAWN BY:
Héctor Flores

DATE:
10 / 10 / 2007

SCALE:
1" = 30'

SHEET NO.
SP2

DEVELOPMENT SITE PLAN
SCALE: 1" = 30'



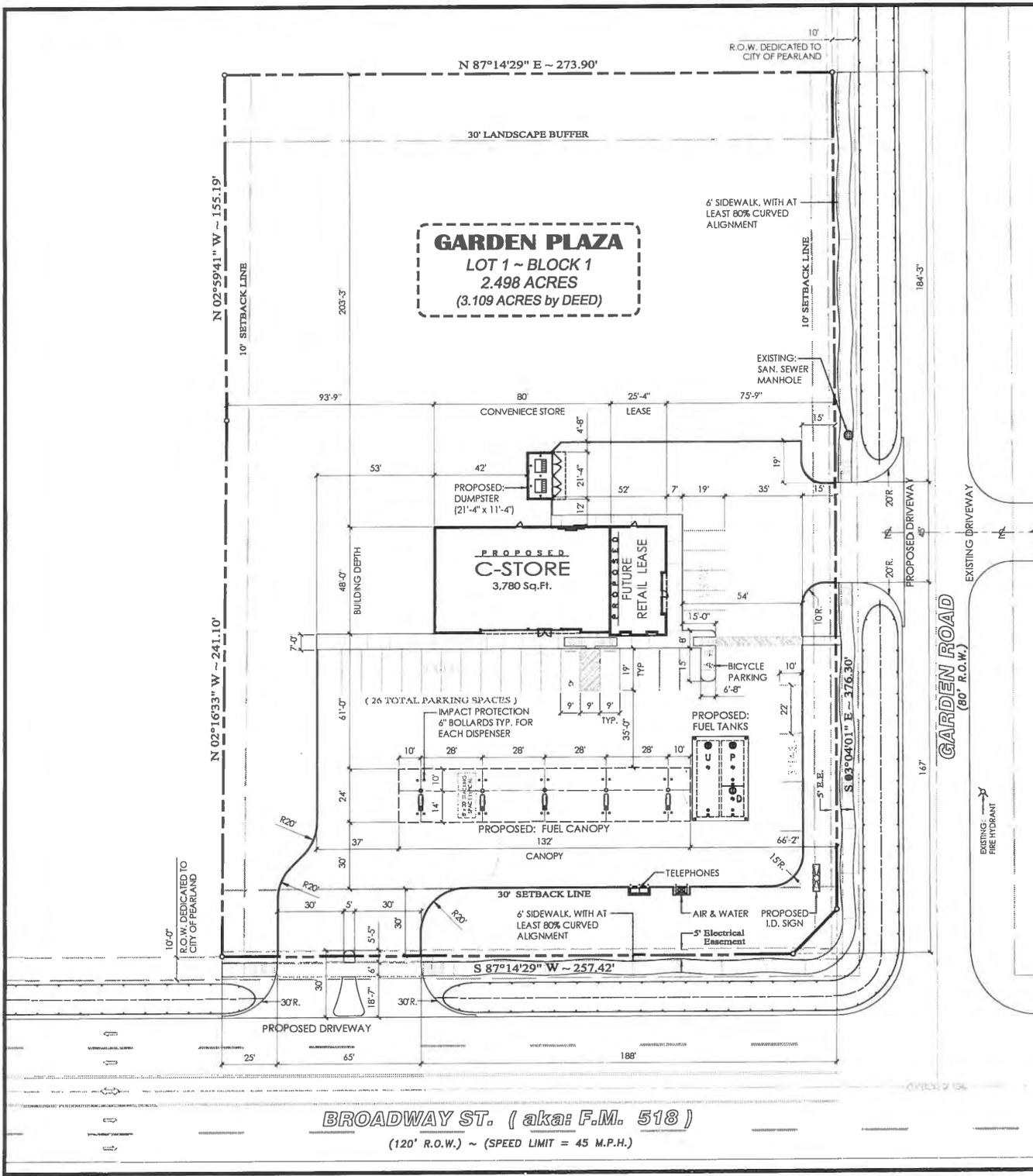
ZONING OF PROPERTY : GB/CO

GENERAL BUSINESS	REQUIRED	PROPOSED
MINIMUM LOT AREA:	22,500 S.F.	108,812 S.F.
MINIMUM LOT WIDTH:	150 ft.	273.90 ft.
FRONT YARD:	30 ft.	30 ft.
SIDE YARD:	10 ft.	93.75 ft.
REAR YARD:	30 ft.	203.25 ft.
BUILDING HEIGHT:	20 ft. (Max)	16 ft. - 8 in.

PARKING TABLE

PROPOSED USE	Convenience Store & Lease Space
AREA OF USE	5,040 Square Feet
REQUIRED RATIO	1 / 200 Square Feet
NUMBER OF SPACES	26 Parking Spaces (Req.)

- NOTES:
- ALL FENCES VISIBLE FROM BROADWAY SHALL BE MASONRY.
 - MINIMUM LIGHTING LEVEL OF 0.5 FOOT CANDELS SHALL BE PROVIDE IN THE PARKING LOTS.
 - WOODEN LIGHT POLES ARE PROHIBITED.
 - HIGH PRESSURE SODIUM AND METAL HALIDE FIXTURES SHALL BE USED WITH NO DIRECT GLARE ONTO ADJACENT PROPERTIES OR PUBLIC STREETS.
 - WALKWAY LIGHTING SHALL NOT EXCEED 12'.
 - UNDERGROUND MECHANICAL IRRIGATION SYSTEM REQUIRED IN ALL LANDSCAPE AREAS.
 - HEIGHT OF LIGHTING SHALL NOT EXCEED THE HEIGHT OF THE BUILDING.
 - ALL UTILITIES SHALL BE UNDERGROUND.
 - ALL MECHANICAL, ELECTRICAL, AND ROOF MOUNTED EQUIPMENTS SHALL BE SCREENED AS PER THE REQUIREMENTS OF THE "UDC".
 - ALL PARKING SPACE SHALL HAVE A MINIMUM DIMENSION OF 9' x 18', AND ALL AISLES SHALL HAVE A MINIMUM WIDTH OF 24'.
 - ANY SIGNS, PAVING, STRUCTURE (EXCEPT FENCES, WALLS, OR SCREENS) ON EASEMENTS NEED A WAIVER OF ENCROACHMENT LETTER.
 - CORRUGATED METAL IS PROHIBITED.
 - PERIMETER OF PARKING AREAS SHALL BE BOUNDED BY A RAISED OR RIBBON CURBS.
 - ALL PARKING SPACES SHALL BE WITHIN 50' OF TREE.
 - THERE SHALL BE NO OUTDOOR STORAGE, DISPLAY, OR ACTIVITY.
 - ALL REFUSE AND RECYCLING CONTAINERS SHALL BE SCREENED AS PER THE REQUIREMENTS OF THE "UDC".
 - ALL APPLICABLE REQUIREMENTS OF THE "UDC" SHALL BE MET.
 - PROPOSED I.D. SIGN PERMIT SEPARATELY.



GARDEN PLAZA
LOT 1 ~ BLOCK 1
2.498 ACRES
(3.109 ACRES by DEED)

BROADWAY ST. (aka: F.M. 518)
(120' R.O.W.) ~ (SPEED LIMIT = 45 M.P.H.)



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, MARCH 21, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2016-03Z

A city initiated request for approval of a zone change in the recently annexed Area 2 (south of Bailey Road between FM 1128/Manvel Road and Veterans Road) from Suburban Development (SD) zoning district to General Business (GB) zoning district; on approximately 35.450 acres of land.

Legal Description: Being four tracts of land, approximately 27.581 acres in Annexation Area 2, identified as AO 549 H T & BRR tract 11A, Acres 7.635; LT 1B 549 H T & B, Acres 4.946; G.C. Smith LT 1 549 H T & B, Acres 5.000; and G.C. Smith LT2 549 H T & B, Acres 10.000.

General Location: near the Southeast corner of FM 1128/Manvel Road and Bailey Road, Pearland, TX.

And, **Legal Description:** Being five tracts of land, approximately 7.869 acres in Annexation Area 2, identified as A0549 H T & B R R Tract 21 B called Tract 1, Acres 2.200; LT 21B1 (called Tract 4) 550 H T & B, Acres 2.5; A0550 H T & B R R, Tract 21D, Acres 2.5; A0550 H T & B R R Tract 21, Acres 0.789; A0550 H T & B R R Tract 21E, Acres 2.25.

