



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, September 26, 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. ZONE 16-00011

A request of Alan Mueller, applicant, on behalf of Peyton Martin, New Broadway, LTD, owner; for approval of an amendment to the Pearland Town Center Planned Development; on approximately 15.716 acres of land.

Legal Description: Being a 15.716 acre tract of land located in the H.T. & B.R.R. Company Survey, Section 81, Abstract Number 300, City of Pearland, Brazoria County, Texas, being a portion of Lot 5, Book 1 as shown on the Kirby Crossing Section Two, a subdivision of record under Plat Number 2013045429, Plat Records of said Brazoria County (B.C.P.R.).

General Location: West side of Kirby, north of the fire station.

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: September 26, 2016

Re: Zone Change Application No. ZONE 16-00011

A request of Alan Mueller, applicant, on behalf of Peyton Martin, New Broadway, LTD, owner; for approval of an amendment to the Pearland Town Center Planned Development; on approximately 15.716 acres of land.

General Location: West side of Kirby, north of the fire station.

Summary of Request

The Pearland Town Center Planned Unit Development (PUD) was originally approved in October, 2005 and has subsequently been amended. The applicant is proposing an amendment to set out use restrictions and design guidelines for the remaining undeveloped "Western Tracts" E and G located west of Kirby Drive not owned by CBL & Associates, Inc. who developed and owns the Pearland Town Center. While the CBL portion of the development has a very specific site plan these two tracts do not have an approved site plan as part of the PUD. Specifically, the amendment proposes the following changes:

- Delete the Townhome component and replace it with multifamily residential.
- Increase the number of Multi-Family units allowed from 300 to 600.
- Establish an amenities and open space plan for a portion of Tracts E and G that was not previously addressed in the PD.

The amendment will affect the undeveloped portions of Tract E (13.7 acres) and Tract G (2.3 acres) as defined in the PD. Tract G was created in 2006 through a PD amendment and contains an Aldi supermarket, dialysis center, automotive repair facility, and Wendy's/gas station/convenience store. Total acreage included in Tract E was 18.2, and Tract G was 8.5. See page from previous PD amendment in exhibit 7. The Pearland Town Center PD encompassed a total of 173.2 acres.

The proposed development will include a four story, 300 multi-family residential units, and a minimum of three ground floor "live/work units", with a structured parking garage. A "park" will be provided within the 9-foot deep detention area, surrounded by 9' tall retaining walls, see proposed section in exhibit 8.

Recommendation

Based on submission of August 23, 2016, staff cannot recommend approval of this amendment to the Pearland Town Center PD zoning district on the approximately 15.716 acre site:

1. Number of Multifamily units: Pearland Town Center PD had a cap of a maximum 300 units on all tracts within the Town Center development, including this Tract E. This amendment will increase the total number of multifamily units to 600. The current allowed townhouse use represented a diversity in housing options within the Town Center development and is the desired development for this tract of land. The proposed amendment, with single use multifamily development, as proposed, would not be in conformance with the Comprehensive Plan that recommends that further multi-family residential should occur only in a mixed use setting. This proposed amendment provides for three ground level “live/work units” and no other additional uses besides the multifamily.
2. Density: The original Pearland Town Center development allowed 9.4 townhouse units per gross acre on Tract E (area under consideration). This amendment proposes a change in use and density to and will permit apartments with an allowed density of 44.78 units per acre. The maximum density for single use in the Multi Family zoning district is 16 units/acre, as per the UDC.
3. Mixed use: This amendment for multi-family use pertains only to a 6.7 acre portion of the 15.7 acre combination of Tract E (13.7 acre) and Tract G (2.3 acre). The proposal does not represent a comprehensive mixed use, well connected, addition to the surrounding developments. The Town Center concept was approved as a cohesive unit. While this site is located across from the main portion of the Town Center by a secondary thoroughfare, it provides no commitment to any development around the proposed multifamily or connection to the Town Center or existing developments fronting on Broadway Street.
4. Detention Pond/“Park” Amenity: This amendment proposes to allow the main amenity of the site to be a 2.76 acre excavated detention pond that will also serve as the “park”. The concept plan, see Exhibit 8, shows a nine foot tall masonry retention wall with a four foot tubular steel fence on top of the wall located on the property line. The detention pond is proposed to also be a “park” that is located nine feet below ground level in the bottom of the pond. The park is not integrated with the development. This “park” will act as the detention for the entire 15.7 acre site included in this amendment and approximately six (6) acres of land along Broadway (portion of Tract G) that is currently developed, and will be an unusable feature after rain events. The entire detention area provided little elevation change and is primarily flat.
5. Parking: A reduction in required parking from 501 to 476 is proposed, with limited shared parking options.
6. UDC Conformance: The variance proposed for reductions in density, common open space, and parking, are not in conformance with the Unified Development Code. These variances would be more appropriate for a true mixed use, creative development that would not be possible by the use of conventional zoning

districts. The proposed development can be achieved by application of MF zone with variances.

Additional staff comments have been conveyed to the applicant. The applicant has submitted a revised proposal on September 16, 2016, that has not been reviewed by staff.

Site History

The subject property is currently undeveloped. The subject property (15.7 acres) is part of a larger Planned Development which is currently developed with a mix of uses including residential, commercial, including retail, office, and restaurants, originally approved in October, 2005. A previous workshop was conducted in 2013 for additional multifamily units within the CBL portion of the PD. There was no further activity from that applicant after the workshop.

The site is surrounded by a mix of various uses, including retail to the north, mixed use retail to the east, a fire station to the south, and a high school to the west. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Pearland Town Center Planned Unit Development (PUD)	Grocery Store, Fast Food, Gas Station
South	Single-Family Estate District (RE) / General Business (GB) / Planned Unit Development (PUD)	Water Tower, Fire Station
East	Pearland Town Center Planned Unit Development (PUD)	Pearland Town Center, Mixed Use
West	Ridgerock Planned Unit Development (PUD)	High School

Conformance with the Comprehensive Plan

The subject property is located within the Public/Semi-Public Future Land use Designation which is characterized by Public and semi-public sites and facilities, including schools, government buildings, and cemeteries. Portions of the subject property are also located within a Major Retail Node. The FLUP recommends neighborhood retail and service uses should be located at intersections of thoroughfares or collector streets or at the edge of logical neighborhood areas unless appropriately placed within a planned development. The FLUP also recommends that retail development should be clustered throughout the city and convenient to residential areas.

The Pearland Town Center PUD generally meets the intent of all future land use designations in which it is located. This portion of the PUD within the Public/Semi-Public Land Use is not necessarily in line with public uses, however, the Plan recognizes that developments, such as PUDs/PDs which may be contrary to the Plan could be an improvement that exceeds recommendations of the Plan.

The Comprehensive Plan also indicates that further multi-family residential should occur only in a mixed use setting. The proposed amendment, with single use multifamily development, as proposed, would not be in conformance with the Comprehensive Plan.

Conformance with the Thoroughfare Plan

Kirby Drive is a Secondary Thoroughfare with a minimum right-of-way of 100 feet and has been built as such. Kirby Drive is in the Corridor Overlay District which allows the city to exercise greater control over aesthetic, functional, and safety characteristics of development along Major Thoroughfares where higher development standards can enhance the City's image as a desirable place to live, work, and shop. Conformance with the COD standards could be made a condition of approval.

Conformance with the Unified Development Code

The subject property is currently undeveloped. The proposed amendment divides the subject property into two areas E-1 and E-2. The proposed mixed use multifamily development is located within the E-1 area and subject to the regulations within the proposed PD amendment. There are no proposed uses for the remainder of the development.

The base zoning districts designations are as follows:

Base Zoning Districts		
Tract	Base Zoning District Uses	Acreage
E-1	MF (restricted herein)	6.7
E-2	GB, GC, NS, OP (1)	9.016
Total		15.716

(1) Except for uses specifically excluded in the Pearland Town Center PD

The requirements of the MF zoning district (as restricted) are indicated in the following table. The proposed development does not meet the UDC requirements for the MF zone and is seeking a number of variances as shown below.

Multi-Family (MF) Area Regulations		
Size of Lot	Required	Proposed
Minimum Lot Size	22,500 sq. ft.	Approximately 128,066 sq. ft.
Minimum Lot Width	150 ft.	Approximately 230 ft.
Minimum Lot Depth	125 ft.	Approximately 500 ft.
Density	18units /acre	44.78 units/acre

Common Open Space Requirement	600 square feet/unit	496 square feet/unit(includes courtyards and detention park)
Parking	1.5/1-BR; 2/2-BR; 2.5/3-BR	1.58/unit, Parking spaces on Tract E-2 will be available to residents and guests. However, the current plan does not show any spaces.

Platting Status

The subject property is partially platted as Kirby Crossing Section 1. The remainder of the Subject Property is not currently platted. Platting will be required prior to development on the site.

Availability of Utilities

The subject property has access to City water and sanitary sewer infrastructure. A 12-inch water line exists along the west side of Kirby Drive, and an 18-inch sanitary sewer line runs along the east side of the street.

Impact on Existing and Future Development

The property is currently zoned Pearland Town Center PD. The purpose of the current PD is to provide mixed use development and allow for flexibility for the future needs of the City. In addition, Sub-Area E as described in the PD is required to meet the requirements of the PD and shall be reviewed prior to development. Any development that meets the requirements would be approved in this area and the proposed development is consistent with the context of the surrounding development also located within the existing PD.

The Subject property is surrounded by retail to the north, the Pearland Town Center mixed use development to the east, a fire station to the south, and a high school to the west. Multifamily, as proposed, will not be consistent with the surrounding development.

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

Prior to the publications above, a number of phone calls and five emails were sent to staff in strong opposition of this development. Staff has received one notice in opposition to and two notice in support of the proposed change in zoning request from those who received the required notifications.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet
7. Sub-area map of Pearland Town Center (previously approved) and areas affected by the proposed amendment.
8. Proposed section of detention park

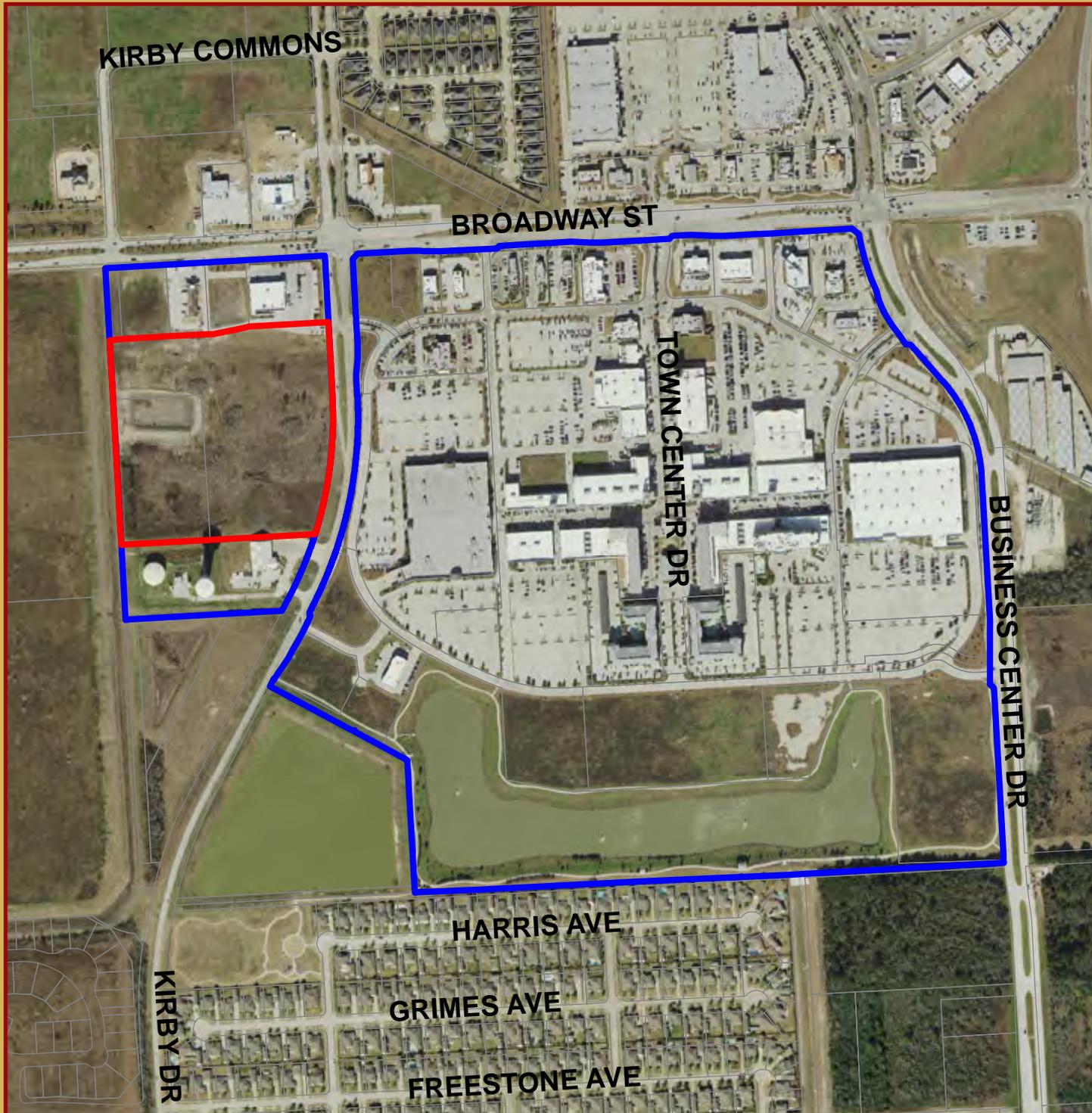


Exhibit 1

AERIAL MAP

ZONE 16-00011

Domain at PTC Amendment to Pearland Town Center PD

-  Subject Property Area
-  Pearland Town Center PD Boundary



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 = 578 feet

AUGUST 2016
PLANNING DEPARTMENT



Exhibit 2

ZONING MAP

ZONE 16-00011

Domain at PTC Amendment to Pearland Town Center PD

-  Subject Property Area
-  Pearland Town Center PD Boundary



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AUGUST 2016
PLANNING DEPARTMENT

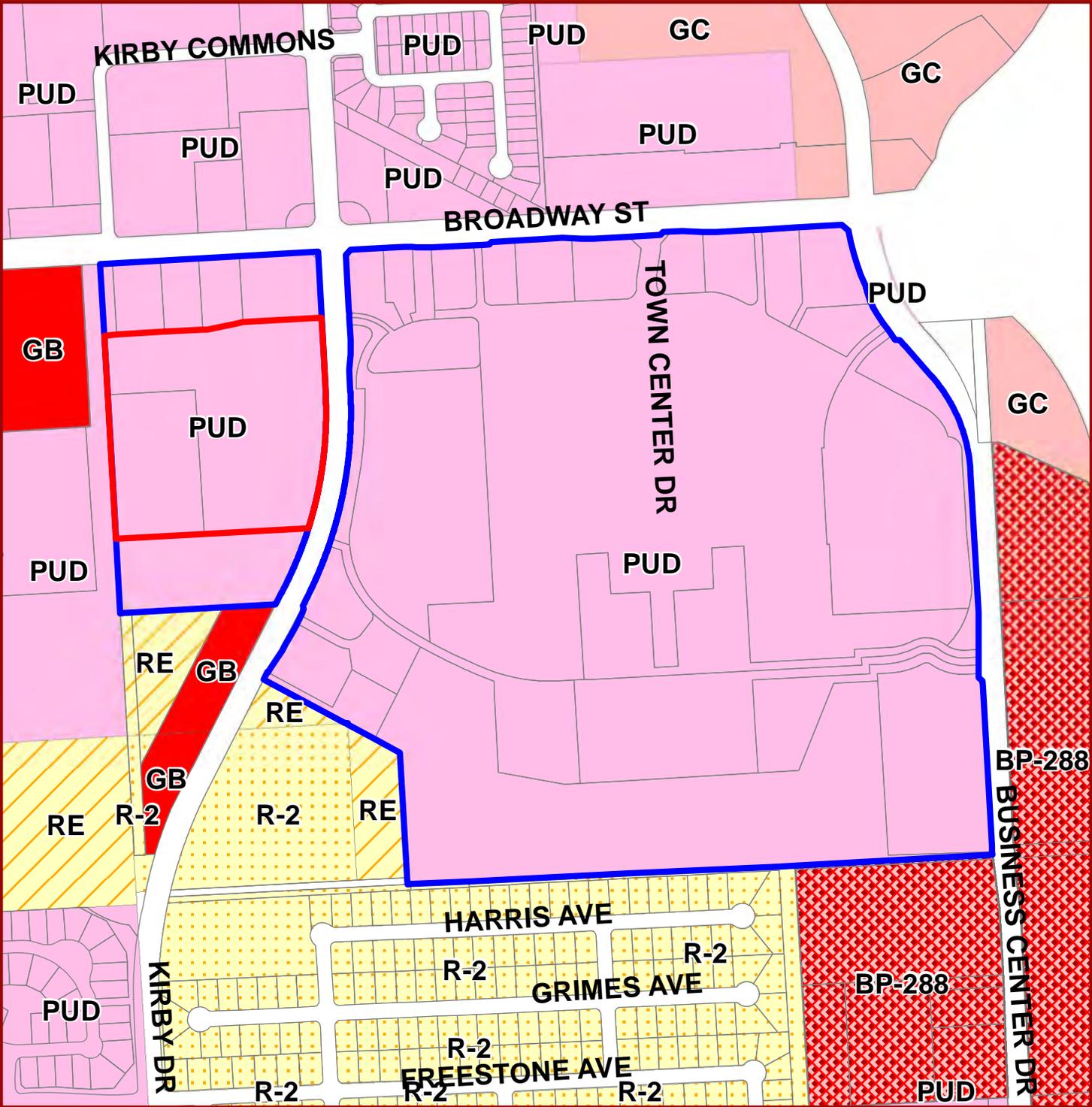


Exhibit 3

FLUP MAP

ZONE 16-00011

Domain at PTC Amendment to Pearland Town Center PD

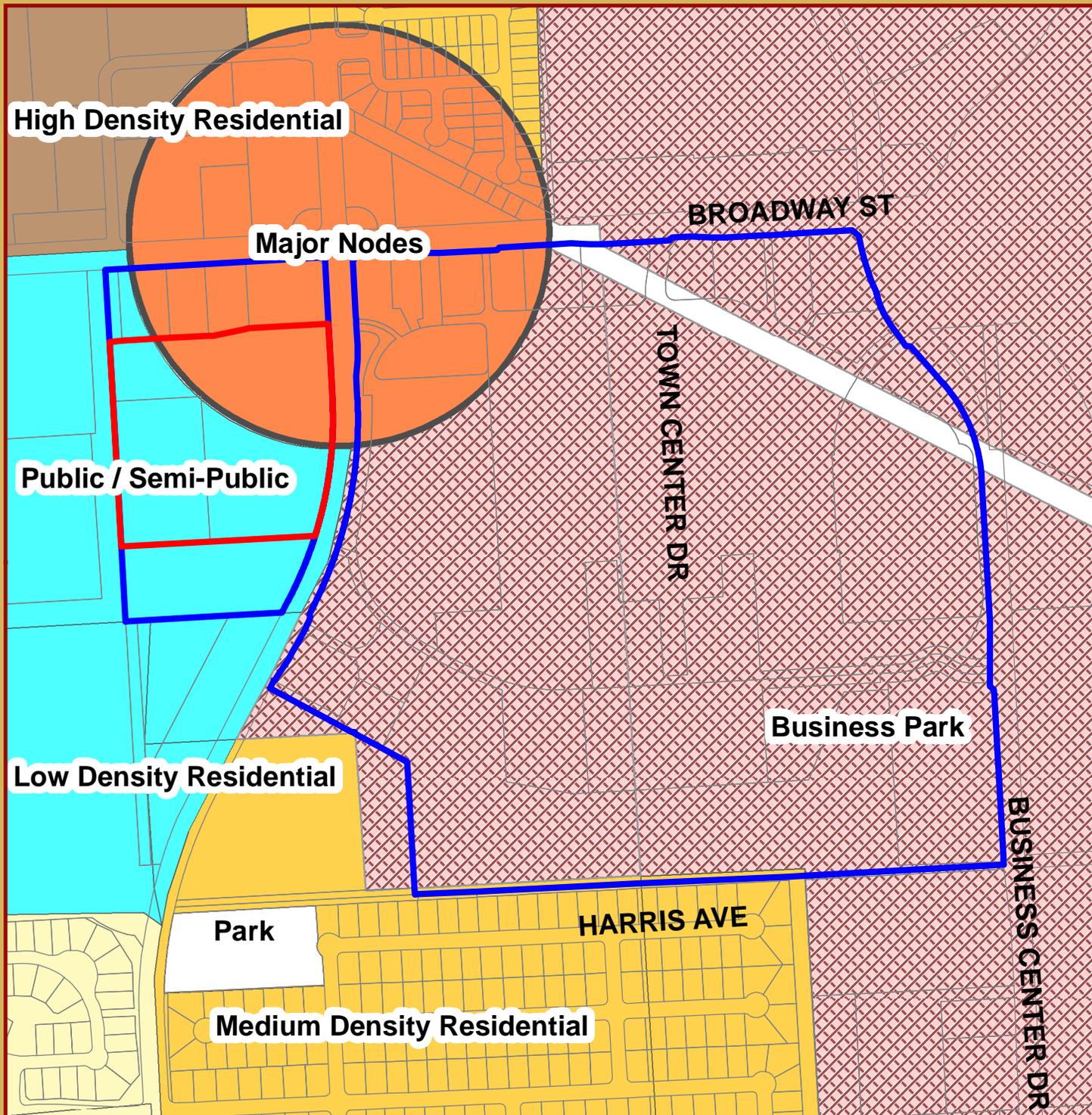
-  Subject Property Area
-  Pearland Town Center PD Boundary



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AUGUST 2016
PLANNING DEPARTMENT



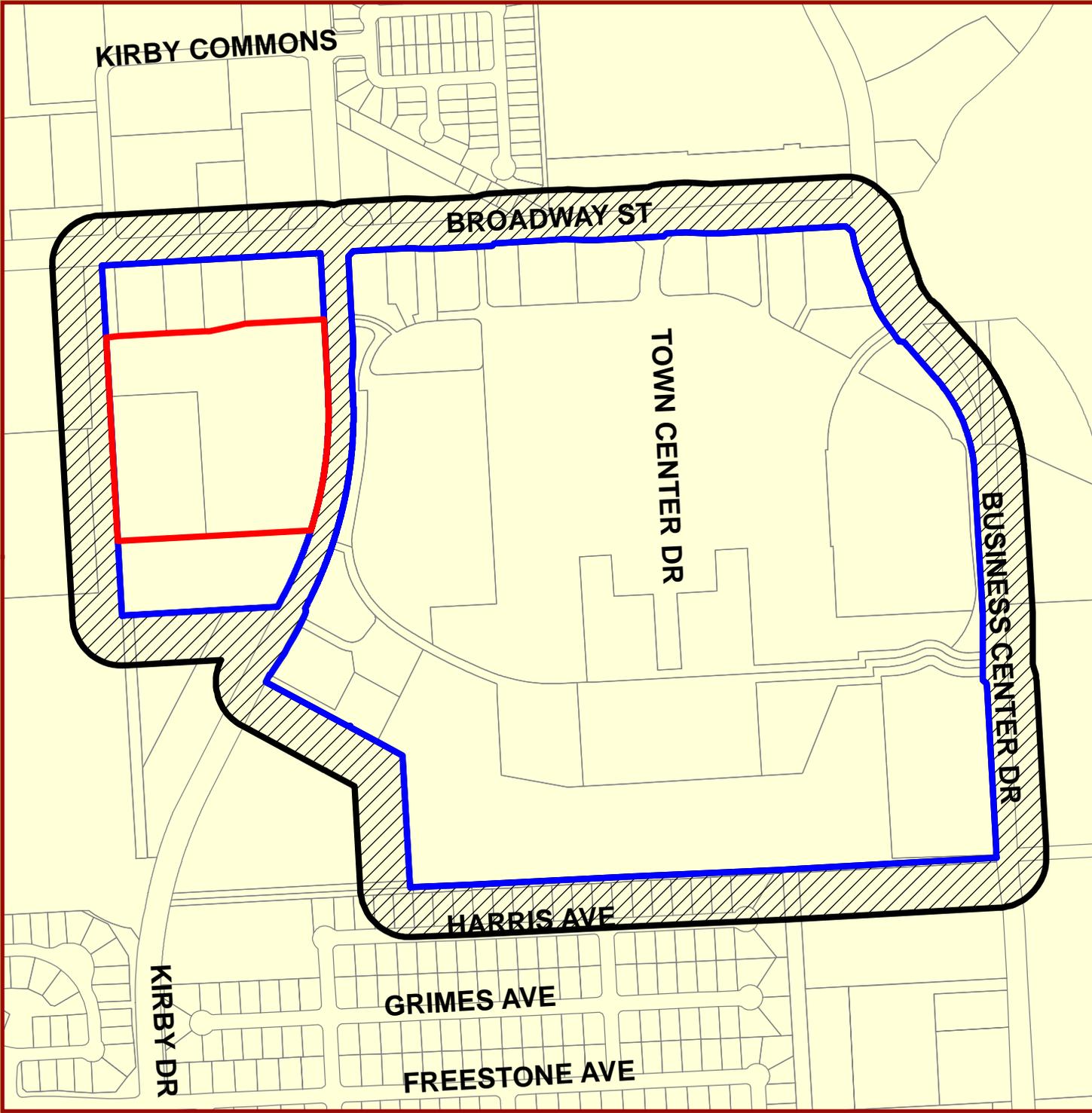


Exhibit 4

NOTIFICATION MAP

ZONE 16-00011

**Domain at PTC
Amendment to
Pearland Town
Center PD**

-  Subject Property Area
-  Pearland Town Center PD Boundary



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1 inch = 578 feet

AUGUST 2016
PLANNING DEPARTMENT



Property_Owner	Address	City	State	Zip_Code
288 BUSINESS CENTER LLC	3350 MCCUE RD, SUITE 2401	HOUSTON	TX	77056
ALAN MUELLER	4201 BROADWAY	PEARLAND	TX	77581
ALDI LLC	777 US HWY 90A WEST	ROSENBERG	TX	77471
ALVIN INDEPENDENT SCHOOL DISTRICT	301 E HOUSE ST	ALVIN	TX	77511
AMREIT SPF SHADOW CREEK LP % EDENS	PO BOX 528	COLUMBIA	SC	29202
AP PEARLAND PROPERTIES LLC & ROCKAWAY BOULEVARD PEARLAND ASSOC LLC % RUBIN MANAGEMENT INC	321 NEW BRIDGE RD	HICKSVILLE	NY	11801
BARLAS ENTERPRISES	4407 W FUQUA ST STE A	HOUSTON	TX	77045
CAMARA VICTOR MANUEL GARCIA	11405 HARRIS AVE	PEARLAND	TX	77584
CARROLLWOOD INVESTORS LLC	18201 VON KARMAN AVE, SIUTE 1000	IRVINE	CA	92612
CARTER ALLEN F JR & ANGELA R	11303 GRIMES AVE	PEARLAND	TX	77584
CENTERPOINT ENERGY INC ELECTRIC OPERATIONS	PO BOX 1475	HOUSTON	TX	77251
CHALITA JUAN & VICTORIA	11211 HARRIS AVE	PEARLAND	TX	77584
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CUBE HHF LIMITED PARTNERSHIP	5 OLD LANCASTER RD	MALVERN	PA	19355
DILLARD'S PROPERTIES INC % PROPERTY TAX DEPT	4501 N BEACH ST	FORT WORTH	TX	76137
DULCE HOLDINGS	3318 FOREST LN, SUITE 200	DALLAS	TX	75234
FINI BERNADETTE ANN	11215 HARRIS AVE	PEARLAND	TX	77584
FUENTES JOSE D	11301 HARRIS AVE	PEARLAND	TX	77584
GOLDENFASE DEVELOPER	1618 SHADYBROOK DR	HOUSTON	TX	77094
GORBY CHARLES W & TERRI L	11201 HARRIS AVE	PEARLAND	TX	77584
GRINGO'S REAL ESTATE HOLDING INC	2601 UNDERWOOD RD	LA PORTE	TX	77571
HANDI STOP #88 (CONOCO) % GLOBAL NEW MILLENIUM PTNRS LTD	4415 HIGHWAY 6	SUGAR LAND	TX	77478
HAYES KENNETH R & JOHNNIE S	11311 HARRIS AVE	PEARLAND	TX	77584
HGAANZ LLC	4308 INSHORE COVE	AUSTIN	TX	78730
HIGHWAY 6 INTERESTS	720 N POST OAK RD STE 350	HOUSTON	TX	77024
HOPKINS MELVIN & JOLYNN	11203 HARRIS AVE	PEARLAND	TX	77584
JAMES JONATHAN M & QIANA J	11307 HARRIS AVE	PEARLAND	TX	77584
JEFFERSON FREDERICK R & WANDA G	11207 HARRIS AVE	PEARLAND	TX	77584
JOHNSON HARRY J & SYLVIA S LEATHERWOOD BRIAN & MITZI	11409 HARRIS AVE	PEARLAND	TX	77584
KWIK PEARLAND CENTER LLC	11210 SCARSDALE BLVD	HOUSTON	TX	77089
LAND DEADROL	11401 HARRIS AVE	PEARLAND	TX	77584
LANGHAM PAUL W III & PAMELA	11217 HARRIS AVE	PEARLAND	TX	77584
LEFTWICH JAMES J & SHIRLEY R	11411 HARRIS AVE	PEARLAND	TX	77584
MACYS RETAIL HOLDINGS INC ATTN: TAX DEPARTMENT	7 W 7TH ST STE 1100	CINCINNATI	OH	45202
METHODIST HOSPITAL	6565 FANNIN ST	HOUSTON	TX	77030
N7 HOLDINGS	17171 PARK ROW DR, SUITE 295	HOUSTON	TX	77084
NEC PEARLAND ASSET HOLDINGS INC	10223 BROADWAY ST STE P	PEARLAND	TX	77584
NEW BROADWAY LTD %PEYTON MARTIN	310 MORTON ST # 280	RICHMOND	TX	77469
PEARLAND TOWN CENTER LP %MARK STEPHENS	2030 HAMILTON PLACE BLVD STE 500	CHATTANOOGA	TN	37421
PLANT DALE W & JAN W	11202 HARRIS AVE	PEARLAND	TX	77584
POLLO OPERATIONS	14800 LANDMARK BLVD STE 500	DALLAS	TX	75254
PROSPERITY BANK	1301 N MECHANIC ST	EL CAMPO	TX	77437
PTCR DEVELOPMENT I LLC	1980 POST OAK BLVD STE 720	HOUSTON	TX	77056
REALTEX REIT LLC	PO BOX 841094	PEARLAND	TX	77584
RENFRO ROCHELL	11305 HARRIS AVE	PEARLAND	TX	77584
RENFROE JAMISON L & TRACY L	11309 HARRIS AVE	PEARLAND	TX	77584
RILEY HOLDINGS LTD	PO BOX 258	NORWALK	OH	44857
RL PTX LLC PROPERTY TAX DEPARTMENT	PO BOX 695019	ORLANDO	FL	32869
RPMC LLC	P O BOX 760	PEARLAND	TX	77588
SANDERS JOHN & JEANETTE	11403 HARRIS AVE	PEARLAND	TX	77584
SHADOW CREEK RANCH DEV CO LP	10100 W CHARLESTON BLVD STE 100	LAS VEGAS	NV	89135
SHADOW CREEK RANCH MAINTENANCE ASSOCIATION	12234 SHADOW CREEK PKWY, BLDG 3	PEARLAND	TX	77584
SOUTHGATE COMMUNITY ASSOC	PO BOX 3217	PEARLAND	TX	77588
SSS PEARLAND PROPERTY	1096 EVERGREEN CIR, SUITE 200	THE WOODLAND	TX	77380
STRASSERKING FIONA E	11213 HARRIS AVE	PEARLAND	TX	77584
VIRANI AHMADALI	2814 ACORN WOOD WAY	HOUSTON	TX	77059
VO VIET V	11407 HARRIS AVE	PEARLAND	TX	77584
WATSON ANTHONY R	11205 HARRIS AVE	PEARLAND	TX	77584
WEBBER EFFRUM G & SHAPEL M	11209 HARRIS AVE	PEARLAND	TX	77584
WEEMS F CARRINGTON	1603 W CLAY ST	HOUSTON	TX	77019



City of Pearland Planning Department Universal Application



City of Pearland
Community Development
3521 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1765
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will not be accepted. All applications, including the checklist, must be submitted in electronic format as a PDF and provided by email, USB / CD. Refer to the schedule on the City's website and/or within the Planning Department for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- Zoning Change (from) PD (to) PD
- Cluster Development Plan
- Planned Development Workshop
- Plat (list type): _____

- ZBA Variance
- P&Z Variance
- Special Exception
- Conditional Use Permit

**Plat Types include:
Minor, Amending,
Preliminary, Final,
Master, Replat*

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted

Project Name: Domain at Pearland Town Center Tax ID: 3 Tax Accts - See Attached

Project Address/Location: West side of Kirby Drive, north of fire station

Subdivision: Minor Plat Kirby Crossing Section 2 No. of Lots: 2 Total Acres: 15.716

Brief Description of Project: Mixed use

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: New Broadway, LTD (Peyton Martin)

Address: 310 Morton Street, #280

City: Richmond State: TX Zip: 77469

Phone: 281-342-2808

Fax: —

Email Address: pmartin919@yahoo.com

APPLICANT/AGENT INFORMATION:

Name: Alan Mueller

Address: 4201 Broadway

City: Pearland State: TX Zip: 77581

Phone: 281-412-9210

Fax: 281-412-9060

Email Address: alan@gromaxtexas.com

****Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.**
As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland

**Owner's Signature: *Peyton Martin* Date: Aug 10, 2016

Agent's/
Applicant's Signature: *Alan Mueller* Date: 8/10/16

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
Fees will be accepted by phone or in person. Please contact 281.652.1765 for instructions.			APPLICATION NUMBER:



-
- If the applicant is the designated agent, the application shall include an "Owner Authorization Letter," authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code (UDC).**
 - A deed or contract on the property or similar document indicating ownership.
 - Metes and bounds description (survey or plat of the property that provides or contains the metes and bounds description).
 - Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
 - Parcel map, printed from the City of Pearland website, clearly indicating the location and boundaries of the subject property.
 - PD documents submitted in electronic format (email, USB drive, etc.).
 - 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 fee, as determined below, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only). Please refer to the City's webpage www.pearlandtx.gov for updated fees.

PD Document Materials Required:

- PD Document (text), explaining the Planned Development request in detail, following the PD format template attached to the checklist.
- Design Plan (See the PD template for further details.)
- Landscape Plan (See the PD template for further details.)
- Amenity Plan (See the PD template for further details.)
- Fencing Plan, if applicable (See the PD template for further details.)
- Signage Plan, if applicable (See the PD template for further details.)

Note: Additional information as it pertains to the request may be required. Staff will discuss any additional information deemed appropriate and necessary to process the application.

Domain at Pearland Town Center

Tax Account Numbers

5657-2000-000

5657-2001-000

5657-2001-005

Owner Authorization Letter



Real Estate Development

July 26, 2016

City of Pearland
3519 Liberty Dr.
Pearland TX 77581

RE: Zoning Representation

To Whom It May Concern:

The undersigned affirms that I am the owner of a 15.713-acre tract of land (Tax ID 5657-2000-000, 5657-2001-000, and 5657-2001-005) on the west side of Kirby Drive south of Broadway in Pearland, Texas. I hereby authorize Alan Mueller to act on my behalf regarding the planned development amendment application on said tract. This representation may be withdrawn at any point prior to final approval of the action by the city of Pearland.

Sincerely,

A handwritten signature in blue ink that reads "Peyton Martin". The signature is written over a horizontal line.

New Broadway LLC
c/o Peyton Martin
310 Morton Street
Richmond TX 77469

Title Report Indicating Ownership

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Effective Date: **July 22, 2016**

GF. No. 49091601030

Commitment No.: Not Applicable issued: **July 27, 2016, 8:00 a.m.**
(if applicable)

1. The policy or policies to be issued are:
 - (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount:
PROPOSED INSURED:
 - (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE -
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
 - (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
 - (d) Proposed Borrower:
TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-
2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (f) OTHER
Policy Amount:
PROPOSED INSURED:
2. The interest in the land covered by this Commitment is:
Fee Simple
3. Record title to the land on the Effective Date appears to be vested in:
New Broadway, Ltd., a Texas limited partnership
4. Legal description of land:
See Exhibit A Attached

Exhibit A

TRACT 1 :

All that certain tract or parcel of land containing 11.968 acres, more or less, being all of Lot Five (5), in Block One (1), Minor Plat of KIRBY CROSSING SECTION TWO, a subdivision in Brazoria County, Texas, according to the map of plat thereof recorded under Clerk's File No. 2013045429 of the Official Public Records of Brazoria County, Texas.

TRACT 2:

All of Reserve "A" containing 4.719 acres, more or less, Minor Plat of KIRBY CROSSING SECTION TWO (2), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2013045429 of the Official Public Records of Brazoria County, Texas.

NOTE: This Company does not represent that the above square footage and/or acreage amounts are correct.

Metes and Bounds Description

DESCRIPTION OF
15.716 ACRES
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

Being a 15.716 acre tract of land located in the H.T. & B.R.R. Company Survey, Section 81, Abstract Number 300, City of Pearland, Brazoria County, Texas, being a portion of Lot 5, Block 1 as shown on the Kirby Crossing Section Two, a subdivision of record under Plat Number 2013045429, Plat Records of said Brazoria County (B.C.P.R.), said 15.716 acre tract being more particularly described by metes and bounds as follows, all bearings referenced to The Texas Coordinate System, South Central Zone (NAD27);

BEGINNING at the southwest corner of Reserve "A" as shown on said Kirby Crossing Section Two, also being the northwest corner of Lot 1, Block 1, as shown on Kirby Water Plant , and being on the west line of Kirby Drive (100-feet wide at this point) donated to the City of Pearland by an instrument of record under Document Number 2007005586, Official Records of said Brazoria County (B.C.O.R.), and on the east line of that certain called 70.290 acre tract conveyed to Alvin Independent School District by an instrument of record under Document Number 2009011450, B.C.O.R.;

Thence, North 03° 17' 02" West, along the common line of said Kirby Crossing Section Two and 70.290 acre tract, at 582.19 feet passing the northwest corner of said Reserve "A" and continuing along the line common to said 70.290 acre tract, and aforementioned Lot 5, Block 1, Kirby Crossing Section Two, for a total distance of 796.76 feet to point for corner, being on the southerly line of a 30-foot wide Public Access Easement of record under Plat Number 2012041370, B.C.P.R.;

Thence, with the southerly line of said 30-foot wide Public Access Easement, the following five (5) courses:

1. North 86° 47' 00" East, 411.93 feet to a point for corner;
2. North 78° 30' 58" East, 148.34 feet to a point for corner;

15.716 Acres

July 20, 2016
Job No. 2068-0004.412

3. North 86° 47' 00" East, 163.94 feet to a point for corner;
4. South 78° 36' 30" East, 52.06 feet to a point for corner;
5. North 86° 47' 00" East, 99.93 feet to a point for corner, being on the line common to the westerly right-of-way line of Kirby Drive (width varies at this point) of record under Document Number 2007005586, B.C.O.R., and the easterly line of aforementioned Lot 5, Block 1;

Thence, South 03° 19' 17" East, with said common line, 263.25 feet to a point for corner;

Thence, continuing along said common line, 552.26 feet along the arc of a tangent curve to the right, having a radius of 1,550.00 feet, a central angle of 20° 24' 51", and a chord which bears South 06° 54' 01" West, 549.34 feet to a point for corner, being the northeast corner of aforementioned Lot 1 Kirby Water Plant Site and Fire Station No. 5 and the southeast corner of said Lot 5, Block 1;

Thence, South 86° 42' 58" West, with the line common to said Lot 5 and Lot 1, 773.03 feet to the POINT OF BEGINNING and containing 15.716 acres of land.

Corners were not set at the client's request.

LJA Engineering, Inc.



Tax Certificates

FEE \$64.99 UPDATE	TAX CERTIFICATE PROFESSIONAL RE TAX SERVICE 10720 W. SAM HOUSTON PKWY. N.~ STE. 200 HOUSTON-TX 77064 281-340-7846 FAX 281-340-7847
CUST: PROFESSIONAL RE TAX SERVICE	BRANCH: 09
ORDER: 49091601030 CLOSER: MC	ORDER TYPE: A-4 SUBTYPE: R DATE: 07/26/2016

CAD ACCOUNT NUMBER SUMMARY		
5657-2000-000	5657-2001-000	5657-2001-005

SUMMARY OF ALL ACCOUNT(S)				
	SUMMARY OF CURRENT YEAR		SUMMARY OF ALL TAXES DUE	
	TAX YEAR	BASE TAX	DUE 07/16	DUE 08/16
BRAZORIA CO/PAY TO: RO'VI	2015	5,757.50	0.00	0.00
CITY OF PEARLAND	2015	8,355.48	0.00	0.00
ISD - ALVIN	2015	16,786.78	0.00	0.00
BC DRAINAGE DIST #4	2015	1,842.17	0.00	0.00
ALVIN COMMUNITY COLLEGE	2015	2,416.83	0.00	0.00
PEARLAND MUNICIPAL MGMT DI	2015	1,184.67	0.00	0.00
TOTAL TAX		36,343.43	0.00	0.00

***** COMMENTS ***** CAUTION ***** READ BEFORE CLOSING *****

CAD# 5657-2000-000	- 2016 PROPOSED TOTAL VALUE: 1,890
CAD# 5657-2001-000	- 2016 PROPOSED TOTAL VALUE: 100
CAD# 5657-2001-005	- 2016 PROPOSED TOTAL VALUE: 1,476,710
COMMENT 28	- REVISED CERTIFICATE PER ADDITIONAL LEGAL PROVIDED BY CUSTOMER
BRAZORIA CO/PAY TO: RO'VIN	- RATE INCLUDES COUNTY(.426) ROAD/BRIDGE(.0600) EXEMPTS: HS-20%; O65-100,000; DIS-100,000
CITY OF PEARLAND	- EXEMPTS: HS-2.5%/5,000;O65-40,000;DIS-40,000
ISD - ALVIN	- EXEMPTS: HS-25,000; OVER65-20,000; DIS-10,000
BC DRAINAGE DIST #4	- EXEMPTS: HS-20%; O65-75,000; DIS-75,000BONDS APP ROVED:0; BONDS ISSUED: 0BOND INFORMATION UPDATED 12-1-10
ALVIN COMMUNITY COLLEGE	- EXEMPTS: HS-0; O65-75,000; DIS-75,000
PEARLAND MUNICIPAL MGMT DIS	- NEW FOR 2013

CAD#	5657-2000-000	CPL DR4 GBC JAL SAL PMD
DESC	KIRBY CROSSING SEC 2 (AO300 HT&BRR) (PEARLAND) LOT RESERVE A (DETENTIO N) ACRES 4.719 ABST/SUB ID S5657-2	TR3/SDR
ACREAGE	4.719	
SITUS	KIRBY DR CPL	
MAIL	%PEYTON MARTIN 310 MORTON ST # 280 RICHMOND TX 77469-3119	
ASSESSED OWNER(S)	NEW BROADWAY LTD	2015 ASSESSED VALUES
		LAND 1,890
		IMPROVEMENT 0

ASSESSED AS LAND ONLY	TOTAL VALUE	1,890
-----------------------	-------------	-------

TAX CERTIFICATE			
PROFESSIONAL RE TAX SERVICE			
10720 W. SAM HOUSTON PKWY. N.~ STE. 200			
HOUSTON~TX 77064			
281-340-7846 FAX 281-340-7847			
CUST: PROFESSIONAL RE TAX SERVICE		BRANCH: 09	
ORDER: 49091601030 CLOSER: MC		ORDER TYPE: A-4 SUBTYPE: R	
		DATE: 07/26/2016	

TAX ENTITY INFORMATION

BRAZORIA CO/PAY TO: RO'VIN GARRETT, RTA	PAYMENTS AS OF	07/08/2016
--	-----------------------	-------------------

111 E. LOCUST SUITE 100 ANGLETON, TX 77515-4682	15 TAX RATE	0.486000
PHONE 281-756-1320	W/O EXEMPT	5,747.82
EXEMPTIONS NONE	YR	BASE TAX
	15	5,747.83
		0.00
		*** PAID 06/30/16 ***
SUBTOTAL		5,747.83

CITY OF PEARLAND	PAYMENTS AS OF	07/08/2016
-------------------------	-----------------------	-------------------

COLLECTED BY COUNTY	15 TAX RATE	0.7053000
PHONE 281-756-1320	W/O EXEMPT	8,341.44
EXEMPTIONS NONE	YR	BASE TAX
	15	8,341.44
		0.00
		*** PAID 06/30/16 ***
SUBTOTAL		8,341.44

ISD - ALVIN	PAYMENTS AS OF	07/08/2016
--------------------	-----------------------	-------------------

COLLECTED BY COUNTY	15 TAX RATE	1.4170000
PHONE 281-756-1320	W/O EXEMPT	16,758.58
EXEMPTIONS NONE	YR	BASE TAX
	15	16,758.58
		0.00
		*** PAID 06/30/16 ***
SUBTOTAL		16,758.58

BC DRAINAGE DIST #4	PAYMENTS AS OF	07/08/2016
----------------------------	-----------------------	-------------------

COLLECTED BY COUNTY	15 TAX RATE	0.1555000
PHONE 281-756-1320	W/O EXEMPT	1,839.07
EXEMPTIONS NONE	YR	BASE TAX
	15	1,839.07
		0.00
		*** PAID 06/30/16 ***
SUBTOTAL		1,839.07

ALVIN COMMUNITY COLLEGE	PAYMENTS AS OF	07/08/2016
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COLLECTED BY COUNTY	15 TAX RATE	0.2040090
PHONE 281-756-1320	W/O EXEMPT	2,412.77
EXEMPTIONS NONE	YR	BASE TAX
	15	2,412.77
		0.00
		*** PAID 06/30/16 ***
SUBTOTAL		2,412.77

PEARLAND MUNICIPAL MGMT DISTRICT #2	PAYMENTS AS OF	07/08/2016
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111 E. LOCUST SUITE 100 ANGLETON, TX 77515-4682	15 TAX RATE	0.1000000
PHONE 281-756-1320	W/O EXEMPT	1,182.68
EXEMPTIONS NONE	YR	BASE TAX
	15	1,182.68
		0.00
		*** PAID 06/30/16 ***
SUBTOTAL		1,182.68

TAX CERTIFICATE			
PROFESSIONAL RE TAX SERVICE			
10720 W. SAM HOUSTON PKWY. N.~ STE. 200			
HOUSTON~TX 77064			
281-340-7846 FAX 281-340-7847			
CUST: PROFESSIONAL RE TAX SERVICE		BRANCH: 09	
ORDER: 49091601030 CLOSER: MC		ORDER TYPE: A-4 SUBTYPE: R	
		DATE: 07/26/2016	

SUMMARY OF ACCOUNT 5657-2001-005				
	TAX YEAR	BASE TAX	DUE 07/16	DUE 08/16
BRAZORIA CO/PAY TO: RO'VI	2015	5,747.83	0.00	0.00
CITY OF PEARLAND	2015	8,341.44	0.00	0.00
ISD - ALVIN	2015	16,758.58	0.00	0.00
BC DRAINAGE DIST #4	2015	1,839.07	0.00	0.00
ALVIN COMMUNITY COLLEGE	2015	2,412.77	0.00	0.00
PEARLAND MUNICIPAL MGMT DI	2015	1,182.68	0.00	0.00
TOTAL TAX		36,282.37	0.00	0.00

CONDITIONS, DISCLAIMERS AND EXCLUSIONS

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

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HOA CERTIFICATE			
PROFESSIONAL RE TAX SERVICE			
10720 W. SAM HOUSTON PKWY. N.~ STE. 200			
HOUSTON~TX 77064			
281-340-7846 FAX 281-340-7847			
CUST: PROFESSIONAL RE TAX SERVICE	BRANCH: 09		
ORDER: 49091601030 CLOSER: MC	ORDER TYPE: A-4	SUBTYPE: R	DATE: 07/26/2016

SELLER

BUYER NEW BROADWAY, LTD.

COUNTY BRAZORIA

SUBD NAME / BLK KIRBY CROSSING 2

NO HOA FOUND FOR KIRBY CROSSING 2

*** OUR RESEARCH DOES NOT INDICATE THE EXISTENCE OF AN ***

*** HOA. PLEASE VERIFY WITH YOUR TITLE REPORT. IF AN ***

*** HOA IS KNOWN, PLEASE CONTACT YOUR TAX SERVICE ***

SUMMARY OF ACCOUNT 5657-2000-000

DESC KIRBY CROSSING SEC 2 (AO300 HT&BRR) (PEARLAND) LOT RESERVE A (DETENTIO

SITUS KIRBY DR CPL

SUMMARY OF ACCOUNT 5657-2001-000DESC KIRBY CROSSING SEC 2 (AO300 HT&BRR) (PEARLAND) BLK 1 LOT 5 (PT) ACRES 1.309
ABST/SUB ID S5657-2

SITUS BROADWAY ST CPL

SUMMARY OF ACCOUNT 5657-2001-005DESC KIRBY CROSSING SEC 2 (AO300 HT&BRR) (PEARLAND) BLK 1 LOT 5 (PT) ACRES 10.659
ABST/SUB ID S5657-2

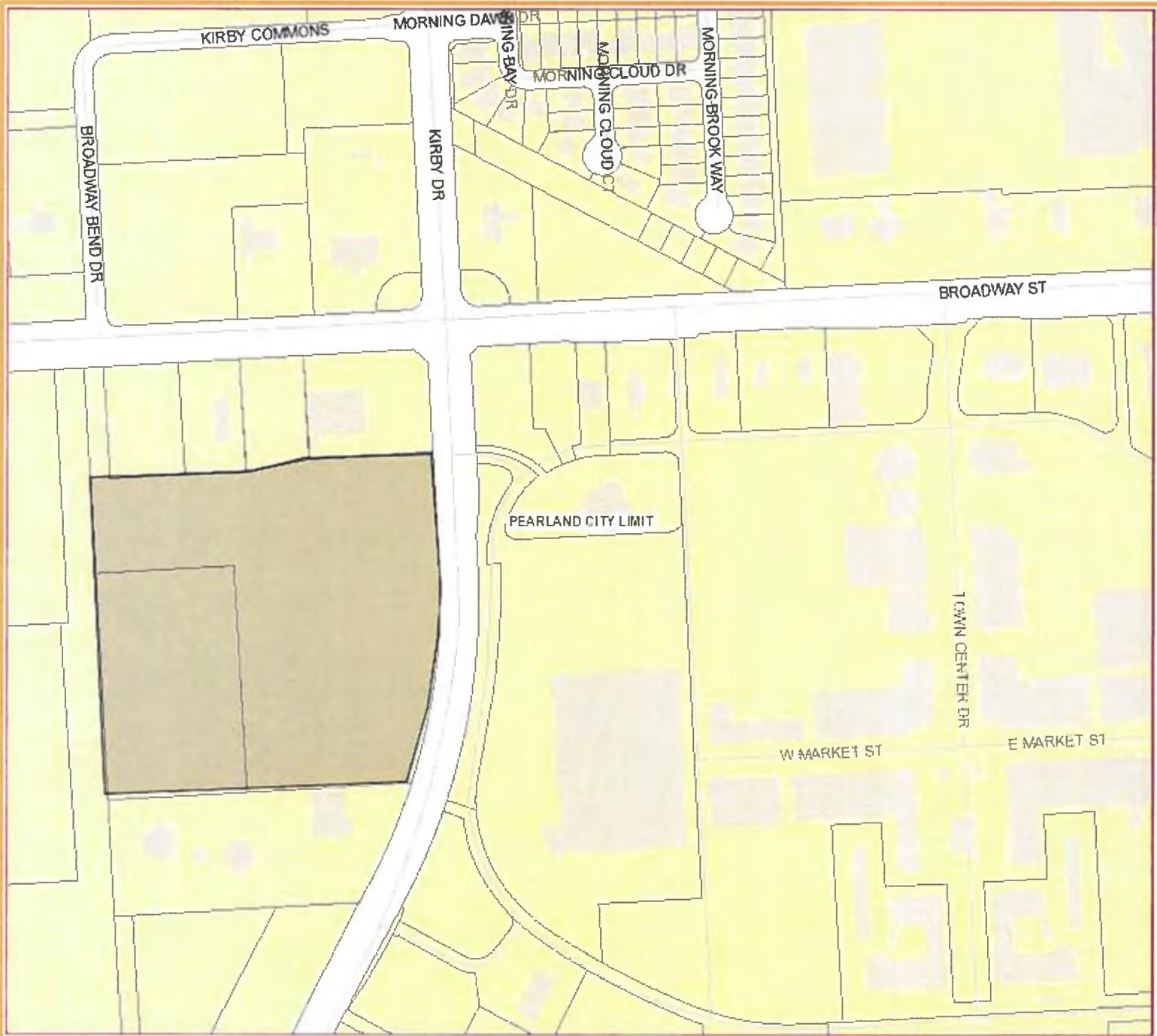
SITUS KIRBY DR CPL

CONDITIONS, DISCLAIMERS AND EXCLUSIONS

This HOA Certificate does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this HOA Certificate to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this HOA Certificate; (b) cover any changes made to the records of the association or other assessment authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid assessment information shown on the records of the association or other assessment authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS HOA CERTIFICATE OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a HOA Certificate is required to activate a Data Trace Customer Warranty.

City Parcel Map



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 1:4,133
 1 in = 344 ft
 July 26, 2016



Property Sign Posting Acknowledgement

Date 8/8/16

City of Pearland
3519 Liberty Dr.
Pearland TX 77581

RE: Sign Placement Acknowledgement

To Whom It May Concern:

We acknowledge that we are responsible for placing the required planned development notification sign on the property at least 10 days prior to the public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan R. Mueller", is written over a horizontal line.

Alan R. Mueller

Domain at Pearland Town Center
Planned Development Amendment
(Applicable to portions of Tracts E & G)

Draft Date 8/23/16

Pearland Town Center Amendment

A Introduction

This Amendment sets forth the developer obligations and Pearland Town Center Planned Development (PD) amendments necessary to encourage urban infill development of the remaining vacant Pearland Town Center property west of Kirby Drive. Intended uses include services, retail, office, restaurant, hotel, gathering spaces, and a four-story, resort-style, urban-density housing product supported by a structured parking garage solution, set within a mixed use walkable environment. This Amendment pertains to the remaining undeveloped portions of Tracts E & G of the Pearland Town Center PD and sets out use restrictions and design guidelines intended to further the goals of the Comprehensive Plan in a market-responsive manner, resulting in a superior development that could not be achieved through the existing PD.

1. Description of the Property

The property consists of 15.716 acres on the west side of Kirby Drive as described in **Exhibit 9**, being the remaining undeveloped portions of Tracts E (13.686 acres) & G (2.33 acres) as defined in the PD. The land is currently vacant, save and except for an existing detention pond that will be relocated and improved as part of this development plan. On the south side of the tract, a City fire station and water plant was constructed on the southerly 4.548 acres of the original Tract E. On the north side of the property, four individual lots, fronting Broadway, have been platted and developed (Tract G). To the west of the tract is a Brazoria Drainage District #4 channel. The entire Tract is surrounded by governmental and commercial properties. The nearest existing single family neighborhood is over 1,000 feet away, behind commercial development north of Broadway Street. This Amendment will provide the opportunity to create a unique pedestrian-oriented high quality infill project.

2. Description of Proposed Development

The current PD authorizes General Business (GB), General Commercial (GC), Neighborhood Service (NS), Office Professional (OP), and Townhome (TH) uses on this property. As currently entitled, all portions of the property lying within the boundary of existing Tract E could be developed as lower density/lower valued suburban townhomes with no other supporting higher value and sales tax generating uses. This Amendment will:

- Preserve the allowable GB, GC, NS and OP uses, subject to the Excluded Uses specified in the Pearland Town Center PD.
- Delete Townhome as an allowable use.
- Add Multifamily (MF) as an allowable use restricted to a resort-style, urban-density housing product supported by a structured parking garage solution on the southerly 6.7 acres of the tract (adjacent to the City property). The housing product will be a fully-amenitized, class A+ property with a four-story urban look and feel consisting of no more than 300 units including no less than three ground floor "live/work" units".

Building architectural elements will be reminiscent of existing Pearland Town Center residential structures.

- Establish a plan for creating a unique park development of the detention pond area.
- Establish other open space, pedestrian connectivity, plaza, and design guidelines to ensure compliance with City and developer goals.

3. Description of the Area

The land covered by this Amendment consists of 15.716 acres as shown in **Exhibit 9**.

4. Purpose

The property has been marketed with its town home permitted uses since approval of the Pearland Town Center PD in 2005, without any viable opportunities. There is an emerging demand for a true urban mixed use project within the SH 288 corridor and specifically in the vicinity of the Pearland Town Center and medical center areas. The restaurant, retail, hotel, and class A+ urban-density residential uses create the synergy that is needed to create the desired activity on the site.

The urban infill location adjacent to the Pearland Town Center allows for critical retail and services to be within walking/biking distance of the Tract. This Amendment will encourage an infill development that is itself a walkable destination, set within the context of the overall Pearland Town Center that is also walkable for the future residents.

The mixed use result of this Amendment not only meets the City's urban planning goals, but also creates a much higher taxable property value than the current zoning could enable. Additionally, the mixed use elements provide the opportunity for sales tax and hotel occupancy tax generation that would not occur if the entire site were developed as townhomes as currently allowed.

5. Comprehensive Plan Conformance

This Amendment supports the 2015 Comprehensive Plan in several aspects:

- This housing product supports the **Housing and Neighborhoods Strategic Priority #1: Greater Housing Diversity** (page 4.15). The proposed resort-style urban-density housing product does not currently exist in the Pearland market. This alternative appeals to a variety of potential residents in various stages of their housing "life cycle".
- This product conforms to the statement in the Land Use and Character chapter of the Comprehensive Plan (page 7.9) that "**any further multi-family residential should occur only in mixed-use settings, and only if designed with an Urban character**". This Amendment will convert the Tract from a lower density town home product to a mixed-use village, which itself is set within the larger mixed-use Pearland Town Center.
- This Amendment also promotes the **Land Use and Character Goal 7.1 Greater Choice in Housing Options and a More Diversified Commercial Base** (page 7.12). This

amendment creates a more dense housing product on only a portion of the Tract, allowing the development of other value-generating uses in a walkable environment and the potential for vertical mixed-use development.

- This Amendment is consistent with the **Growth Capacity and Infrastructure goals** of the Comprehensive Plan (Chapter 2) in that this Tract is on an infill development site. Properties on all four sides are developed and this is one of few vacant tracts on the entire Kirby corridor between Clear Creek and the southern city limits. Water, sanitary sewer, and roadway infrastructure are built to their ultimate capacity in the vicinity of this Tract, so there is no corresponding City infrastructure cost associated with this development.

6. Applicability

This property is currently within the boundary of the existing Pearland Town Center Planned Development.

B Zoning and Land Use

1. Existing Zoning

The property is currently zoned Planned Development (Pearland Town Center) as shown on Exhibit 1. GB, GC, NS, OP, and TH are the currently permitted uses with specifically excluded uses listed in the Pearland Town Center PD.

2. Base Zoning Districts

Article VII, Section 5 and Article VIII, Section 6 of the Pearland Town Center PD specifies the current permitted uses on the Tract as GB, GC, NS, OP, and TH (Tract E only – up to 9.4/acre), subject to the excluded uses listed in Article VII, Section 6.

The revised base zoning districts under this Amendment are listed in Table 1 and shown on Exhibit 2. For clarity, the land covered in this Amendment is referred to as Tracts E-1 and E-2.

Table 1

Base Zoning Districts

Tract	Base Zoning District Uses	Acreage
E-1	MF (as restricted herein)	6.7
E-2	GB, GC, NS, OP (1)	9.016
Total		15.716

(1) Except for uses specifically excluded in the Pearland Town Center PD.

3. Standards and Land Use Summary

Unless otherwise denoted in this Amendment, the Tract will continue to follow the stipulations contained in the Pearland Town Center PD. The standards related to Tracts E-1 and E-2 are shown in Tables 2A and 2B, respectively.

**Table 2A
Tract E-1 Standards**

Parameter	PTC PD Page #	Existing Standard	Revised Standard
Unit Type/Number	10	TH – 9.4/Net Acre (approx. 125 units)	300 Resort-Style Urban-Density Units (44.78/Acre) including three live/work units
Common Open Space	13	MF – 600 square feet/unit	496 square feet/unit (includes courtyards & detention park)
Parking	18	1.5/one-BR; 2.0/two-BR; 2.5/three-BR (501 total)	1.58 per unit (476 total) – plus parking on Tract E-2 will be available to residents and guests
Kirby Frontage Building Line	NA	NA	Buildings will be constructed to a “build to” line 25’ behind the Kirby right of way

The revised standards specified above are necessary to create an urban look and feel product. The existing standards for density, open space, and parking are symptomatic of suburban garden-style apartments and are not applicable to the desired goal. The structured parking, courtyards, and other internal spaces create the gathering spaces desired by tenants who desire the lifestyle offered by a product such as this.

The standards listed in **Table 2B** for Tract E-2 are merely clarifications for potentially ambiguous standards in the existing PD.

**Table 2B
Tract E-2 Standards**

Parameter	PTC PD Page #	Existing Standard	Clarified Standard
Minimum Lot Width	11	Per UDC – GB & GC require 150’; NS & OP 100’	100’
Minimum Lot Depth	11	Per UDC – GB & GC require 125’; NS & OP 100’	100’
Flag lots	11	Minimum width 30’	30’
Kirby Frontage Building Line	NA	NA	Buildings fronting on Kirby Drive (which may include integrated outdoor patios) will be constructed to a “build to” line 25’ behind the Kirby right of way; other buildings may be constructed behind the front row of buildings

a. Land Use Summary

The land use summary for the tract is shown in **Table 3** below:

**Table 3
Land Use Summary Table (1)**

Tract	Use	Acres	% of Total	Zoning District
E-1	Resort-Style Urban Density Residential	6.7	42.6%	MF
E-2	Non-Residential	5.47	34.8%	GB, GC, NS, OP uses
E-2	Amenitized Detention Park	2.76	17.6%	GB, GC, NS, OP uses
E-2	Internal Streets/Vehicular Circulation	0.786	5.0%	GB, GC, NS, OP uses
	Total	15.716	100%	

(1) Internal Tract E-2 acreages may be adjusted up or down by 20%. Tract E-1 will not exceed 6.7 acres.

B. Residential Density

Table 4 illustrates the densities based on the maximum 300 units. The density calculations are based on the following definitions from the UDC:

Density, Net: The number of dwelling units per net acre. Net density calculations are made using net acreage, exclusive of thoroughfare rights-of-way and retention/detention areas, and public or private streets that are platted or are to be platted as part of the development of the property, but inclusive of open space, recreational areas, or parks.

Density, Gross Residential: The number of dwelling units per gross acre used for residential use. All density calculations shall be made using gross acreage dedicated for residential use, exclusive of easements and thoroughfare rights-of-way, and inclusive of retention/detention areas, public or private streets that are platted or will be platted as part of the development of the property, open space, recreational areas, and parks provided within the development.

**Table 4
Residential Density**

# Units	Net Residential (Based on 6.7 acres)	Gross Residential (Based on 10.25 acres)	Overall PD (Based on 177.5 acres and includes existing 300 units in Pearland Town Center)
300	44.78	29.28	3.38

4. Permitted, Conditional and Accessory Uses

Tract E-1: MF as restricted in this Amendment is permitted.

Tract E-2: As allowed in the Pearland Town Center PD, GB, GC, NS, and OP uses are allowed, subject to the prohibited uses within the PD.

C. Design Standards

1. Design Commitments

Refer to the following exhibits for graphical representations of the design intent on the Tract:

- **Exhibit 3:** Design Plan including overall Tract layout, pedestrian connectivity, and fencing.
- **Exhibit 4:** Landscaping plan
- **Exhibit 5:** Amenity Plan showing details of the proposed amenitized detention/plaza and courtyards
- **Exhibit 6:** Pedestrian connectivity plan
- **Exhibit 7:** Tract E-1 site plan and renderings

Development on the Tract will conform to the Pearland Town Center PD unless noted.

a. Signage

Signage will conform to the Pearland Town Center PD, except as specifically noted herein.

b. Landscaping

Landscaping will conform to the Pearland Town Center PD as generally shown on Exhibit 4.

c. Fencing

Fencing will conform to the Pearland Town Center PD as generally shown on Exhibit 3.

d. Access/Parking

Kirby and Broadway left turn improvements as described herein and all internal private streets will be completed with Phase 1 as shown on **Exhibit 8**.

A minimum of 476 parking spaces will be provided in a structured parking garage internal to the urban density residential structure on Tract E-1 as shown on **Exhibit 7**. Parking requirements for Tract E-2 will conform to the Pearland Town Center PD. Parking on Tract E-1 is reserved exclusively for the Tract E-1 residents and guests. Parking on Tract 2 is available to all users of Tract E-1 and Tract E-2 and may be shared between individual lots that may be platted within Tract E-2.

All parking on will be beside or behind buildings that front on Kirby Drive.

e. Screening

Screening, when required, will conform to the Pearland Town Center PD.

f. Trees

Tree planting will conform to the Pearland Town Center PD as generally shown on Exhibit 4.

g. Lighting

External site lighting will conform to the Pearland Town Center PD.

h. Building Materials

The proposed building site plan and building and elevation renderings for Tract E-1 are shown in **Exhibit 6**. Final site plan and elevations may vary for constructability, but will otherwise conform to the design intent and restrictions described herein. Structures on Tract E-2 will be composed of only brick, stone, or ornamental iron, and up to 10% EIFS for trim locations. The building materials and colors for Tract E-2 will be consistent with Tract E-1, provided the right to utilize corporate-required colors, materials, and logos, subject to Pearland Town Center PD and Overlay District restrictions, is preserved.

2. Design Plan Elements

The design plan elements integral to the overall site plan are listed in **Table 5** and shown in more detail on **Exhibits 3-6**. Design elements related specifically to Tract E-1 are listed in **Table 6**; the Tract E-1 site plan and elevation renderings are shown in **Exhibit 7**.

The key elements of the overall design plan relate to the amenitized detention park, coordinated vehicular access, and an integrated pedestrian plaza and connectivity plan. Due to the proximity of multi-story buildings that will create a site line into the detention park, the appearance, feel, and functionality of the detention park becomes a key issue for the site.

Table 5
Overall Design Plan Elements

Plan Element	Description
Amenitized Detention/Plaza	<ul style="list-style-type: none"> • Vertical wall and/or terraced side walls with stacking block or similar material • Bottom bio-swale with appropriate aquatic plants • Pedestrian access to bottom with connected trail system • Planter boxes • Shade Structure • Benches • Ornamental iron fencing • Pavilion • Maintenance of pond and improvements by POA
Vehicular Access	<ul style="list-style-type: none"> • Internal drives connect to two existing Broadway access points • Internal drives connect to one existing Kirby access point (Aldi/PTC driveway); a new northbound left turn lane will be constructed at this location • Internal drives connect to new Kirby median opening with an additional northbound left turn lane • A new westbound left turn lane on Broadway at the access road will be added • An additional right in/right out drive serving Tract E-1 and providing additional fire lane access • Shared parking • Maintenance by POA
Pedestrian Connectivity	<ul style="list-style-type: none"> • Five-foot sidewalks on both sides of the internal drives • Sidewalks connecting to and into the detention park • Future sidewalks will connect internally into the Tract E-2 pads when those sites are developed • Where sidewalks cross the internal drives, distinct paving materials or colors will delineate the pedestrian path • Pedestrian plazas at both Kirby Drive entries • Five bike-share program bikes will be provided
Refuse Screening	<ul style="list-style-type: none"> • On Tract E-2, visible trash enclosures will be constructed with architectural materials and colors to match the adjacent building; access gate will be opaque materials

Table 6 describes the design elements for Tract E-1 that are shown in Exhibit 7. Building floor plan and elevations may vary in final design; however, these exhibits convey the general look, feel, and level of quality that is required.

Table 6
Tract E-1 Design Enhancements

Plan Element	Description
Building Style	<ul style="list-style-type: none"> • Four-story urban density wrapping the parking garage on three sides
Building Materials	<ul style="list-style-type: none"> • Stone, brick, glass
Parking	<ul style="list-style-type: none"> • Two-story structured parking with residential units on at least three sides
Units	<ul style="list-style-type: none"> • No more than 300 units • No less than three ground-level “live/work” units (two stories)
Outdoor Common Area Amenities	<ul style="list-style-type: none"> • Two Landscaped courtyards • Resort-style pool • Outdoor kitchen and grills • Shuffleboard • Fire pit • Wi-Fi hotspots (throughout)
Indoor Common Area Amenities	<ul style="list-style-type: none"> • Innovative fitness center with individual cardio theatre and free weights • Yoga room • Video arcade room • Business center • Conference room • Clubroom • Coffee bar • Pool table

3. Deviations

The following deviations, listed in **Table 7**, from the typical code are required in order to obtain the urban look, feel, and execution that is desired for this site.

Table 7

Deviations		
Topic	Current Regulations	Proposed Regulations
Allowable Uses	Residential restricted to TH	MF allowed limited to Resort-style urban density residential wrapped around structured parking with an urban building façade as described herein; TH uses deleted
MF Units in PTC PD	300 maximum	Additional 300 units on Tract E-1
MF Density	16 units/acre	44.78 units/acre
Open Space	600 square feet per unit	496 square feet per unit (Includes courtyards and detention park)
Parking on Tract E-1	1.5/one-BR; 2.0/two-BR; 2.5/three-BR (501 total)	1.58 per unit (476 total) – plus parking on Tract E-2 will be available to residents and guests
Non-Residential Density	10,000 Sq Ft GLA per acre	No specified limit
Signage	NA	Any lot subsequently subdivided within Tract E-1 may have a ground sign along the Kirby Frontage within Tract E-1

4. Pearland Town Center PD and Unified Development Code Compliance

In the event of a conflict between this Amendment and the Pearland Town Center PD, this Amendment shall prevail. In the event of a conflict between the Pearland Town Center PD and the Unified Development Code, the Pearland Town Center PD shall prevail. All other requirements will conform to the requirements of the Unified Development Code unless specifically called out in the Pearland Town Center PD or this Amendment.

D Required Dedications

Any required public dedications of land or easements will be made at the time of platting.

E Phasing

The property is expected to be developed in multiple phases beginning with Tract E-1 as shown on **Exhibit 8**. The detention park, internal vehicular drives, Kirby Drive median opening and turn lanes, and Broadway turn lane will be constructed with the first phase of development. Tract E-2 may be further subdivided and developed in multiple phases, subject to market demand.

F Exhibits

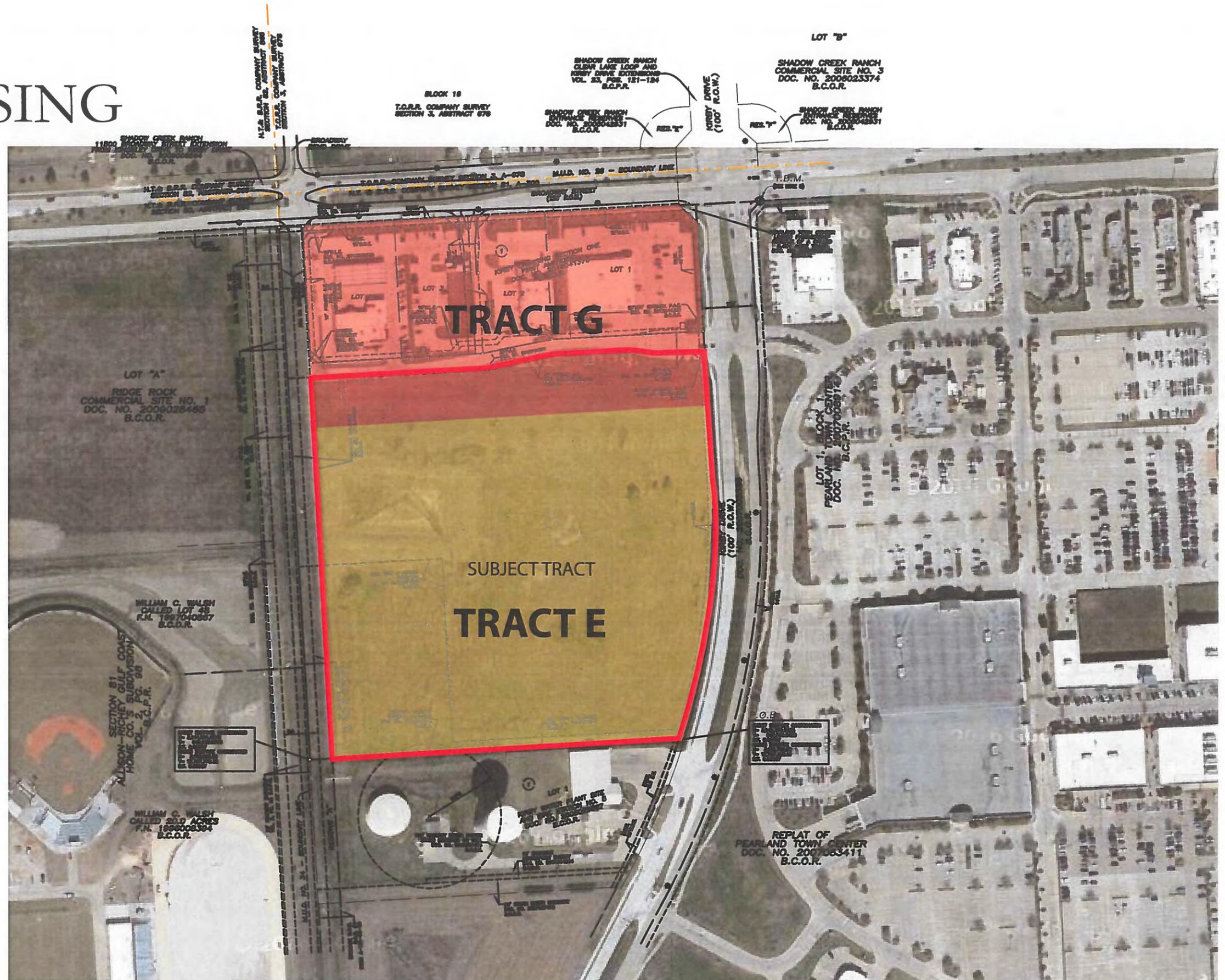
1. Existing Zoning
2. Proposed Zoning Designations
3. Design Plan
4. Landscaping Plan
5. Amenity Plan
6. Pedestrian Connectivity Plan
7. 7A Tract E-1 Site Plan
7B Tract E-1 Building Rendering
8. Phasing Plan
9. 9A Metes and Bounds Description
9B Survey Drawing

KIRBY CROSSING

Exhibit 1 Existing Zoning

LEGEND

- Tract E
- Tract G
- Subject Tract

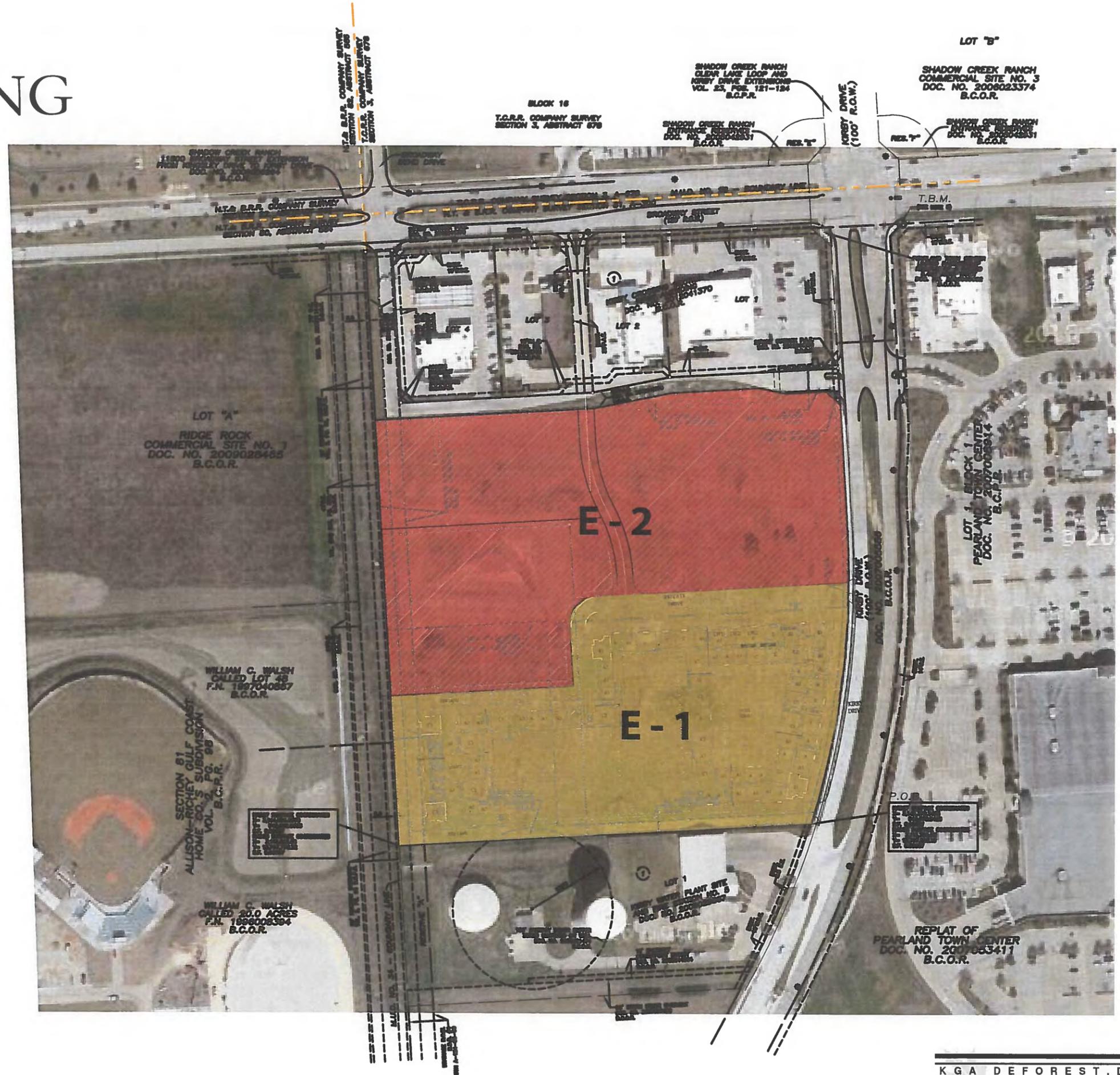


KIRBY CROSSING

Exhibit 2 Proposed Zoning

LEGEND

- E-1
- E-2



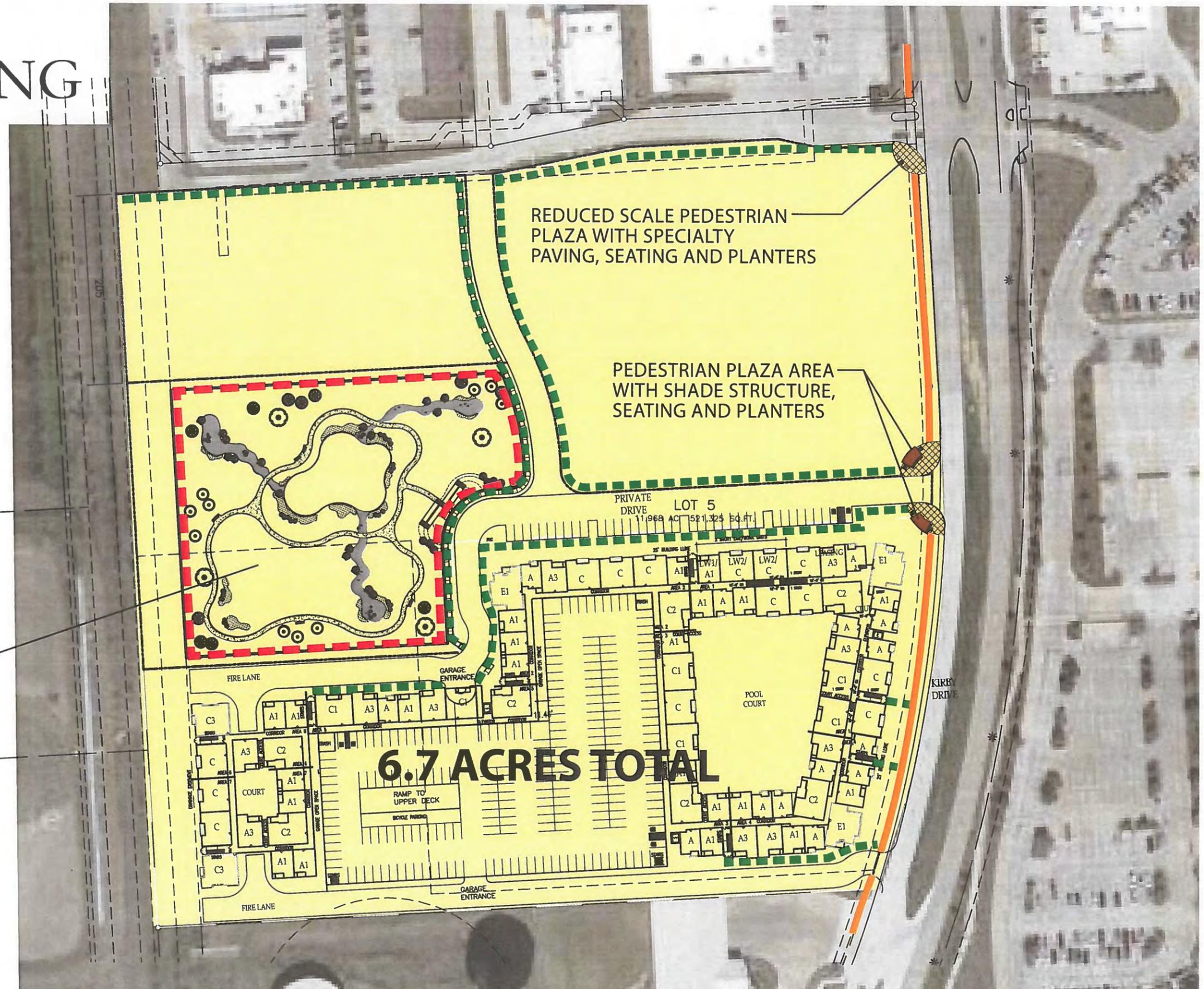
THIS DRAWING DEPICTS CONCEPTUAL LANDSCAPE IMPROVEMENTS
FOR ILLUSTRATIVE PURPOSES ONLY.
FINAL DESIGN SOLUTIONS ARE SUBJECT TO CHANGE.