General Location: Southwest corner of Bailey Road and Veterans 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 281-652-1655 prior to the meeting so that appropriate arrangements can be made.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: March 21, 2016

Re: Zoning Change Application No. 2016-03Z

A city initiated request for approval of a zone change in the recently annexed Area 2 (south of Bailey Road between FM 1128/Manvel and Veterans Road) from Suburban Development (SD) zoning district to General Business (GB) zoning district; on approximately 35.450 acres of land, to wit:

Being four tracts of land, approximately 27.581 acres in Annexation Area 2, identified as AO 549 H T & BRR tract 11A, Acres 7.635; LT 1B 549 H T & B, Acres 4.946; G.C. Smith LT 1 549 H T & B, Acres 5.000; and G.C. Smith LT2 549 H T & B, Acres 10.000.

General Location: near the Southeast corner of FM 1128/Manvel Road and Bailey Road, Pearland, TX.

And, five tracts of land, approximately 7.869 acres in Annexation Area 2, identified as A0549 H T & B R R Tract 21 B called Tract 1, Acres 2.200; LT 21B1 (called Tract 4) 550 H T & B, Acres 2.5; A0550 H T & B R R, Tract 21D, Acres 2.5; A0550 H T & B R R Tract 21, Acres 0.789; A0550 H T & B R R Tract 21E, Acres 2.25.

General Location: Southwest corner of Bailey Road and Veterans Road.

Summary of Request

The purpose of this request is to rezone approximately 35.450 acres of land that was annexed into Pearland on December 3, 2015 from Suburban Development (SD) district to the General Business (GB) district. This zone change affects two sections of land located within Area 2.

At the time of annexation the annexed areas were zoned SD, a default district for newly annexed land until zoned for a particular use.

Four tracts of land, approximately 27.581 acres, are located on the southeast corner of the intersection of Bailey Road and Manvel Road. Five tracts of land, approximately 7.869 acres, are located at the southwest corner of Bailey Road and Veterans Drive. The subject tracts are identified in the Future Land Use Plan as minor retail nodes. Key intersections in the City have been identified in the Comprehensive Plan as retail nodes and are intended for retail, office, and service uses. The Comprehensive Plan states that the nodes need not occupy one corner and the uses can be distributed among the intersection's four corners depending on factors such as property ownership, physical constraints, and jurisdictional influences. The proposed GB zoning is considered as an appropriate zone for these minor nodes.

Recommendation

Staff recommends approval of the zoning change application from SD to GB on the approximately 35.450 acre of land for the following reasons:

1. The proposed zoning designation of GB is in conformance with the Comprehensive Plan as both areas are located within Minor Retail Nodes (intersection of Bailey Road and Manvel Road and intersection of Bailey Road and Veterans Road). The Comprehensive Plan also supports retail and service use being located at intersections of thoroughfares and collector streets.
2. The proposed zoning district is in conformance with the Unified Development Code and will not result in any non-conforming uses.
3. Any change in use or expansion of use would be subject to regulations in the Unified Development Code.

Site History

This area was annexed into the City effective December 3, 2015. All properties had existing business uses at the time of annexation.

Conformance with the Comprehensive Plan

The Comprehensive Plan recommends that;

- a. Neighborhood retail and service should be located at intersection or at the edge of logical neighborhood areas; and,
- b. Retail areas to be clustered throughout the city and convenient to residential areas

The Future Land Use Plan (FLUP) indicates these areas to be “Minor Retail Nodes.” The proposed zoning is in conformance with the Comprehensive Plan.

Conformance with the Thoroughfare Plan

According to City records, Bailey Road is a Major Thoroughfare that is in the process of being widened. The full length of Bailey Road is in the Corridor Overlay District.

Conformance with the Unified Development Code

The proposed GB designation would be appropriate for all existing property uses that includes restaurant, beauty shop, insurance office, church, indoor batting cages, dance studio, nursery, learning center, and day care, and would not result in any nonconforming uses. The GB zone also allows other retail and commercial uses, in addition to the existing uses. The parcels in the proposed rezoning area will also be in conformance with the area and setback requirements of the GB zone

• General Business (GB) Area Regulations	
Size of Lot	Required
Minimum Lot Size	22,500 sf.
Minimum Lot Width	150 ft.
Minimum Lot Depth	125 ft.

Platting Status

At this time, platting is not required and the existing uses can continue in their current state. Platting will be required if any construction or subdivision of a property is proposed in the future.

Availability of Utilities

Most parcels are currently served by private water and septic systems. According to city records, a 4" sanitary force main exists along the west side of McLean with a lift station located south of Aimee Lane. A 4" sanitary force main also exists along the east side of Veterans Drive and terminates approximately 200 feet south of Bailey Road with a 2" force main extension across to the west side of Veterans ending in the southwest corner lot of Bailey Road and Veterans Drive.

Water and sewer installation in other areas will be determined according to the current Capital Improvement Project (CIP) schedule for each individual area. The current 5-year CIP shows 18" water lines being constructed along Veterans Drive and FM1128, south of Bailey Road. If future development creates a need, then, the services may be extended at that time.

Impact on Existing and Future Development

The proposed zoning should not have any negative impact on existing or future development as the uses are existing. Any changes would require conformance with the Unified Development Code.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. A legal notice of the public hearing was published in the local newspaper. Additionally, staff had sent informational letters to all property owners in February 2016, to inform them of this zone change process.

Opposition to or Support of Proposed Request

Staff has not received any returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List

Exhibit 1

AERIAL MAP

2016-03Z

Bailey Road
Annexation
SD to GB

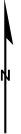
-  Subject Parcels
-  City Limits



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 1,937 feet

FEBRUARY 2016
PLANNING DEPARTMENT



Note: Only property owners and properties within the City of Pearland City Limits will receive notifications.

Exhibit 2

ZONING MAP

2016-03Z

Bailey Road Annexation SD to GB

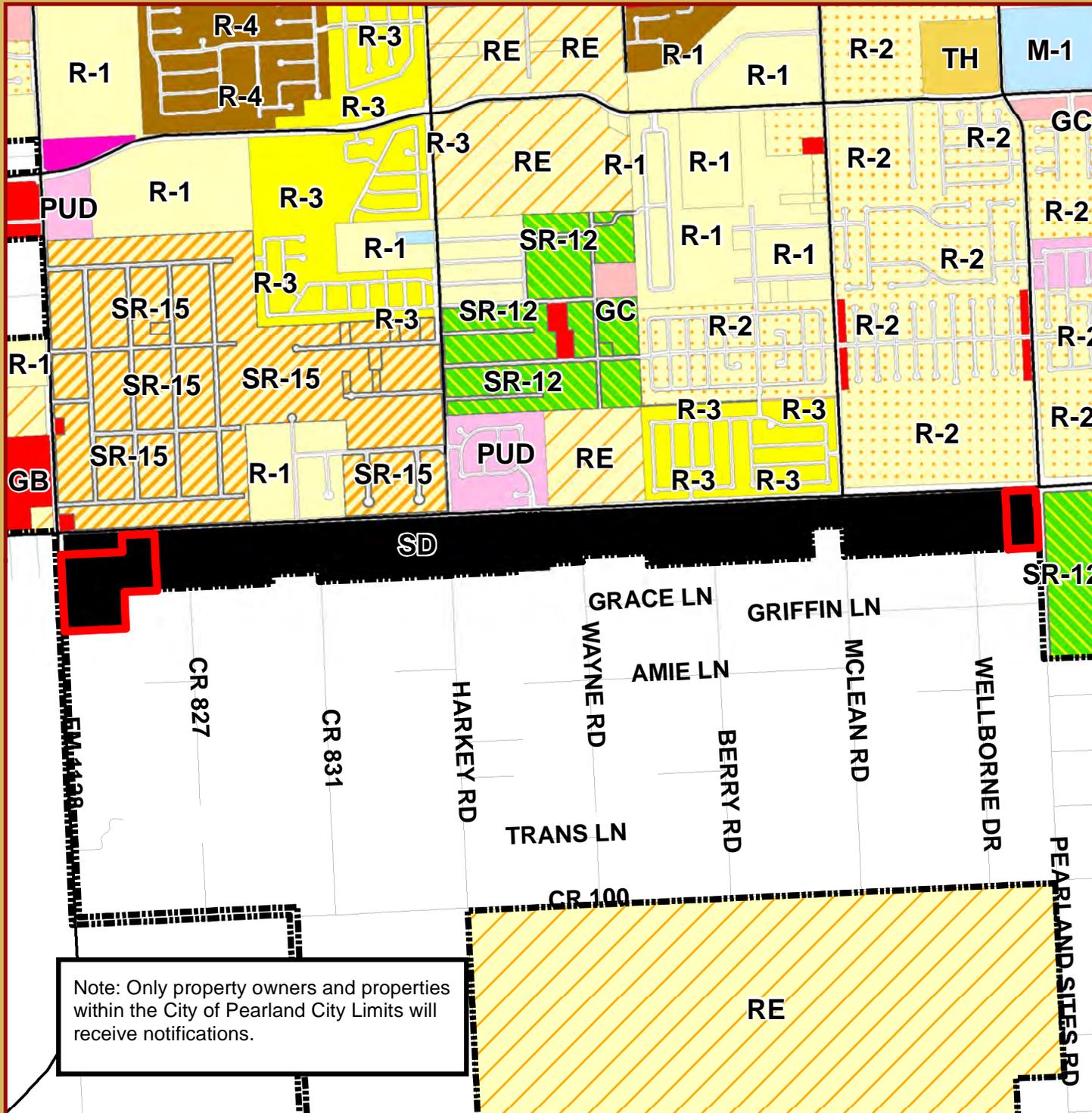
-  Subject Parcels
-  City Limits



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1 inch = 1,937 feet

FEBRUARY 2016
PLANNING DEPARTMENT



Note: Only property owners and properties within the City of Pearland City Limits will receive notifications.

Exhibit 3

FLUP MAP

2016-03Z

Bailey Road Annexation SD to GB

-  Subject Parcels
-  City Limits



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1 inch = 1,937 feet

FEBRUARY 2016
PLANNING DEPARTMENT

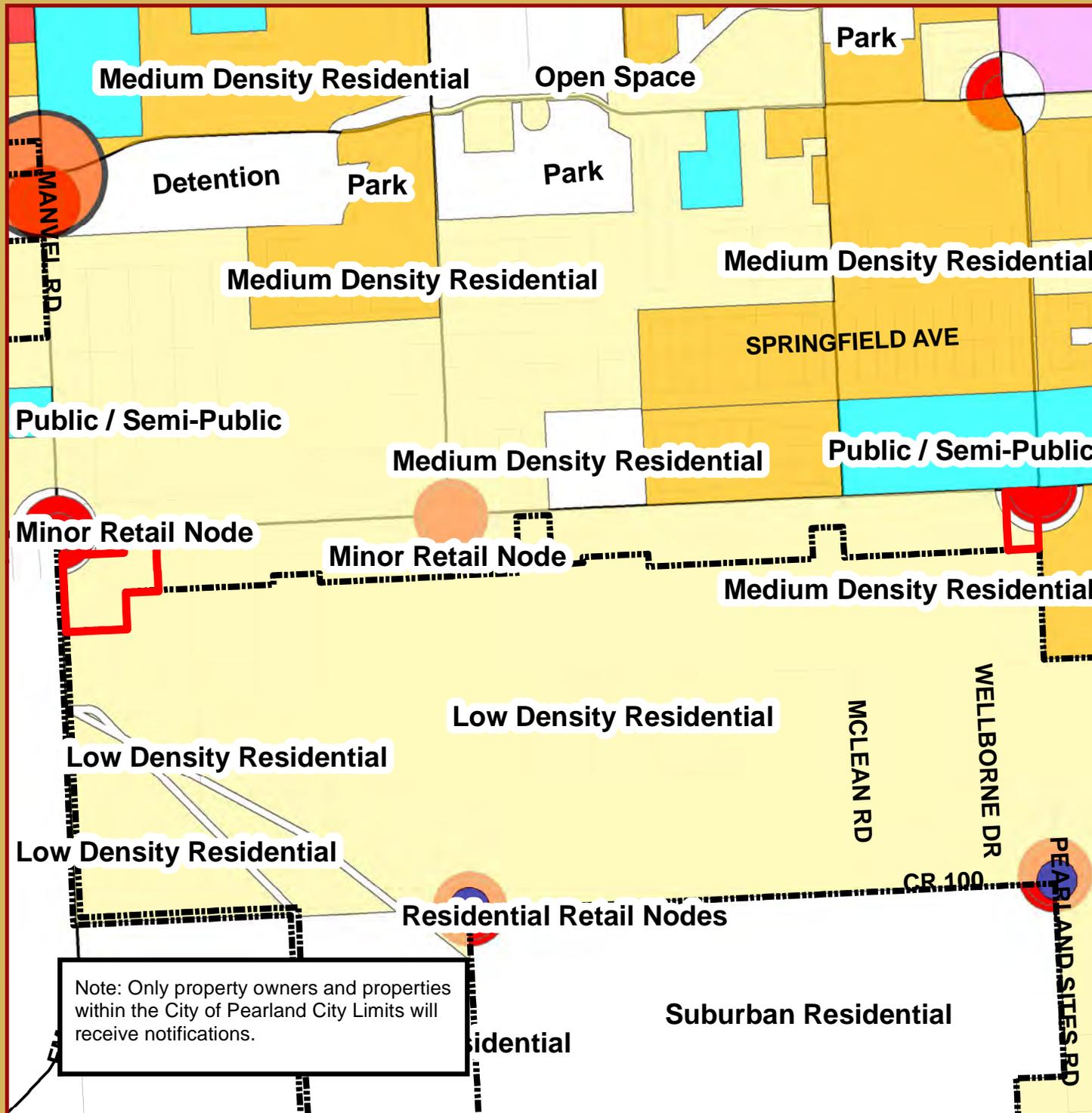


Exhibit 4

NOTIFICATION MAP

2016-03Z

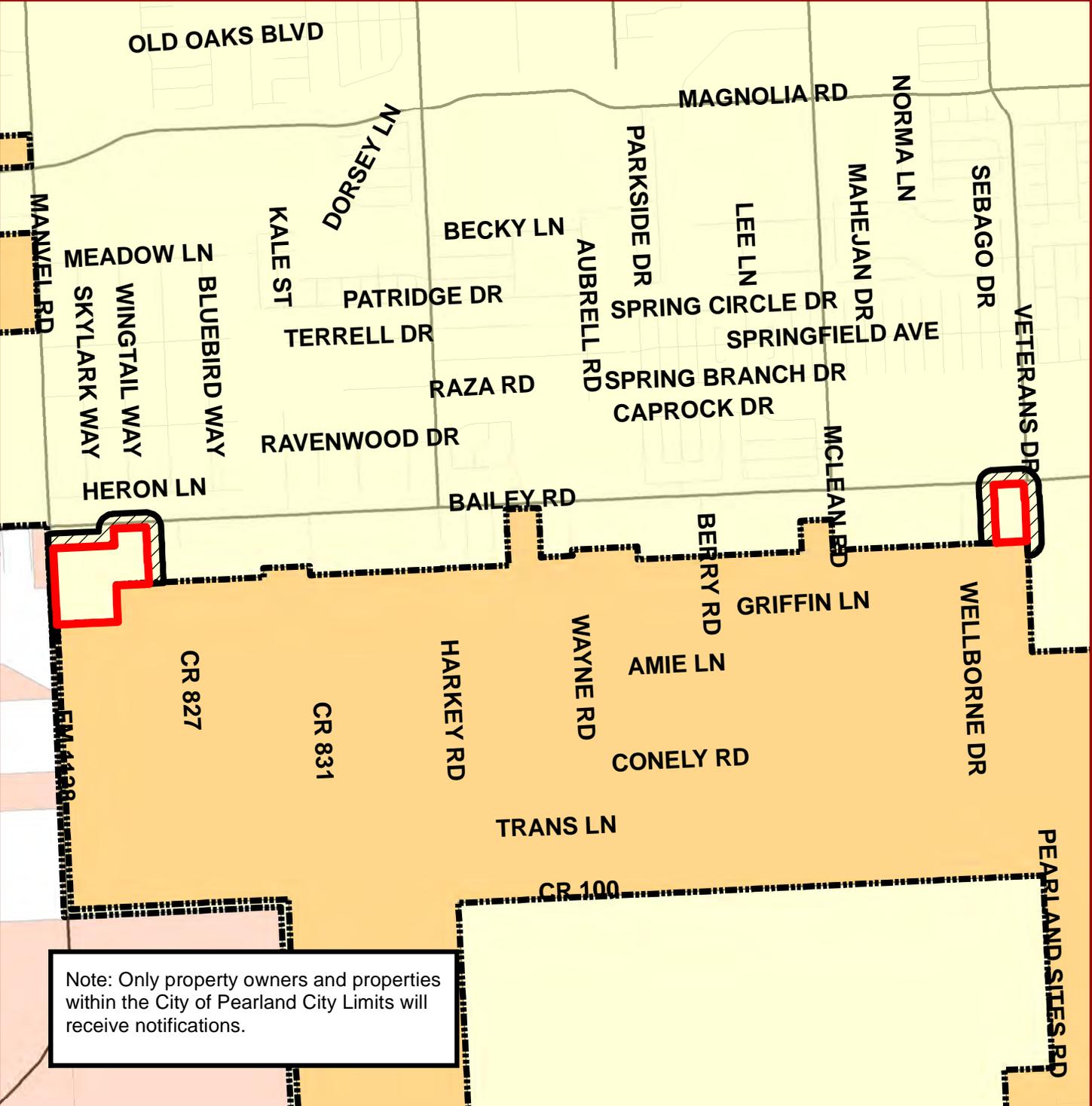
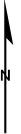
Bailey Road Annexation SD to GB

-  Subject Parcels
-  200ft Notice Area
-  City Limits
-  ETJ



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1 inch = 1,937 feet
 FEBRUARY 2016
 PLANNING DEPARTMENT



Note: Only property owners and properties within the City of Pearland City Limits will receive notifications.