KIRBY CROSSING

Exhibit 3 Design Plan

- LEGEND**
-  Existing 6' Sidewalk
 -  Proposed Sidewalk
 -  Fence - 4' Ht. Tubular Steel

REFER TO EXHIBIT 5 FOR
DETENTION PARK AREA



KIRBY CROSSING

Exhibit 4 Landscaping Plan

LEGEND

- Open Space
- Landscape Reserves

Refer to exhibit 5 for
detention park plan

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME
<i>Quercus virginiana</i>	Large Live Oak
<i>Quercus virginiana</i>	Live Oak
<i>Ulmus parvifolia</i>	Lacebark Elm
<i>Platanus mexicana</i>	Mexican Sycamore
<i>Quercus nuttallii</i>	Nuttall Oak
<i>Myrica cerifera</i>	Tree Form Waxmyrtle
<i>Vitex agnus-castus</i>	Vitex
<i>Eriobotrya</i> x 'Coppertone'	Coppertone Loquat
<i>Loropetalum chinensis</i> var. <i>rubrum</i> 'purple majesty'	Loropetalum
<i>Myrica cerifera</i>	Waxmyrtle
<i>Tecoma stans</i> 'Gold Star'	Esperanza
<i>Rosa</i> x 'Radrazz'	Red Knockout Rose
<i>Callistemon citrinus</i> 'Little John'	Dwarf Bottlebrush
<i>Muhlenbergia capillaris</i>	Gulf Muhly
<i>Asparagus meyeri</i>	Foxtail Fern
<i>Dietes bicolor</i>	Bicolor Iris
<i>Pennisetum alopecuroides</i> 'Cassian'	Cassian Grass
<i>Dianella tasmanica</i> 'Variegata'	Variegated Flax Lily
<i>Salvia greggii</i> 'Purple'	Autumn Sage (purple)
<i>Bulbine frutescens</i>	African Bulbine (orange)
<i>Lantana x hybrida</i> 'New Gold'	Lantana 'New Gold'
As selected by landscape architect	Seasonal Color

Open Space=.055 Acres

Landscape Reserves=.85 Acres



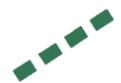
Open Space=.60 Acres

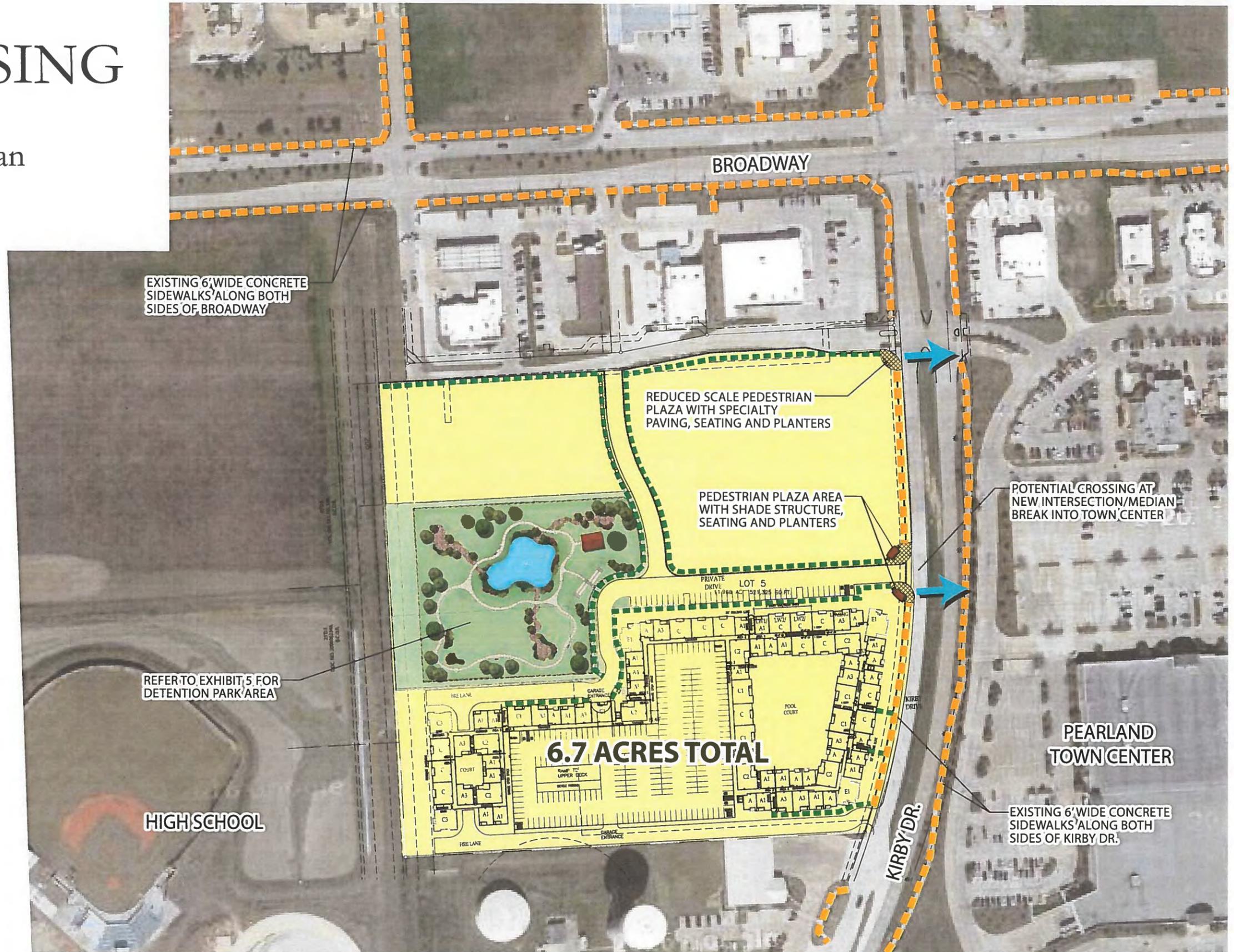
KIRBY CROSSING

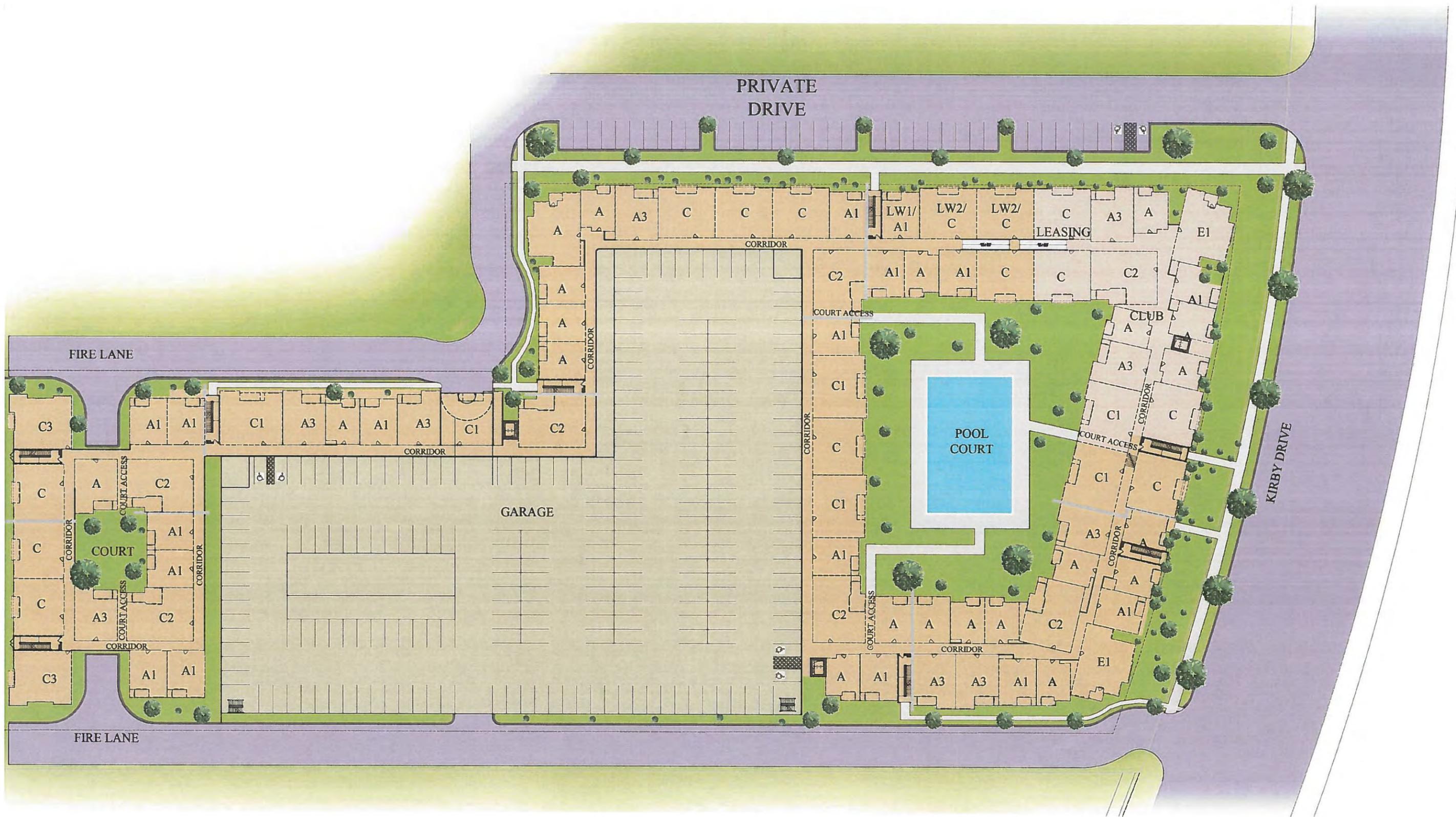
Exhibit 6

Pedestrian Connectivity Plan

LEGEND

-  Existing Sidewalk
-  Proposed Sidewalk







PROJECT #:
16-024

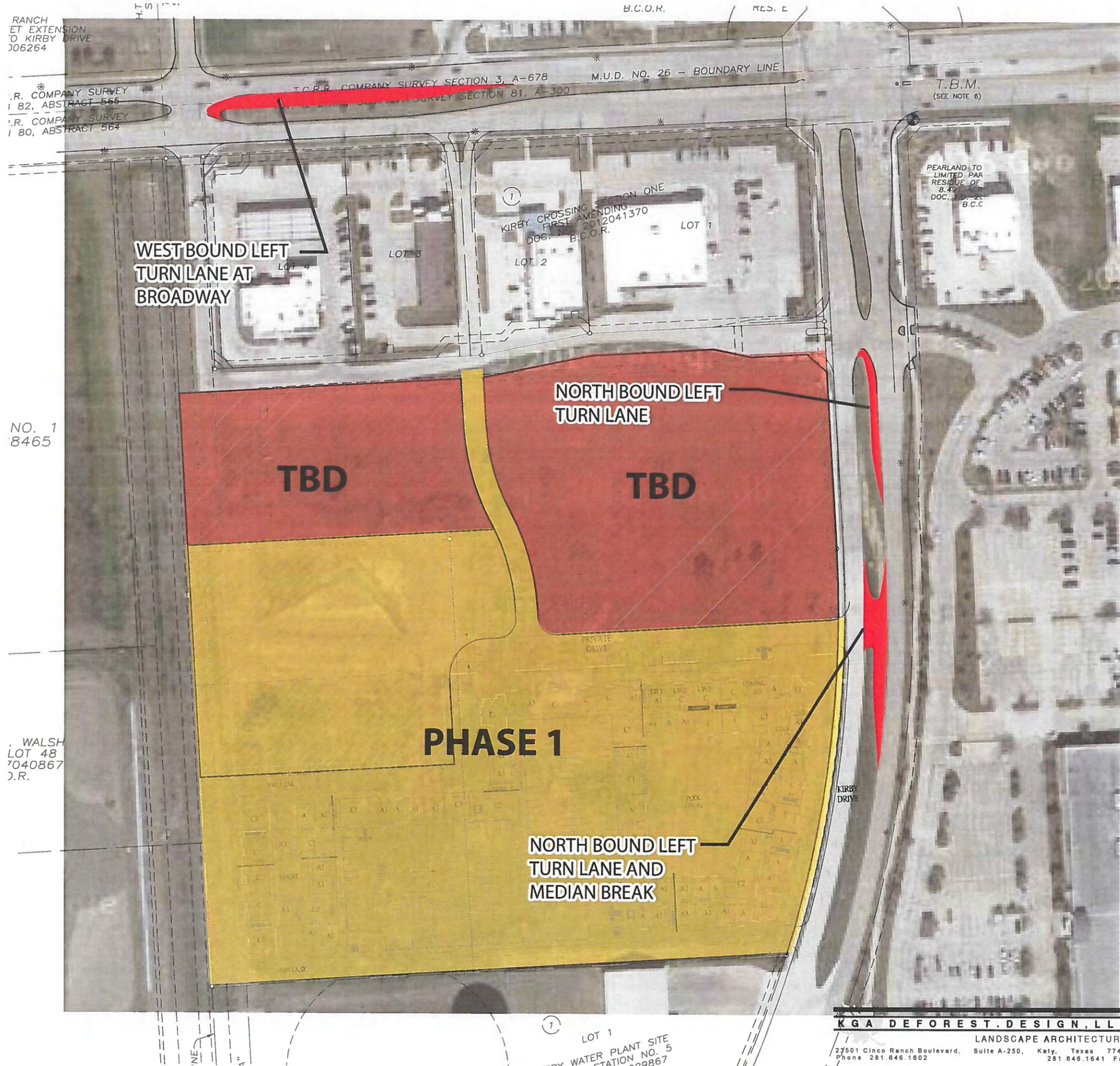
Domain at Pearland Town Center - CSRP

KIRBY CROSSING

Exhibit 8 Phasing Plan

LEGEND

- Phase One
- Future Phases
- Traffic Improvements



THIS DRAWING DEPICTS CONCEPTUAL LANDSCAPE IMPROVEMENTS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN SOLUTIONS ARE SUBJECT TO CHANGE.

CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	1550.00'	279.09'	549.34'	552.26'	20° 24' 51"	S06° 54' 01" W

LINE TABLE

Line	Bearing	Distance
1	S78° 36' 30" E	52.06'
2	N86° 47' 00" E	99.93'

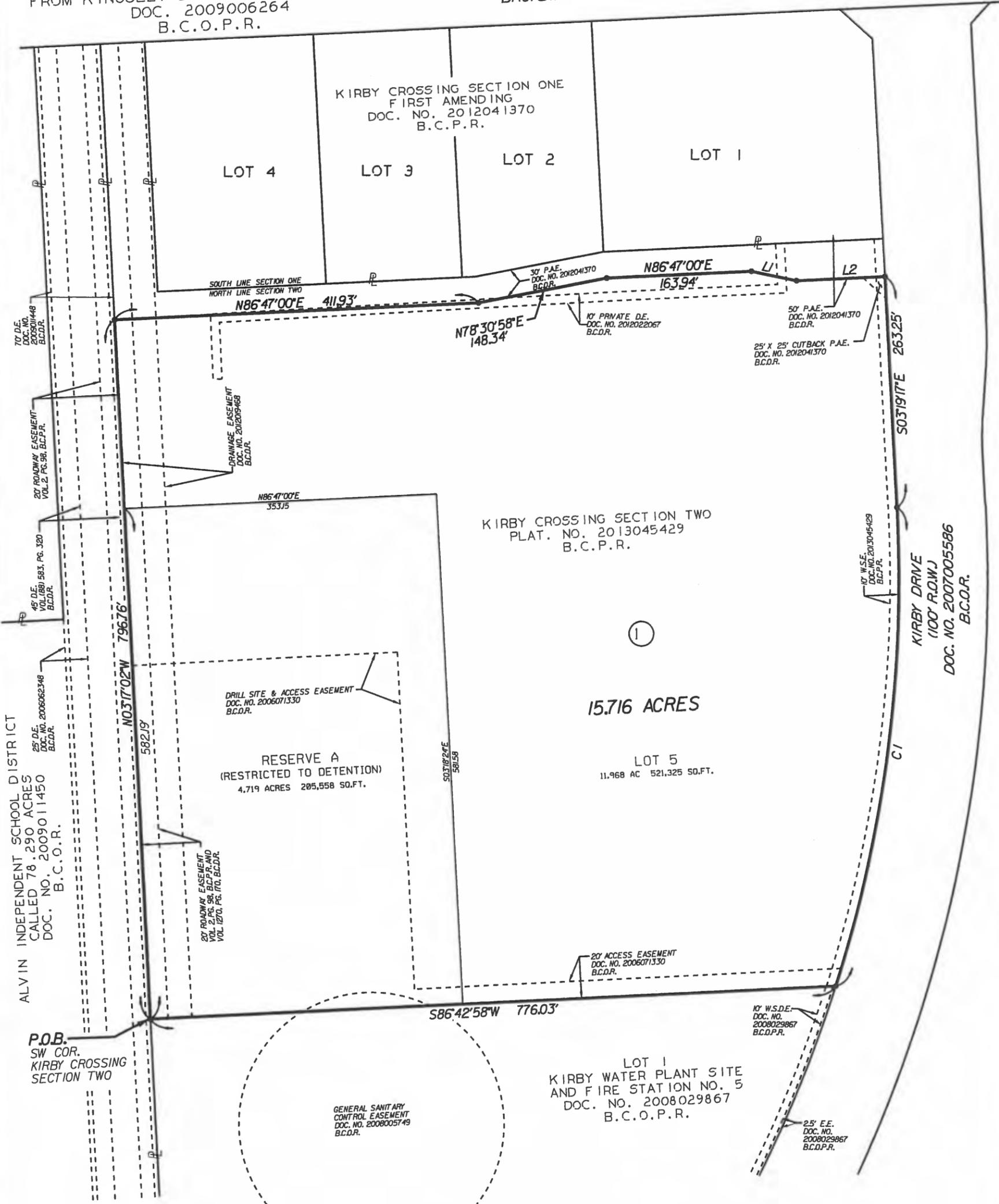


Scale: 1" = 120'

SHADOW CREEK RANCH
 11500 BROADWAY STREET EXTENSION
 FROM KINGSLEY DRIVE TO KIRBY DRIVE
 DOC. 2009006264
 B.C.O.P.R.

T.C.R.R. COMPANY SURVEY SECTION 3, A-678
 H.T. & B.R.R. COMPANY SURVEY SECTION 81, A-300

BROADWAY STREET (120' WIDE)



ALVIN INDEPENDENT SCHOOL DISTRICT
 CALLED 78.290 ACRES
 DOC. NO. 2009011450
 B.C.O.P.R.

RESERVE A
 (RESTRICTED TO DETENTION)
 4.719 ACRES 205,558 SQ.FT.

LOT 5
 11.968 AC 521,325 SQ.FT.

LOT 1
 KIRBY WATER PLANT SITE
 AND FIRE STATION NO. 5
 DOC. NO. 2008029867
 B.C.O.P.R.

LEGEND

- EXIST. INDICATES EXISTING
- U.E. INDICATES UTILITY EASEMENT
- W.L.E. INDICATES WATERLINE EASEMENT
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.S.E. INDICATES WATER AND SEWER EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.O.F. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
- B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
- DOC. NO. INDICATES DOCUMENT NUMBER
- S.N. INDICATES SEE NOTE
- R.O.W. INDICATES RIGHT-OF-WAY
- P.O.B. INDICATES POINT OF BEGINNING
- P.A.E. INDICATES PRIVATE ACCESS EASEMENT
- W.S.D.E. INDICATES WATER, SEWER AND DRAINAGE EASEMENT

NOTE:
 1. All bearings referenced to the Texas
 Coordinate System, South Central Zone (NAD27).

**EXHIBIT OF
 15.716 ACRES**
 IN THE H.T. & B.R.R. COMPANY
 SURVEY, SECTION 81
 ABSTRACT NO. 300
 CITY OF PEARLAND
 BRAZORIA COUNTY, TEXAS

JULY 2016 JOB NO. 2068-0004.415

LJA Engineering, Inc.
 2929 Briarpark Drive
 Suite 600
 Houston, Texas 77042



Phone 713.953.5200
 Fax 713.953.5026
 T.B.P.L.S. Firm No. 10110501

EXHIBIT 7

Sub-area map of Pearland Town Center (previously approved) and areas affected by the proposed amendment.

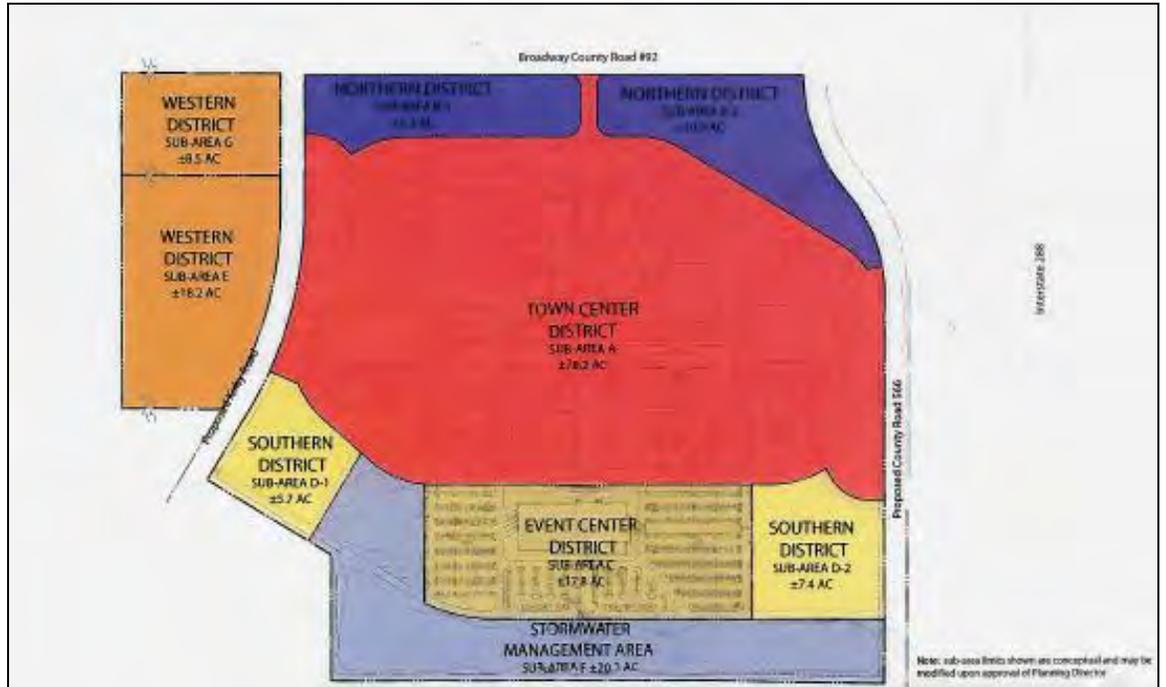
PREVIOUSLY APPROVED PEARLAND TOWN CENTER PD

Sub areas affected by the amendment

Subarea G = 8.5 Ac.
 Developed = 6.3 Ac.
 Undeveloped = 2.3 Ac.

Subarea E = 18.2 Ac.
 Developed = 4.5 Ac.
 Undeveloped = 13.7 Ac.

Total Western District = 26.7Ac.



PROPOSED AMENDMENT

Approx. areas of proposed amendment

E-1 = 6.7Ac.

E-2 = 9.0 Ac.

Excludes Watertank/Fire station parcel = 4.5 Ac.

Developed tracts along Broadway = 5.3 Ac.

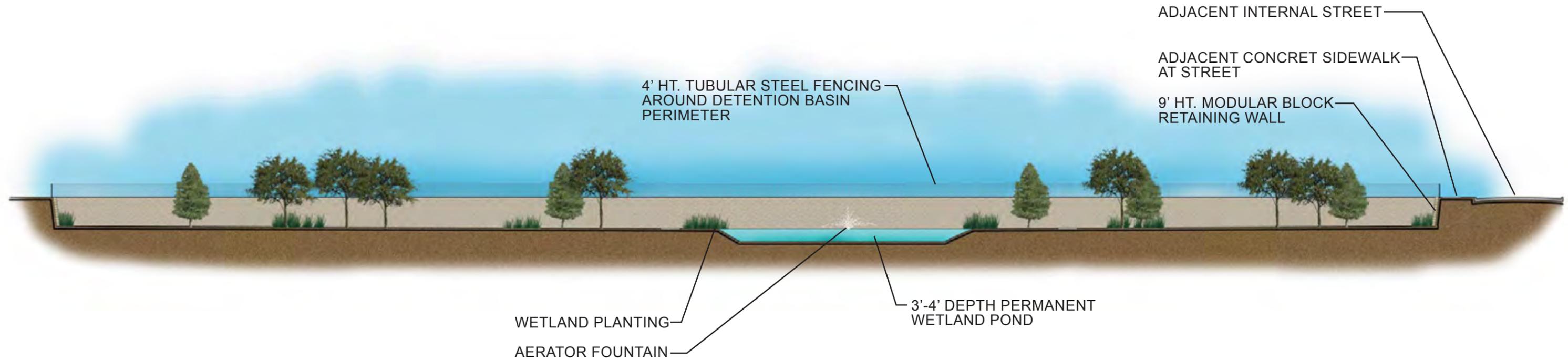


Water tank/ Fire station tract

KIRBY CROSSING

Exhibit 8

Detention Park Cross-section





JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, September 26, 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. ZONE 16-00006

At the request of City; for approval of an amendment to the Stonebridge Planned Development to allow require approval of a Conditional Use Permit for auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges on properties designated General Business (GB); on approximately 123.33 acres of land.

Legal Description: Being a 39.50 tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C. H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey. Abstract 233. Being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.).

General Location: East and West sides of Pearland Parkway, North of Barry Rose Road – Stonebridge Planned Development.

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.



To: City Council and Planning and Zoning Commission

From: Planning Department

Date: September 26, 2016

Re: Zoning Change Application No. ZONE 16-00006

At the request of City; for approval of an amendment to the Stonebridge Planned Unit Development to require approval of a Conditional Use Permit for auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges on properties designated General Business (GB) on approximately 123.33 acres of land.

General Location: East and West sides of Pearland Parkway, North of Barry Rose Road – Stonebridge Planned Development.

Summary of Request

This report is a continuation of the report that was delivered for the August 1, 2016 JPH. At the previous meeting, auto-related uses were discussed. This meeting will be for the remaining uses listed in the table.

In August 2015, the City Council approved an amendment to the Unified Development Code which required automobile related uses including gas stations, auto parts stores, pawn shop, pay day loan centers, (including title loans and check cashing) & gold exchange uses to be approvable by Conditional Use Permit (CUP) in General Business and General Commercial Zoning districts City wide. A CUP allows the Planning and Zoning Commission and the City Council the opportunity to review the suitability of the use in the zoning district. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district. These uses require individual review of their proposed location, design, configuration, and possible imposition of conditions to ensure appropriateness of the use at a particular location within a given district.

The Stonebridge PUD was approved in April, 2004 (Ordinance 509-706). To date, one amendment to the original PUD was approved in May, 2012. The Stonebridge PUD still uses the previous land development code and permits these now conditioned uses by right. The staff proposes a second amendment as it relates to permitted uses from the underlying GB base zoning classification. This amendment will not change the zoning classification of those tracts of land and no uses which are currently allowed in any of the zones will be eliminated. In recent years, there has been an increase of properties zoned GB or GC that have been developed with intense commercial uses such as auto repair, pawn shops, or fuel stations and now about residential developments. This pattern of development raises adjacency concerns. Currently, the City has no ability to consider how these sites may or may not affect the abutting residential. The proposed changes will help with mitigating any negative impacts that may affect adjoining properties.

The amendment to the UDC does not affect PUD's which were approved prior to the by the previous land development code. Specifically, the amendment proposes to add the following text to Section six "General Business Sites":

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone.

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal

Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

Recommendation

Staff recommends approval of the amendment to the Stonebridge PUD, to require all auto related uses and Pawn Shops, Payday Loan, and Gold Exchanges that are currently permitted by right to require approval of a Conditional Use Permit, prior to opening up operations, for the following reasons:

1. This amendment brings the PUD into conformance with amendment T-18 of the UDC approved in 2015.

2. The CUP process will allow greater oversight into the development of that property should its use fall into one of the restricted categories by ensuring that additional measures are undertaken to protect adjacent residential properties from negative impacts of these restricted land uses.

Site History

The area encompassed by the Stonebridge Planned Unit Development was annexed into the City of Pearland in 1960. The Stonebridge PUD was originally approved in 2004, under the Land Use and Urban Development Ordinance. The PUD is divided by Pearland Parkway. To date, one amendment to the PUD was approved in May, 2012 to revise the land use map.

Conformance with the Comprehensive Plan

The Stonebridge PUD was approved with the Land Use and Urban Development Ordinance which had a broad land use matrix. Auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges are permitted in the GB designated areas. This amendment to the PUD is another tool to help protect the health, safety, and general welfare of the surrounding neighborhood development by allowing greater oversight into the permitting process for these uses.

Conformance with the Thoroughfare Plan

According to City records, Pearland Parkway is a Major Thoroughfare. Major Thoroughfares are defined as having a minimum right-of-way of 120 feet. This Major Thoroughfare is in the Corridor Overlay District which allows the city to exercise greater control in supplementing development through enhanced aesthetic, functional, and safety requirements.

Conformance with the Unified Development Code

The base zoning district for the commercial portions of Stonebridge PD is GB and will comply with the requirements of the GB zoning district in the Land Use and Development Ordinance. The district will continue to follow the provisions provided within the previous code, applicable to the GB PUD. Under the CUP review, additional requirements and possible conformance with today's UDC regulations may be required.

Impact on Existing and Future Development

It is anticipated that the proposed amendment to the Stonebridge PUD will have a positive impact on existing and future development. The CUP process will allow greater oversight into the development of that property should its use fall into one of the restricted categories by ensuring that additional measures are undertaken to protect adjacent residential properties from negative impacts of these restricted land uses.

Additional Comments

The request has been reviewed by the Development Review Committee (DRC), and there are no further comments.

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 amendment to the Stonebridge PUD. 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

As of the date of this writing, staff has not received any comments either in opposition to or in

support of the proposed change in zoning request to amend the PUD.