Exhibit 5

2016-03Z

Bailey Road Annexation Area 2 Commercial
SD to GB

Abbutting

Property_Owner	City	Address	State	Zip
BOULMAY RICHARD C & THOMAS M	GROVE	1524 W 63RD ST	OK	74344
GOFF ERNEST E	BRYAN	2207 W MERCERS LNDG	TX	77808
HART GEORGE LESTER	PEARLAND	6822 HERON LN	TX	77584
HENRY RICKY A	PEARLAND	16638 HERRIDGE RD	TX	77584
KARSTEN JOHN JR	PEARLAND	6910 HERON LN	TX	77584
MAI VAN DINH	PEARLAND	16903 WELLBORNE RD	TX	77584
NGUYEN TUAN QUOC & KIM HUONG THI	PEARLAND	16909 WELLBORNE RD	TX	77584
PEARLAND ISD	PEARLAND	PO BOX 7	TX	77588
RMJ MILLER HOLDINGS LTD	PEARLAND	PO BOX 1721	TX	77588
SCHAATT NORBERT & GEORGETTE	PEARLAND	6918 HERON LN	TX	77584
SNYDER TERRENCE E & PATRICIA	PEARLAND	2120 KILKENNY DR	TX	77581
TEXAS GLOBAL INVESTMENT GROUP LLC % NAIR SOMARA JAN	PEARLAND	2804 GREEN MOUNTAIN DR	TX	77584
TMTB INC	PEARLAND	3723 FM 1128 RD	TX	77584
TRAN LAU VAN	PEARLAND	16911 WELLBORNE RD	TX	77584
VILLAMIEL DOMINGO L	PEARLAND	16502 HERRIDGE RD	TX	77584
WHITE LEON & MOLLY	WEIMAR	1813 W SEDAN RD	TX	78962
WILLIAMS DAVID A & ROBIN S	PEARLAND	6930 HERON LN	TX	77584
WISEMAN RODGER & CHARLENE	PEARLAND	6818 HERON LN	TX	77584



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, MARCH 21, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

- I. **CALL TO ORDER**
- II. **PURPOSE OF HEARING**

Zone Change Application No. 2016-04Z

A request of the City of Pearland, for approval of a change in zoning designation from Suburban Development District (SD) to Suburban Residential - 15 (SR-15).

Legal Description: 213 acres more or less out of Kanawha-Texas Company subdivision, parts of sections 18 and 22, George C. Smith survey, abstract 547 and abstract 548 Brazoria County, Texas.

General Location: North of Bailey Road, south of Arnold Drive, east of Kennedy Drive, and west of Manvel Road, in Pearland, Brazoria County, Texas, also known as Area 1.

And,

Legal Description: 230 acres more or less out of lots 1, 2, 11, 21, 31, 41 and 51, Section 24, George C. Smith survey abstract 549 and lots 1, 11, 21, 31, 41 and 51, section 25 H.T. & B. R.R. company survey, abstract 245 and lots 1, 11 and 21, Section 26 George C. Smith survey, abstract 550, Brazoria County, Texas.

General Location: South of Bailey Road, East of Manvel Road, and West of Veterans Road, in Pearland, Brazoria County, Texas, also known as Area 2.

SAVE AND EXCEPT 35.450 acres of land, to wit:

Legal Description: Four lots, consisting of approximately 27.581 acres in Annexation Area 2, identified as AO 549 H T & B R R, Tract 11A, Acres 7.635; LT 1B 549 H T & B, Acres 4.946; G.C. Smith LT 1 549 H T & B, Acres 5.000; and G.C. Smith LT 2 549 H T & B, Acres 10.000.

General Location: near the Southeast corner of FM 1128/Manvel Road and Bailey Road, Pearland, TX.

And,

Five lots, consisting of approximately 7.869 acres in Annexation Area 2, identified as A0549 H T & B R R Tract 21 B called Tract 1, Acres 2.200; LT 21B1 (called Tract 4) 550 H T & B, Acres 2.5; A0550 H T & B R R, Tract 21D, Acres 2.5; A0550 H T & B R R Tract 21, Acres 0.789; A0550 H T & B R R Tract 21E, Acres 2.25.

General Location: Southwest corner of Bailey Road and Veterans 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 281-652-1655 prior to the meeting so that appropriate arrangements can be made.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: March 21, 2016

Re: Zoning Change Application No. 2016-04Z

A request of the City of Pearland, for approval of a change in zoning designation from Suburban Development District (SD) to Suburban Residential - 15 (SR-15); to wit:

Area 1: 213 acres more or less out of Kanawha-Texas Company subdivision, parts of sections 18 and 22, George C. Smith survey, abstract 547 and abstract 548 Brazoria County, Texas.

General Location: North of Bailey Road, south of Arnold Drive, east of Kennedy Drive, and west of Manvel Road, in Pearland, Brazoria County, Texas.

And,

Area 2: 230 acres more or less out of lots 1, 2, 11, 21, 31, 41 and 51, Section 24, George C. Smith survey abstract 549 and lots 1, 11, 21, 31, 41 and 51, section 25 H.T. & B. R.R. company survey, abstract 245 and lots 1, 11 and 21, Section 26 George C. Smith survey, abstract 550, Brazoria County, Texas, also known as Area 2.

General Location: South of Bailey Road, East of Manvel Road, and West of Veterans Road, in Pearland, Brazoria County, Texas, also known as Area 2.

The following 9 lots are excluded from Area 2:

SAVE AND EXCEPT 37.3004 acres of land, to wit:

Four lots, consisting of approximately 27.581 acres in Annexation Area 2, identified as AO 549 H T & B R R, Tract 11A, Acres 7.635; LT 1B 549 H T & B, Acres 4.946; G.C. Smith

LT 1 549 H T & B, Acres 5.000; and G.C. Smith LT 2 549 H T & B, Acres 10.000.

General Location: near the Southeast corner of FM 1128/Manvel Road and Bailey Road, Pearland, TX.

And,

Five lots, consisting of approximately 7.869 acres in Annexation Area 2, identified as A0549 H T & B R R Tract 21 B called Tract 1, Acres 2.200; LT 21B1 (called Tract 4) 550 H T & B, Acres 2.5; A0550 H T & B R R, Tract 21D, Acres 2.5; A0550 H T & B R R Tract 21, Acres 0.789; A0550 H T & B R R Tract 21E, Acres 2.25.

General Location: Southwest corner of Bailey Road and Veterans Road.

Summary of Request

The purpose of this request is to rezone approximately 407.55 acres of land that was annexed into Pearland on December 3, 2016 from Suburban Development (SD) district to Suburban Residential-15 (SR-15) district. This zone change affects 213 acres of land in Area 1 (generally located north of Bailey Road, south of Arnold Drive, east of Kennedy Drive, and west of Manvel Road) and approximately 194.55 acres of land in Area 2 (generally located on the south side of Bailey Road; east of Manvel Road (FM 1128) and west of Veterans Drive. There was an error in the number of acres excluded due to General Business (GB) district rezoning in the public notice. The current excluded area totals 35.45 acres instead of approximately 37.00 acres.

At the time of annexation, the annexed areas were SD, a default district for newly annexed land until zoned for a particular use. The Future Land Use map indicates that the two areas should be low density residential with Minor Retail nodes at the intersections of Bailey Road with Cullen Parkway, Manvel Road (FM 1128), Harkey Road and Veterans Road. Based on the land use inventory conducted by staff, staff is recommending the SR-15 district (a minimum lot size of 15,000 square feet) for the residential areas. The proposed zone would be in conformance with the Future Land Use Map and would be an appropriate zone for the majority of large lots with residential uses/structures in the area.

The zoning district recommendation will result in seven non-conforming uses in Area 1 that has seven businesses; however, five of these also have residential structures on the property. In Area 2, there will be five non-conforming lots. One lot will be non-conforming in terms of a business use in SR-15 District. Two lots will be non-

conforming because their lot area is less than the required 15,000 square feet in SR-15 District. Four lots will be non-conforming due to lot widths being less than the required 100 feet width in the SR-15 District. Non-conforming business uses may continue to exist and function unless discontinued for six months or more. In case of discontinuance, non-conforming uses can be reinstated and expanded by approvals from the Zoning Board of Adjustments (ZBA). The ZBA may also grant a permit to repair and expand non-conforming structures in lots that do not meet the lot area, setback, and width requirements.