Exhibits

1. Map of Stonebridge PUD
2. Map of affected parcels in PUD



Exhibit 1

AERIAL MAP

ZONE 16-00006

-  Stonebridge PD Boundary
-  GB Base Zoning



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 = 897 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

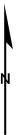


Exhibit 2

ZONING MAP

ZONE 16-00006

-  Stonebridge PD Boundary
-  GB Base Zoning



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1 inch = 897 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

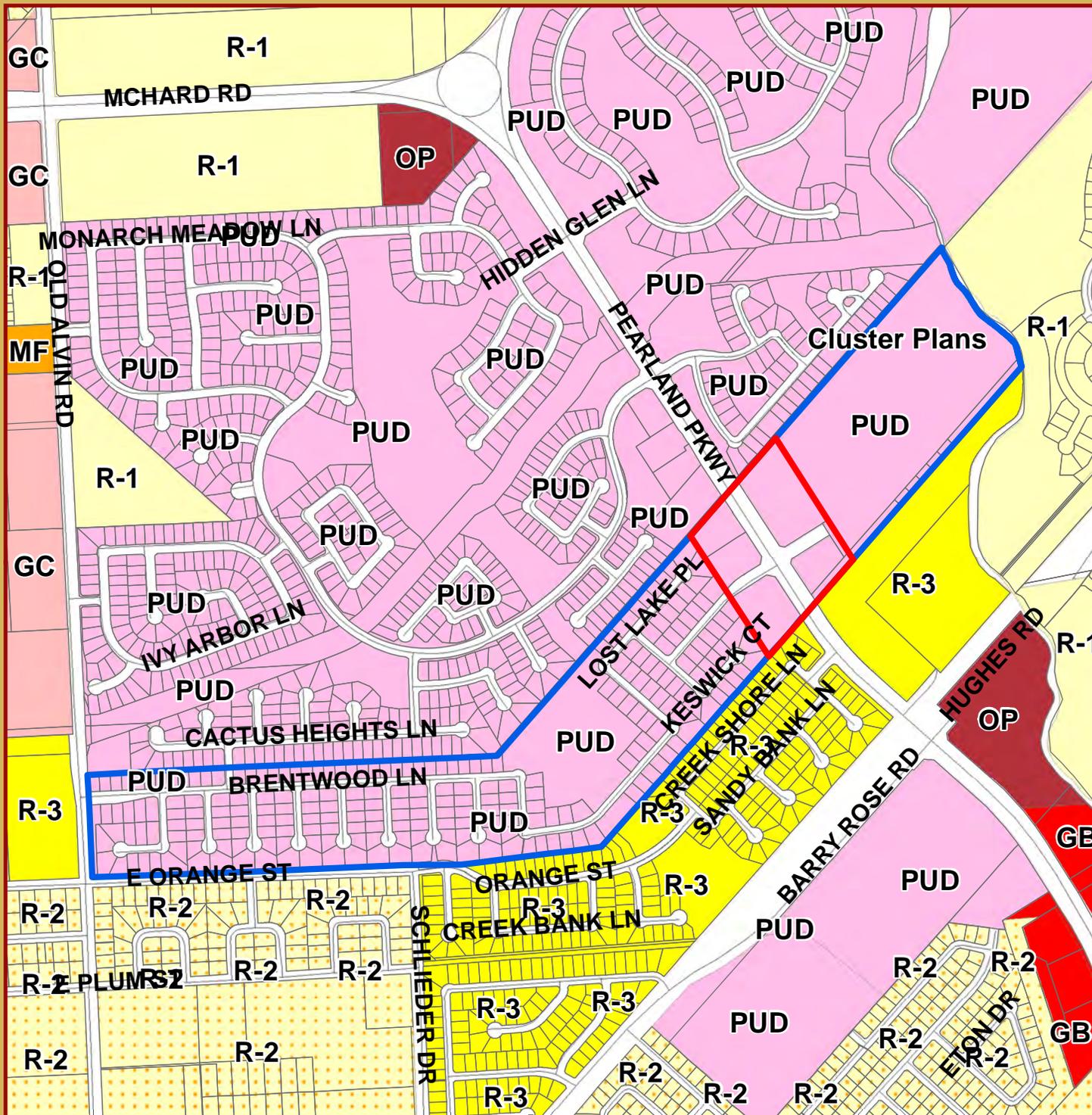
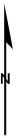
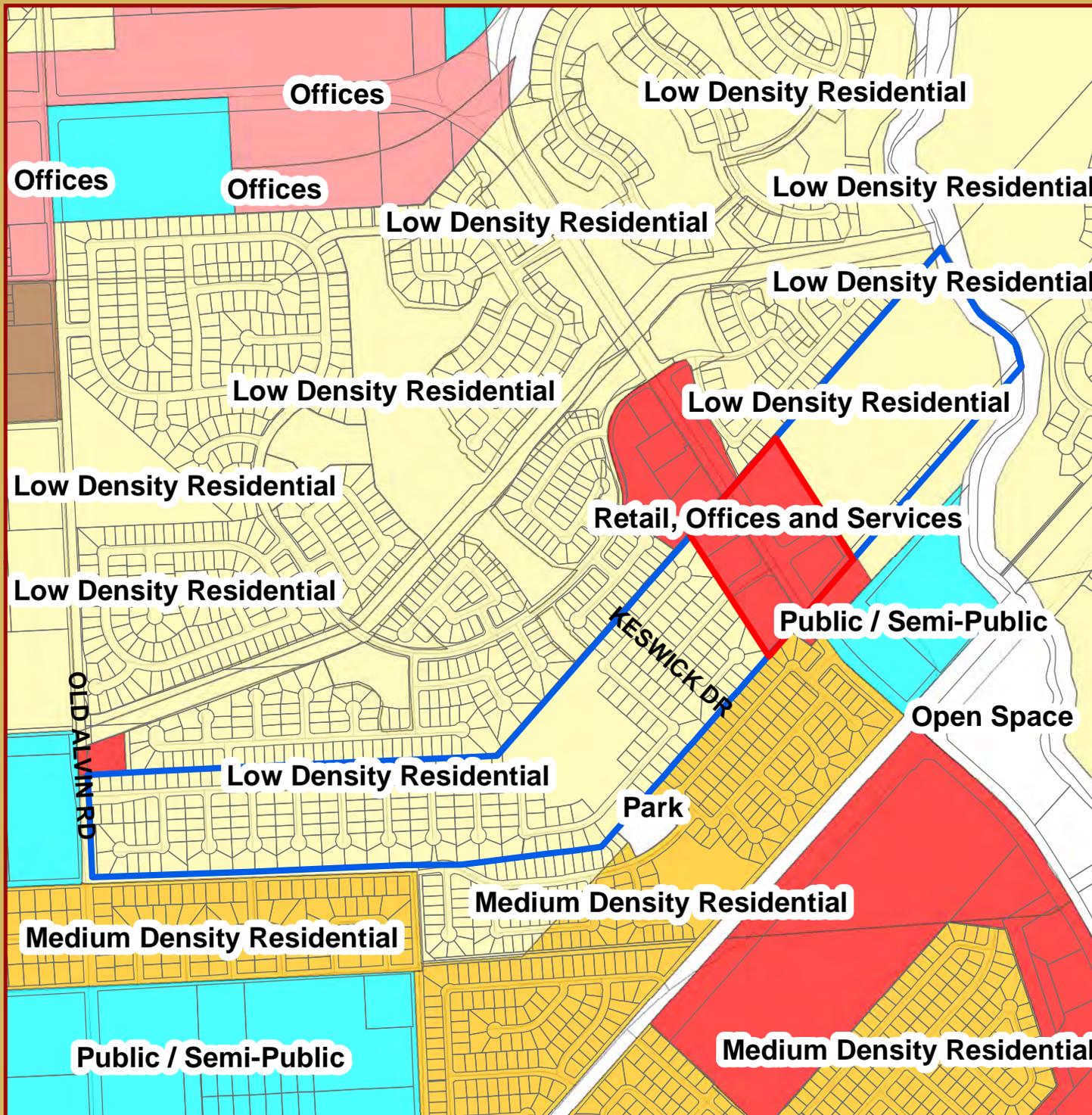


Exhibit 3

FLUP MAP

ZONE 16-00006

-  Stonebridge PD Boundary
-  GB Base Zoning



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1 inch = 897 feet

UPDATED JULY 2016
PLANNING DEPARTMENT



Exhibit 4

NOTIFICATION MAP

ZONE 16-00006

-  Stonebridge PD Boundary
-  GB Base Zoning



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1 inch = 897 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

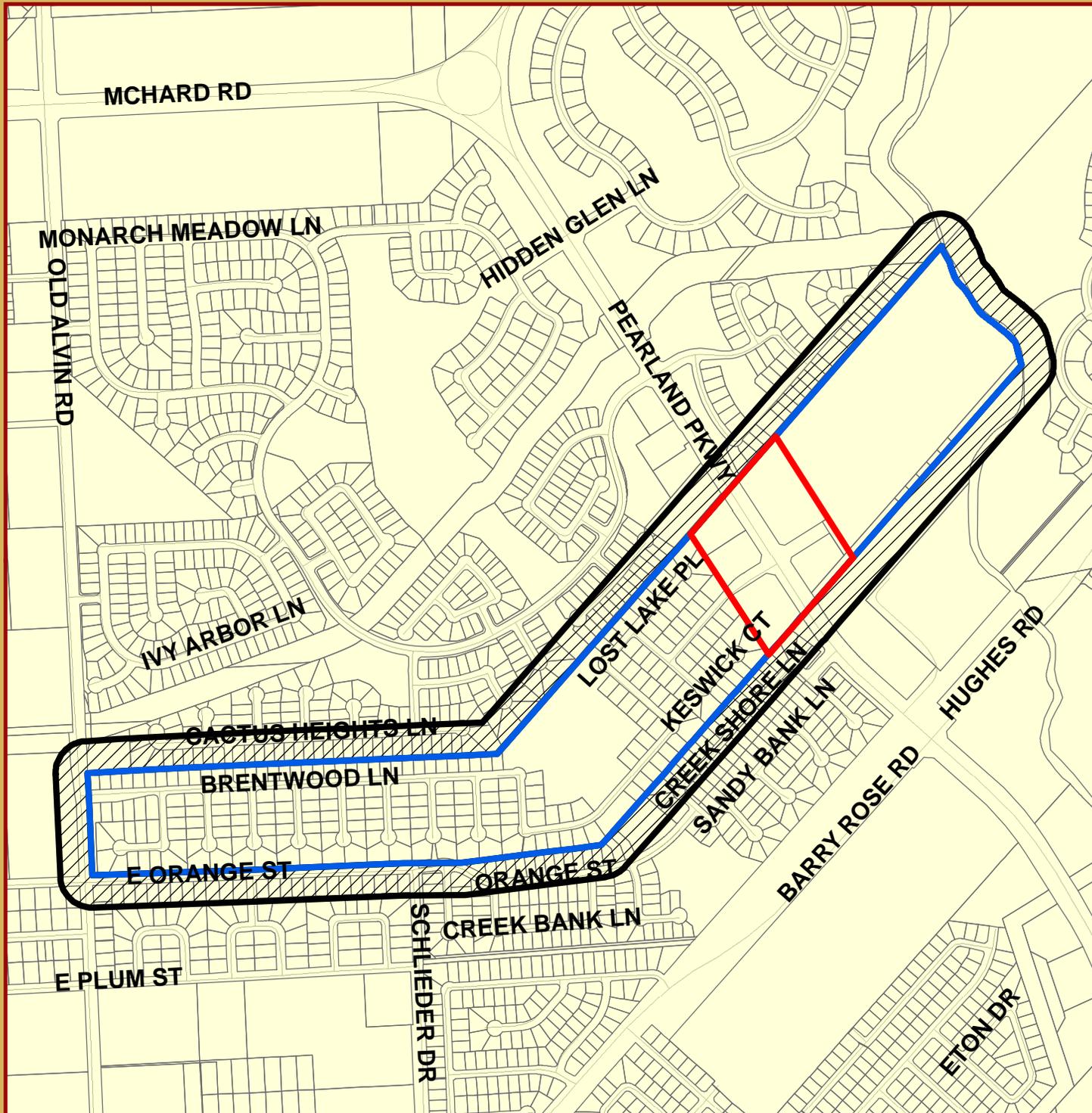
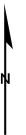


Exhibit 5
 ZONE 16-00006

Property_Owner	Address	City	State	Zip_Code
2104 DEERWOOD LLC	2104 DEERWOOD CT	PEARLAND	TX	77581
A & G CREEKSIDE VENTURE	2411 PARK AVE	PEARLAND	TX	77581
ABEL CHASE A	3326 E ORANGE ST	PEARLAND	TX	77581
ACEVEDO ALFREDO C & CAROLINA L	2104 STONEHOLLOW CT	PEARLAND	TX	77581
ADAME ROLAND & ROSYTA G	3012 BLACK ROCK LN	PEARLAND	TX	77581
ADAMS RONALD J & JOHNSON-ADAMS TIFFANY L	1907 KESWICK CT	PEARLAND	TX	77581
AINSWORTH BARBARA	PO BOX 1029	PORT NECHES	TX	77651
ALCAYDE FLUER A	2008 CREEK SHORE LN	PEARLAND	TX	77581
ALEGADO REYNALDO F JR & LOVETTE N	3418 STONERIVER CT	PEARLAND	TX	77581
ALEXANDER JOHN FAMILY LIMITED PARTNERSHIP	PO BOX 127	PEARLAND	TX	77588
ALFORD KOY	3112 ORANGE ST	PEARLAND	TX	77581
ALI SHARIF S & NAZMA	2103 STONEHOLLOW CT	PEARLAND	TX	77581
AMERICAN RESIDENTIAL LEASING CO LLC	2839 LINKWOOD DR	HOUSTON	TX	77025
AMIN DHAVAL & HIRAL PATEL	3415 STONERIVER CT	PEARLAND	TX	77581
ANKROM RAYMOND WILLIAM & CHRISTY T	1906 LOST LAKE PL	PEARLAND	TX	77581
ARRINGTON JOHN M	3217 CACTUS HEIGHTS LN	PEARLAND	TX	77581
ASHTARI AMROLLAH & NANCY	3012 BROKEN BRIDGE LN	PEARLAND	TX	77581
BABINEAUX JOSHUA J & TYESHIA V	2004 ROCKY MEADOW LN	PEARLAND	TX	77584
BAKER DAVID & EILEEN P	3037 ORANGE ST	PEARLAND	TX	77581
BAKER LEWIS W JR & TRACIE A	3201 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BAMMES BENJAMIN EUGENE & STEPHANIE M	3217 BRENTWOOD LN	PEARLAND	TX	77581
BAQDOUNES HAITHAN	1917 HOLLOW MIST LN	PEARLAND	TX	77581
BARBEE PAMELA D	3412 E ORANGE ST	PEARLAND	TX	77581
BARBER EMILE & CHERYL	2005 TALL TIMBERS LN	PEARLAND	TX	77581
BARRICK RALPH J & TARA K	3412 STONERIVER CT	PEARLAND	TX	77581
BARTHELMESS CARLOS VERA & JUDITH CAROLINA MARTINEZ MEJIAS	2007 FOXGLOVE OAKS CT	PEARLAND	TX	77581
BARTON ANTHONY & LORI	1718 W 10TH ST	FREEPORT	TX	77541
BEAZER HOMES TEXAS LP	10235 W LITTLE YORK RD STE 200	HOUSTON	TX	77040
BELLEW GARY L	2111 E LINWOOD OAKS ST	PEARLAND	TX	77581
BENAVIDES GASTON JR & ANGELICA M	2107 STONESTHROW LN	PEARLAND	TX	77581
BENNETT DONALD M & ANITA	2117 BRIAR CIR	PEARLAND	TX	77581
BENNETT JAMES	3410 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BENRUD DEBORAH L	3314 E ORANGE ST	PEARLAND	TX	77581
BERKOWITZ LARRY E & EILEEN	3412 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BETANCOURT ANTHONY & SENNY S	1919 STABLE STONE LN	PEARLAND	TX	77581
BETROSOFF DAVID CHARLES	2109 E LINWOOD OAKS ST	PEARLAND	TX	77581
BHAKTA NEELESH & ANJU	3416 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BITTICK RICHARD GLENN	3318 E ORANGE ST	PEARLAND	TX	77581
BLANCHARD TRACEY & WILLIAM MARTIN JR	2034 CREEK SHORE LN	PEARLAND	TX	77581
BLANCO ROLANDO A & DALIA A	2105 HUBSTONE WAY	PEARLAND	TX	77581
BLOMBERG CAREY L	2115 YUPON CIR	PEARLAND	TX	77581
BOAZ MICHAEL S	2003 ROCKY MEADOW LN	PEARLAND	TX	77581
BOBROVNYK SERHIY L & NATALIYA BOUKUN	3302 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BOLDUC ARMAND J & SHERRY L	2112 ASBURY CT	PEARLAND	TX	77581
BON GIOVANNI FRANK F	3109 ORANGE ST	PEARLAND	TX	77581
BONTEKOE GEERT	3418 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BORDELON BRUCE G & SUSAN A	2107 BRIAR CIR	PEARLAND	TX	77581
BOYCE WILLIS A & LINDA J	3008 KESWICK DR	PEARLAND	TX	77581
BOYD JARED P & MARCI M	2971 WATER WILLOW LN	PEARLAND	TX	77581
BREWER JEFFREY S & KIMBERLY	2011 CREEK SHORE LN	PEARLAND	TX	77581
BRICE BRIAN	2027 CREEK SHORE LN	PEARLAND	TX	77581
BROOKS BRANDON & BRENDA	2105 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
BROOKS NIGEL N & CHRISTINA DUARTE	2101 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
BROWN BERT & BRANDI T	1801 BRIGHTON BROOK LN	PEARLAND	TX	77581
BROWN JESSE & LINDA	1912 LOST LAKE PL	PEARLAND	TX	77581
BROWN KENNETH C	1910 LOST LAKE PL	PEARLAND	TX	77581
BROWN NORMAN N & LATAURUS K	1914 STABLE STONE LN	PEARLAND	TX	77581
BUERKLE MARGARET JOAN	3410 E ORANGE ST	PEARLAND	TX	77581
BUI HUNG & NGOC TRAN	1902 KESWICK CT	PEARLAND	TX	77581
BULEREZ VICTOR & DELIA	3414 E ORANGE ST	PEARLAND	TX	77581
BURDEN SHEILA	2108 STONEHOLLOW CT	PEARLAND	TX	77581
BURKE JOSHUA	2015 CREEK SHORE LN	PEARLAND	TX	77581
BURNETT ERIC BRANDON & ANGEL M	2108 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
BURNS NATHANIEL	2007 MYRTLE CREST CT	PEARLAND	TX	77581
CADLE DEAN A & ELEANOR J	2103 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581

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CALDWELL SABRINA W & WILLIAM L	1917 STABLE STONE LN	PEARLAND	TX	77581
CAMP GUY DALE & MARTHA SUE	2115 E LINWOOD OAKS ST	PEARLAND	TX	77581
CANDELARI DAVID A ET UX	3404 E ORANGE ST	PEARLAND	TX	77581
CANINO WILLIAM J & CYNTHIA K	1602 DOVER MIST LN	PEARLAND	TX	77581
CANINO WILLIAM J & CYNTHIA K	1703 BRIGHTON BROOK LN	PEARLAND	TX	77584
CANTU DAVID & AMANDA	1719 BRIGHTON BROOK LN	PEARLAND	TX	77581
CAO HUE TRONG & CHAM THI DINH	3207 BRENTWOOD LN	PEARLAND	TX	77581
CARNAHAN JASON & ERIKA	2101 ASBURY CT	PEARLAND	TX	77581
CASTILLO EFRAIN & THERESA L	3005 BROKEN BRIDGE LN	PEARLAND	TX	77581
CHAMBERS ARMSTEAD J & LELA A	3321 BRENTWOOD LN	PEARLAND	TX	77581
CHANDLER AUDRA A	1715 BRIGHTON BROOK LN	PEARLAND	TX	77581
CHANDRA ASHISH & LEA	1922 STABLE STONE LN	PEARLAND	TX	77581
CHANDRAN JOTI S & SHEBIN	2009 TALL TIMBERS LN	PEARLAND	TX	77581
CHAPMAN JOHN G	3310 E ORANGE ST	PEARLAND	TX	77581
CHATAGNIER MARY	2013 CREEK SHORE LN	PEARLAND	TX	77581
CHAVEZ JAIME	3320 E ORANGE ST	PEARLAND	TX	77581
CHEN CHING WEN & HSIU LIEN C	3316 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CHIEN CHRISTINE SHUI LING	3324 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CLENDENEN JOHN	2031 CREEK SHORE LN	PEARLAND	TX	77581
CLINTON CHRISTOPHER C	2101 WATER FERN LN	PEARLAND	TX	77581
COLEMAN RANDY C & SANDRA M	1723 BRIGHTON BROOK LN	PEARLAND	TX	77581
COLMENARES STEPHANIA	3211 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CONTRERAS RUTH O	3414 BRENTWOOD LN	PEARLAND	TX	77581
CONTRERAS XAVIER	2105 STONESTHROW LN	PEARLAND	TX	77581
CORDOVA ANDREW & NANCY	2109 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
CORRALEZ MARTIN L & ROSIE	2011 FOXGLOVE OAKS CT	PEARLAND	TX	77581
CORSON ROGER W & HAEWON LEE	1913 HOLLOW MIST LN	PEARLAND	TX	77581
CRAFT BRIAN K	3502 E ORANGE ST	PEARLAND	TX	77581
CRISTE GLADYS	2025 CREEK SHORE LN	PEARLAND	TX	77584
CRUZ RAUL MANUEL & ADA LISA	1904 KESWICK CT	PEARLAND	TX	77581
CURRY MICHAEL RAY & KRISTINA C	3306 E ORANGE ST	PEARLAND	TX	77581
DANG DUNG HOANG & TSZ CHRISTY CHAN	2112 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
DAVIS ANN R	2115 BRIAR CIR	PEARLAND	TX	77581
DAVIS CORWIN & ALYSIA L	3301 BRENTWOOD LN	PEARLAND	TX	77581
DAVIS DANIEL ASHTON JR & BRITTANY H	2110 STONEHOLLOW CT	PEARLAND	TX	77584
DAVIS DENVIP JR & LOLITA	1911 STABLE STONE LN	PEARLAND	TX	77581
DAWSON REGINALD NYE	2119 YUPON CIR	PEARLAND	TX	77581
DAYS TREMAYNE & RAHEL	1909 KESWICK CT	PEARLAND	TX	77581
DEHART MICHAEL LEE & ANNA CAROLINE MEJIA	2107 ASBURY CT	PEARLAND	TX	77581
DELAROSA ANDRES	2106 RAIN LILY CT	PEARLAND	TX	77581
DELAROSA JOHN JR	2008 PEONIES CT	PEARLAND	TX	77581
DELGADO CLAUDIA Y	3204 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DESTIN REGINALD EARL & PAMELA	2105 ASBURY CT	PEARLAND	TX	77581
DIAZ DAVID & GABRIELA MENDOZA	1805 BRIGHTON BROOK LN	PEARLAND	TX	77581
DICUS CAROLYN	3224 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DILLON VIRGINIA FABREGAS	2104 RAIN LILY CT	PEARLAND	TX	77581
DO THUY ANH & HUONG DIEU DOAN	3114 ORANGE ST	PEARLAND	TX	77581
DOAN DINH	2010 MYRTLE CREST CT	PEARLAND	TX	77581
DOAN JOHN WILLIAM VINH & NGUYET THI PHAM	2103 TALL TIMBERS LN	PEARLAND	TX	77581
DOGGETT CHAD L & ALICE C	3322 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DOLLAGARAY LISA	1923 HOLLOW MIST LN	PEARLAND	TX	77581
DORTON BRIAN & KRISTEN GUERRERO	2005 LAVENDER HILL CT	PEARLAND	TX	77581
DOZAL VERONICA & JUAN A MALDONADO	2110 ASBURY CT	PEARLAND	TX	77581
DUFOUR JULIE	2005 ROCKY MEADOW LN	PEARLAND	TX	77581
EBLE DANIEL & TANYA N	1707 BEACON GREEN LN	PEARLAND	TX	77581
EJEDEPANG-KOGE SYLVIE N	2106 DEERWOOD CT	PEARLAND	TX	77581
EJEKUTE-Obi CHARLES	1914 LOST LAKE PL	PEARLAND	TX	77581
ELIZONDO ROBERT J & LOUISE	3411 BRENTWOOD LN	PEARLAND	TX	77581
ELLERBROCK THOMAS M	3009 BROKEN BRIDGE LN	PEARLAND	TX	77581
ELLIS TIFFANY & JOEL NORMAN	2102 STONEHOLLOW CT	PEARLAND	TX	77581
ENGLERT JOHN MICHAEL & PATTI L	2103 ASBURY CT	PEARLAND	TX	77581
ENGLISH JAMES L & CHERI M	2103 RAIN LILY CT	PEARLAND	TX	77581
ERIN STREET PROPERTY	2302 ERIN DR	PEARLAND	TX	77581
ERNEST GIBSON & ANGELA D	2104 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
ESTES BLAKE THOMAS & KRISTINE	3002 BROKEN BRIDGE LN	PEARLAND	TX	77581

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ETCHBERGER KEVIN MICHAEL & AMY M	2109 DEERWOOD CT	PEARLAND	TX	77581
FAIR WALTER S & JENNI D STEARMAN	1910 KESWICK CT	PEARLAND	TX	77581
FARR MATTHEW C	1919 HOLLOW MIST LN	PEARLAND	TX	77581
FARRIS DWAYNE & NATILE M	3419 BRENTWOOD LN	PEARLAND	TX	77581
FEDERAL NATIONAL MORTGAGE ASSN	3415 VISION DR	COLUMBUS	OH	43219
FERGUSON EDWARD & BRANDY	1716 BRIGHTON BROOK LN	PEARLAND	TX	77581
FIGG JACQUELINE RENEE	1918 LOST LAKE PL	PEARLAND	TX	77581
FISH GRANT M	2026 CREEK SHORE LN	PEARLAND	TX	77581
FOAT EDWARD E & PEGGY S	3420 E ORANGE ST	PEARLAND	TX	77581
FOUCHEAUX FOSTER E & JUDITH F	2117 W LINWOOD OAKS	PEARLAND	TX	77581
FROST ERIC J	2030 CREEK SHORE LN	PEARLAND	TX	77581
FUENTE LUIS & MARY E ARRINGTON	1921 HOLLOW MIST LN	PEARLAND	TX	77581
GAD MARY B	2006 TALL TIMBERS LN	PEARLAND	TX	77581
GALVAN ROBERT CARLOS & BLANCANIEVES ESCANDON	MOVED NEW ADDRESS IS UNKNOWN			0
GANUCHEAU KEITH HENRY	3319 BRENTWOOD LN	PEARLAND	TX	77581
GARCIA BOBBY LEE & LISA	3216 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GARCIA ELEAZAR & ERIN D	2022 CREEK SHORE LN	PEARLAND	TX	77581
GARCIA GABRIEL & JACQUEZ LORRAINE	2005 CREEK SHORE LN	PEARLAND	TX	77581
GARCIA REYNALDO & SYLVIA M	1713 BRIGHTON BROOK LN	PEARLAND	TX	77581
GARZA HECTOR JR & AFTON NICHOLE ALBA	3408 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GARZA ROMAN JR & CLAUDIA MORONEZ	1901 HOLLOW MIST LN	PEARLAND	TX	77581
GARZA ROY	3308 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GATES JEAN D	2837 EVERETT DR	FRIENDSWOOD	TX	77546
GEORGE FERNANDUS T & LILLY FERNANDUS	3011 BROKEN BRIDGE LN	PEARLAND	TX	77581
GEORGE JOSY V & JESSEY M	2007 CAMELIA CREST CT	PEARLAND	TX	77581
GHORMLEY JOSHUA & WENDY	2006 MYRTLE CREST CT	PEARLAND	TX	77581
GIL ROBERTO LUIS & LESBIA L	2107 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
GILLIAM DEBORAH K	2017 CREEK SHORE LN	PEARLAND	TX	77581
GONZALES MICHAEL F & MISTE CROSS	2016 CREEK SHORE LN	PEARLAND	TX	77581
GONZALEZ CARLOS & MARIA	2008 CAMELIA CREST CT	PEARLAND	TX	77581
GONZALEZ JESSE P & RACHEL M	3117 ORANGE ST	PEARLAND	TX	77581
GONZALEZ MANUEL F & LUCINDA G	602 SADDLEBROOK LN	TOMBALL	TX	77375
GOUGENHEIM CHARLES R & MARGARET SUAREZ				
GRANGER LANDRY JR & LISA	2102 WOODLAND CT	PEARLAND	TX	77581
GRAY JAMES RANDALL & BELINDA RAY	2106 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
GREAVES LEONARD W	1714 BRIGHTON BROOK LN	PEARLAND	TX	77581
GREER STEVEN D & SARAH A	1605 BRIGHTON BROOK LN	PEARLAND	TX	77581
GRICE DOUGLAS EDWARD	2801 DENTON TAP RD APT 412	LEWISVILLE	TX	75067
GUERRERO SERGIO A & MYRTHALA	3417 BRENTWOOD LN	PEARLAND	TX	77584
GUILLEMETTE MARC & ALCYIA	3006 BROKEN BRIDGE LN	PEARLAND	TX	77584
GUILLEN JOSE & GLENDA OLIVIA PAREDES	2110 CLEARFIELD SPRINGS CT	BROOKSIDE VILLAGE	TX	77581
HALL ROCHON B SR & YOLANDA	1911 KESWICK CT	PEARLAND	TX	77581
HANNUSCH ROBERT EARL SR & HARRIETT	1927 HOLLOW MIST LN	PEARLAND	TX	77581
HARLEY CHRISTOPHER I & TEENA L	9301 SW SAGER ST APT 30	TUALATIN	OR	97062
HARRELSON HOWARD & ANGELA	3205 BRENTWOOD LN	PEARLAND	TX	77581
HARRIS ORIE ANN	3316 E ORANGE ST	PEARLAND	TX	77581
HARWOOD HOMES	500 CRESCENT CT STE 350	DALLAS	TX	75201
HASAN SYED NAVED	2109 WOODLAND CT	PEARLAND	TX	77581
HAWKS PRINCETON A SR & KRystal L	2104 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
HEDAYATI MAHMUD K	2107 E LINWOOD OAKS ST	PEARLAND	TX	77581
HELM MELISSA A	3214 FIREFLY RD	PEARLAND	TX	77581
HENNIGAN TREY & YAMELIS	1711 BRIGHTON BROOK LN	PEARLAND	TX	77581
HIGHLAND GLEN KRK TYKES LP	8202 HOMEWARD WAY	SUGAR LAND	TX	77479
HOANG CYNTHIA HIEN & CUONG VAN PHU PHAM	2110 DEERWOOD CT	PEARLAND	TX	77581
HOANG LEANN	3417 STONERIVER CT	PEARLAND	TX	77581
HOANG MAI T & NGOC JENNY TRAN	2005 MYRTLE CREST CT	PEARLAND	TX	77581
HODGES RALPH W III & LAURA L BRINER	3421 STONERIVER CT	PEARLAND	TX	77581
HOLLAND JOHNIE & KRISTINE	3404 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HOLMES KENNETH W	2029 CREEK SHORE LN	PEARLAND	TX	77581
HOWARD CHARLESTON & DANI	3003 BROKEN BRIDGE LN	PEARLAND	TX	77581
HUBERT ERNEST	3008 BROKEN BRIDGE LN	PEARLAND	TX	77581
HUERTA YADIRA IGLESIAS & ERICK	3208 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HUGHES JOHN & SYLVIA	1904 LOST LAKE PL	PEARLAND	TX	77581
HUNTER KELLY JOSEPH	3403 BRENTWOOD LN	PEARLAND	TX	77581
HUTCHINS SEBASTIAN VAN	3412 BRENTWOOD LN	PEARLAND	TX	77581
IBARRA RODOLFO C & ILLIANA A	2508 GOLFRIDGE CIR	HOUSTON	TX	77089

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IMAM SYED S	1920 STABLE STONE LN	PEARLAND	TX	77581
INMAN KENT E & CONNIE L	3010 KESWICK DR	PEARLAND	TX	77581
INVESTCORP DEVELOPMENT I LTD	3007 DAVEY OAKS	PEARLAND	TX	77584
JACOB JAY T & BEJIMOL T	2111 ASBURY CT	PEARLAND	TX	77581
JAE LEE & ASSOCIATES	PO BOX 590266	HOUSTON	TX	77259
JBGL MODEL FUND I	3131 HARVARD AVE STE 103	DALLAS	TX	75205
JOE DONNA LYNN	2108 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
JOHN JOEL J & STEFFIN MATHEW	1915 STABLE STONE LN	PEARLAND	TX	77581
JOHNSON RYAN ROBERT & AMANDA L	3202 CACTUS HEIGHTS LN	PEARLAND	TX	77581
JOINER WILLARD L & WHETSTONE RAINA S	2020 CREEK SHORE LN	PEARLAND	TX	77581
JOM JOMI KANJIRATHINGAL & DIEPAA JOM	1923 STABLE STONE LN	PEARLAND	TX	77581
JONES ANDRE HINTON & LATOSHA M	3303 BRENTWOOD LN	PEARLAND	TX	77581
JONES DAVID E & TATIANA	2107 HUBSTONE WAY	PEARLAND	TX	77581
JP MORGAN CHASE BANK	3415 VISION DR	COLUMBUS	OH	43219
K HOVNANIAN OF HOUSTON II LP	13111 NORTHWEST FWY STE 310	HOUSTON	TX	77040
KASPER BENJAMIN M & JAMIE W	1701 BRIGHTON BROOK LN	PEARLAND	TX	77581
KATSAROS GEORGE J & BEATRIZ E	3004 KESWICK DR	PEARLAND	TX	77581
KERTZ LUIS JOHN & KATHRYN	2004 CREEK SHORE LN	PEARLAND	TX	77581
KHONSARI SEENA BABACK				0
KIRKSEY JASON M & CRISTEN K	2110 WOODLAND CT	PEARLAND	TX	77581
KNIGHT VON K	3422 E ORANGE ST	PEARLAND	TX	77581
KOHLER JOSEPH	3416 E ORANGE ST	PEARLAND	TX	77581
KORTENKAMP DAVID MICHAEL & STACIE LEE JARRETT	2107 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
KOZINA VLADAN & GLADYS MARGARITA VARAS	1912 STABLE STONE LN	PEARLAND	TX	77581
KRAUS KENDALL & KELLY	3414 CACTUS HEIGHTS LN	PEARLAND	TX	77581
KRUSZKA JEFFREY THOMAS	1909 LOST LAKE PL	PEARLAND	TX	77581
KWUON BENJAMIN	2102 RAIN LILY CT	PEARLAND	TX	77581
LAKES AT HIGHLAND GLEN COMMUNITY ASSOC INC	PO BOX 218844	HOUSTON	TX	77218
LAMBERT SUSAN M	2113 YUPON CIR	PEARLAND	TX	77581
LARMOND EARL & DENISE	1909 HOLLOW MIST LN	PEARLAND	TX	77581
LARTSON VASSEY A & MARY L JACOBS	3119 ORANGE ST	PEARLAND	TX	77581
LAY JAMES D & JACLYN S FLETCHER	2101 RAIN LILY CT	PEARLAND	TX	77581
LE ANH TUAN	3206 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LE TUONG T & KIEN P LUU	2111 TALL TIMBERS LN	PEARLAND	TX	77581
LEDBETTER RONALD CHRISTOPHER	3211 BRENTWOOD LN	PEARLAND	TX	77581
LEGGETT STEVEN LEONARD & NANISIA CINDY HARROW	3320 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LESLIE STEVEN KEITH	PO BOX 6117	BRYAN	TX	77805
LEVEILLE CHRISTINE & JASON	2101 DEERWOOD CT	PEARLAND	TX	77581
LEWIS EDWARD & LEISHA	3212 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LEWIS STEVEN IRWIN & OLGA L	1803 BRIGHTON BROOK LN	PEARLAND	TX	77581
LI NA & ZONGTAN	1920 LOST LAKE PL	PEARLAND	TX	77581
LIGORI ANTHONY & MARY J	3402 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LOCKE ANN C	2102 TALL TIMBERS LN	PEARLAND	TX	77581
LOPEZ EDWARD P & SUZANNE D	1601 BRIGHTON BROOK LN	PEARLAND	TX	77581
LOPEZ JOSE LUIS JR & VERONICA	2102 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
LOPEZ RICARDO & MIRYAM A BERNAL	3209 WINDY CAPE LN	LEAGUE CITY	TX	77573
LOW GERALD D	2111 WOODLAND CT	PEARLAND	TX	77581
LOZANO ROBYN MICHAEL & ALIJA	2011 PLANTAIN LILY CT	PEARLAND	TX	77581
LUNA RUBEN D & NILDA S	2108 WOODLAND CT	PEARLAND	TX	77581
LUNDIN DAVID E	2105 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
LUTTA ATIBU & EMMA OGUNDA	1916 STABLE STONE LN	PEARLAND	TX	77581
LYONS ANNA S & RICHARD R	2104 HUBSTONE WAY	PEARLAND	TX	77581
MACHA MARK G	2109 STONESTHROW LN	PEARLAND	TX	77581
MAGEE ANITA	3209 BRENTWOOD LN	PEARLAND	TX	77581
MAI FRED L	2102 HUBSTONE WAY	PEARLAND	TX	77581
MALONE MARK KOHLER	2106 HUBSTONE WAY	PEARLAND	TX	77581
MANAPPURATHU UNNI N & SREELEKHA SUMATHY	3414 STONERIVER CT	PEARLAND	TX	77581
MANRAJ PRATIMA CAROL & JAGMOHAN	2010 FOXGLOVE OAKS CT	PEARLAND	TX	77581
MANTILLA JORGE				
MARCILY SHAINÉ & GIJO JOSEPH	2008 ROCKY MEADOW LN	PEARLAND	TX	77581
MARTIN NAOMI THURMOND	3402 E ORANGE ST	PEARLAND	TX	77581
MARTINEZ ADAM & JANE	2101 HUBSTONE WAY	PEARLAND	TX	77581
MARTINEZ ALEJANDRO & IRMA	2103 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
MARTINEZ ARTHUR & DEANNA L	3008 BLACK ROCK LN	PEARLAND	TX	77581
MARTINEZ BLANCA & ENRIQUE	2101 TALL TIMBERS LN	PEARLAND	TX	77581
MARTINEZ DAVID SR & ZULINA L	3421 BRENTWOOD LN	PEARLAND	TX	77581

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MARTINEZ ESTEVAN	1717 BRIGHTON BROOK LN	PEARLAND	TX	77581
MARTINEZ NAYELI M	2101 TALL TIMBERS LN	PEARLAND	TX	77581
MASSEY PENNY	1916 LOST LAKE PL	PEARLAND	TX	77581
MATA JEFFREY JOHN & IRENE L	2107 WOODLAND CT	PEARLAND	TX	77581
MATHEW JERRY T & CYNDY A BABU	3007 BROKEN BRIDGE LN	PEARLAND	TX	77581
MAXFIELD RYAN DAVID	2117 YUPON CIR	PEARLAND	TX	77581
MCBAYNE TYRONE & ANGELENA P	1906 KESWICK CT	PEARLAND	TX	77581
MCDONALD SANDRA & MICHAEL CARDOZO	3105 ORANGE ST	PEARLAND	TX	77581
MCFARLANE SHAWN CHAPMAN & SILVIA A	2105 DEERWOOD CT	PEARLAND	TX	77581
MCGUIRE MONICA & COREY	2109 YUPON CIR	PEARLAND	TX	77581
MCNEVIN ROSS C & MARISSA V	3413 BRENTWOOD LN	PEARLAND	TX	77584
MEDINA SONIA MARIE & MICHAEL	2104 TALL TIMBERS LN	PEARLAND	TX	77581
MEGALE TIMOTHY S	3115 ORANGE ST	PEARLAND	TX	77581
MELENDEZ ERNESTO & ANA				
MELLEN GEORGE	1607 BRIGHTON BROOK LN	PEARLAND	TX	77581
MENKE MATTHEW V	2101 WOODLAND CT	PEARLAND	TX	77581
MERRILL ROBERT W & DANITA L	3103 ORANGE ST	PEARLAND	TX	77581
MEZIOU MONEM & SALMA	2007 ROCKY MEADOW LN	PEARLAND	TX	77581
MIGUEL LORELIE	2014 CREEK SHORE LN	PEARLAND	TX	77581
MILLER BRADLEY S	2103 OLD ALVIN RD	PEARLAND	TX	77581
MOHAMMAD SHAUKAT & SALMA KHATOON AKBAR	1903 LOST LAKE PL	PEARLAND	TX	77581
MOMPLET LAURA	2011 TALL TIMBERS LN	PEARLAND	TX	77581
MONTEMAYOR JOSEPH & SANDRA	3002 KESWICK DR	PEARLAND	TX	77581
MONTENEGRO BANY VILGAY & MAXIMILIANO	3201 BRENTWOOD LN	PEARLAND	TX	77581
MONTOYA LARENCE R SR & DAHENA L REVOCABLE LIVING TRUST	1918 STABLE STONE LN	PEARLAND	TX	77581
MOODY MILTON WAYNE JR & JANNA	2119 BRIAR CIR	PEARLAND	TX	77581
MORALES ALEJANDRO & NILDA	3104 ORANGE ST	PEARLAND	TX	77581
MORTELL PATRICK MARTIN & CORAL N	3223 BRENTWOOD LN	PEARLAND	TX	77581
MULL HEATHER L & MIKE B	2103 DEERWOOD CT	PEARLAND	TX	77581
MUNIZ SERGIO C & ROSA	2008 MYRTLE CREST CT	PEARLAND	TX	77581
MUSGRAVE-GROHMAN VENTURES LTD	500 CHESTNUT ST STE 700	ABILENE	TX	79602
MUSTAFA FAYEZ M & JUMANA K WAHDANI	2108 DEERWOOD CT	PEARLAND	TX	77581
NESTER JAMES J & DEBORAH L	2112 FOREST BANK LN	PEARLAND	TX	77581
NETH PAUL P & KILANARA SOK YAI & MOLIKA BY YAI	3210 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NGO BICH CHAU	3218 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NGUYEN HONG DUC & JENNIFER ANH DO	2108 ASBURY CT	PEARLAND	TX	77581
NGUYEN KHOA DANG & PHUONG NGOC TRAN	2009 MYRTLE CREST CT	PEARLAND	TX	77584
NGUYEN LOC	2112 STONEHOLLOW CT	PEARLAND	TX	77581
NGUYEN NGOCMAI THI	3039 ORANGE ST	PEARLAND	TX	77581
NGUYEN NGUYEN TRI	3221 BRENTWOOD LN	PEARLAND	TX	77581
NGUYEN THANG QUOC & CHAU L	3420 STONERIVER CT	PEARLAND	TX	77581
NGUYEN TRACY & KHANG DANG	3413 STONERIVER CT	PEARLAND	TX	77581
NGUYEN TRAM NGOC	3014 KESWICK DR	PEARLAND	TX	77581
NGUYEN VIET	10406 CLAYBROOK DR	HOUSTON	TX	77089
NOE TABITHA	2019 CREEK SHORE LN	PEARLAND	TX	77581
NOLEN ROBERT R JR & ANNE E	3215 BRENTWOOD LN	PEARLAND	TX	77581
NORRIS CHRISTOPHER A & GENEVA M	1908 KESWICK CT	PEARLAND	TX	77581
NUNEZ JULIO C & JOANN	3304 CACTUS HEIGHTS LN	PEARLAND	TX	77581
OKOH JENNIFER O	2111 DEERWOOD CT	PEARLAND	TX	77581
OYEWOLE ABIODUN S & ANDREA	3405 BRENTWOOD LN	PEARLAND	TX	77581
PACANA CHARLITA L	3041 ORANGE ST	PEARLAND	TX	77581
PALMER KIMBERLY & CARLTON H	3318 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PARHAM CHRISTOPHER M & RACHEAL K	3016 KESWICK DR	PEARLAND	TX	77581
PARK WILLIAM & JENNIFER	2003 TALL TIMBERS LN	PEARLAND	TX	77581
PASALA SRINIVASA R & STACY	3006 KESWICK DR	PEARLAND	TX	77581
PATEL ROHAN M & ALPABEN	2112 DEERWOOD CT	PEARLAND	TX	77581
PATTERSON BARBARA E	3406 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PATTERSON MICHAEL CODY & CAROL L	3422 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PAYTON MARIUS J & SUSAN E	2109 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
PEARLAND CREEKSIDE ASSN INC	8711 HIGHWAY 6 N STE 270	HOUSTON	TX	77095
PENNICK GREGORY B	2007 TALL TIMBERS LN	PEARLAND	TX	77581
PEREZ ALEJANDRO & IMELDA	2112 WOODLAND CT	PEARLAND	TX	77581
PEREZ OSVALDO JR	1901 LOST LAKE PL	PEARLAND	TX	77581
PETERS DAVID J & MUTIA M	2111 HUBSTONE WAY	PEARLAND	TX	77581
PETERSON BARRY O & NEFIA S	2101 STONESTHROW LN	PEARLAND	TX	77581
PETRY GINA K	2012 CREEK SHORE LN	PEARLAND	TX	77581

Exhibit 5

ZONE 16-00006

PHAM LONG NGOC & HONG THI KIM CAO	2006 ROCKY MEADOW LN	PEARLAND	TX	77581
PHAM VU & LOAN TRAN	3409 BRENTWOOD LN	PEARLAND	TX	77581
PHAN JENNIFER L	3111 ORANGE ST	PEARLAND	TX	77581
PHAN THOMAS & TAMMY	1913 LOST LAKE PL	PEARLAND	TX	77581
PILLOW JON J & ASHLEY OSWALD	206 E SHADOWBEND AVE	FRIENDSWOOD	TX	77546
POLAK RANDY DALE & CHERYL ANN	3308 E ORANGE ST	PEARLAND	TX	77581
POTTER LINDA S	1807 BRIGHTON BROOK LN	PEARLAND	TX	77581
PROFF LAUREN ASHLEY INVESTMENT TRUST	2208 COUNTRY CLUB DR	PEARLAND	TX	77581
PUNNAKOTTIL JOSE J & MARY JOSE	3416 STONERIVER CT	PEARLAND	TX	77581
PURDUM DON LEE & MARGARET	PO BOX 1123	SAN MARCOS	TX	78667
QUANDAHL CLARK & NHU DZUONG	5019 HASTINGWOOD DR	HOUSTON	TX	77084
RAHE GARY D & CAROL T	PO BOX 2816	PEARLAND	TX	77588
RALLS TROY EARL & MELISSA LYNN LABELLO	1907 LOST LAKE PL	PEARLAND	TX	77581
RAMOS BRIAN C & LESLIE A	3213 CACTUS HEIGHTS LN	PEARLAND	TX	77581
RAO LEE	2102 RIPPLE BEND LN	PEARLAND	TX	77581
RECALDE PEDRO & CELINA	2112 HUBSTONE WAY	PEARLAND	TX	77581
RELJAC STEVEN R & MELINDA	1717 SAWYER CROSSING LN	PEARLAND	TX	77581
RHODEN PATRICK OKEHOE	3304 E ORANGE ST	PEARLAND	TX	77581
RHODES JERRY KEITH & TERI D	2106 WOODLAND CT	PEARLAND	TX	77581
RIDLEY RYAN & TRICIA	3312 CACTUS HEIGHTS LN	PEARLAND	TX	77581
ROCHA JOSE A & JUANITA	1914 HOLLOW MIST LN	PEARLAND	TX	77581
RODRIGUEZ ALEJANDRO	3010 BROKEN BRIDGE LN	PEARLAND	TX	77581
RODRIGUEZ MICHELE R & RENE J	3416 BRENTWOOD LN	PEARLAND	TX	77581
ROECKER MORRIS DWAYNE & STEPHANIE	1911 HOLLOW MIST LN	PEARLAND	TX	77581
ROHRMAN WILLIAM MARTINEZ	2911 BIRCH BOUGH ST	PEARLAND	TX	77581
ROUNDTREE JAYCE CHARLES & APRIL M	3225 BRENTWOOD LN	PEARLAND	TX	77581
ROUSSELL CYNTHIA M & THOMAS J WEBER	2104 WOODLAND CT	PEARLAND	TX	77581
ROYER WENDY & GILES JESSE	1912 HOLLOW MIST LN	PEARLAND	TX	77581
RUSHING ARTHUR G & LYNDA L	2004 LAVENDER HILL CT	PEARLAND	TX	77581
RUSSELL ANDRE E & KARINA E	3401 BRENTWOOD LN	PEARLAND	TX	77581
SAENZ GREGG A & VERONICA S	3313 BRENTWOOD LN	PEARLAND	TX	77581
SAEZ GEORGE L JR	3209 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SAJU MERCY	2010 ROCKY MEADOW LN	PEARLAND	TX	77581
SANDOVAL ESTEBAN & ANA I	3222 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SANTA MARIA DAMON & DIANE	2102 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
SAOOD IRFAN & ANILA	3205 AUTUMN CT	PEARLAND	TX	77584
SCHALL KENNETH	2113 BRIAR CIR	PEARLAND	TX	77581
SCHEIBNER BENNO A & BARBARA C	2002 TALL TIMBERS LN	PEARLAND	TX	77581
SCHUESSLER MARK & JANE H	2101 STONEHOLLOW CT	PEARLAND	TX	77581
SCHWARZ SCOTT & PAMELA	2109 BRIAR CIR	PEARLAND	TX	77581
SCHWARZ STEPHEN & JANE A	2112 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
SCHWIBINGER ROBERT E & GAYLE	3311 BRENTWOOD LN	PEARLAND	TX	77581
SEALS TOMMIE JR & CHARRY L	2109 ASBURY CT	PEARLAND	TX	77581
SELZER MICHAEL & MICHAEL SHARPE	2004 TALL TIMBERS LN	PEARLAND	TX	77581
SHAJU MARY	2107 TALL TIMBERS LN	PEARLAND	TX	77581
SHARP BRENT L	3309 BRENTWOOD LN	PEARLAND	TX	77581
SHEAD JOHN T & TELISA	2104 ASBURY CT	PEARLAND	TX	77581
SHERMAN JASON H & DELORIES M SHERMAN	3110 ORANGE ST	PEARLAND	TX	77581
SHERRILL BENJAMIN A & DANA B	2109 STONEHOLLOW CT	PEARLAND	TX	77581
SIMPSON SCOTT A JR & HEIDI M	2107 STONEHOLLOW CT	PEARLAND	TX	77581
SMITH GARRIE W & NATASHA Y	3207 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SMITH MICHELLE ANN	2013 FOXGLOVE OAKS CT	PEARLAND	TX	77581
SONNIER JONATHAN	3045 ORANGE ST	PEARLAND	TX	77581
SOWELLS TERRY D & DALANA S	2111 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
STALL CHARLES T	3205 CACTUS HEIGHTS LN	PEARLAND	TX	77581
STAMBAUGH RICHARD G	2038 CREEK SHORE LN	PEARLAND	TX	77581
STEELE RONNIE G & PAULINE	3302 E ORANGE ST	PEARLAND	TX	77581
STONEBRIDGE HOMEOWNERS ASSN				
STURGEON LEWIS & PAMELA	3102 ORANGE ST	PEARLAND	TX	77581
SUAREZ JOHN WESLEY & BRITTANY M	2108 HUBSTONE WAY	PEARLAND	TX	77581
SUBRAMANIAN THENMOZHI & CHEZHIAN VELUMANI	3220 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SULLIVAN EARL N	3324 E ORANGE ST	PEARLAND	TX	77581
SVENSSON CHRISTER & CAREY J	2105 WOODLAND CT	PEARLAND	TX	77581
T & B ALEXANDER FMLY LTD PRNTNSP	2411 PARK AVE	PEARLAND	TX	77581
TALBOTT JOHN & CECELIA	2967 WATER WILLOW LN	PEARLAND	TX	77581
TANG NGOC KHANH	2002 ROCKY MEADOW LN	PEARLAND	TX	77581

Exhibit 5

ZONE 16-00006

TARRANT REBBECA JEAN	2101 OLD ALVIN RD	PEARLAND	TX	77581
TAYLOR JOSEPH A	1908 LOST LAKE PL	PEARLAND	TX	77581
TAYLOR RICHARD LYNN & RHONDA	1911 LOST LAKE PL	PEARLAND	TX	77581
TERRASAS ROBERT E & JENNIFER A	1720 BRIGHTON BROOK LN	PEARLAND	TX	77581
THANG THI LE & CHIEN T NGUYEN	2106 STONEHOLLOW	PEARLAND	TX	77584
THE CENTRE AT PEARLAND	1001 WEST LOOP S STE 100	HOUSTON	TX	77027
THE COOK 3118 ORANGE LAND TRUST	12320 BARKER CYPRESS RD	CYPRESS	TX	77429
THIBODEAUX DANIEL RAY & DAWN M	3410 STONERIVER CT	PEARLAND	TX	77581
THOMAS ANITA K	2106 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
THOMAS ASHLEY & SUSAN CHERIAN	2109 TALL TIMBERS LN	PEARLAND	TX	77581
THORNTON ADAM	1915 HOLLOW MIST LN	PEARLAND	TX	77581
TIU NESTOR P & MARIA V	2106 TALL TIMBERS LN	PEARLAND	TX	77581
TON NGA THANHNU & AN N	1905 KESWICK CT	PEARLAND	TX	77581
TON UYEN NU & MONG HA	3004 BROKEN BRIDGE LN	PEARLAND	TX	77581
TRAN CHAU & JENNA DIEP DINH	2102 ASBURY CT	PEARLAND	TX	77581
TRAN CHRIS P	2009 CREEK SHORE LN	PEARLAND	TX	77581
TRAN HAO & KHAI NGUYEN	2101 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
TRAN JENNIE QUYEN	2013 TALL TIMBERS LN	PEARLAND	TX	77581
TRAN MICHAEL	2009 FOXGLOVE OAKS CT	PEARLAND	TX	77581
TRAN NGOC BICH THI & HUYNH	2110 HUBSTONE WAY	PEARLAND	TX	77581
TREVINO JUAN & SYLVIA	3203 BRENTWOOD LN	PEARLAND	TX	77581
TRINH TUNG				
TRUJILLO LUIS A & SILVIA WHEELER SAAVEDRA	3307 BRENTWOOD LN	PEARLAND	TX	77581
TRUONG LIEN & DENNIS	3315 BRENTWOOD LN	PEARLAND	TX	77581
TUNG JIM LE & MINH N TRAN	2111 STONEHOLLOW CT	PEARLAND	TX	77581
TURNER WESLEY & CARLY	1718 BRIGHTON BROOK LN	PEARLAND	TX	77581
TURPEN JASON R & NICOLE M HERRING	3001 BROKEN BRIDGE LN	PEARLAND	TX	77581
UCEDA OLGA	1905 HOLLOW MIST LN	PEARLAND	TX	77581
UGHS REAL ESTATE	7501 FANNIN ST	HOUSTON	TX	77054
VALDEZ JUAN C & ANNETTE L	9218 COMANCHE PEAK LN	HOUSTON	TX	77089
VALLERU SRIDHAR & LALITHA DEVI	3012 KESWICK DR	PEARLAND	TX	77581
VAN LE	2021 CREEK SHORE LN	PEARLAND	TX	77581
VANEGAS CESAR A	3214 CACTUS HEIGHTS LN	PEARLAND	TX	77581
VAZQUEZ ALDO & THERESA	3418 HICKORY CREEK DR	PEARLAND	TX	77581
VERA JORGE E VASQUEZ & MILDRED RODRIGUEZ	2111 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
VERNON RICHARD DENNIS	2103 WOODLAND CT	PEARLAND	TX	77581
VHI PROPERTIES LP	4230 GREENBRIAR DR	STAFFORD	TX	77477
VILLARREAL ANA O	2103 STONESTHROW LN	PEARLAND	TX	77581
VILLARREAL EDGAR GERARDO & NADIA M	3305 BRENTWOOD LN	PEARLAND	TX	77581
VIVERETTE DAVID C & ELENA	2109 HUBSTONE WAY	PEARLAND	TX	77581
VO THAO DONG & TIFFANY	3317 BRENTWOOD LN	PEARLAND	TX	77581
VO TUAN & JIAO	1905 LOST LAKE PL	PEARLAND	TX	77581
VOLOVAR ROBERT P & THUY H	3419 STONERIVER CT	PEARLAND	TX	77581
VU HIEN-HOA H & RICHARD J ESCAMILLA	1921 STABLE STONE LN	PEARLAND	TX	77581
VU SANG	2105 TALL TIMBERS LN	PEARLAND	TX	77581
VUITTONET ROBERT B	3116 ORANGE ST	PEARLAND	TX	77584
VUONG TAN A & DEREK G LE	1903 KESWICK CT	PEARLAND	TX	77581
WALKER-LOWE BARBARA	2001 ROCKY MEADOW LN	PEARLAND	TX	77581
WANG HOUYI & SHU QI	515 S FRY RD #501	KATY	TX	77450
WANG WEI	3219 BRENTWOOD LN	PEARLAND	TX	77581
WARFIELD BARBARA LYNN & BEVERLY LYNN SMITH	2006 CREEK SHORE LN	PEARLAND	TX	77584
WEDGMAN TRAVIS & MORGAN N PIERCE	1925 HOLLOW MIST LN	PEARLAND	TX	77581
WHEATON KENDRA MONIQUE	2010 PLANTAIN LILY CT	PEARLAND	TX	77581
WHITE CASON V & DARCI R	2023 CREEK SHORE LN	PEARLAND	TX	77581
WICKHAM RYAN CHRISTIAN & COURTNEY L	2102 FOREST BANK LN	PEARLAND	TX	77581
WILLIAMS STANLEY & SANDRA P	1901 KESWICK CT	PEARLAND	TX	77581
WORLEY RONNIE L	3107 ORANGE ST	PEARLAND	TX	77581
WORTMAN DUSTY L	3322 E ORANGE ST	PEARLAND	TX	77581
WYATT JUSTIN BRADLEY	1721 BRIGHTON BROOK LN	PEARLAND	TX	77581
WYATT WALLACE WAYNE JR & TAMRA M	3306 CACTUS HEIGHTS LN	PEARLAND	TX	77581
YEMECK ALEXANDRE & KOSSIWA	2001 TALL TIMBERS LN	PEARLAND	TX	77581
YEO EDWARD L & JILL	1913 KESWICK CT	PEARLAND	TX	77581
ZAPIEN LUIS & STELLA B	2007 CREEK SHORE LN	PEARLAND	TX	77581
ZIEGLER STANLEY R & KATHRYN	3213 BRENTWOOD LN	PEARLAND	TX	77584

Approved 4.26.04
ORD. 509-704

Exhibit A

**PROPOSED
PLANNED UNIT DEVELOPMENT**

123.34 acres

PEARLAND PARKWAY

Approved
4-26-04

Final
REC'D APR 30 2004

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Planning Objectives

The 123.34-acre Planned Unit Development is designed to permit the creation of a mixed use development on Pearland Parkway in a way that preserves the attractiveness and convenience of the site while providing a variety of upper mid-priced single family dwelling units. The parcel is outside of the 100-year flood plain except for the eastern section which terminates in the Clear Creek floodway. The land is flat and clear except for some trees along the creek. The property is currently owned by Sue Alexander Morrison. (See Survey Appendix)

The general plan of the P.U.D. is two sections of R-2 residential with a small section of General Business along Pearland Parkway. Landscaping and detention ponds and fountains separate the residential from the thoroughfares and from the general business area. In addition, masonry fencing separates the residential from the ponds and landscaping at both the Old Alvin Road and the Pearland Parkway entrances.

The development provides a logical transition from the development on the south to the one on the north. The tract immediately south is zoned R-3 with smaller lot sizes and higher density while the property to the north is an R-2 P.U.D. with a mixture of lot sizes. Nevertheless, the smallest lot size in the proposed P.U.D. is larger than the smallest lots in either the development above or the development below. The proposed P.U.D. allows single family homes in the upper-middle price ranges from Old Alvin Road toward the west side of Pearland Parkway and from the east side of Pearland Parkway toward Clear Creek.

Detention ponds and fountains provide scenic separation from City Service sites and traffic along Old Alvin Road at the western entrance to the development.

There are also general business sites along both sides of Pearland Parkway. The P.U.D. stipulates that these areas meet all the requirements of Pearland Parkway Overlay District. Landscaped detention areas with ponds and fountains will help buffer residential areas from the general business parcels. The result is a natural transition from the parkway, through the general business sections, past open areas, and finally ending in the residential neighborhoods.

Park lands are carefully situated to compliment the land usage in adjacent developments. Several fault lines terminate in the development to the north, dictating park locations in that development. Parklands in the proposed P.U.D. are located in alignment with the parks to the north, avoiding problems with any undetected extensions of the fault lines and providing a logical connection of the open areas.

A 8' wide pedestrian pathway corridor & concrete jogging trail will be located to connect with the trail to the north and south of the development and maintained by the Owners Association. Any existing trees and other vegetation along the creek will be left in place. Parks and open areas will be landscaped with trees, shrubs, lawns, and benches.

Land Usage Summary

The proposed Planned Unit Development will include a mix of land usage as summarized in the following table:

LAND USAGE

Usage	Acres	%
S.F.U. - 80'	23.98	19.4
S.F.U. - 70'	57.72	46.8
General Business	12.74	10.3
Parks	2.42	2.0
Detention	26.48	21.5
Total	123.34	100.0

At a workshop in Feb/March 2005 Council clarified that lot depth could vary!

RESIDENTIAL LOT SUMMARY

Lot Size	Units	%
80 X 121	81	28.1
70 X 139	116	40.3
70 X 121	91	31.6
Total	288	100.0

The gross density for residential is 2.34 units per acre. The net density is 3.29 units per acre.

Entrance Treatments

Detention Ponds will be masked as a beautiful water feature to combine aesthetics and functionality. The ponds shall be surrounded by landscaping as shown in the Typical Park or Detention Area Landscaping Appendix. These features separate the residential areas from the thoroughfares and from general business areas. A masonry wall and appropriate landscaping shall separate and demarcate the residential areas. This treatment provides additional sound buffering and a pleasant visual transition from busy thoroughfares and general business areas.

Residential West of Pearland Parkway

The residential section west of Pearland Parkway shall consist of detached, single family dwelling units and appropriate open park land. All residential sites in the P.U.D. west of Pearland Parkway shall conform to the requirements for R-2 Residential Zoning. The entrance from Old Alvin Road shall include highlighted water features and landscaping.

No builder shall place the same home elevation in any five consecutive lots on the same side of the street or on any of the lots on the opposite side of the street from the five consecutive lots. This restriction, more stringent than for most existing Pearland subdivisions, will promote a more interesting streetscape and a more pleasing sense of diversity. Lot setback lines may vary from 20' to 30' to promote variety. Each lot shall have a minimum of three trees.

Masonry Fences shall be built between the residential area and the water feature/landscaped area facing Old Alvin Road and the area facing Pearland Parkway. Ponds shall have a lighted fountain.

Each common open space or detention pond area shall be appropriately graded, turfed, surfaced or otherwise landscaped and provided with suitable drainage facilities. (See Open Space Landscape Example)

For any land or facilities to be used in common by residents of the development, there shall be provisions made for the establishment of a property owners association to manage and maintain such common facilities.

Residential East of Pearland Parkway

The residential section east of Pearland Parkway shall consist of detached, single family dwelling units. All residential sites in the P.U.D. east of Pearland Parkway shall conform to the requirements for R-2 Residential Zoning.

No builder shall place the same home elevation in any five consecutive lots on the same side of the street or on any of the lots on the opposite side of the street from the five consecutive lots. Lot setback lines may vary from 20' to 30' to promote variety. Each lot shall have a minimum of three trees.

Masonry Fences shall be built between the residential area and the detention pond/landscaped area facing Pearland Parkway. Ponds shall have a lighted fountain.

Each common open space or detention pond area shall be appropriately graded, turfed, surfaced or otherwise landscaped and provided with suitable drainage facilities. (See Open Space Landscape Example)

For any land or facilities to be used in common by residents of the development, there shall be provisions made for the establishment of a property owners association to manage and maintain such common facilities.

General Business Sites

The general business sites in the development are located on either side of Pearland Parkway, as shown on the Site Plan. This is consistent with other developments that have general business sites along Pearland Parkway. The GB zone shall comply with all requirements of the Pearland Parkway Overlay District.

Permitted uses shall be the same as those set forth in Table III of the City of Pearland Land Use & Urban Development Ordinance, Revised April 22, 2002 as it pertains to property zoned GB General Business District.

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone:

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal

Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

In connection with any permitted use, there shall be allowed the incidental display of merchandise out of doors subject to the following limitations:

All display areas out of doors shall be confined to a pedestrian walkway immediately adjacent to the building housing the primary use, shall not extend from such building a distance of more than ten (10) feet, and shall be located wholly under a permanent part of a main business building such as a marquee, provided that adequate pedestrian access is maintained. Adequate pedestrian access shall be an unobstructed thirty-six (36) inch walkway.

Screening and fencing shall be provided and maintained as set forth in Section 30 of the City of Pearland Land Use & Urban Development Ordinance (Pearland Parkway Overlay District). Parking and loading areas shall be subject to the requirements of Section 30 of the City of Pearland Land Use & Urban Development Ordinance.

All refuse and refuse containers shall be screened from view of all public streets, unless permanent fixtures, aesthetically designed for visible locations. The general business area shall be buffered from the residential area by a masonry wall. All access to general business sites in the P.U.D. shall conform to the requirements of the City of Pearland Engineering Design Criteria Manual.

Pearland Parkway Overlay District

All property within the Pearland Parkway Overlay District shall comply with all requirements of the Overlay District.

Additional Requirements

Except as otherwise provided in this document, each land use and parcel development shall comply with the City of Pearland Zoning Ordinance, Subdivision Ordinance, Building Code and other applicable development regulations.

Parklands

There shall be provisions made for the establishment of a property owners association to own, manage and maintain the 2.42 acres of park land (See Site Plan). The developer shall pay park fees in lieu of dedication of park land.

Traffic Impact Analysis

Before Preliminary Platt submittal, a Traffic Impact Analysis study shall be completed. A street connection shall be made to Schleider Dr. if recommended by the Traffic Impact Analysis study. (See Site Plan)

Development Schedule

Development will proceed in four stages, beginning in June, 2004. The first stage will involve the major infrastructure including most street improvements, utilities and detention. Homes will be constructed in the next three phases, beginning closest to Pearland Parkway and proceeding toward Clear Creek to the east and toward Old Alvin Rd. to the west:

Phase I June 04 – Sept. 04

Final Engineering, Entitlements and Approvals,
Dirt work, Construction of Boulevard Entrances,
Major Street, Utility and Detention.

Phase II Oct. 04 – Aug. 05

Entrance Monumentation, Local Utility Lines,
Begin Residential West of Pearland Parkway,

Phase III Sept. 05 – July 06

Begin Residential East of Pearland Parkway.
Additional Local Streets and Utility Lines
Continue Residential West of Pearland Parkway,
Continue Residential East of Pearland Parkway.
Begin General Business.

Phase IV Aug. 06 – June 06

Final Residential East of Old Alvin Rd.,
Final Residential East of Pearland Parkway.
Final General Business.

Sale Plan

Lots to the west and east of Pearland Parkway will be sold to several major builders whose product offering is compatible with the price / zoning requirements of the project.

The general business tracts along the parkway will be sold beginning in Phase III as demand dictates.

39.50 ACRE TRACT OF LAND SITUATED IN THE D.H.M. HUNTER SURVEY,
ABSTRACT 76, PEARLAND, BRAZORIA COUNTY, TEXAS

BEING a 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.) and being more particularly described (with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 and distances expressed in surface U.S. Survey Feet) as follows:

COMMENCING at a ½-inch iron rod, found as called, at the intersection of the easterly right-of-way of Old Alvin Road (90 feet wide at the point) as described in a deed dated September 15, 1979 from John H. Alexander, Executor to the City of Pearland and recorded in Volume 1475, Page 837, B.C.D.R. and the north right-of-way of Orange Street (50 feet wide) as described in a deed dated April 3, 1991, from Sue Alexander Morrison to the City of Pearland, as recorded under Brazoria County Clerk's File No. (91) 910298, said point occupying Texas State Plane Coordinate values Y=13,773,406.44 and X=3,151,631.89, said point also being the most southwesterly corner of said 181.6209 acre survey, above;

THENCE, N 02° 43' 44" W, along said easterly right-of-way line of Old Alvin Road, a distance of 374.87 feet to a ½-inch iron rod, found as called, for a point of curvature of a curve to the left and northwesterly;

THENCE, continuing along said easterly right-of-way line, along said curve to the left and northwesterly, an arc distance of 204.01 feet to a 5/8-inch iron rod with cap, set, for the a point of reverse curvature, said curve having a radius of 2.036.66 feet, a central angle of 5° 44' 21" and a long chord which bears N 5° 35' 55" W, 203.92 feet;

THENCE, continuing along said easterly right-of-way line, along a curve to the right and northwesterly, an arc distance of 75.07 feet to a 5/8-inch iron rod, found, for a point on curve and the northwest corner of the parent tract, said curve having a radius of 1,956.66 feet, a central angle of 2° 11' 53" and a long chord which bears N 6° 44' 45" W, 75.06 feet, said point also being the southwest corner of a tract of land as described in a deed dated January 2, 2001 from Patricia Alexander Wood to Beazer Homes Texas, L.P. as recorded under Brazoria County Clerk's File No. (01) 000 875;

THENCE, N 87° 12' 12" E, departing said Old Alvin Road, along the south line of said Beazer Homes tract, a distance of 2,554.79 feet to a ½-inch iron rod, found as called for an angle point, said point also being on the northeast line of said the H.T.&B.R.R. CO. Survey, Abstract 233 and the southwest line of said D.H.M. Hunter, Abstract 76;

THENCE, N 41° 39' 58" E, departing said common line and continuing along said Beazer Homes tract, a distance of 2,260.05 feet to a 5/8-inch iron rod with cap, set in the easterly right-of-way of Pearland Parkway (130 feet wide) for the POINT OF

BEGINNING of the herein described tract, occupying Texas State Plane Co-ordinates Y=13,775,871.35 and X=3,155,639.54;

THENCE, N 41° 39' 58" E, continuing along said Beazer Homes tract, a distance of 1,952.67 feet to a point in the centerline of Clear Creek (a non-navigable stream) for the most northerly corner of the herein described tract, from which 5/8-inch iron rod with cap, set on the easterly high bank bears N 41° 39' 58" E, a distance of 63.17 feet;

THENCE, along and with the centerline of said Clear Creek the following meanders:

S 27° 14' 47" E, 95.71 feet;

S 29° 12' 16" E, 97.96 feet;

S 31° 28' 18" E, 43.32 feet;

S 28° 59' 35" E, 92.91 feet;

S 33° 31' 55" E, 110.11 feet;

S 43° 51' 30" E, 43.96 feet;

S 55° 54' 08" E, 107.02 feet;

S 49° 48' 56" E, 104.18 feet;

S 28° 08' 19" E, 105.12 feet;

S 13° 36' 45" E, 41.82 feet;

S 6° 43' 38" E, 97.54 feet to a point on the southerly line of the aforementioned 181.6209 acre tract, also being the north line of the aforementioned 155.4029 acre John Alexander tract as recorded under Brazoria County Clerk's File No. (91) 880476;

THENCE, S 41° 40' 41" W, departing said Clear Creek, along and with the southerly line of said 181.6209 acre Morrison tract, a distance of 1,948.44 feet, to a 5/8-inch iron rod with cap, set for a point on the east right-of-way of said Pearland Parkway for the southwest corner of the herein described tract;

THENCE, N 32° 42' 50" W, along the easterly right-of-way line of Pearland Parkway, as described in a deed dated April 23, 2001 from Sue Alexander Morrison to the City of Pearland as recorded under Brazoria County Clerk's File No. (01) 016877, a distance of 910.96 feet to the POINT OF BEGINNING, containing 39.50 acres of land.

83.83 ACRE TRACT OF LAND SITUATED IN THE D.H.M. HUNTER SURVEY,
ABSTRACT 76, AND THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 233
PEARLAND, BRAZORIA COUNTY, TEXAS

BEING a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T.&B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.) and being more particularly described (with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 and distances expressed in surface U.S. Survey Feet) as follows:

BEGINNING at a ½-inch iron rod, found as called, at the intersection of the easterly right-of-way of Old Alvin Road (90 feet wide at this point) as described in a deed dated September 15, 1979 from John H. Alexander, Executor to the City of Pearland and recorded in Volume 1475, Page 837, B.C.D.R. and the north right-of-way of Orange Street (50 feet wide) as described in a deed dated April 3, 1991, from Sue Alexander Morrison to the City of Pearland, as recorded under Brazoria County Clerk's File No. (91) 910298 B.C.D.R., said point occupying Texas State Plane Coordinate values Y=13,773,406.44 and X=3,151,631.89, said point also being the most southwesterly corner of said 181.6209 acre survey, above;

THENCE, N 02° 43' 44" W, along said easterly right-of-way line of Old Alvin Road, a distance of 374.87 feet to a ½-inch iron rod, found as called, for a point of curvature of a curve to the left and northwesterly;

THENCE, continuing along said easterly right-of-way line, along said curve to the left and northwesterly, an arc distance of 204.01 feet to a 5/8-inch iron rod with cap, set for a point of reverse curvature, said curve having a radius of 2,036.66 feet, a central angle of 5° 44' 21" and a long chord which bears N 5° 35' 55" W, 203.92 feet;

THENCE, continuing along said easterly right-of-way line, along a curve to the right and northwesterly, an arc distance of 75.07 feet to a 5/8-inch iron rod, found, for a point on curve and the northwest corner of the herein describe tract, said curve having a radius of 1,956.66 feet, a central angle of 2° 11' 53" and a long chord which bears N 6° 44' 45" W, 75.06 feet, said point also being the southwest corner of a tract of land as described in a deed dated January 2, 2001 from Patricia Alexander Wood to Beazer Homes Texas, L.P. as recorded under Brazoria County Clerk's File No. (01) 000875;

THENCE, N 87° 12' 12" E, departing said Old Alvin Road, along the south line of said Beazer Homes tract, a distance of 2,554.79 feet to a ½-inch iron rod, found as called for an angle point, said point also being on the northeast line of said the H.T.&B.R.R. Co. Survey, Abstract 233 and the southwest line of said D.H.M. Hunter, Abstract 76;

THENCE, N 41° 39' 58" E, departing said common line and continuing along said Beazer Homes tract, a distance of 2,125.06 feet to a 5/8-inch iron rod with cap, set in the westerly right-of-way of Pearland Parkway (130 feet wide) and being the northeast corner of the herein described tract;

THENCE, S 32° 42' 50" E, along the westerly right-of-way line of Pearland Parkway, as described in a deed dated April 23, 2001 from Sue Alexander Morrison to the City of Pearland as recorded under Brazoria County Clerk's File No. (01) 016877, a distance of 910.95 feet to a 5/8-inch iron rod with cap, set for the most easterly corner of the herein described tract, also being a point on the north line of a tract as described in a deed dated June 20, 2003 from John Alexander Family Limited Partnership to RH of Texas Limited Partnership, as recorded under Brazoria County Clerk's File No. (03) 037862;

THENCE, S 41° 40' 14" W, along said RH of Texas tract, a distance of 1,878.72 feet to a 1/2-inch iron rod, found as called, for an angle point in the herein described tract, said point also being on the northeast line of said the H.T.&B.R.R. Co. Survey, Abstract 233 and the southwest line of said D.H.M. Hunter, Abstract 76;

THENCE, S 82° 58' 29" W, along the southerly line of a Boundary Line Agreement, dated September 15, 1983 between Sue Alexander Morrison and John Alexander, as recorded in Volume 1744, Page 18, B.C.D.R., said line is also the north line of the Creekside Section 1 Subdivision as recorded in Volume 24, Page 9-10, Brazoria County Plat Records (B.C.P.R.), a distance of 1,141.72 feet to an "X" cut in concrete for a southerly corner of the herein described tract:

THENCE, 2° 20' 07" W, a distance of 30.10 feet to a 5/8-inch iron rod with cap, set for an interior corner of the herein described tract, also being a point on the northerly line of the aforementioned Orange Street;

THENCE, S 83° 00' 50" W, continuing along and with the north line of said Orange Street, a distance of 1.25 feet to a 5/8-inch iron rod with cap set for a corner of the herein described tract;

THENCE, S 87° 36' 37" W, continuing along and with said north line of Orange Street, a distance of 2,027.31 feet to the POINT OF BEGINNING, containing 83.83 acres of land.

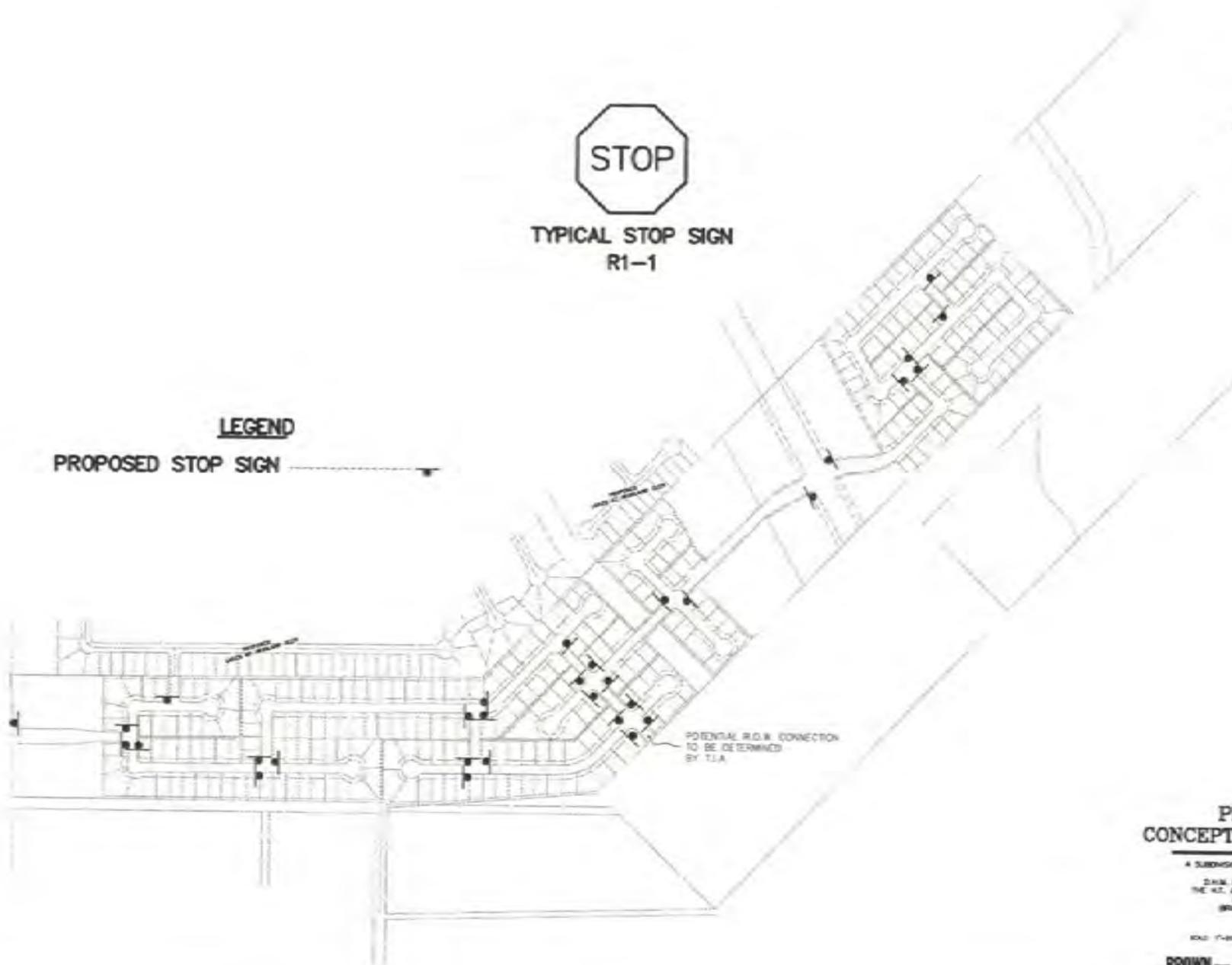
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TYPICAL STOP SIGN
R1-1

LEGEND

PROPOSED STOP SIGN



POTENTIAL R.O.B. CONNECTION
TO BE DETERMINED
BY T.I.A.