Recommendation

Staff recommends approval of the zoning change application from SD to SR-15 on approximately 407.55 acres for the following reasons:

1. The proposed zoning district of SR-15 is in conformance with the Comprehensive plan. The Comprehensive Plan calls for this area to be low density residential and the proposed zoning designation is considered appropriate for low density residential.
2. The proposed zoning district is generally in conformance with the Unified Development Ordinance as it results in few non-conformities.
3. Any change in use or expansion of use would be subject to regulations in the Unified Development Code.

Site History

This area was annexed into the City effective December 3, 2015. The current SD district is a default district for recently annexed properties until zoned for a particular use.

Conformance with the Comprehensive Plan

The Future Land Use Plan shows that the recently annexed areas should be low density residential with Minor Retail nodes at the intersections of Bailey Road with Cullen Parkway, Manvel Road (FM 1128), Harkey Road and Veterans Road. The proposed zoning is in conformance with the Comprehensive Plan.

Conformance with the Thoroughfare Plan

According to City records, Bailey Road is a Major Thoroughfare that is in the process of being widened. The full length of Bailey Road is in the Corridor Overlay District.

Conformance with the Unified Development Code

The proposed zoning of SR-15 is in conformance with the Unified Development Code because the area is primarily residential in nature and the majority of the properties are large lots that exceed the 15,000 foot minimum lot size of the SR-15 district.

Suburban Residential – 15 (SR-15) Area Regulations	
Size of Lot	Required
Minimum Lot Size	15,000 sf.
Minimum Lot Width	100 ft.
Minimum Lot Depth	90 ft.

Platting Status

At this time platting is not required and the existing uses can continue in their current state. Platting will be required if any construction or subdivision of a property is requested.

Availability of Utilities

Most parcels are currently served by private water and sewer systems. Cullen Park Estates is serviced by an 8" water main along Bailey Road extending west from Manvel Road turning north in to Moray Drive (Cullen Park Estates). Hydrants exist along Bailey Road and within Cullen Park Estates Subdivision. The lots in Cullen Park Estates have private septic systems.

According to city records, a 4" force main exists along the west side of McLean with a lift station located south of Aimee Lane. A 4" force main also exists along the east side of

Veterans Drive and terminates approximately 200 feet south of Bailey Road with a 2" force main extension across to the west side of Veterans ending in the southwest corner lot of Bailey Road and Veterans Drive.

Water and sewer installation in other areas will be determined according to the current Capital Improvement Project (CIP) Schedule for each individual area. The current 5-year CIP shows 18" water lines being constructed along Veterans Drive and FM1128, south of Bailey Road. If future development creates a need, then, the services may be extended at that time.

Impact on Existing and Future Development

The proposed zoning should not have any negative impact on existing or future development as the uses are existing. Any changes would require conformance with the Unified Development Code.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. A legal notice of the public hearing was published in the local newspaper. Additionally, staff had sent informational letters to all property owners in February 2016, to inform them of this zone change process.

Opposition to or Support of Proposed Request

Staff has not received any returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List

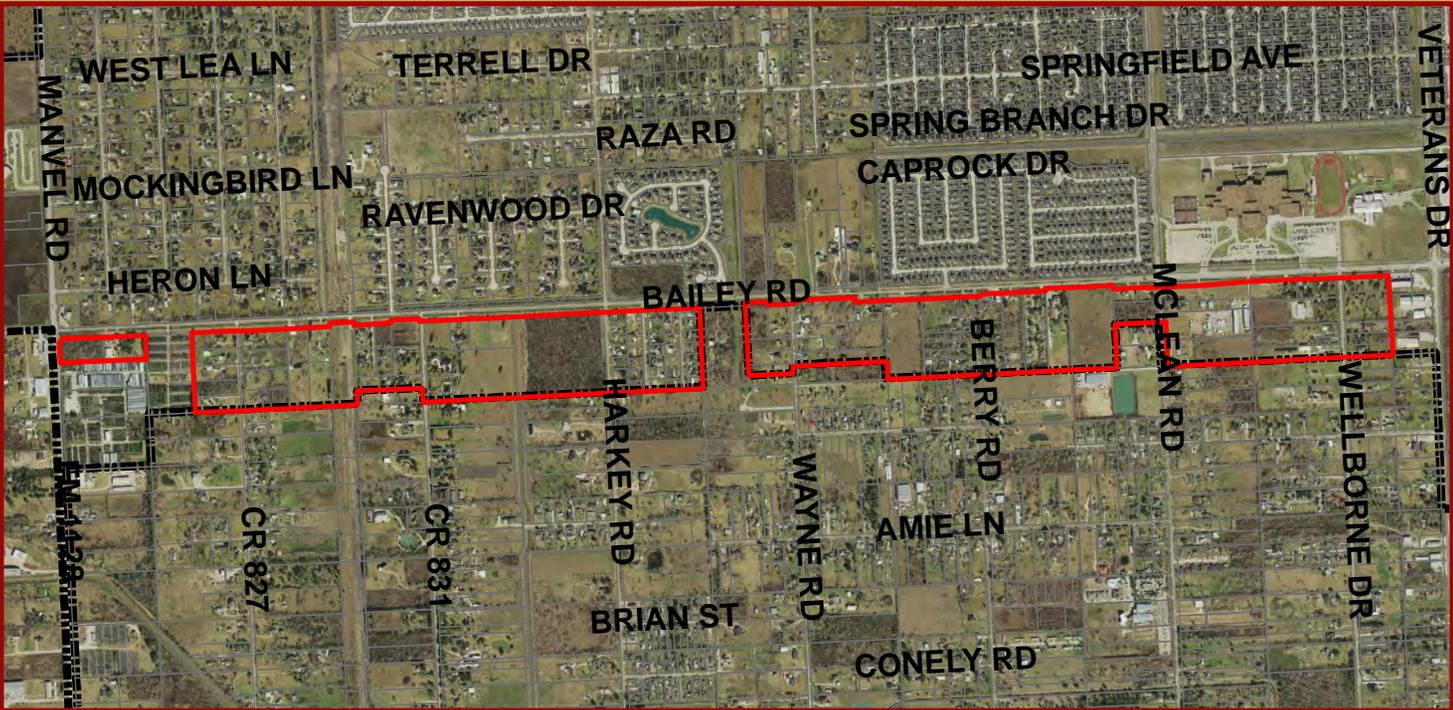
Exhibit 1

AERIAL MAP

2016-04Z

Bailey Road Annexation SD to SR-15

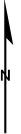
-  Subject Parcels
-  City Limits



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 1,083 feet

FEBRUARY 2016
PLANNING DEPARTMENT



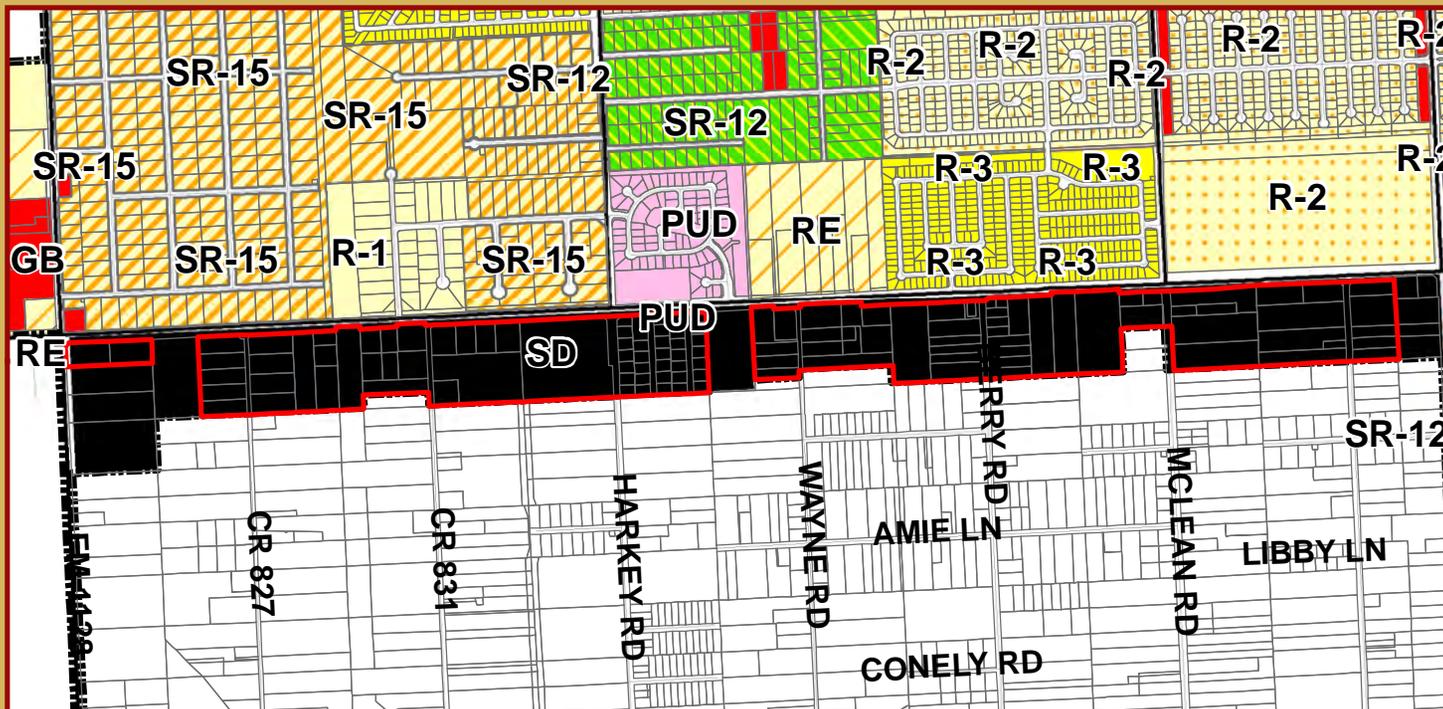


Exhibit 2

ZONING MAP

2016-04Z

Bailey Road
Annexation
SD to SR-15

-  Subject Parcels
-  City Limits



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1 inch = 1,083 feet

FEBRUARY 2016
PLANNING DEPARTMENT



Exhibit 3

FLUP MAP

2016-04Z

Bailey Road Annexation SD to SR-15

-  Subject Parcels
-  City Limits
-  Major Retail Node
-  Minor Retail Node
-  Low Density Residential
-  Medium Density Residential
-  Public / Semi-Public



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FEBRUARY 2016
PLANNING DEPARTMENT

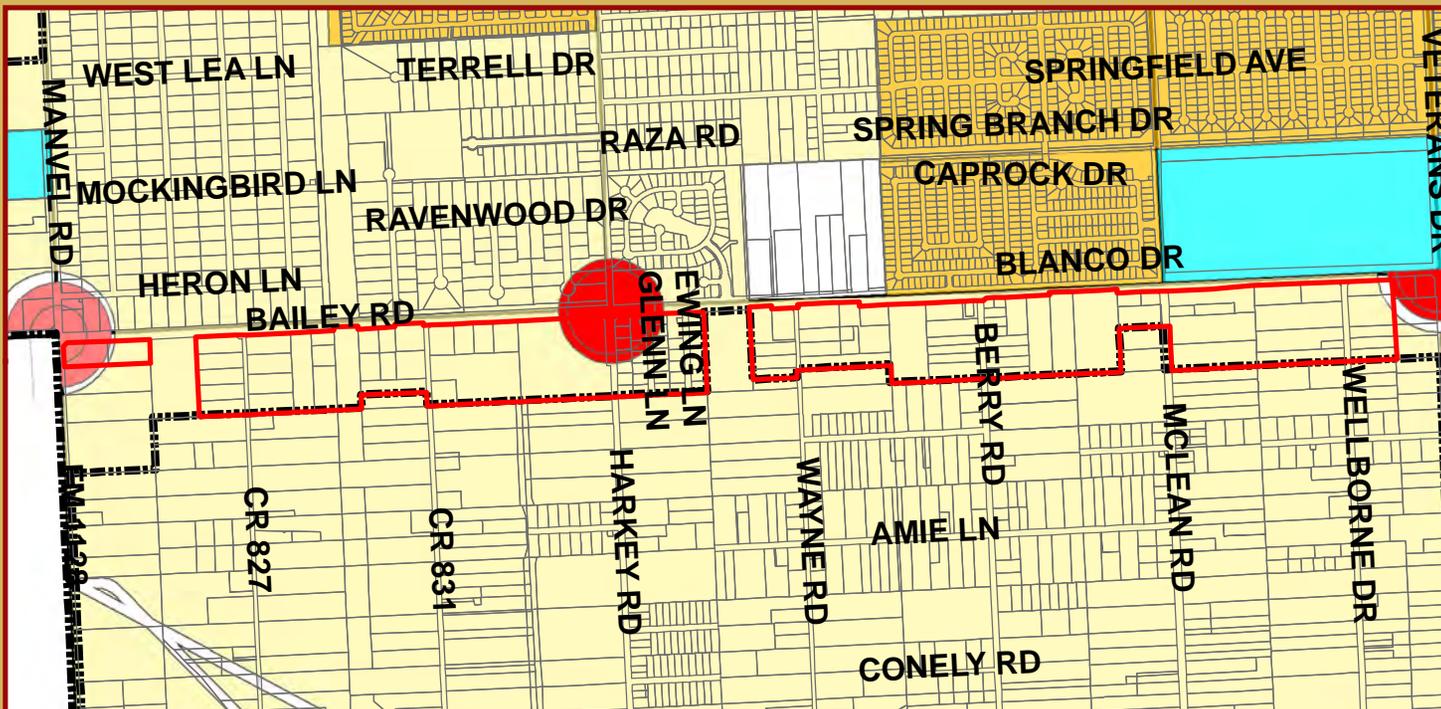
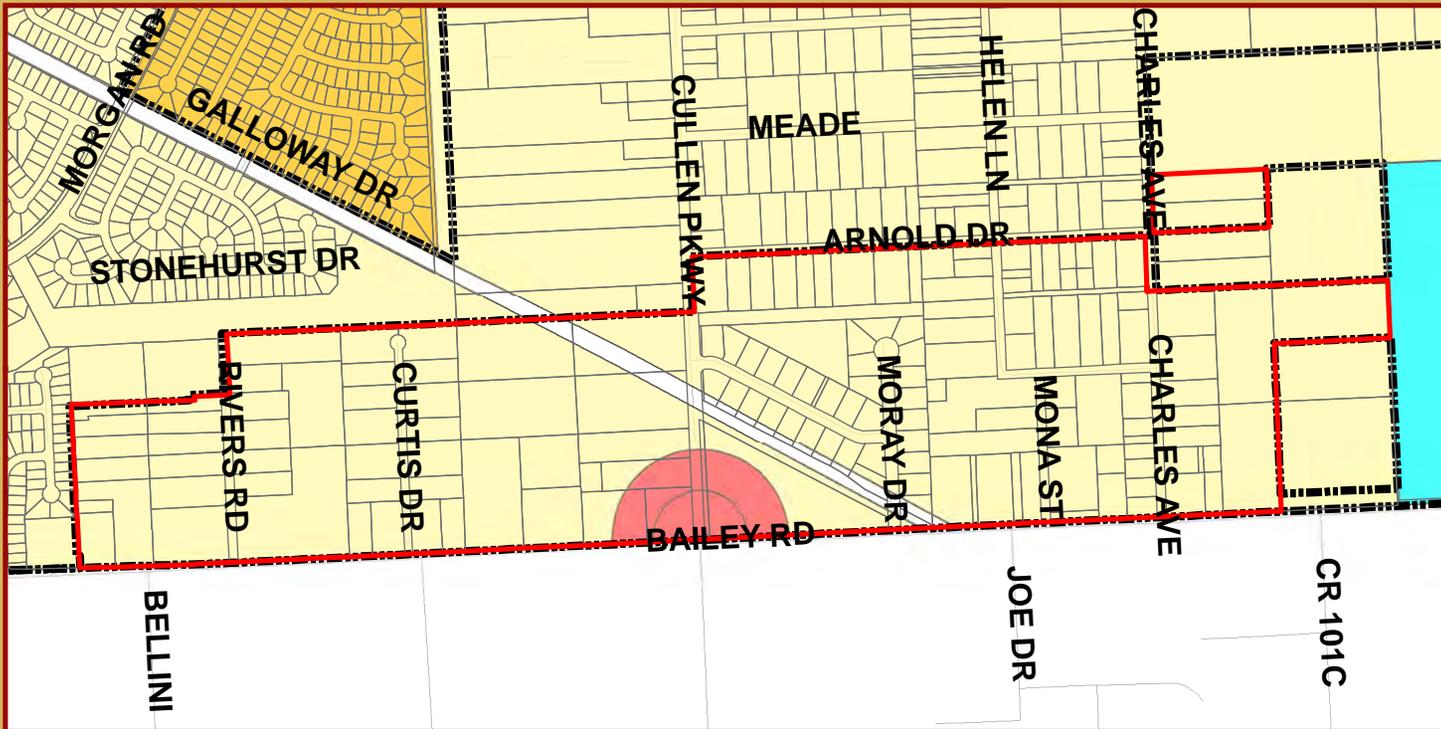
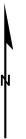