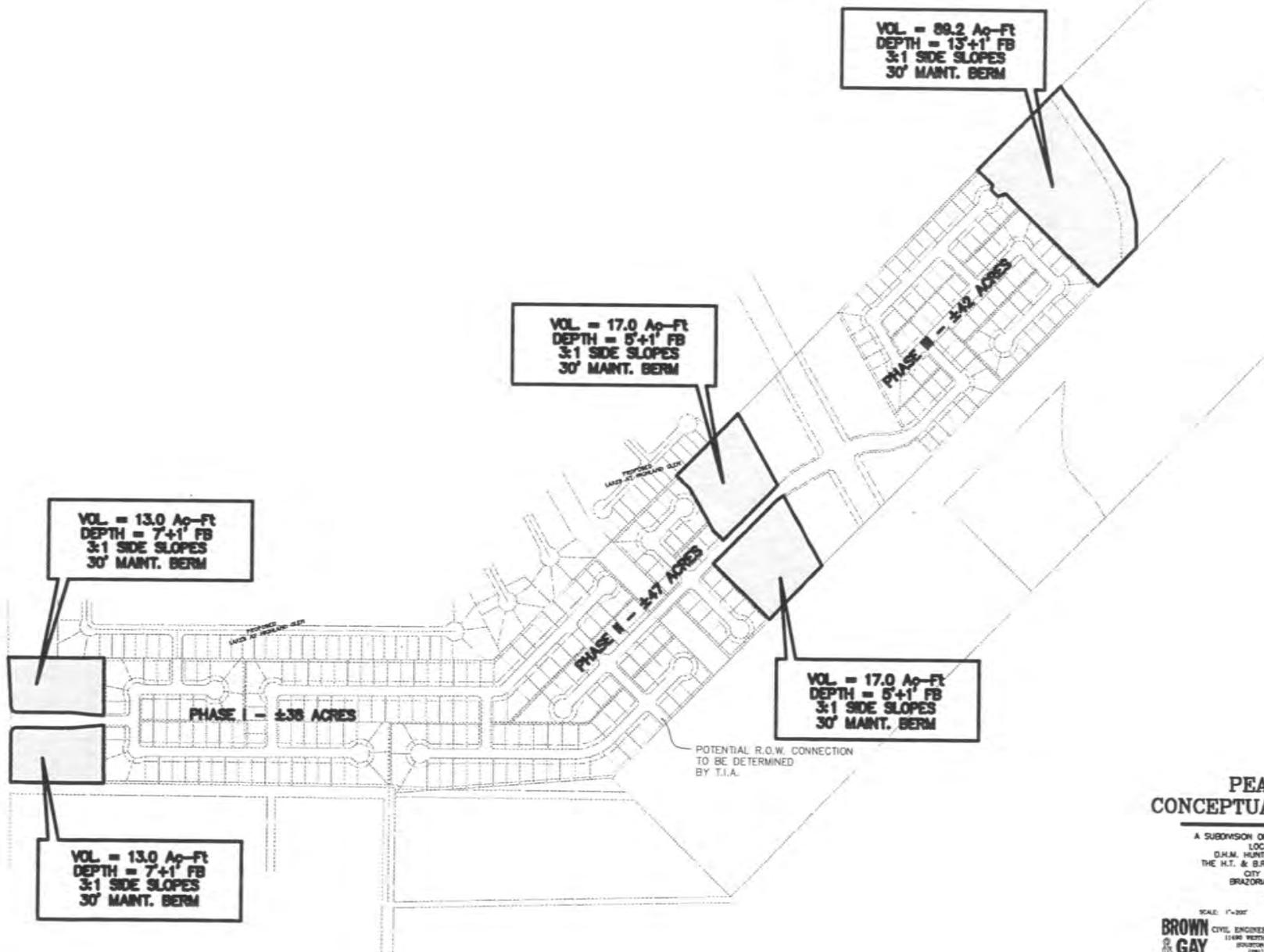
**PEARLAND
CONCEPTUAL LAYOUT 15**

A SUBDIVISION OF 123.34 ACRES OF LAND
LOCATED IN THE
DANA HOWARD SURVEY, A-78 &
THE W.T. & S.P.R. CO. SURVEY, A-233
CITY OF PEARLAND
BRALORIA COUNTY, TEXAS

28 LOTS
NOV. 17-87 APRIL 88

BROWN & GAY CIVIL ENGINEERS & SURVEYORS
2400 W. BEAUFORT
HOUSTON, TEXAS 77050
TEL. 281-281-2200

\\Project\GROW\GROW\04\CADD\EXHIBITS\DRAINAGE_STUDY_EXHIBIT_090904.dwg_04/13/2004 12:03:34 PM pl.villarreal 4:703,204



VOL = 13.0 Ac-Ft
DEPTH = 7'+1" FB
3:1 SIDE SLOPES
30' MAINT. BERM

VOL = 17.0 Ac-Ft
DEPTH = 5'+1" FB
3:1 SIDE SLOPES
30' MAINT. BERM

VOL = 89.2 Ac-Ft
DEPTH = 13'+1" FB
3:1 SIDE SLOPES
30' MAINT. BERM

VOL = 13.0 Ac-Ft
DEPTH = 7'+1" FB
3:1 SIDE SLOPES
30' MAINT. BERM

VOL = 17.0 Ac-Ft
DEPTH = 5'+1" FB
3:1 SIDE SLOPES
30' MAINT. BERM

PHASE I - 38 ACRES

PHASE II - 247 ACRES

PHASE III - 242 ACRES

POTENTIAL R.O.W. CONNECTION
TO BE DETERMINED
BY T.I.A.

PEARLAND CONCEPTUAL LAYOUT 15

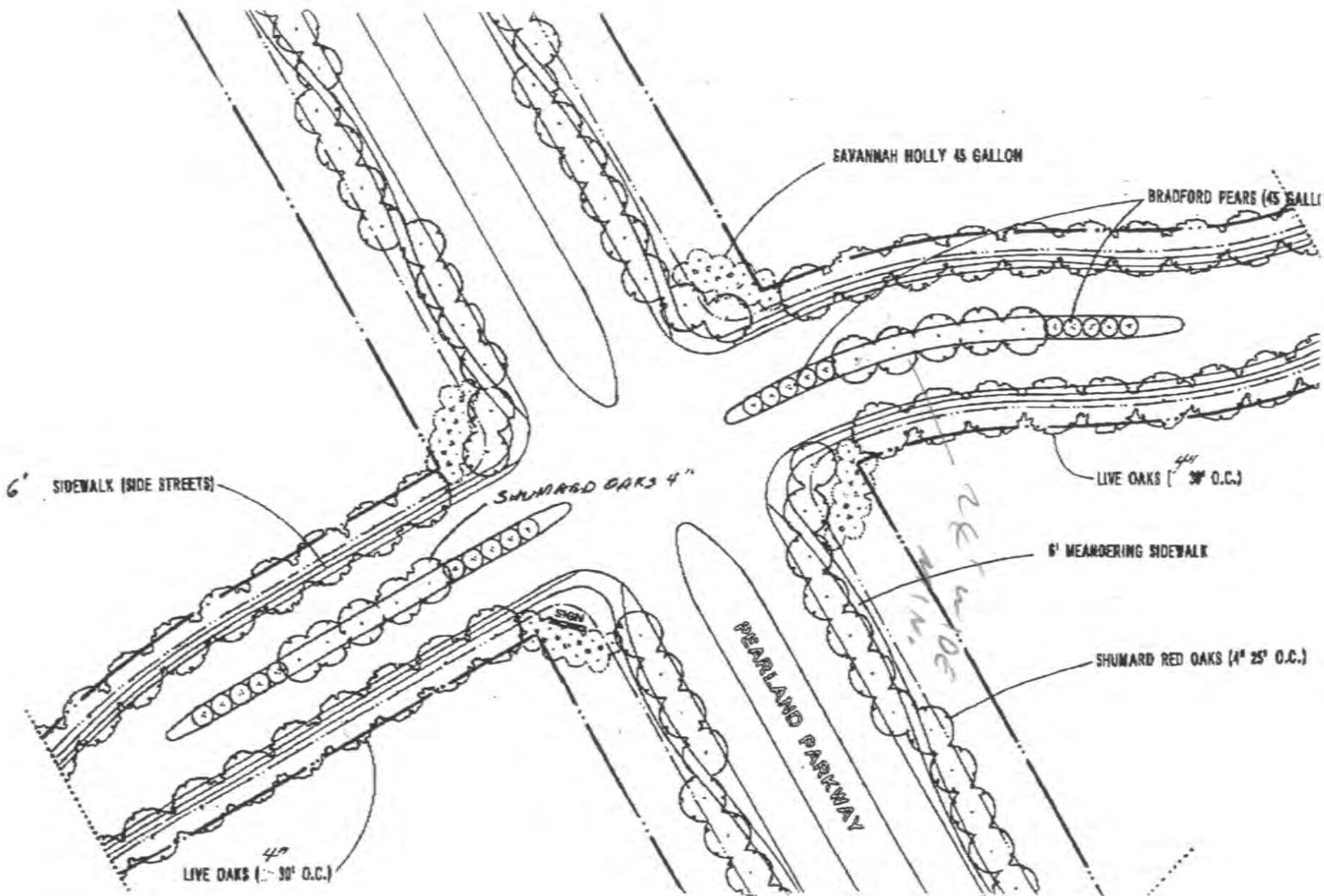
A SUBDIVISION OF 123.34 ACRES OF LAND
LOCATED IN THE
D.H.M. HUNTER SURVEY, A-76 &
THE M.T. & B.R.R. CO. SURVEY, A-233
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

288 LOTS

SCALE: 1"=200'

MARCH 2004

BROWN & GAY
CIVIL ENGINEERS & SURVEYORS
11490 WESTCHASE, SUITE 700
HOUSTON, TEXAS 77037
(281) 595-8700



SAVANNAH HOLLY 45 GALLON

BRADFORD PEARS (45 GALLON)

6' SIDEWALK (SIDE STREETS)

SHUMARD OAKS 4"

LIVE OAKS (4" 30' O.C.)

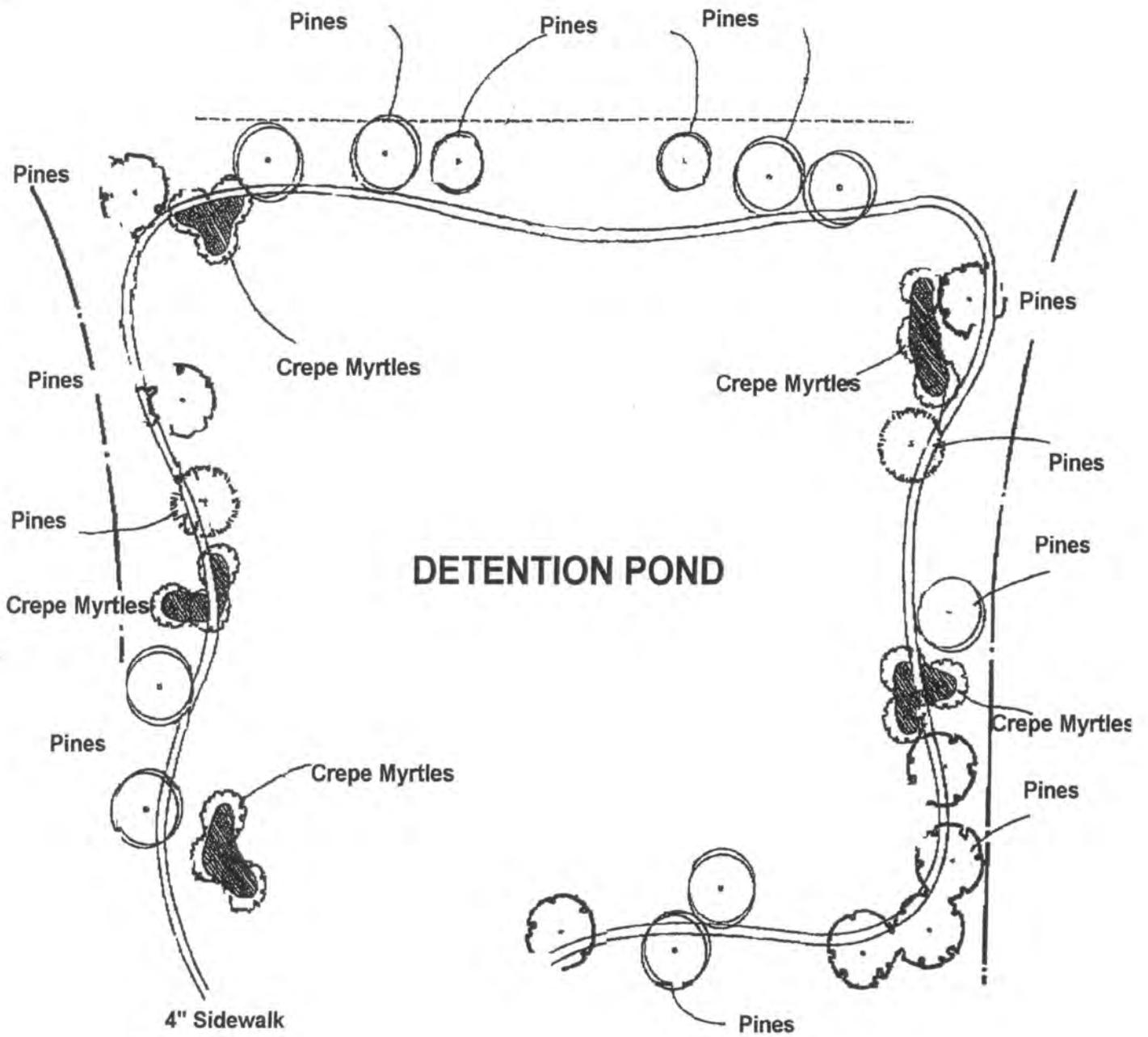
6' MEANDERING SIDEWALK

SHUMARD RED OAKS (4" 25' O.C.)

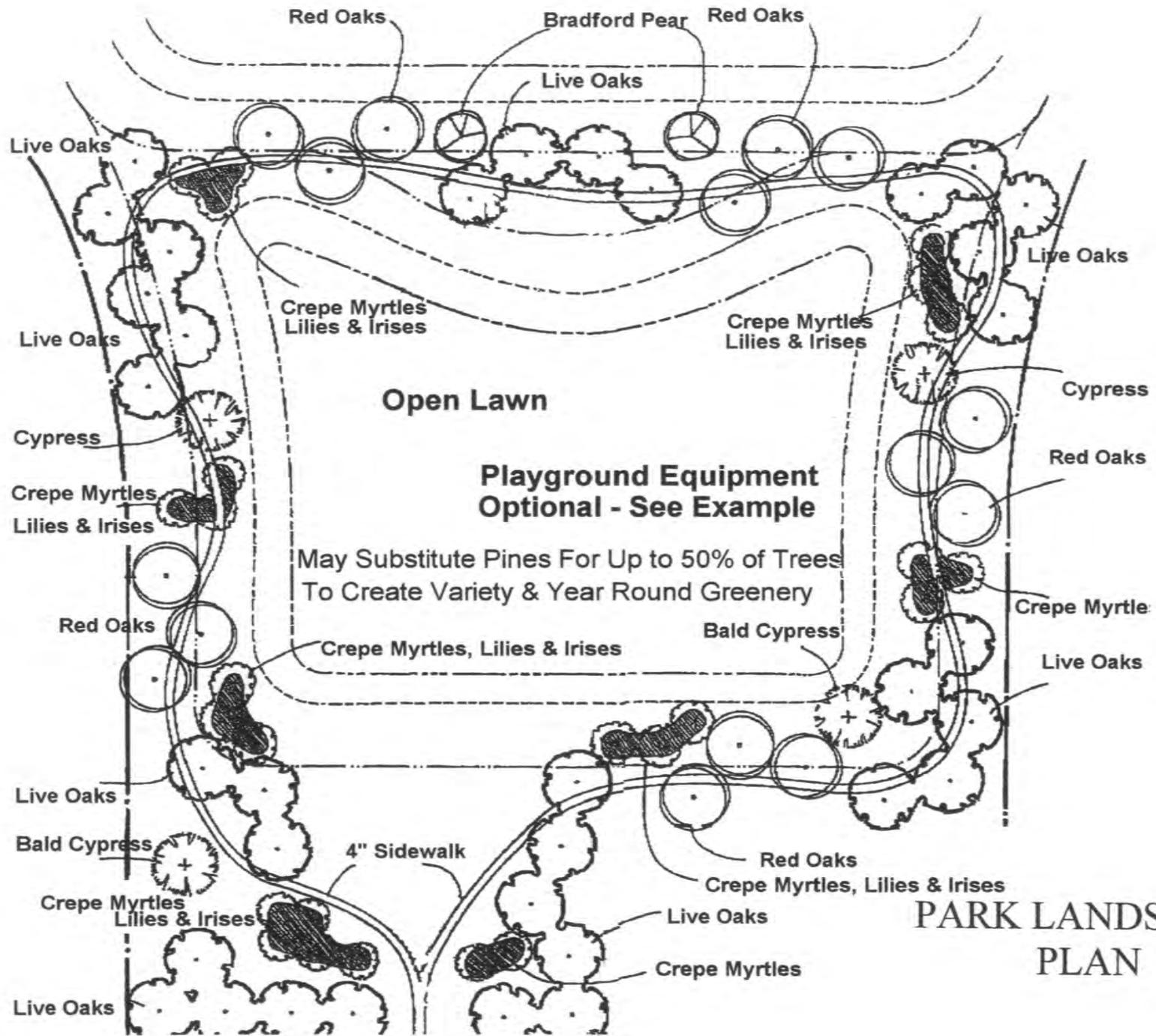
LIVE OAKS (4" 30' O.C.)

PEARLAND PARKWAY

26' WIDE



DETENTION LANDSCAPE

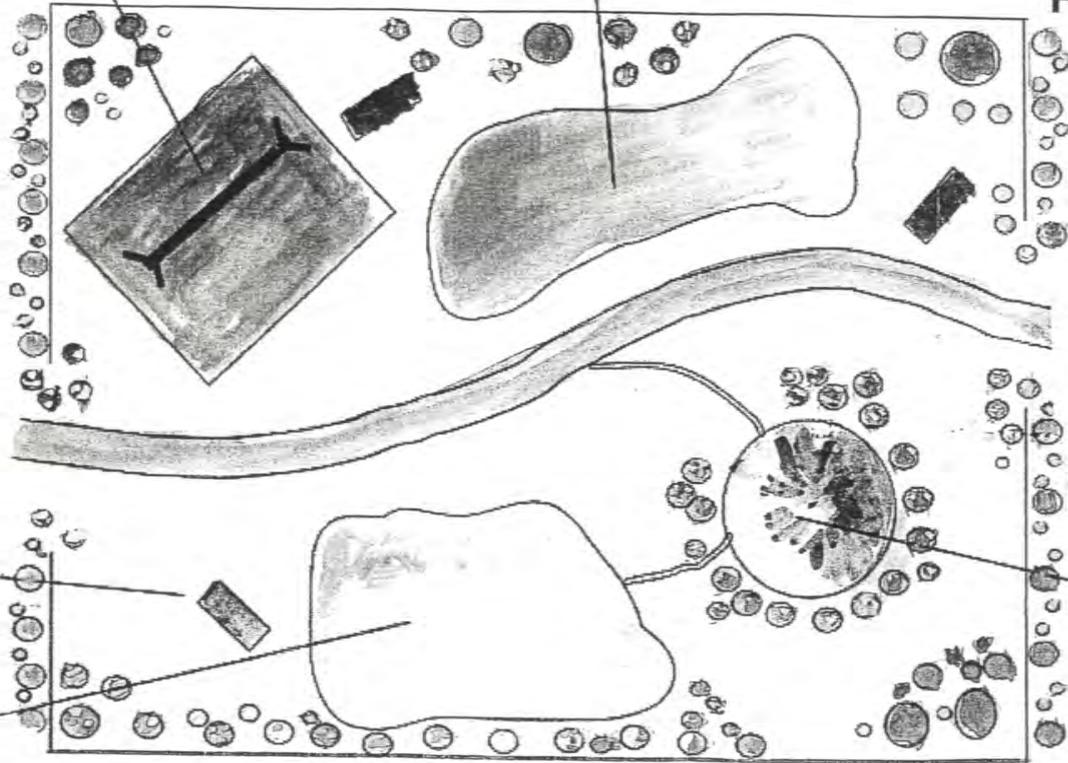


**PARK LANDSCAPE
PLAN**

Swingset

Other Equipment

Typical Playground Plan
Subject To Change By H.O.A.
Owned & Maintained To City
Park Standards By H.O.A.

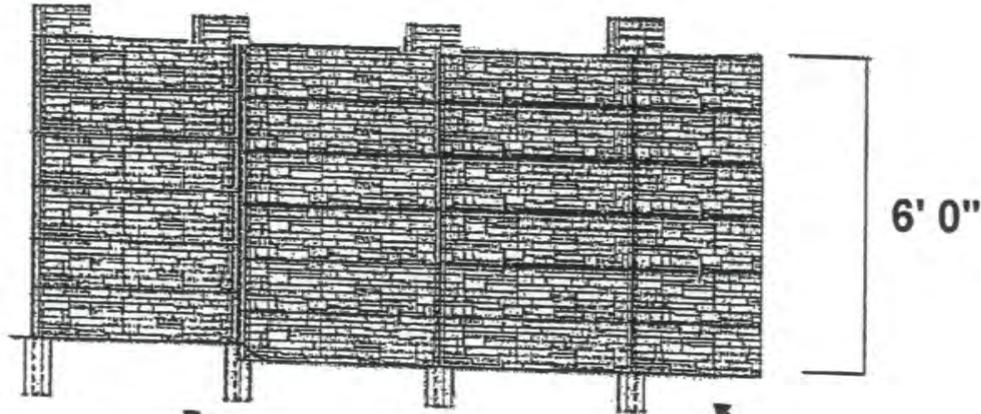


Bench

Sandbox

Gazebo

PLAYGROUND
EXAMPLE



Interlock Post

Piers Set In Concrete

18" X 24" Min. Holes

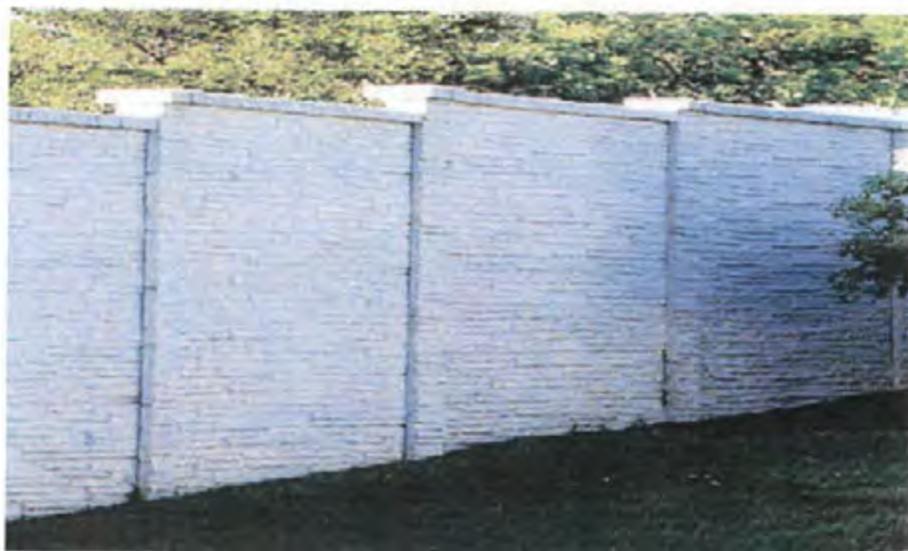
6' X 5' X 1' Sections Precast Concrete, Patterned

MASONRY FENCE SCHEMATIC

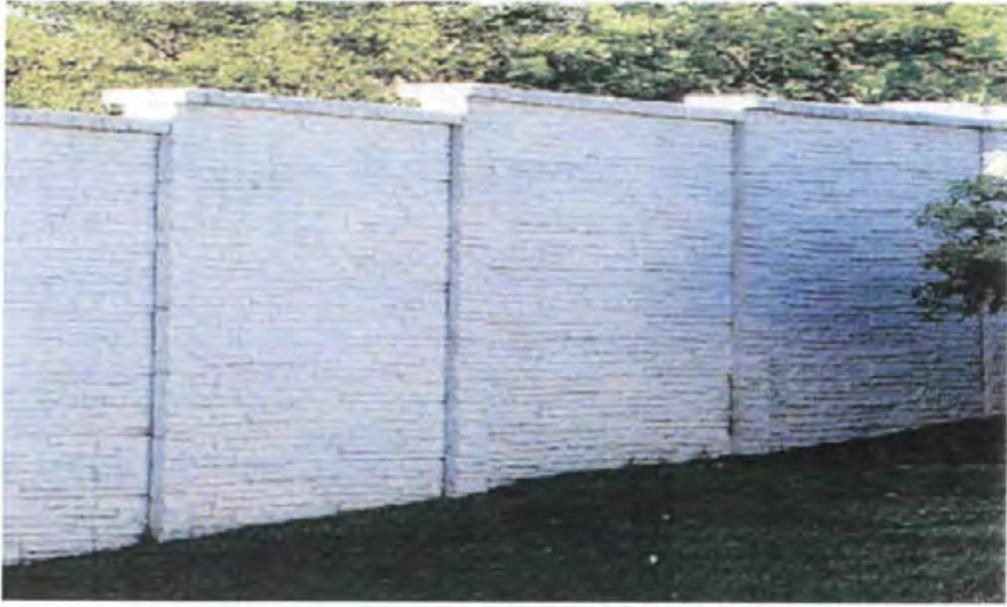
Typical Precast Fence Examples:



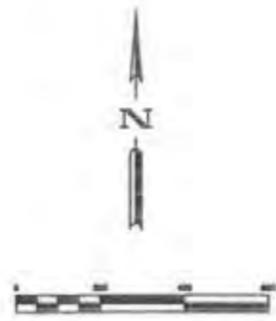
Stucco Style



Brick Style



Rock Style



APPROVED

LOT DATA		
LOT SIZE	QUANTITY	TOTAL %
80' X 121'	81	28%
70' X 130'	115	40%
70' X 121'	91	32%
TOTAL	286	100%
123.34 GROSS DENSITY		
3.28 NET DENSITY		

PEARLAND CONCEPTUAL LAYOUT 15

A SUBDIVISION OF 123.34 ACRES OF LAND
LOCATED IN THE
D.H.M. HUNTER SURVEY, A-78 &
THE H.T. & B.R.R. CO. SURVEY, A-233
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

286 LOTS

SCALE: 1"=200'

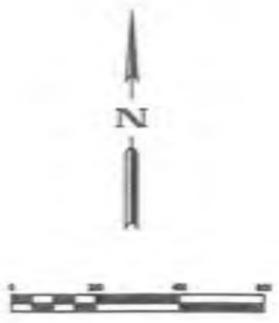
MARCH, 2004

- 70' X 130' LOTS
- 70' X 121' LOTS
- 80' X 121' LOTS
- DETENTION
- PROPOSED PATHWAY
- CLEAR CREEK
- GENERAL BUSINESS
- MASONRY FENCING
- WOOD FENCING
- GENERAL BUSINESS ENTRY DRIVE

BROWN & GAY
ENGINEERS, INC.
CIVIL ENGINEERS & SURVEYORS
11480 WESTHEIMER, SUITE 700
HOUSTON, TEXAS 77077
(281) 556-8700

NEEDED AS PER FIRE MARSHAL NOTE WHEN PREMIUM PRAT 15 SUBMITTED

CUT DIAGONALLY EXTRA EXIT



GENERAL NOTE:
A minimum of three (3) trees will be planted per lot.

LOT DATA		
LOT SIZE	QUANTITY	TOTAL #
60'x121'	81	28%
70'x139'	116	40%
70'x121'	91	32%
TOTAL	288	100%
2.34 GROSS DENSITY		
3.28 NET DENSITY		

COMPREHENSIVE LANDSCAPE PLAN

A SUBDIVISION OF 123.34 ACRES OF LAND LOCATED IN THE D.H.M. HUNTER SURVEY, A-76 & THE H.T. & B.R.R. CO. SURVEY, A-233 CITY OF PEARLAND BRAZORIA COUNTY, TEXAS

288 LOTS

SCALE: 1"=200'

MARCH 2004

BROWN & GAY CIVIL ENGINEERS & SURVEYORS
11440 WESTMEIER, SUITE 700
HOUSTON, TEXAS 77077
(281) 566-8700
ENGINEERS, INC.

- 70' x 139' LOTS
- 70' x 121' LOTS
- 60' x 121' LOTS
- DETENTION
- PROPOSED PATHWAY
- CLEAR CREEK
- GENERAL BUSINESS
- WASHERY FENCING
- WOOD FENCING
- GENERAL BUSINESS ENTRY DRIVE

POTENTIAL R.O.M. CONNECTION TO BE DETERMINED BY T.I.A.

PROPOSED LANDS AT SHORLAND GOLF

FOUNTAIN ENTRANCE LANDSCAPING

ORANGE STREET

OLD ALLYN ROAD (D.H. 88)

Approved 5/21/12

ORDINANCE NO. 2000M-86

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 2000M, THE ZONING MAP OF THE CITY OF PEARLAND, TEXAS, FOR THE PURPOSE OF CHANGING THE CLASSIFICATION OF CERTAIN REAL PROPERTY, LOCATION BEING A 39.50 ACRE TRACT OF LAND BEING OUT OF THE D.H.M. HUNTER SURVEY, ABSTRACT 76, BEING A PORTION OF THE SAME 181.6209 ACRE SURVEY AS DESCRIBED IN A DEED DATED JUNE 4, 1981, FROM THE C.H. ALEXANDER TRUST TO SUE ALEXANDER MORRISON A.K.A. SUSIE ALEXANDER MORRISON, AND RECORDED IN VOLUME 1596, PAGE 93 ET SEQ OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.); AND BEING A 83.83 ACRE TRACT OF LAND BEING OUT OF THE D.H.M. HUNTER SURVEY, ABSTRACT 76 AND THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 233, BEING A PORTION OF THE SAME 181.6209 ACRE SURVEY AS DESCRIBED IN A DEED DATED JUNE 4, 1981, FROM THE C.H. ALEXANDER TRUST TO SUE ALEXANDER MORRISON A.K.A. SUSIE ALEXANDER MORRISON, AND RECORDED IN VOLUME 1596, PAGE 93 ET SEQ OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.) (**LOCATED EAST AND WEST SIDES OF PEARLAND PKWY, NORTH OF BARRY ROSE, EXISTING STONEBRIDGE PLANNED DEVELOPMENT, PEARLAND, TEXAS**), ZONE CHANGE 2012-04Z, A REQUEST OF ALAN MUELLER, APPLICANT, ON BEHALF OF MUSGRAVE-GROHMAN VENTURES, LTD. AND BRANDON LEE INVESTMENTS, INC., OWNER(S), FOR APPROVAL OF A ZONE CHANGE (PD AMENDMENT) FROM THE PLANNED DEVELOPMENT (PD) ZONE TO THE PLANNED DEVELOPMENT (PD) ZONE, PROVIDING FOR AN AMENDMENT OF THE ZONING DISTRICT MAP; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), owners, filed an application for amendment to Ordinance No. 2000M, the Zoning Map of the City, for approval of a change in the zoning district (PD Amendment) from Planned Development (PD), to Planned Development (PD); said property being legally described in the original applications for amendment attached hereto and made a part hereof for all purposes as Exhibit "A", and more graphically depicted in the vicinity map attached hereto and made a part hereof for all purposes as Exhibit "B"; and

ORDINANCE NO. 2000M-86

WHEREAS, on the 16th day of April, 2012, a Joint Public Hearing was held before the Planning and Zoning Commission and the City Council of the City of Pearland, Texas, notice being given by publication in the official newspaper of the City, the affidavit of publication being attached hereto and made a part hereof for all purposes as Exhibit "C", said call and notice being in strict conformity with provisions of Section 1.2.2.2 of Ordinance No. 2000T; and

WHEREAS, on the 16th day of April, 2012, the Planning and Zoning Commission of the City submitted its report and recommendation to the City Council regarding the proposed zone change (PD Amendment) application for Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), whereby the Commission recommended approval of the change of classification for the described property from its existing classifications of Planned Development (PD), to Planned Development (PD) (PD Amendment), said recommendation attached hereto and made a part hereof for all purposes as Exhibit "D"; and

WHEREAS, upon receipt of the report from the Planning and Zoning Commission, City Council considered this application and the recommendation of the Planning and Zoning Commission at regular meeting(s) on the 7th day of May, 2012 and; 21st day of May 2012; and

WHEREAS, the City Council having fully heard the testimony and argument of all interested parties, and having been fully advised in the premises, finds that in the case of the application of Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), presented which, in the judgment of the City Council, would justify the approval of said application; now, therefore,

ORDINANCE NO. 2000M-86

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

Section I. The following described property located within the corporate City Limits of the City of Pearland, Texas, and presently classified as Planned Development (PD), to Planned Development (PD), in accordance with all conditions and requirements of the current Unified Development Code and incorporated for all purposes, such property being more particularly described as:

Being a 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.)

Generally located at East and West Sides of Pearland Pkwy, North of Barry Rose Road – Stonebridge Planned Development

Section II. The City Council of the City of Pearland finds and determines that the recitations in the preamble hereof are true and that all necessary prerequisites of law have been accomplished and that no valid protest of the proposed change has been made. The City Council further finds and determines that there has been compliance with the mandates of law in the posting and presentation of this matter to the Planning and Zoning Commission and to the City Council for consideration and decision.

ORDINANCE NO. 2000M-86

Section III. The City Council of the City of Pearland finds and determines that the amendment adopted herein promotes the health, safety, and general welfare of the public and is a proper valid exercise of the City's police powers.

Section IV. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section V. All rights and remedies, which have accrued in the favor of the City under this Ordinance and its amendments thereto, shall be and are preserved for the benefit of the City.

Section VI. The City Secretary is hereby directed to cause to be prepared an amendment to the official Zoning District Map of the City, pursuant to the provisions of Section 2.3.2.2 of Ordinance No. 2000-T and consistent with the approval herein granted for the reclassification of the herein above described property.

Section VII. This Ordinance shall become effective after its passage and approval on second and final reading.

PASSED, APPROVED, and ADOPTED on First Reading this 14th day of May, 2012.

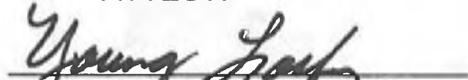
ORDINANCE NO. 2000M-86



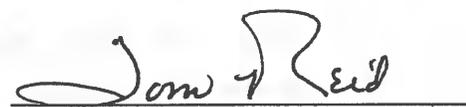
TOM REID
MAYOR



ATTEST:


YOUNG LORFING, TRMC
CITY SECRETARY

PASSED, APPROVED, and ADOPTED on Second and Final Reading this 21st
day of May, 2012.



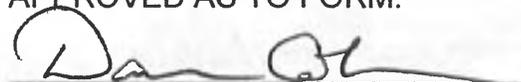
TOM REID
MAYOR



ATTEST:


YOUNG LORFING, TRMC
CITY SECRETARY

APPROVED AS TO FORM:


DARRIN M. COKER
CITY ATTORNEY

2012-03-16 09:55

Sweetwater



APPLICATION FOR A CHANGE IN ZONING

ZONE CHANGE APPLICATION Updated April 2010
City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1766
281-652-1702 fax
www.cityofpearland.com

Current Zoning District: Planned Unit Development

Proposed Zoning District: Planned Unit Development (Amendment)

Property Information:

Address or General Location of Property: Pearland Parkway - Stonebridge

Tax Account No. 0076-0001-113 Property I.D. 569017

Subdivision: _____ Lot: _____ Block: _____

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

PROPERTY OWNER INFORMATION:

NAME Bundalee Investments Inc
ADDRESS 10343 Elizabeth Rose Ct
CITY Houston STATE TX ZIP 77059
PHONE (713) 907-1701
FAX () _____
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME Alan Mueller
ADDRESS 2201 Broadway
CITY Pearland STATE TX ZIP 77581
PHONE (281) 412-9210
FAX (281) 412-9060
E-MAIL ADDRESS alan@grainartexas.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: 3-15-12

Applicant/Agent's Signature: [Signature] Date: 3/14/12

OFFICE USE ONLY:

FEES PAID: <u>6.00</u>	DATE PAID: <u>3/20/12</u>	RECEIVED BY: <u>J Brown</u>	RECEIPT NUMBER: <u>160796</u>
Application No. <u>2012-042</u>			



APPLICATION FOR A CHANGE IN ZONING

ZONE CHANGE APPLICATION Updated April 2010
City of Pearland
Community Development
3525 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Current Zoning District: Planned Unit Development
Proposed Zoning District: Planned Unit Development (Amendment)

Property Information:

Address or General Location of Property: Pearland Parkway - Storebridge
Tax Account No. 0076-0001-110 Pt-pch, ID 156015
Subdivision: _____ Lot _____ Block _____

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

PROPERTY OWNER INFORMATION:

NAME: Morgan Graham - Ventures, Ltd.
ADDRESS: _____
CITY: Pearland, TX 77581
PHONE (281): 412 9210
FAX (281): 412 9210
E-MAIL ADDRESS: morgan@pearland.com

APPLICANT/AGENT INFORMATION:

NAME: Ali Mueller
ADDRESS: 3525 Liberty Drive
CITY: Pearland, TX 77581
PHONE (281): 412 9210
FAX (281): 412 9210
E-MAIL ADDRESS: ali.mueller@pearland.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: 3/14/12
Applicant/Agent's Signature: [Signature] Date: 3/14/12

OFFICE USE ONLY:
FEE PAID: \$ 600.00
DATE: 3/20/12
RECEIPT NUMBER: 160796
ADMINISTRATOR: 202-092

Lata Krishnarao
Director of Planning
City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: Stonebridge
Planned Unit Development Amendment

Ms. Krishnarao:

I hereby assign Alan Mueller as agent on behalf of Brandon Lee Investments, Inc., for the sole purpose of representing Brandon Lee Investments, Inc., in obtaining a Planned Unit Development amendment, pertaining to 1.773 acres east of Pearland Parkway within the "123.34 Acres Pearland Parkway" Planned Unit Development (Stonebridge). This representation as agent is only for this transaction and would not be for any other use. This authorization as agent does not include the power to bind Brandon Lee Investments, Inc., Inc. to any liability or payment obligation.

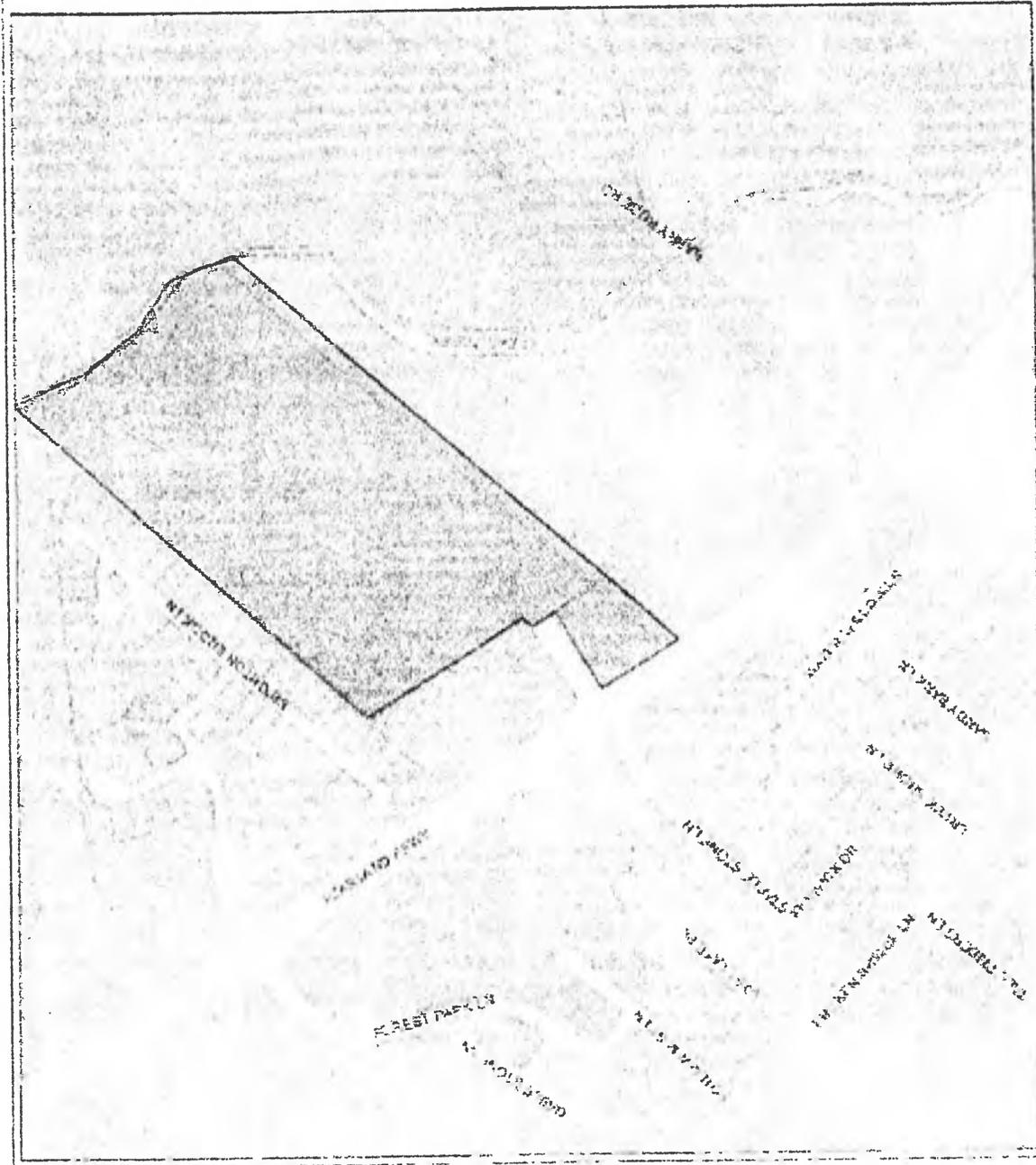
Please contact me if you have any questions.

Sincerely,

Sam Ly
Brandon Lee Investments, Inc.-
BY: Sam Ly
TITLE: President

3-15-12
Date

Scale 1:5,336
1 in = 445 ft



STATE OF TEXAS,
COUNTY OF [illegible]
I, [illegible], County Clerk,
do hereby certify that the
within and foregoing is a
true and correct copy of
the original as the same
appears in the records of
this office.

WITNESSED my hand and
the seal of this office
this [illegible] day of
[illegible] 19[illegible].

Number of Pages	100	500
Total Pages	100	500
Total Pages	100	500

Executed on [illegible] day of [illegible] 19[illegible].

[Faint, illegible text, likely a title or description of the document's contents]

**123.24 Acres Pearland Parkway
(Stonebridge)**

Planned Unit Development

Amendment # 1

Original Approval

Ordinance 509-706

April 26, 2004

Amendment # 1 Approval

Ordinance _____

Date _____

Submitted February 22, 2012

Revised March 20, 2012

Revised April 23, 2012

**123.24 Acres Pearland Parkway (Stonebridge)
Planned Unit Development**

Amendment # 1

I. Purpose of Amendment

This Amendment #1 amends the development plans and requirements for a 34.426-acre portion of the property lying within the Pearland Parkway 123.34 Acres Planned Unit Development (Stonebridge) adopted by City of Pearland Ordinance 509-706 on April 26, 2004.

The purpose of this Amendment is to provide for a revised land use plan for the 34.426-acre property east of Pearland Parkway (Referred to herein as Tract A). The residential uses east of Pearland Parkway will be replaced by General Business land uses. The current intent is to develop the land as a mixed use medical and specialty care campus and other related uses that conform to the General Business land use category.

All changes in development regulations documented in this Amendment relate only to Tract A; the balance of the property within the PUD will continue to be governed by the conditions of the original PUD.

II. Current Status of Development

Exhibit 1 depicts the revised overall land uses for the PUD including actual existing uses and the proposed conceptual plan for the remaining undeveloped property in Tract A.

Ownership Status

The majority of Tract A is owned by Musgrave-Grohman Ventures, Ltd., except for 1.773 acres which are owned by Brandon Lee Investments, Inc. The entirety of Tract A is the subject of a proposed joint venture with University General Hospital System.

Platting Status

The property outside of Tract A has been platted in several sections as residential lots, General Business lots, and related reserves. Tract A has not been platted.

Residential Development Status

A total of 233 residential lots have been platted. All lots have either been sold to end-user homeowners or are under contract with a home builder. As of February 9, 2012, 162 homes are completed and occupied with an additional 19 under construction or completed and ready for sale.

General Business Development Status

A 35,000 square foot retail center and a 7,000 square foot bank building have been constructed. There are additional vacant, platted General Business lots available for future development.

III. Amended Sections

The following sections of the existing PUD are amended to the extent they are included in this Appendix. All other provisions of the existing PUD remain effective.

1. Land Usage Summary
2. Residential East of Pearland Parkway (deleted in its entirety)
3. General Business Sites (no changes to existing provisions; new provisions added to accommodate medical and related uses)
4. Development Schedule

IV. Revised Land Usage Summary Table

The revised land usage and residential lot summary of the PUD are shown in the following tables:

LOT DATA

Lot Size	Sec 1	Sec 2	Total	%
Min. 70'	33	131	164	70%
Min. 80'	60	9	69	30%
Total	93	140	233	100%
Gross Density			1.89	
Net Density			3.04	

LAND USAGE

Usage	Acres	%
Existing:		
Residential	64.9776	53%
General Business	10.221	8%
Park	0.7394	1%
Lake	11.05	9%
Landscape/Open Space	1.1899	1%
ROW Dedications (non-residential)	0.7361	1%
Subtotal	88.914	
Amendment #1:		
General Business	18.7	15%
Detention/Mitigation	12.326	10%
Clear Creek Dedication	3.4	3%
Subtotal	34.426	
Total	123.34	100%

Note 1: Land use allocations may change based upon completion of the drainage plan and final design requirements.

V. Revised Land Use Plan East of Pearland Parkway (GB)

The proposed conceptual land plan for Tract A is shown on Exhibit 2. Development of the property within Tract A will conform to the General Business zoning category of the City of Pearland Unified Development Code (UDC), except as specifically noted. Furthermore, Tract A is an Integrated Business Development as defined by the UDC.

ALLOWABLE LAND USES

The following facilities are anticipated:

1. 80,000 square-foot concierge hospital of 50-70 beds
2. 20,000 square-foot licensed care/memory care facility of approximately 30 units
3. 44,000 square-foot medical office building(s)
4. 15,000 square-foot medical care facility

These uses are illustrative of the anticipated medical-related facilities planned for the site. These uses are not mandated, however, all primary uses within Tract A will be limited to the following use categories as defined in the UDC:

Primary Use Categories

1. Hospital (Non-Profit or For Profit) {p. 2-164}
2. Assisted Living Facility {p. 2-158}
3. Nursing/Convalescent Home {p. 2-166}
4. Office (other than listed) {p. 2-137}
5. Clinic, Medical or Dental {p. 2-135}
6. Medical Appliance & Sales {2-153}
7. Laboratory, Medical or Dental {p. 2-178}
8. Emergency Care Clinic {p. 2-136}
9. Hospice {p. 2-163}

Additionally, the following uses, as defined in the UDC, are allowable as incidental to the primary uses listed above:

Incidental Use Categories

1. Cafeteria {p. 2-148}
2. Restaurant (with No Drive-In or Drive-Thru Service) {p. 2-155}
3. General Retail Store {p. 2-152}
4. Child Day Care Center {2-158}
5. Parking {p. 2-133}

BUILDING HEIGHT/SITE LAYOUT

The most intensive use, the hospital, will be located on the southern portion of the property to provide the largest possible buffer to the existing residential uses to the north. Maximum building height will be governed by the underlying GB requirements, subject to the limitations illustrated in Exhibit 3. The height of buildings in proximity to the existing residential uses to the north will be limited in conformance with Exhibit 3 to reduce the visual impact of the proposed buildings. Specific building location and orientation may vary from the exhibits, but will otherwise be governed by the underlying GB requirements and the "No Buildings Allowed" area shown on Exhibit 3.

BUFFERING

Since the perimeter residential fence along the northern property line is existing, buffering adjacent to the existing residential subdivision will be accomplished as shown on Exhibit 2 via a 30' open space buffer as allowed by UDC Section 4.2.4.1(a)(2).c., and a vegetative screen in conformance with UDC Section 4.2.4.1(a)(2).a.2. Additionally, buffering will be supplemented via the height restrictions depicted in Exhibit 3. All other UDC-required buffering standards will be followed.

ACCESS/CIRCULATION

The conceptual site plan (Exhibit 2) anticipates several individual lots served by an extension of Stable Stone Lane. As approved in the original Planned Unit Development, Stable Stone Lane provides the single point of access to this site. A second access point, traversing the existing retail center, connecting Tract A to the existing Pearland Parkway driveway approximately 350 feet north of Stable Stone Lane via a dedicated perpetual access easement is anticipated.

The ability to gain access and frontage for individual lots by private access easement (PAE) under UDC Section 4.2.1.2(a)(8) is preserved with the following clarifications/deviations:

- a) A four-foot sidewalk is required on only one side of each PAE with no sidewalk on the opposite side.
- b) Head-in parking is allowed direct access to a PAE for a maximum of 50 spaces.
- c) Utility easements (UE) are allowed to overlap the PAE.

Traditional public or private rights-of-way and street standards may be utilized in lieu of private access easements, at the discretion of the developer. Parking is allowed on a lot other than the principal use, provided that the parking will conform to UDC Section 4.2.1.2 (d) (1) & (2) and the total number of spaces otherwise required are provided.

VI. Revised Development Schedule

Within Tract A, Phase 1 will consist of the licensed/memory care facility with other phases following as demand warrants. Phase 1 is anticipated to commence within 12 months of the approval of this Amendment with opening of the facility expected 12 months after initiation of construction.

VII. Signage

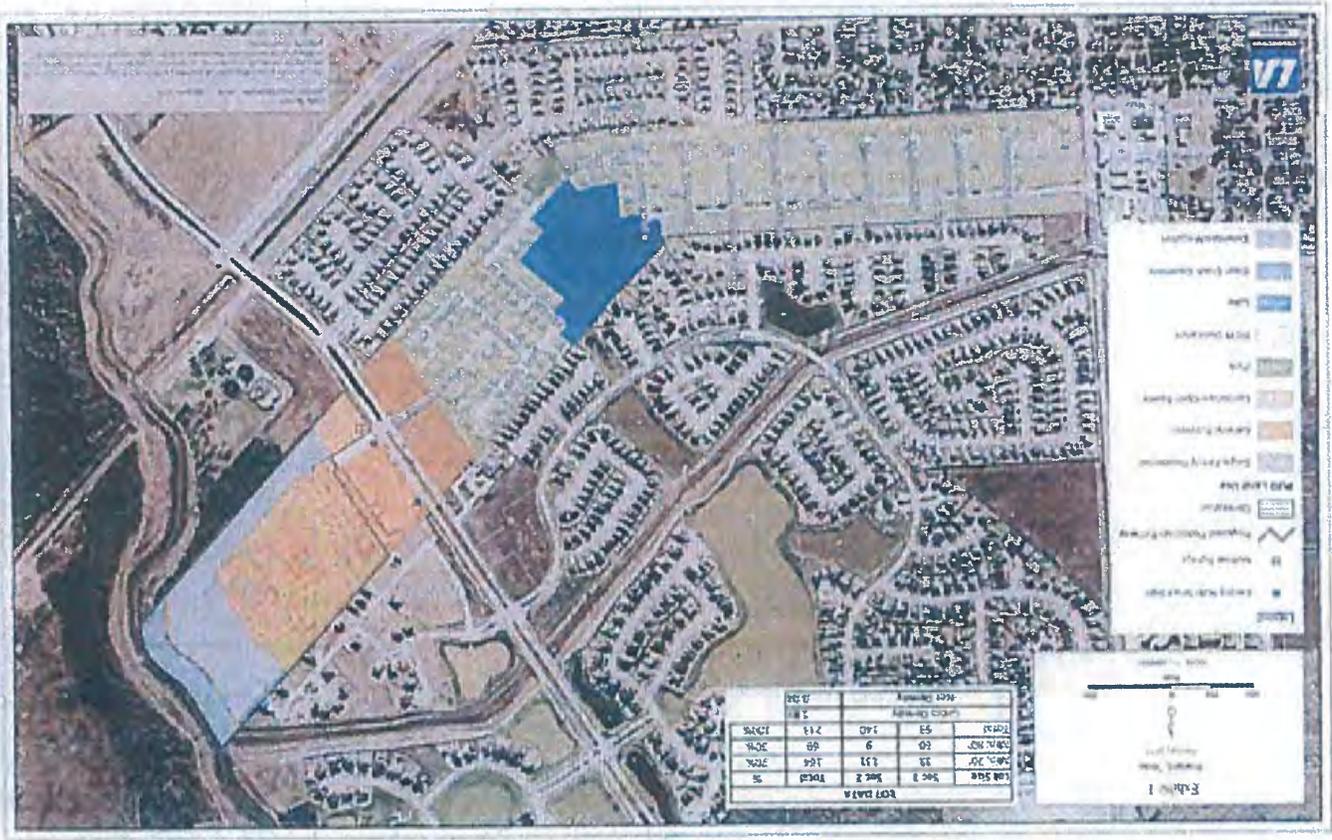
Tract A is an Integrated Business Development as defined by the UDC and is, therefore, eligible for a Multi-User Sign to serve the property. The approximate location of the Multi-User Sign is denoted on Exhibit 2. Signage for individual businesses will conform to the UDC sign regulations with the following additions:

1. Directional Signs

- a. One of the allowed directional signs per lot may exceed the standard two square feet, but may not exceed six square feet. Such directional sign may contain the name of the facility or business on that lot, but may contain no other form of advertising.
- b. The Hospital lot may have two additional directional signs (in addition to the number allowed by the UDC) not to exceed six square feet each to denote and guide patients to the emergency entrance. Alternatively, the six square feet of "emergency entrance" signage may be added to other directional signs otherwise allowable on the Hospital lot.
- c. In addition to the number of directional signs allowed in the UDC, up to three additional "site orientation" signs, not to exceed 15 square feet each, may be placed within the site. Such signs may contain a site map and the names of facilities or businesses within the site, but may contain no other form of advertising.

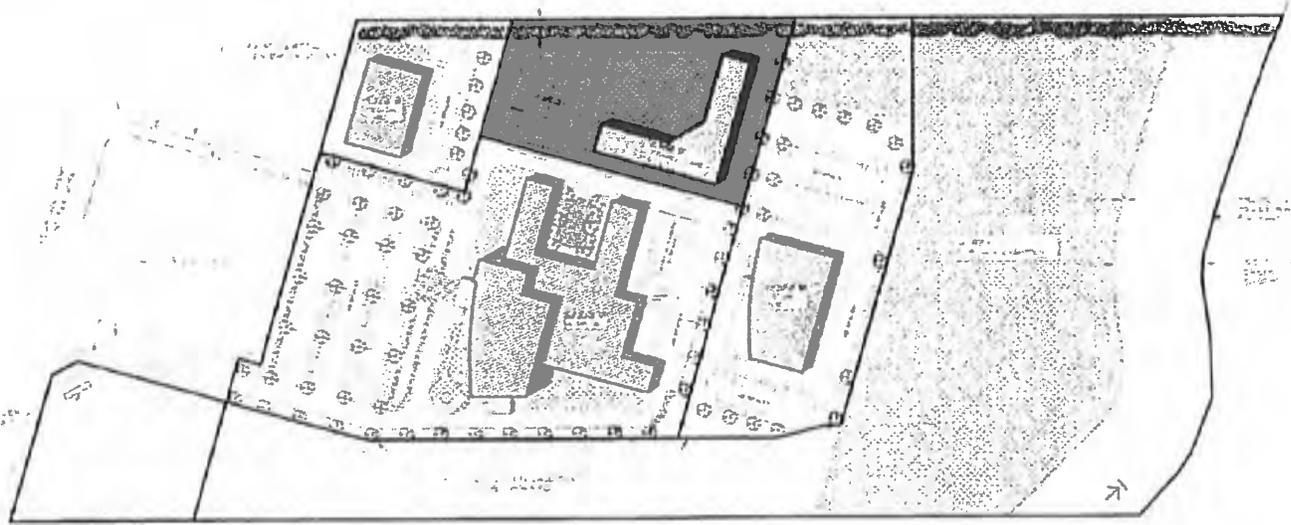
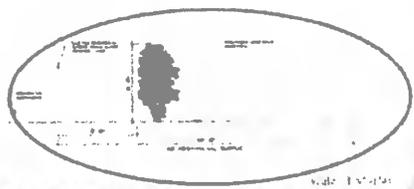
VIII. Exhibits

1. Revised Overall Conceptual Land Use Plan
2. Tract A Conceptual Site Plan
3. Building Height Limitation Based on Distance to Northern Property Line
4. Tract A metes and bounds exhibit



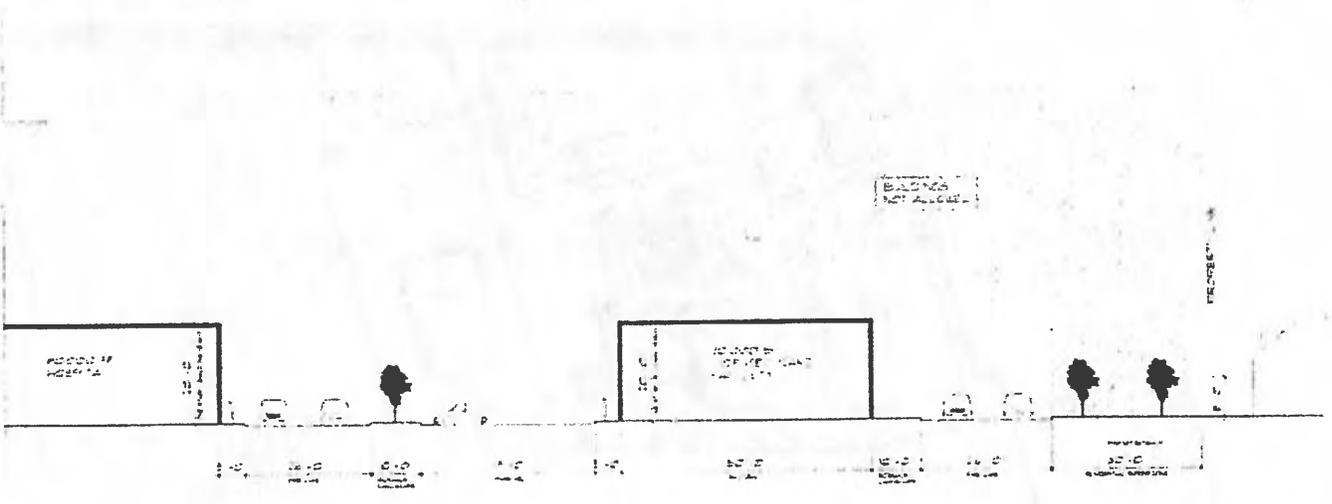
Open Space (green)	14.13 acres	29%	
Paved Area	6.82 acres	14%	
Building	3.78 acres	8%	
Other (green) space	3.67 acres	8%	
Site Total	44.426 acres	100%	

10' GREEN SPACE
 5' GREEN SPACE
 5' GREEN SPACE
 10' GREEN SPACE



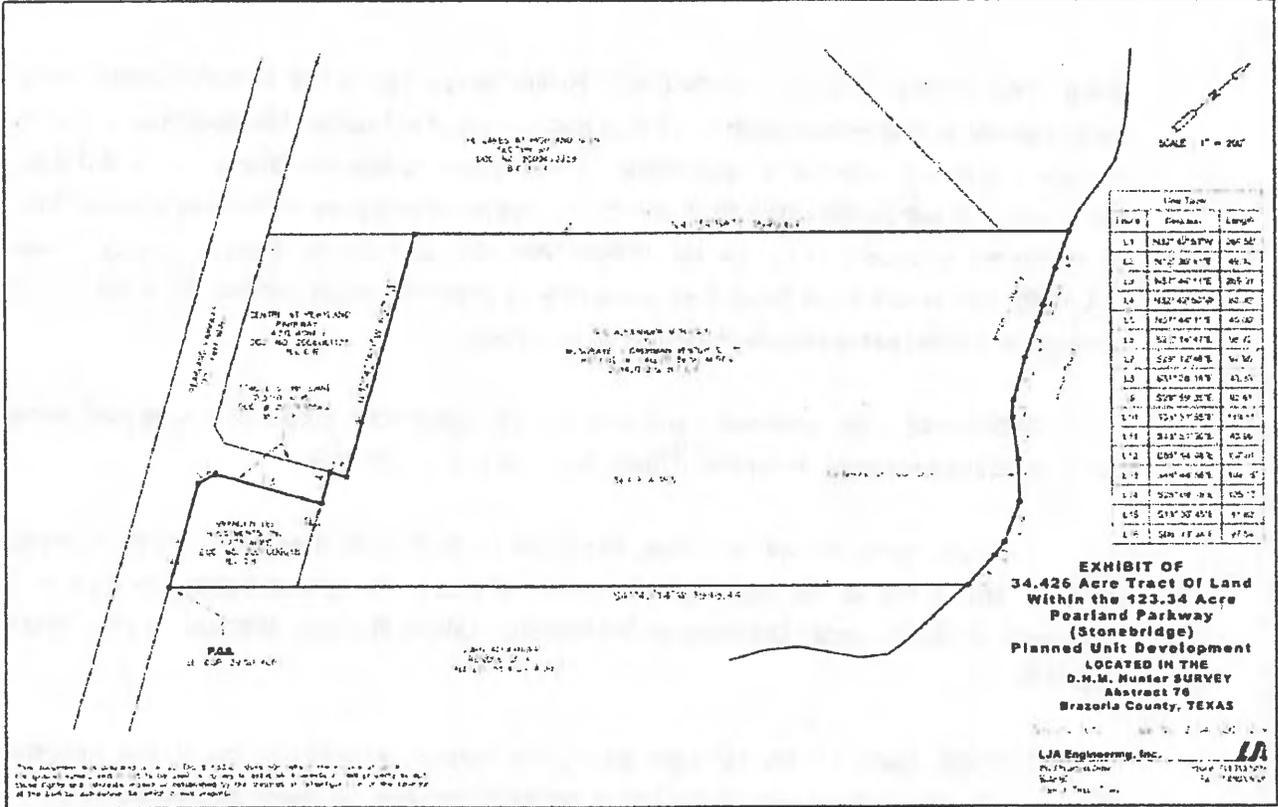

Kinnear Associates, Inc.
 • Planning • Project Management

Tract A Conceptual Land Plan
Exhibit 2
 Part of d. 18
 Date: 11/11/11
 Scale: 1" = 100'




Associates, Inc.
 All services provided by

PUD Site Line Study
 Pearland, TX
 Sub. No. 15
 March 2011



LINE NO.	BEARING	LENGTH
1.1	N82°42'37"W	205.52'
1.2	N72°20'47"E	46.74'
1.3	N81°40'11"E	205.21'
1.4	N82°42'52"W	102.42'
1.5	N87°40'11"E	45.00'
1.6	S21°16'47"E	56.42'
1.7	S29°12'48"E	54.56'
1.8	N71°08'18"E	41.05'
1.9	S29°59'23"E	42.43'
1.10	S24°19'52"E	118.11'
1.11	S11°21'26"E	42.06'
1.12	E85°04'08"E	127.41'
1.13	N41°46'18"E	104.25'
1.14	S28°09'28"E	126.17'
1.15	S11°30'43"E	91.42'
1.16	S26°17'28"E	87.54'

**EXHIBIT OF
34.426 Acre Tract of Land
Within the 123.34 Acre
Pearland Parkway
(Stonebridge)
Planned Unit Development
LOCATED IN THE
D.M.M. MASTER SURVEY
Abstract 76
Brazoria County, TEXAS**

LJA Engineering, Inc.
11111 Katy Road, Suite 100
Houston, Texas 77058
Tel: 281.461.1111
Fax: 281.461.1112

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February 17, 2012
Job No. 2054-0001-219

DESCRIPTION OF
34.426 ACRE TRACT OF LAND
WITHIN THE 123.34 ACRE PEARLAND PARKWAY (STONEBRIDGE)
PLANNED UNIT DEVELOPMENT

Being 34.426 acres of land located in the D.H.M. Hunter Survey, Abstract 76, Brazoria County, Texas, being a portion of that certain called 1.773 acre tract conveyed to Brandon Lee Investments, Inc., by instrument of record under file No. 2007006088, Official Records, Brazoria County, Texas (B.C.O.R), and a portion of that certain called 39.50 acre tract conveyed to Musgrave – Grohman Ventures, Ltd., by instrument of record under file No. 2004027202, Official Records, Brazoria County, Texas (B.C.O.R), said 34.426 acres being more particularly described by metes and bounds as follows (all bearings referenced to the aforementioned 39.50 acre tract);

BEGINNING at the southeast corner of said 1.773 acre tract and said 39.50 acre tract, same being on the northerly right-of-way line of Pearland Parkway (130 feet wide),

THENCE, North 32° 42' 53" West, along the northerly right-of-way line of said Pearland Parkway, 266.55 feet to the most southerly corner of that certain called Stable Stone Lane, a subdivision of record under Document # 2007055502, Official Records, Brazoria County, Texas (B.C.O.R), ;

THENCE, North 12° 30' 41" East, leaving the northerly right-of-way line of said Pearland Parkway, with the southerly right-of-way line of Stable Stone Lane, as shown on said Stable Stone Lane subdivision, 49.30 feet to a point for corner;

THENCE, North 57° 44' 11" East, continuing along the southerly right-of-way of said Stable Stone Lane, 265.01 feet to the most northeast corner of said Stable Stone Lane subdivision;

THENCE, North 32° 42' 50" West, 80.00 feet to the most northerly corner of said Stable Stone Lane subdivision to a point for corner, also being at the southerly line of that certain called Centre At Pearland Parkway, a subdivision of record under Document # 2006061125, Official Records, Brazoria County, Texas (B.C.O.R), ;

34.426 acre

February 17, 2012
Job No. 2054-0001-219

THENCE, North 57° 44' 11" East, leaving said Stable Stone Lane subdivision, along the southerly line of said Centre At Pearland Parkway, 40.00 feet to the most easterly corner of said Centre At Pearland Parkway subdivision;

THENCE, North 32° 42' 50" West, along northeasterly line of said Centre At Pearland Parkway, 627.13 feet to the most northerly corner of said Centre At Pearland Parkway subdivision, also being at the southeasterly line of that certain called The Lakes At Highland Glen Section Six, a subdivision of record under Document # 2009022028, Official Records, Brazoria County, Texas (B.C.O.R), same being a northwesterly line of the aforementioned 39.50 acre;

THENCE, North 41° 39' 58" East, with the northwesterly line of said 39.50 acre, 1599.64 feet to a point in the centerline of Clear for the most northerly corner of the herein described tract;

THENCE, with the centerline meanders of said Clear Creek the following 11 courses:

- 1) South 27° 14' 47" East, 95.72 feet to a point for corner;
- 2) South 29° 12' 46" East, 97.95 feet to a point for corner;
- 3) South 31° 28' 18" East, 43.33 feet to a point for corner;
- 4) South 28° 59' 35" East, 92.91 feet to a point for corner;
- 5) South 33° 31' 55" East, 110.11 feet to a point for corner;
- 6) South 43° 51' 30" East, 43.96 feet to a point for corner;
- 7) South 55° 54' 08" East, 107.01 feet to a point for corner;
- 8) South 49° 48' 56" East, 104.18 feet to a point for corner;

34.426 acre

February 17, 2012
Job No. 2054-0001-219

- 9) South 28° 08' 19" East, 105.12 feet to a point for corner;
- 10) South 13° 36' 45" East, 41.82 feet to a point for corner;
- 11) South 06° 43' 38" East, 97.54 feet to a point for corner;

THENCE, South 41° 40' 14" West, departing said Clear Creek with the southeasterly line of said 39.50 acre, 1948.44 feet to the POINT OF BEGINNING, containing 34.426 acre, more or less, of land;

"This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

LJA Engineering, Inc.

APPLICATION CHECKLIST FOR THE FOLLOWING

- Zone Changes
- Planned Development Districts (PD)

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

*Letter of Intent is not required for a PD

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

- **Zero (0) to less than 25 acres:**
 - o \$ 250.00, plus \$25.00 per each type of zoning district requested, or
 - o \$ 400.00 if requesting a Planned Development (PD)
- **25 to less than 50 acres:**
 - o \$ 300.00, plus \$25.00 per each type of zoning district requested, or
 - o \$ 450.00 if requesting a Planned Development (PD)
- **50 to less than 75 acres:**
 - o \$ 350.00, plus \$25.00 per each type of zoning district requested, or
 - o \$ 500.00 if requesting a Planned Development (PD)
- **75 to less than 100 acres:**
 - o \$ 400.00, plus \$25.00 per each type of zoning district requested, or
 - o \$ 550.00 if requesting a Planned Development (PD)
- **100 acres and above:**
 - o \$ 450.00, plus \$25.00 per each type of zoning district requested, or
 - o \$ 600.00 if requesting a Planned Development (PD)

- For PD's Only: the proposed PD document electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD) *E-mailed to Harold Ellis*
- Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing *- not be posted on sign to PD*
- 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.

2/09/12
SUN

BRAZORIA CO. M.U.D. #28
5 OAKTREE
P. O. BOX 1368
FRIENDSWOOD TX, 77549-1368
THOMAS W. LEE, RTA
TEL: 281-482-0216 FAX: 482-5285
WWW.ASWTAX.COM

TAX CERTIFICATE

FEE 10.00

ACCOUNT: 71-0076-0001-110

CERTIFICATE NUMBER: 4843

OWNER NAME & ADDRESS
MUSGRAVE-GROHMAN VENTURES LTD
500 CHESTNUT ST STE 700
ABILENE TX 79602-1497

LEGAL DESCRIPTION
A0076 D H M HUNTER (PEARLAND)
TRACT 47A-48A ACRES 34.2799

34.2799 ACRES

NO DELINQUENT
TAXES ARE DUE.

JURIS = TAXING ENTITY CODES:
071 BRAZORIA CO. M.U.D. #28

CURRENT 2011 TAXES: 1,405.48 PAID ON: 12/30/2011

CURRENT TAX YEAR MARKET VALUE: 171,400

THIS IS TO CERTIFY THAT ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF THE
BRAZORIA CO. M.U.D. #28
ON ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2011
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - LJA ENGINEERING & LAND DEV LOAN/GF NUMBER -

AUTHORIZED AGENT: Thomas W. Lee, RTA Tax Assessor Collector

Signed By: *Thomas W. Lee* Date: 3/9/2012
THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.40 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

TAX CERTIFICATE



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

Issued To:
LJA ENGINEERING
2929 BRIARPARK
SUITE 600
HOUSTON, TX 77041

Legal Description:
A0076 D H M HUNTER (PEARLAND) TRACT
47A-43A ACRES 34.2799

Fiduciary Number: 511549

Parcel Address:
Legal Acres: 34.2799

>--
Account Number: 0076-0001-110
Certificate No: 185107336
Certificate Fee: \$10.00

Print Date: 03/09/2012
Paid Date: 03/09/2012
Issue Date: 03/09/2012
Operator ID: DAWNS

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2011. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
MUSGRAVE-GROHMAN VENTURES LTD
500 CHESTNUT ST STE 700
ABILENE, TX 79602 1497

2011 Value:	171,400
2011 Levy:	\$4,685.39
2011 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

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

Reference (GF) No: N/A
Issued By: Dawn Smith
RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

3/12/12
BEL

BRAZORIA CO. M.U.D. #28
5 OAKTREE
P. O. BOX 1368
FRIENDSWOOD TX, 77549-1368
THOMAS W. LEE, RTA
TEL:281-482-0216 FAX:482-5285
WWW.ASWTAX.COM

TAX CERTIFICATE

FEE 10.00

ACCOUNT: 71-0076-0001-113

CERTIFICATE NUMBER: 4847

OWNER NAME & ADDRESS
BRANDON LEE INVESTMENTS INC
10303 ELIZABETH ROSE CT
HOUSTON TX 77089-2191

LEGAL DESCRIPTION
A0076 D H M HUNTER (PEARLAND),
TRACT 48A3,
ACRES 1.773

1.7730 ACRES
PEARLAND PKWY

NO DELINQUENT
TAXES ARE DUE.

JURIS = TAXING ENTITY CODES:
071 BRAZORIA CO. M.U.D. #28

CURRENT 2011 TAXES: 2,533.23 PAID ON:01/26/2012

CURRENT TAX YEAR MARKET VALUE: 308,930

THIS IS TO CERTIFY THAT ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF THE
BRAZORIA CO. M.U.D. #28
ON ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2011
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - LJA ENGINEERING & LAND DEV LOAN/GF NUMBER -

AUTHORIZED AGENT: Thomas W. Lee, RTA Tax Assessor Collector

Signed By: Thomas W. Lee Date: 3/12/12
THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.43 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

TAX CERTIFICATE



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

Issued To:
LJA ENGINEERING
2929 BRIARPARK
SUITE 600
HOUSTON, TX 77041

Legal Description:
A0076 D H M HUNTER (PEARLAND), TRACT
43A3, ACRES 1.773

Platency Number: 511548

Parcel Address: PEARLAND PKWY
Legal Acres: 1.7730

>--
Account Number: 0076-0001-115
Certificate No: 135107531
Certificate Fee: \$10.00

Print Date: 03/12/2012
Paid Date: 03/12/2012
Issue Date: 03/12/2012
Operator ID: DAWNS

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2011. ALL TAXES ARE PAID IN FULL.

Exemptions:

Certified Owner:
BRANDON LEE INVESTMENTS INC
10303 ELIZABETH ROSE CT
HOUSTON, TX 77089-2191

2011 Value:	305,930
2011 Levy:	\$8,444.91
2011 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

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

Reference (GF) No: N/A
Issued By: *Rawn Smith*
RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Responses to March 7, 2012, Review Comments

April 5, 2012

Comment Responses

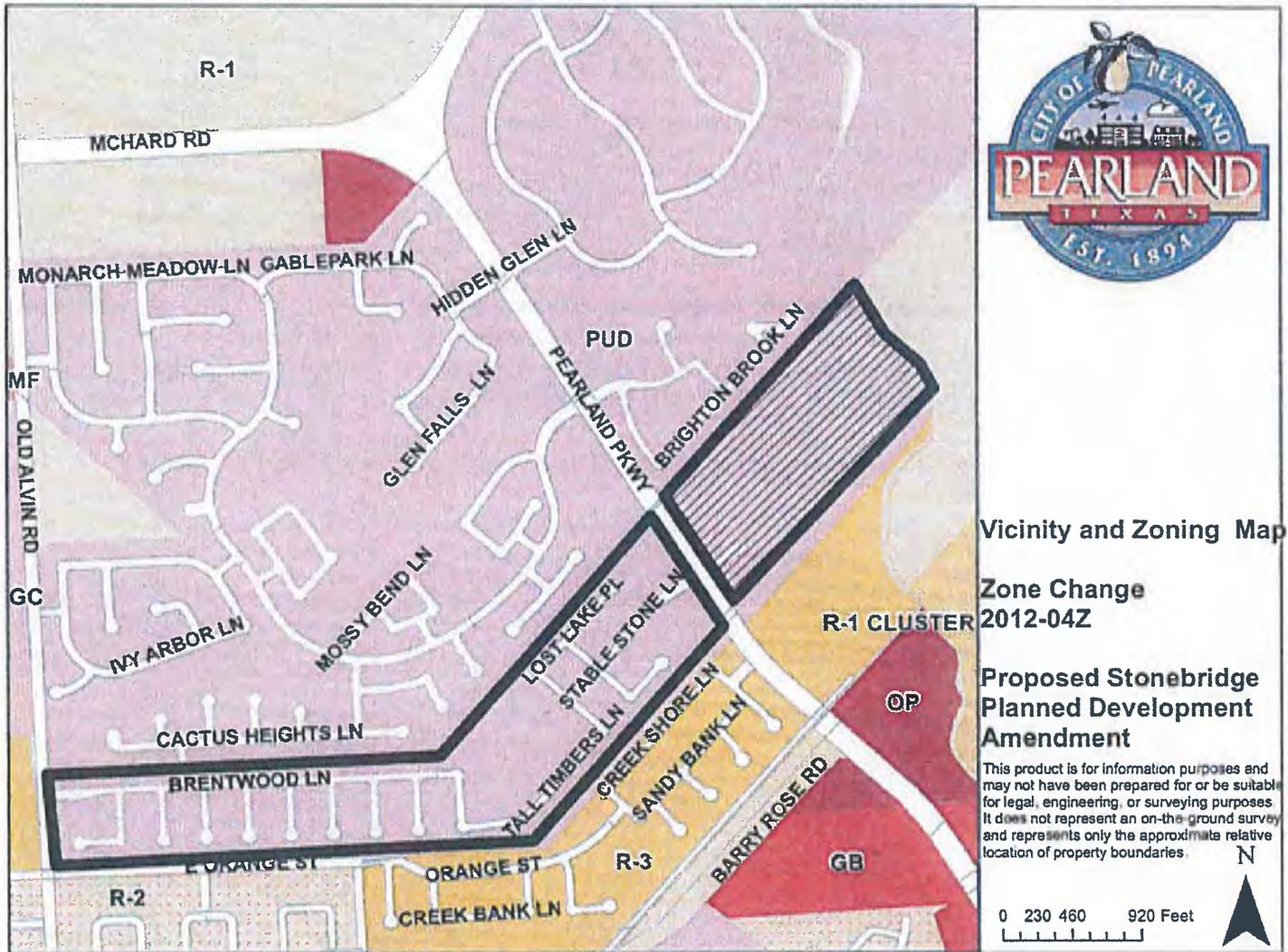
- Specify the base zoning district.
 - Response: As it relates to the portion of the existing PUD that is being amended (referred to in Amendment #1 as "Tract A", being 34.426 acres), GB is specified as the base zoning district in Section V and on Exhibit 1. *Note: This was documented in the original February 22, 2012, submission and is unchanged in the revised March 20, 2012, submittal.*
- Due to residential proximity, some GB uses may not be compatible. Specify uses being requested.
 - Response: Section V has been revised to limit the allowable uses to only those uses being requested.
- Proof of ownership is needed (deed, tax certificate).
 - Response: Tax certificates documenting the owners of the two parcels within Tract A and that all taxes are paid were submitted with the zoning application on March 20, 2012. The documented owners are the same entities that signed the zoning application.
- Provide open space calculation.
 - Within the area to be amended of 34.426 acres, 9.0 acres is reserved for floodplain mitigation and, thus, will be maintained as open space. This acreage alone equals 26% of the amended boundary. This calculation is exclusive of an additional 3.4 acres that will be preserved for the Clear Creek corridor as well as smaller open space areas internal to the GB uses that have not yet been completely designed or calculated.
- Residential setback should contain an opaque screening wall.
 - Response: Since the wooden neighborhood fence is already constructed, to comply with this request, the UDC would require that the wooden fence on the resident's property be removed and replaced with a masonry wall. The UDC allows, as an alternative in such cases, for the existing fence to stay in place with a 30' buffer in lieu of a 25' buffer with a masonry fence. The Buffering section within Section V of Amendment #1 specifies that the 30' buffer option will be used. Additionally, voluntary building height restrictions have been added as further described further below.
- Due to close proximity to proposed commercial areas, provide a masonry screening wall.
 - Response: Please see response to previous similar comment.

- Provide additional details (location and design) of proposed additional signs over and beyond what is permitted by the UDC and show locations of existing monument signs for the existing shopping center.
 - Response: Additional detail is not available at this time, but Section VII of Amendment #1 does limit the number and size of the proposed signs. We believe the language within Section VII is more than adequate to give staff guidance on the review of sign applications as they are submitted.
 - The existing signs have been added to Exhibit 1.