Exhibit 4

NOTIFICATION MAP

2016-04Z

Bailey Road Annexation SD to SR-15

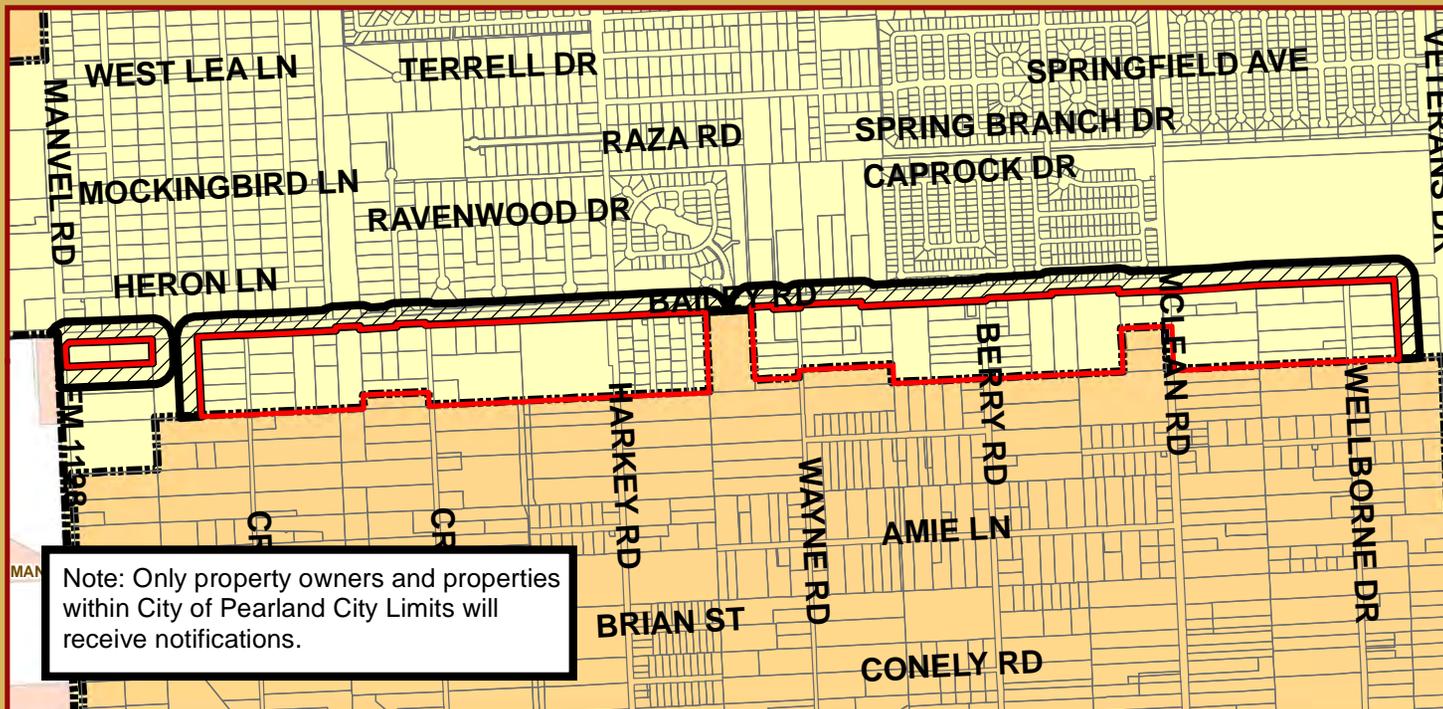
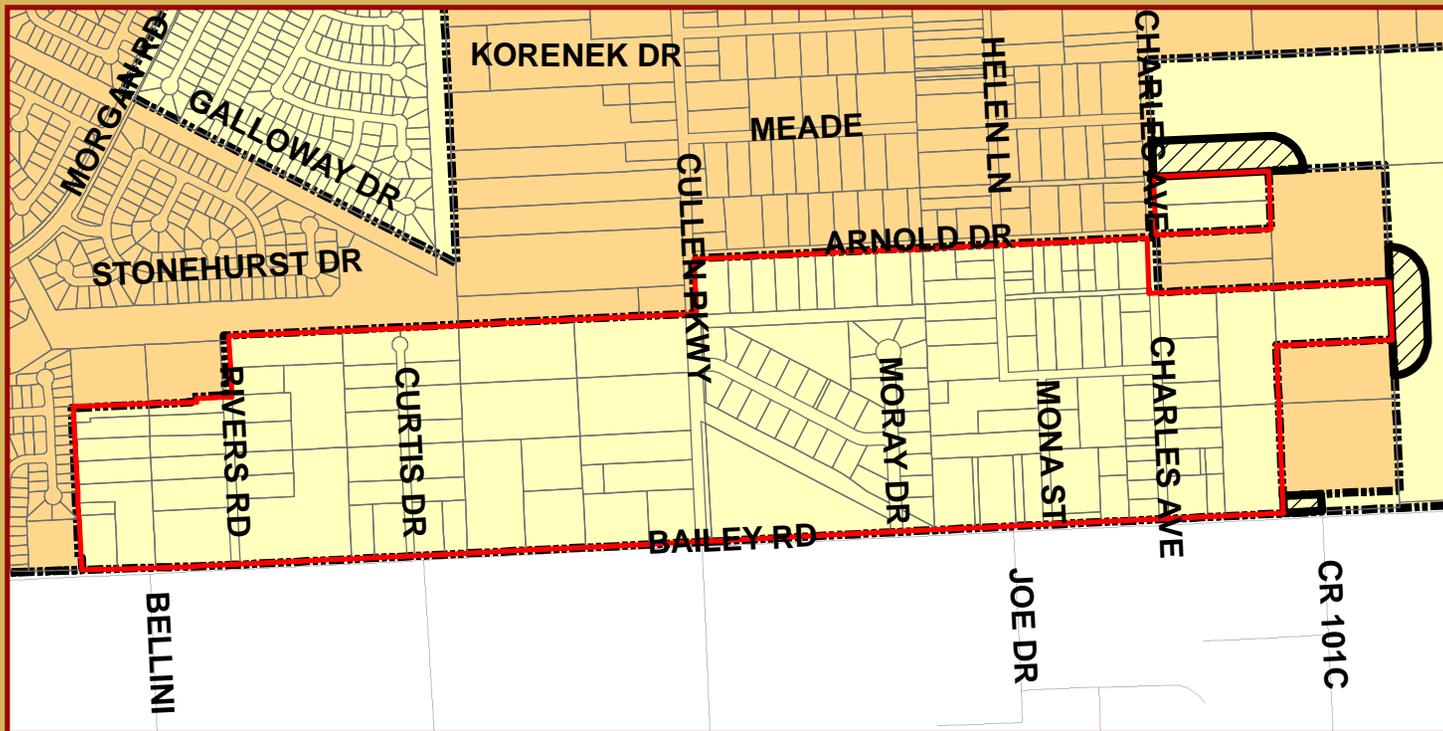
-  Subject Parcels
-  200ft Notice Area
-  City Limits
-  ETJ



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1 inch = 1,083 feet

FEBRUARY 2016
PLANNING DEPARTMENT



Note: Only property owners and properties within City of Pearland City Limits will receive notifications.

Exhibit 5

2016-04Z

Bailey Road Annexation Area 1 and 2 SD to SR-15

Property_Owner	City	Address	State	Zip
ALI SHARIF & BARKATALI MOMIN & NOORMOHAMMED ALI	HOUSTON	4115 OAK BLOSSOM CT	TX	77059
JOHN TIFFANY	PEARLAND	5302 BALMORHEA DR	TX	77584
MINJARES MICHAEL W & LAUREN L	PEARLAND	5108 BLANCO DR	TX	77584
VALDEZ DAVID & ELIZABETH C	PEARLAND	5204 BALMORHEA DR	TX	77584
BEAUGH JEREL L & SANDRA K	PEARLAND	5102 BLANCO DR	TX	77584
BENNETT KALISHA J HUDSON	PEARLAND	5110 BLANCO DR	TX	77584
CARDER DARRELL JR & ANITA	PEARLAND	5112 BLANCO DR	TX	77584
CARRASCOSA MARCELO H & DARNELL	PEARLAND	4042 RAVENWOOD CT	TX	77584
CHAMBERS JENNIFER J	PEARLAND	4042 RAVENCREST CT	TX	77584
CHAPA AARON & VANESA	PEARLAND	5304 BALMORHEA DR	TX	77584
COX JAMES & DEBORAH	PEARLAND	5802 LAWRENCE CT	TX	77584
CROASDAILE MICHELLE T & NELSON JR	PEARLAND	5603 BAILEY RD	TX	77584
DALE WALTER A & JULIE E	PEARLAND	4034 RAVENSWAY CT	TX	77584
DEFORD JANE N & KENNETH E	PEARLAND	5617 BAILEY RD	TX	77584
DELGADO ELLEN HITTINGER	PEARLAND	5308 BALMORHEA DR	TX	77584
DUHON TERESA	HUMBLE	12646 BLACKSTONE RIVER DR	TX	77346
ENGLISH BRYAN A	PEARLAND	5104 BLANCO DR	TX	77584
FINLEY BUBA D	PEARLAND	5406 BALMORHEA DR	TX	77584
GARRETT KERRI & RANDOLPH T	PEARLAND	4211 MUSTANG RD	TX	77584
GARZA MARCO A & LISA W	PEARLAND	5016 BLANCO DR	TX	77584
GHODRATI SAEIDEH	PEARLAND	5008 BLANCO DR	TX	77584
GILLILAND DAVID CLINTON & JENNIFER JAMES	PEARLAND	4042 QUAIL RUN DR	TX	77584
GILMORE LINDA M & COCHRAN KATHLEEN T	PEARLAND	5004 BLANCO DR	TX	77584
GONZALEZ ARISTEO & SOFIA	PEARLAND	6718 HERON LN	TX	77584
GRIMES RICHARD & MARANDA N	PEARLAND	4214 TAWAKON DR	TX	77584
GUTIERREZ BENNY M & IVY D	PEARLAND	3603 BARRINGTON CT	TX	77584
GUZMAN RODOLFO C & SILVIA	HOUSTON	7415 HEMLOCK P O BOX 4704	TX	77012
HART GEORGE LESTER	PEARLAND	6822 HERON LN	TX	77584
HAYNES DELORES A	PEARLAND	5404 BALMORHEA DR	TX	77584
HEBERT BRYAN	PEARLAND	4208 CLEBURNE DR	TX	77584
HICKS NORMAN W SR	PEARLAND	7409 BAILEY RD	TX	77584
HOPKINS KIMETRE R	PEARLAND	9720 BROADWAY ST APT 226	TX	77584
HUERTA JUAN I & LUZ L	PEARLAND	3410 TWEED WAY	TX	77584
HUSSAIN SYED SHAMSHEER	PEARLAND	5010 BLANCO DR	TX	77584
ILAHY RABIA	HOUSTON	1706 MORSE ST	TX	77019
ILIE IOAN & MARILENA	PEARLAND	7026 HERON LN	TX	77584
IZAGUIRRE JAIME	PEARLAND	5120 BLANCO DR	TX	77584
JAMES SUSAN VICTORIA	PEARLAND	5006 BLANCO DR	TX	77584
KARSTEN JOHN JR	PEARLAND	6910 HERON LN	TX	77584
KELLY SCOTT M	PEARLAND	5106 BLANCO DR	TX	77584
KIRBY RUN ASSOCIATES LP	PEARLAND	3605 LINDHAVEN DR	TX	77584
KNJ ENTERPRISES INC	MISSOURI CITY	4915 SHAPIRO CT	TX	77459
KOCH LORENA	PEARLAND	6618 HERON LN	TX	77584
LAGRONE JAMES D & SARI L	PEARLAND	4041 RAVENCREST CT	TX	77584
LAWRENCE PLACE HOA	PEARLAND	4001 HANS ST	TX	77584
LONG RONNIE D & MARGARET E	PEARLAND	5118 BLANCO DR	TX	77584
LOZANO JOSE ALBERTO & LILLIAN	PEARLAND	2820 WHITE OAK LN	TX	77584
MACE TERRY R JR	PEARLAND	5412 BALMORHEA DR	TX	77584
MAI MELINH	PEARLAND	16903 WELLBORNE RD	TX	77584
MAI PHUC ETUX NGUYET DOAN	PEARLAND	16645 COUNTY ROAD 831	TX	77584
MANSEL MARILYN R	PEARLAND	5206 BALMORHEA DR	TX	77584
MARTIN CODY LEE & VIRGINIA	PEARLAND	5014 BLANCO DR	TX	77584
MARTINEZ ANGELICA	PEARLAND	5012 BLANCO DR	TX	77584
MATZ ENTERPRISES LLC	ONALASKA	382 BRIDGELANDING	TX	77360
MCGUIRE MICHAEL C & LYNA L	PEARLAND	5511 BAILEY RD	TX	77584
MCHUGH PATRICK C & M KATHY	PEARLAND	5613 BAILEY RD	TX	77584
MERITAGE HOMES OF TEXAS LLC	HOUSTON	2901 W SAM HOUSTON PKWY N STE C250	TX	77043
MILLIS GREGORY W	PEARLAND	7010 HERON LN	TX	77584
MILLS KEVIN & CHERIE	PEARLAND	5122 BLANCO DR	TX	77584
MMSN ENTERPRISE OF TEXAS #2 LLC	HOUSTON	14311 HARVEST GLEN CT	TX	77062
MOLINA ALMA T	PEARLAND	5202 BALMORHEA DR	TX	77584
MYERS LAURA LUCAS	PEARLAND	5002 BLANCO DR	TX	77584
NORWOOD MICHAEL LEE	PEARLAND	5804 LAWRENCE CT	TX	77584
NWOBI CHINAEMELUM	PEARLAND	5312 BALMORHEA DR	TX	77584
OKWONNA ALEXANDER C & LISA G	PEARLAND	5402 BALMORHEA DR	TX	77584
ORTIZ GUSTAVO	ODENTON	2611 EVERGREEN RD	MD	21113
PARK VILLAGE EST COMM ASSN	HOUSTON	2000 S DAIRY ASHFORD RD STE 590	TX	77077
PARSON KAREN	PEARLAND	5416 BALMORHEA DR	TX	77584
PATKE JOHNNY FLOYD	PEARLAND	6706 HERON LN	TX	77584
PEARLAND ISD	PEARLAND	PO BOX 7	TX	77588
PEREZ JORGE JR	PEARLAND	6730 HERON LN	TX	77584
R WEST DEVELOPMENT CO INC	PEARLAND	7918 BROADWAY ST STE 106	TX	77581
RAVENWOOD ESTATES HOMEOWNERS % H & G MANAGEMENT SERVICES	PEARLAND	PO BOX 1279	TX	77588

Exhibit 5

2016-04Z

Bailey Road Annexation Area 1 and 2 SD to SR-15

ROCK OF POWER	PEARLAND	4118 VETERANS DR	TX	77584
RUIZ ALFREDO & MARTIZA	HOUSTON	13726 VIEW MEADOW LN	TX	77034
RUIZ CARLOS & RUTH	HOUSTON	8018 PEEKSKILL LN	TX	77075
RUSSELL MICHAEL S	PEARLAND	5116 BLANCO DR	TX	77584
RUTHERFORD JOHN J & MARIA E	PEARLAND	5807 LAWRENCE CT	TX	77584
SCHAATT NORBERT & GEORGETTE	PEARLAND	6918 HERON LN	TX	77584
SCOTT JACLYN	PEARLAND	5410 BALMORHEA DR	TX	77584
SHEPARD LESHAN & RISA HULTZ	PEARLAND	5306 BALMORHEA DR	TX	77584
SMITH KEN B & PATRICIA J	PEARLAND	5509 BAILEY RD	TX	77584
SNYDER TERRENCE E & PATRICIA	PEARLAND	2120 KILKENNY DR	TX	77581
SPRIGGINS ANTHONY T & DONNA	PEARLAND	3605 PARKSIDE DR	TX	77584
THOMPSON WILLIAM B & SUSAN K	MIDLAND	PO BOX 1965	MI	48641
THUMANN CHAD A	PEARLAND	3823 FM 1128 RD	TX	77584
TIGNER MARCELLA G & BENJAMIN F GRAY	ANGLETON	420 COUNTY ROAD 430	TX	77515
TIGNER MARCELLA G & BENJAMIN F GRAY	ANGLETON	1030 JIMMY PHILLIPS BLVD	TX	77515
UPSHAW CHARLES & MARGIE	PEARLAND	6634 HERON LN	TX	77584
WILLIAMS DAVID A & ROBIN S	PEARLAND	6930 HERON LN	TX	77584
WILLIAMS TRAVIS W & CRYSTAL	PEARLAND	4216 TAWAKON DR	TX	77584
WISEMAN RODGER & CHARLENE	PEARLAND	6818 HERON LN	TX	77584
WOOD JEREMY M & TRACY M	PEARLAND	5408 BALMORHEA DR	TX	77584
ZAMORA ADRIAN G	PEARLAND	5314 BALMORHEA DR	TX	77584
ZUELKE MICHAEL A	PEARLAND	3929 QUAIL RUN DR	TX	77584