- Provide details of proposed buildings and incorporate the UDC illustration from Section 2.4.4.1, figure 2-1 (b).
 - Response: A "Building Height/Site Layout" section has been added to Section V of Amendment #1. A height limitation exhibit conforming to the request has been added as Exhibit 3.

- Proposed Clear Creek trail should connect to City's trail system.
 - Response: We were informed subsequent to these comments that the trail as shown in Amendment #1 (which is also consistent with the existing PUD) is acceptable and so no modifications were made in the revised submittal.

- Fire Marshal requires a second point of access via a recorded easement across the retail center property.
 - Response: The retail center owner has verbally agreed to the access easement as shown conceptually on Exhibit 2. A written document is currently being reviewed by the owner. Upon recordation, a copy will be provided to the City.



Vicinity and Zoning Map

Zone Change
2012-04Z

Proposed Stonebridge
Planned Development
Amendment

This product is for information 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.

0 230 460 920 Feet



Planning & Zoning Commission

Recommendation Letter

May 2, 2012

Honorable Mayor and City Council Members
3519 Liberty Drive
Pearland, TX 77581

Re: Recommendation on Zone Change 2012-04Z

Honorable Mayor and City Council Members:

At their meeting on April 16, 2012, the Planning and Zoning Commission considered the following:

A request of Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), for approval of a zone change from the Planned Development (PD) zone to the Planned Development (PD) zone for 123.33 acres on the following described property:

LEGAL DESCRIPTIONS:

Being a 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.)

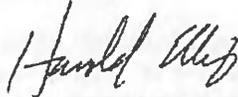
GENERAL LOCATION: East and West Sides of Pearland Pkwy, North of Barry Rose Road – Stonebridge Planned Development

There was discussion regarding lighting, residential adjacency, landscaping, buffering, and site/building orientation. The applicant indicated that the proposed memory care building would be reversed and two medical office buildings towards the rear of the property would be combined to one. Following this discussion, Commissioner Henry Fuertes made a motion to approve the zone change. The motion was subject to two conditions:

1. A new site plan be presented to staff prior to the first reading, showing:
 - a. Providing details on the proposed landscaping along the area abutting the residential property to ensure that the UDC landscaping and buffering requirements are met
 - b. Revise the site plan to incorporate flipping the memory care unit and combining the two story office buildings from two 1-story buildings to one 2-story building
2. Provide calculation that the portion of the Planned Development being amended contained 20% open space as required by the Unified Development Code

The motion was seconded by Commissioner Ginger McFadden. The vote was 4-0 and the motion passed.

Sincerely,



Harold Ellis, Senior Planner
On behalf of the Planning and Zoning Commission



JOINT PUBLIC HEARING AGENDA ITEM MEETING OF APRIL 16, 2012

Zone Change No. 2012-04Z

A request of Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), for approval of a zone change from the Planned Development (PD) zone to the Planned Development (PD) zone for 123.33 acres on the following described property, to wit:

Legal Description: Being a 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.)

General Location: East and West Sides of Pearland Pkwy, North of Barry Rose Road – Stonebridge Planned Development

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: April 16, 2012*

City Council for First Reading: May 14, 2012*

City Council for Second Reading: May 21, 2012*

(*dates subject to change)

SUMMARY: Alan Mueller, applicant, on behalf of Brandon Lee Investments and Musgrave-Grohman Ventures, LTD, owners, is requesting an amendment to the previously approved Stonebridge Planned Development (PD), which was approved by City Council on April 26, 2004. The PD contains 123.34 acres, and includes land on both the east and

west side of Pearland Parkway, just north of Barry Rose.

Land uses in the originally approved PD included residential and commercial (General Business) uses, as illustrated on the attached previously approved Conceptual Layout Plan. West of Pearland Pkwy included 139 residential lots (currently developed) located behind General Business (GB) uses immediately abutting Pearland Pkwy. East of Pearland Pkwy included 78 residential lots (currently undeveloped) located behind General Business (GB) uses immediately abutting Pearland Pkwy. The General Business uses on the east side of Pearland Pkwy have been developed.

The proposed Planned Development amendment removes the proposed residential lots not yet developed on the east side of Pearland Pkwy and replaces them with the following uses:

- Hospital (for profit or non-profit)
- Assisted Living Facility
- Nursing/Convalescent Home
- Office (other than listed)
- Clinic, Medical, or Dental
- Medical Appliance and Sales
- Laboratory, Medical or Dental
- Emergency Care Clinic
- Hospice

Incidental Uses requested:

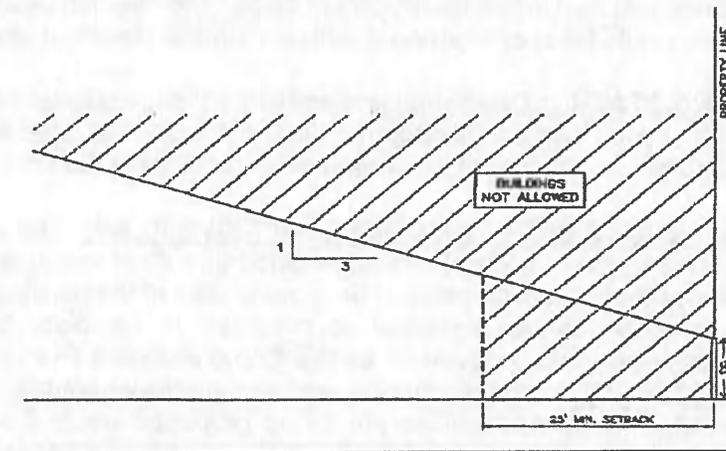
- Cafeteria
- Restaurant (with no drive-in service)
- General Retail Store
- Child Day Care Center
- Parking lot or garage for passenger cars or trucks less than one-ton

The new conceptual layout plan provided with the proposed amendments is also attached to this report to better illustrate the proposal. No changes relating to the existing residential lots on the west side of Pearland Pkwy or existing commercial uses existing on the east side of Pearland Pkwy are proposed.

Staff initially reviewed the revised PD proposal and had the following comments:

1. Please specify base zoning district which uses and development regulations will be based upon – General Business (GB) would be most appropriate.
2. Due to residential proximity and amount of acreage, some of the allowable uses in the General Business (GB) zoning district may not be compatible - please specify uses being requested.
3. Proof of property ownership (deed, tax certificate) is needed for zone changes (including PD amendments)

4. Provide open space calculation. The Unified Development Code requires 20% open space which is accessible to the public. Additionally, the proposed trail system should connect to the City's trail system. Staff is awaiting a recommendation from the Parks Director and will further discuss with the applicant.
5. The residential setback area shown on the site plan should contain opaque landscaping screening wall.
6. Due to close proximity of proposed commercial areas, especially along the northern property line, buffering is important. Please provide details on fencing and landscaping along the area abutting residential to ensure that adverse effects are minimized.
7. Provide additional details (location and design) of proposed additional signs over and beyond what is permitted by the City's Unified Development Code and also includes locations of existing monument signs for existing shopping center.
8. Provide details on heights of proposed buildings and incorporate illustration in the Unified Development Code (Section 2.4.4.1, Figure 2- 1 (b))



Since the time of the workshop, the applicant has resubmitted a revised proposed Planned Development document which addresses all of the above comments with the following exceptions:

9. Provide open space calculation. The Unified Development Code requires 20% open space which is accessible to the public. Additionally, the proposed trail system should connect to the City's trail system.
10. Provide details on site plan regarding proposed landscaping along the area abutting residential to ensure that UDC requirements are met.

These two items are recommended to be met and are addressed in conditions of approval of the Planned Development request.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Planned Development (PD)	Residential
South	Single-Family Residential Cluster, (R-1 Cluster) and Single-Family Residential-2 (R-2)	Residential
East	Single-Family Residential-1 (R-1)	Vacant
West	Single-Family Residential-3 (R-3)	City Facility

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): As previously mentioned, the property is currently zoned Planned Development (PD). At this time it appears that all bulk regulations set forth in the existing Planned Development are in compliance with the Unified Development Code. The Planned Development amendment, if approved, would be in conformance with the Unified Development Code.

PLATTING STATUS: Developed portions of the Planned Development have been platted. The area of the Planned Development that the applicant is requesting to amend is not currently platted. Platting of that area will be required at the time of development.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The current Comprehensive Plan (latest update in 2009) indicates *Suburban Residential and Retail, Offices, and Services* for the subject property. The general area of the existing Planned Development being proposed to be amended is indicated to be *Suburban Residential* in the Comprehensive Plan. However, as the Comprehensive Plan is only intended to be a general guide and not parcel specific, and as the area where the medical related, nursing and assisted living, and offices are being proposed abuts *Commercial, Offices, and Services*, the request could be considered to be in conformance with the Comprehensive Plan.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Pearland Parkway frontage road, a major thoroughfare, with a minimum of 120' right-of-way.

AVAILABILITY OF UTILITIES: The subject parcel does have access to public water and sewer.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: As this development already exists with no known negative impacts, the proposed amendment proposed use changes from residential to non-residential is not anticipated to have any negative impacts on existing surrounding or future developments which are not able to be mitigated by the recommended conditions of approval or by changes already made by

the applicant to the plans based on staff comments.

A Traffic Impact Analysis (TIA) will be required at the time of site plan review by the City's Engineering department to determine if there are any potentially negative traffic impacts anticipated as a result of the proposed expansion. Mitigation measures that are deemed necessary as a result would be responsibility of the applicant to implement.

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

SITE PLAN CONSIDERATIONS: A site plan is not required for a zone change. However, as this is a Planned Development, which does require a conceptual site plan, a proposed site plan was submitted showing the existing development and area of proposed use changes.

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration, as well as property owners within the existing Planned Development. A legal notice of public hearing was published in the local newspaper, and a notification sign was placed on the subject property.

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

STAFF RECOMMENDATION: Staff recommends approval of the Zone Change 2012-04Z as proposed by the applicant for the following reasons and with the following conditions:

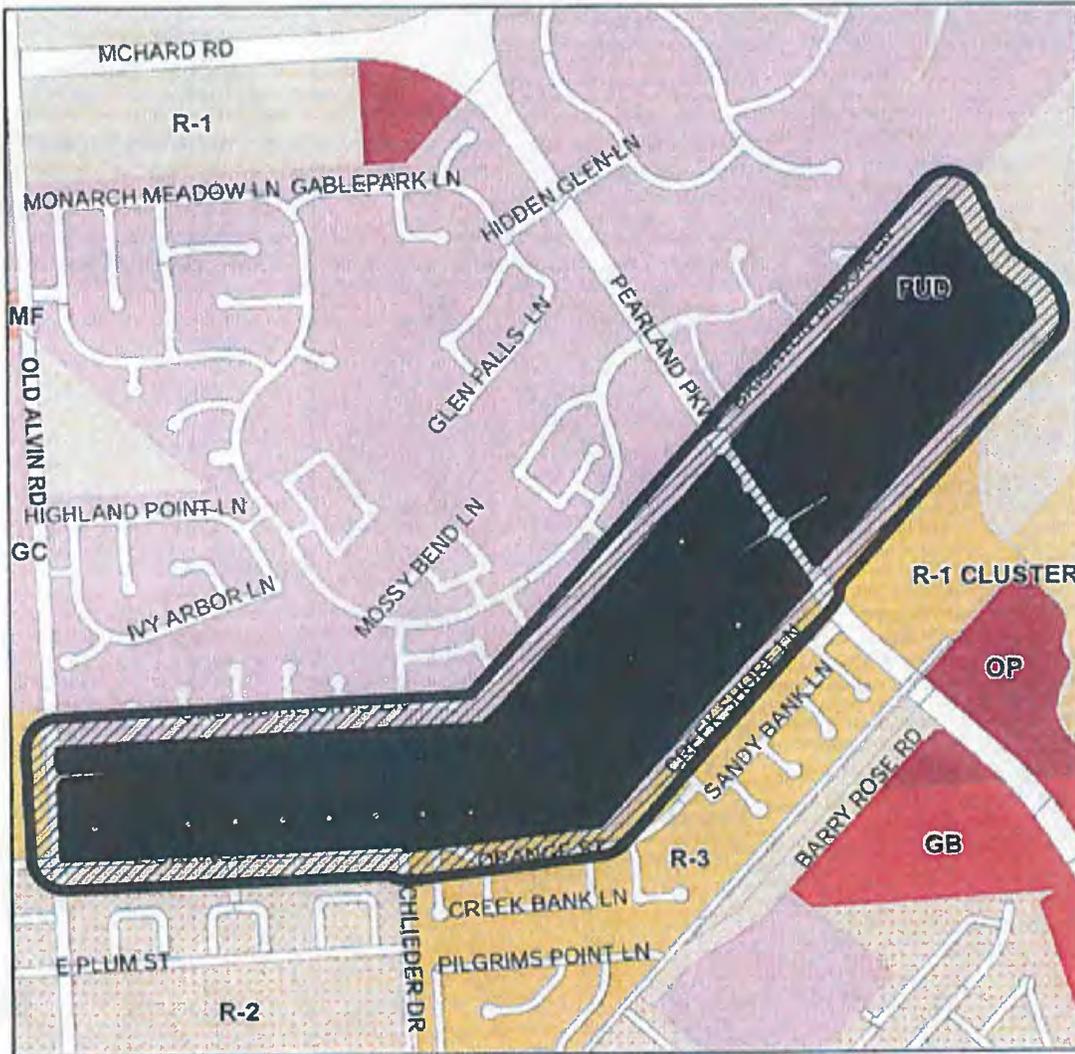
1. The proposed zone change does not appear to have any negative impacts on existing surrounding or future developments which are not able to be mitigated
2. The proposed zone change would result in development which would blend well with existing nearby commercial uses.

Recommended Conditions of Approval:

1. Applicant to provide details on site plan regarding proposed landscaping along the area abutting residential to ensure that UDC landscaping and buffering requirements are met.
2. Applicant to provide calculation that the portion of the Planned Development being amended contained 20% open space as required by the Unified Development Code.

SUPPORTING DOCUMENTS:

- Proposed Planned Development Amendment
- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Zone Change Application and Applicant Documents
- Related Documents



Abutter Map

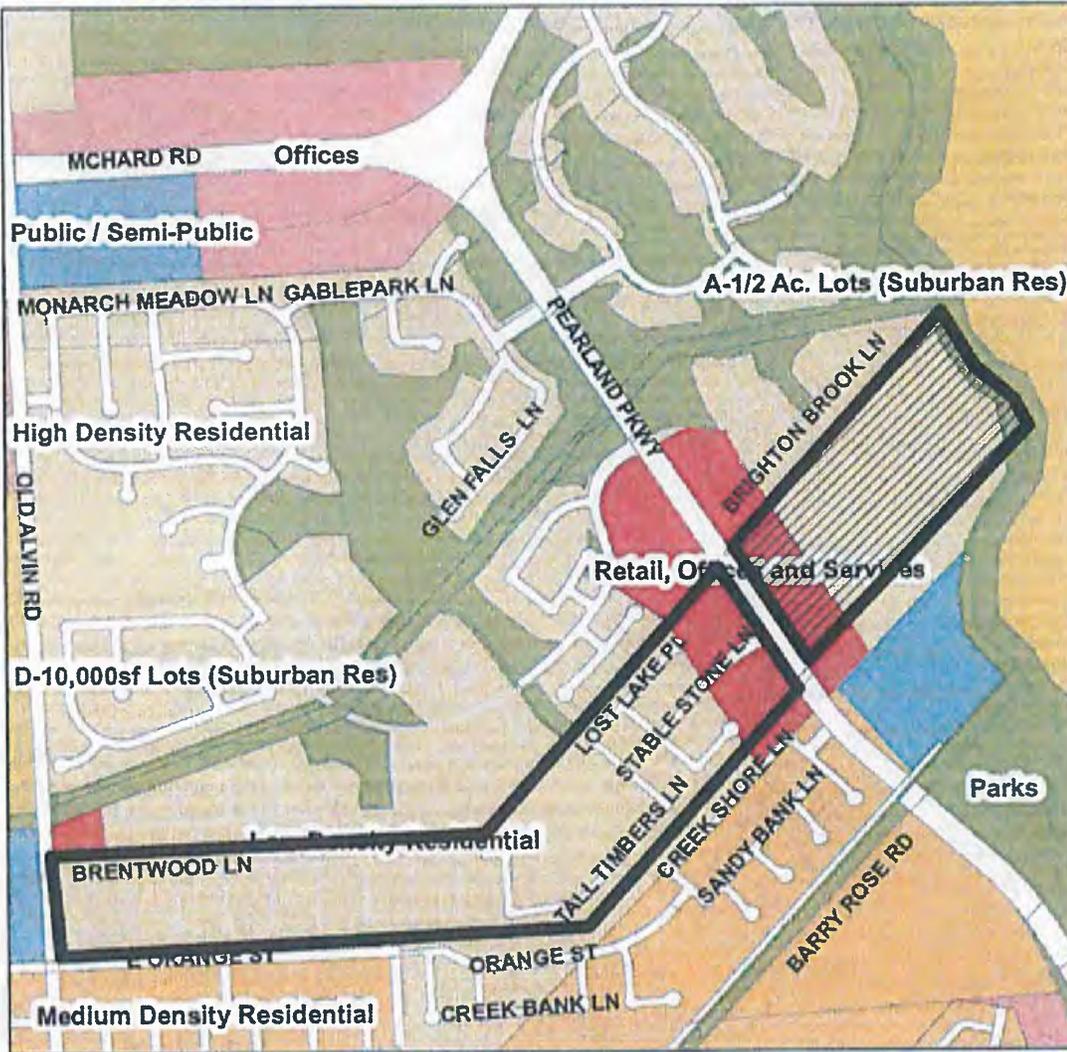
**Zone Change
2012-04Z**

**Proposed Stonebridge
Planned Development
Amendment**

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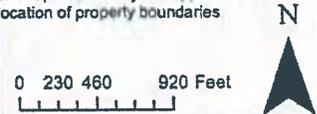


FLUP Map

Zone Change
2012-04Z

**Proposed Stonebridge
Planned Development
Amendment**

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Aerial Map

Zone Change
2012-04Z

Proposed Stonebridge
Planned Development
Amendment

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**123.24 Acres Pearland Parkway
(Stonebridge)**

Planned Unit Development

Amendment # 1

Original Approval

Ordinance 509-706

April 26, 2004

Amendment # 1 Approval

Ordinance _____

Date _____

Submitted February 22, 2012

Revised March 20, 2012

Revised April 23, 2012

**123.24 Acres Pearland Parkway (Stonebridge)
Planned Unit Development**

Amendment # 1

I. Purpose of Amendment

This Amendment #1 amends the development plans and requirements for a 34.426-acre portion of the property lying within the Pearland Parkway 123.34 Acres Planned Unit Development (Stonebridge) adopted by City of Pearland Ordinance 509-706 on April 26, 2004.

The purpose of this Amendment is to provide for a revised land use plan for the 34.426-acre property east of Pearland Parkway (Referred to herein as Tract A). The residential uses east of Pearland Parkway will be replaced by General Business land uses. The current intent is to develop the land as a mixed use medical and specialty care campus and other related uses that conform to the General Business land use category.

All changes in development regulations documented in this Amendment relate only to Tract A; the balance of the property within the PUD will continue to be governed by the conditions of the original PUD.

II. Current Status of Development

Exhibit 1 depicts the revised overall land uses for the PUD including actual existing uses and the proposed conceptual plan for the remaining undeveloped property in Tract A.

Ownership Status

The majority of Tract A is owned by Musgrave-Grohman Ventures, Ltd., except for 1.773 acres which are owned by Brandon Lee Investments, Inc. The entirety of Tract A is the subject of a proposed joint venture with University General Hospital System.

Platting Status

The property outside of Tract A has been platted in several sections as residential lots, General Business lots, and related reserves. Tract A has not been platted.

Residential Development Status

A total of 233 residential lots have been platted. All lots have either been sold to end-user homeowners or are under contract with a home builder. As of February 9, 2012, 162 homes are completed and occupied with an additional 19 under construction or completed and ready for sale.

General Business Development Status

A 35,000 square foot retail center and a 7,000 square foot bank building have been constructed. There are additional vacant, platted General Business lots available for future development.

III. Amended Sections

The following sections of the existing PUD are amended to the extent they are included in this Appendix. All other provisions of the existing PUD remain effective.

1. Land Usage Summary
2. Residential East of Pearland Parkway (deleted in its entirety)
3. General Business Sites (no changes to existing provisions; new provisions added to accommodate medical and related uses).
4. Development Schedule

IV. Revised Land Usage Summary Table

The revised land usage and residential lot summary of the PUD are shown in the following tables:

LOT DATA

Lot Size	Sec 1	Sec 2	Total	%
Min. 70'	33	131	164	70%
Min. 80'	60	9	69	30%
Total	93	140	233	100%
Gross Density			1.89	
Net Density			3.04	

LAND USAGE

Usage	Acres	%
Existing:		
Residential	64.9776	53%
General Business	10.221	8%
Park	0.7394	1%
Lake	11.05	9%
Landscape/Open Space	1.1899	1%
ROW Dedications (non-residential)	0.7361	1%
Subtotal	88.914	
Amendment #1:		
General Business	18.7	15%
Detention/Mitigation	12.326	10%
Clear Creek Dedication	3.4	3%
Subtotal	34.426	
Total	123.34	100%

Note 1: Land use allocations may change based upon completion of the drainage plan and final design requirements.

V. Revised Land Use Plan East of Pearland Parkway (GB)

The proposed conceptual land plan for Tract A is shown on Exhibit 2. Development of the property within Tract A will conform to the General Business zoning category of the City of Pearland Unified Development Code (UDC), except as specifically noted. Furthermore, Tract A is an Integrated Business Development as defined by the UDC.

ALLOWABLE LAND USES

The following facilities are anticipated:

1. 80,000 square-foot concierge hospital of 50-70 beds
2. 20,000 square-foot licensed care/memory care facility of approximately 30 units
3. 44,000 square-foot medical office building(s)
4. 15,000 square-foot medical care facility

These uses are illustrative of the anticipated medical-related facilities planned for the site. These uses are not mandated, however, all primary uses within Tract A will be limited to the following use categories as defined in the UDC:

Primary Use Categories

1. Hospital (Non-Profit or For Profit) {(p. 2-164)}
2. Assisted Living Facility {p. 2-158}
3. Nursing/Convalescent Home {p. 2-166}
4. Office (other than listed) {p. 2-137}
5. Clinic, Medical or Dental {p. 2-135}
6. Medical Appliance & Sales {2-153}
7. Laboratory, Medical or Dental {p. 2-178}
8. Emergency Care Clinic {p. 2-136}
9. Hospice {p. 2-163}

Additionally, the following uses, as defined in the UDC, are allowable as incidental to the primary uses listed above:

Incidental Use Categories

1. Cafeteria {p. 2-148}
2. Restaurant (with No Drive-In or Drive-Thru Service) {p. 2-155}
3. General Retail Store {p. 2-152}
4. Child Day Care Center {2-158}
5. Parking {p. 2-133}

BUILDING HEIGHT/SITE LAYOUT

The most intensive use, the hospital, will be located on the southern portion of the property to provide the largest possible buffer to the existing residential uses to the north. Maximum building height will be governed by the underlying GB requirements, subject to the limitations illustrated in Exhibit 3. The height of buildings in proximity to the existing residential uses to the north will be limited in conformance with Exhibit 3 to reduce the visual impact of the proposed buildings. Specific building location and orientation may vary from the exhibits, but will otherwise be governed by the underlying GB requirements and the "No Buildings Allowed" area shown on Exhibit 3.

BUFFERING

Since the perimeter residential fence along the northern property line is existing, buffering adjacent to the existing residential subdivision will be accomplished as shown on Exhibit 2 via a 30' open space buffer as allowed by UDC Section 4.2.4.1(a)(2).c., and a vegetative screen in conformance with UDC Section 4.2.4.1(a)(2).a.2. Additionally, buffering will be supplemented via the height restrictions depicted in Exhibit 3. All other UDC-required buffering standards will be followed.

ACCESS/CIRCULATION

The conceptual site plan (Exhibit 2) anticipates several individual lots served by an extension of Stable Stone Lane. As approved in the original Planned Unit Development, Stable Stone Lane provides the single point of access to this site. A second access point, traversing the existing retail center, connecting Tract A to the existing Pearland Parkway driveway approximately 350 feet north of Stable Stone Lane via a dedicated perpetual access easement is anticipated.

The ability to gain access and frontage for individual lots by private access easement (PAE) under UDC Section 4.2.1.2(a)(8) is preserved with the following clarifications/deviations:

- a) A four-foot sidewalk is required on only one side of each PAE with no sidewalk on the opposite side.
- b) Head-in parking is allowed direct access to a PAE for a maximum of 50 spaces.
- c) Utility easements (UE) are allowed to overlap the PAE.

Traditional public or private rights-of-way and street standards may be utilized in lieu of private access easements, at the discretion of the developer. Parking is allowed on a lot other than the principal use, provided that the parking will conform to UDC Section 4.2.1.2 (d) (1) & (2) and the total number of spaces otherwise required are provided.

VI. Revised Development Schedule

Within Tract A, Phase 1 will consist of the licensed/memory care facility with other phases following as demand warrants. Phase 1 is anticipated to commence within 12 months of the approval of this Amendment with opening of the facility expected 12 months after initiation of construction.

VII. Signage

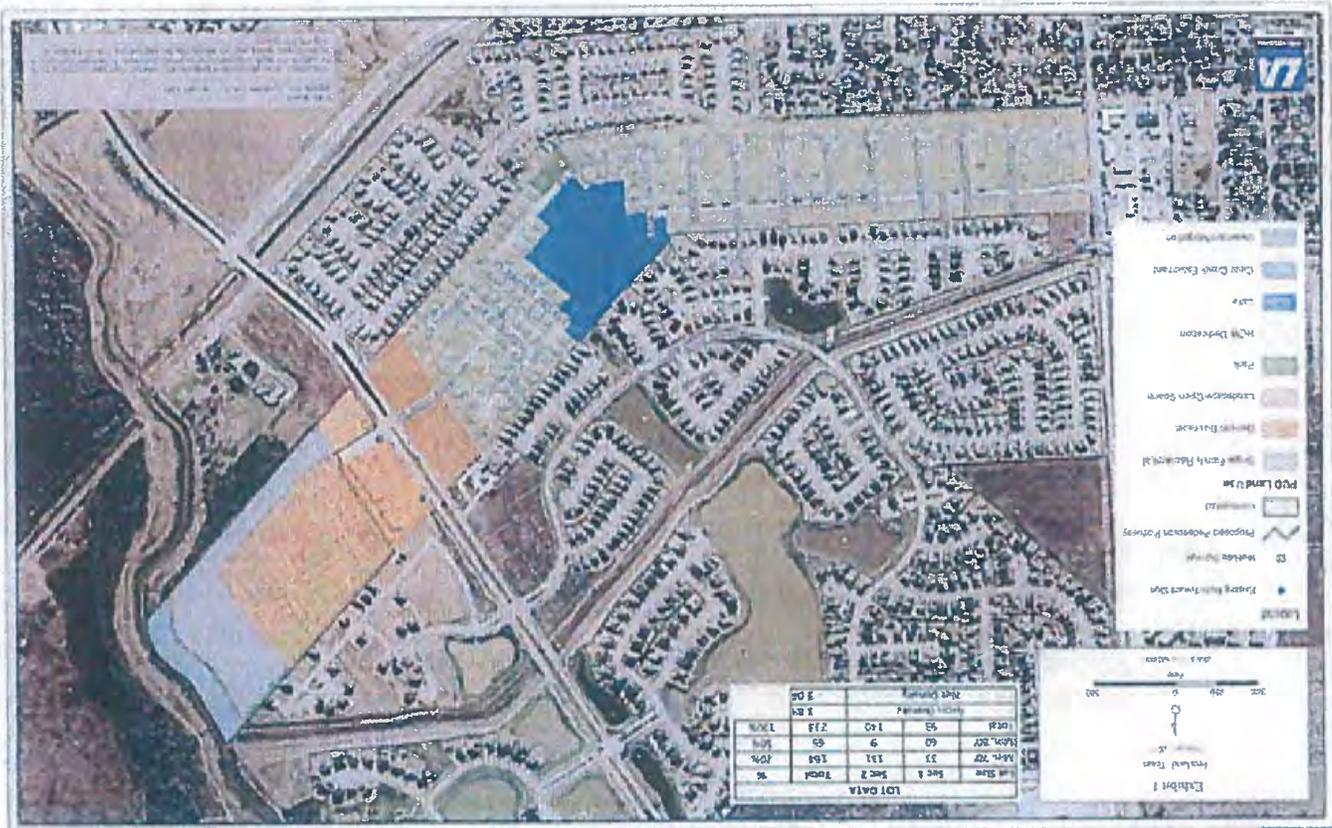
Tract A is an Integrated Business Development as defined by the UDC and is, therefore, eligible for a Multi-User Sign to serve the property. The approximate location of the Multi-User Sign is denoted on Exhibit 2. Signage for individual businesses will conform to the UDC sign regulations with the following additions:

1. Directional Signs

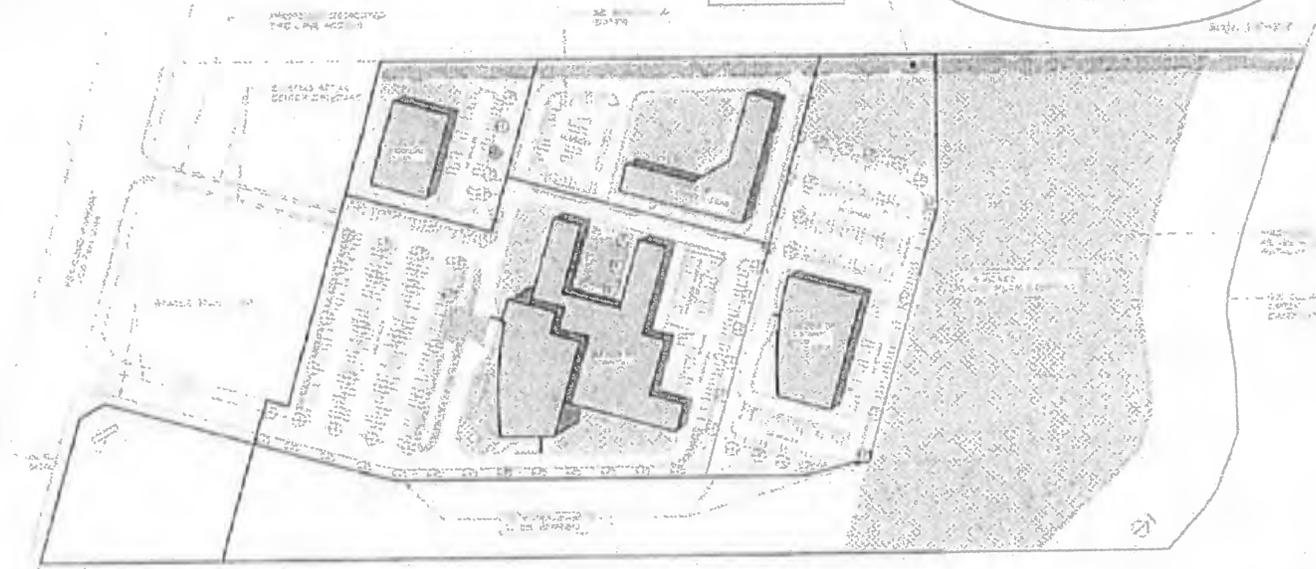
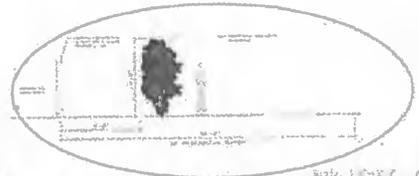
- a. One of the allowed directional signs per lot may exceed the standard two square feet, but may not exceed six square feet. Such directional sign may contain the name of the facility or business on that lot, but may contain no other form of advertising.
- b. The Hospital lot may have two additional directional signs (in addition to the number allowed by the UDC) not to exceed six square feet each to denote and guide patients to the emergency entrance. Alternatively, the six square feet of "emergency entrance" signage may be added to other directional signs otherwise allowable on the Hospital lot.
- c. In addition to the number of directional signs allowed in the UDC, up to three additional "site orientation" signs, not to exceed 15 square feet each, may be placed within the site. Such signs may contain a site map and the names of facilities or businesses within the site, but may contain no other form of advertising.

VIII. Exhibits

1. Revised Overall Conceptual Land Use Plan
2. Tract A Conceptual Site Plan
3. Building Height Limitation Based on Distance to Northern Property Line
4. Tract A metes and bounds exhibit



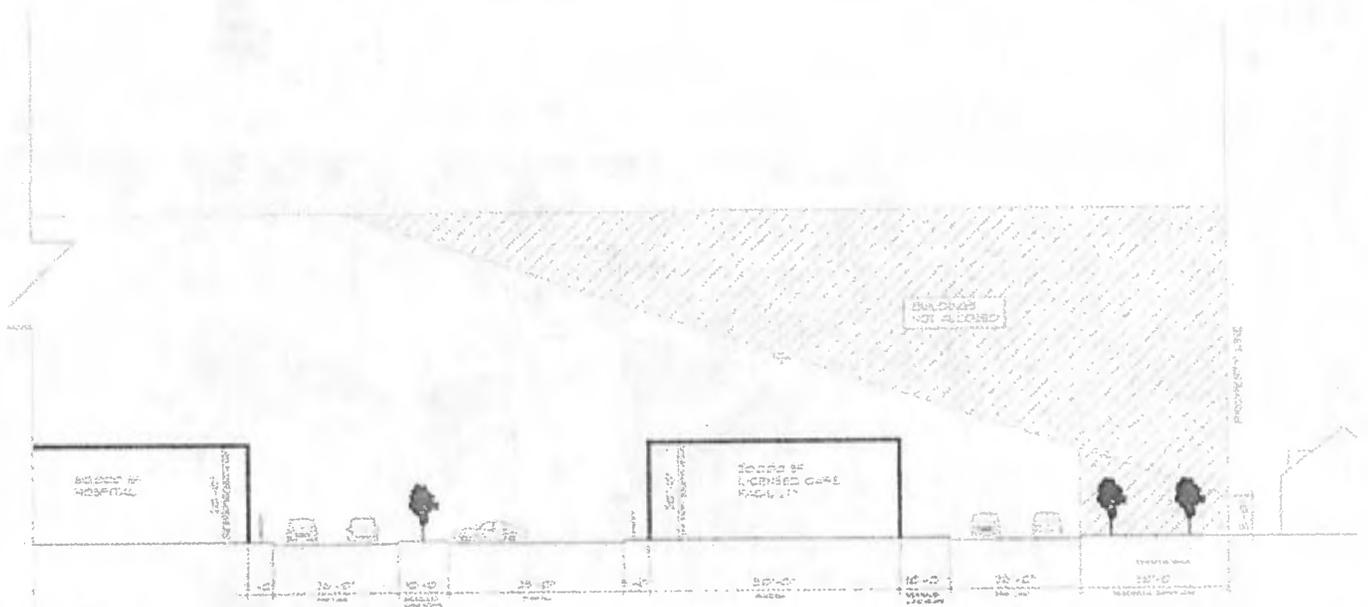
Open Space ()	10.13 acres	29%
Paved Area	6.82 acres	20%
Building	3.78 acres	11%
Other (green) space	13.67 acres	40%
Site Total	34.42 acres	100%




HNTB Associates, Inc.
 Planning • Design • Construction

Tract A Conceptual Land Plan
Exhibit 2
 Parcel LTX

Date: 11/13
 Rev: 1/14





Kumar Associates, Inc.

 An Equal Opportunity Employer

PUD Site Line Study

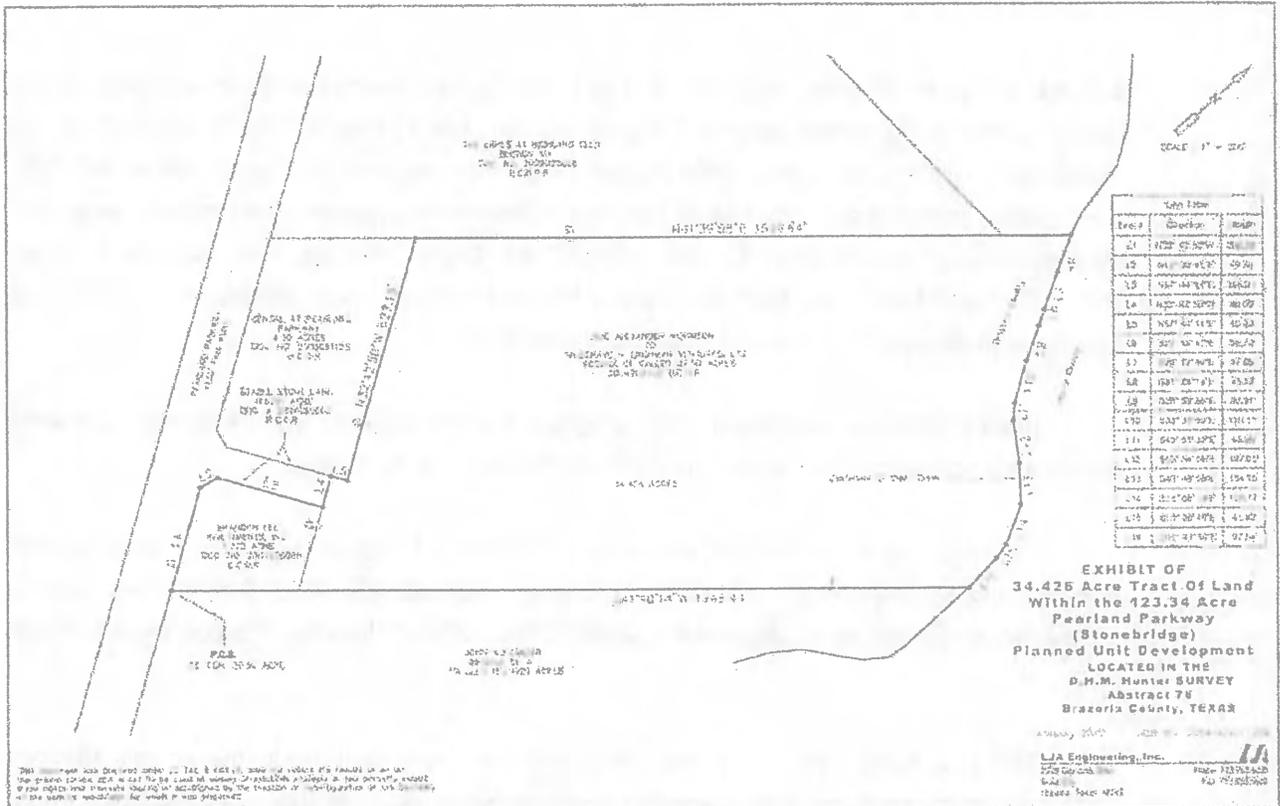
 Portland, TX

08/15/17

Prepared by: J.S.

Checked by: J.S.

Date: 08/15/17



Bearing	Distance	Remarks
S 11° 30' 00\"/>		

EXHIBIT OF
34.426 Acre Tract Of Land
Within the 123.34 Acre
Pearland Parkway
(Stonebridge)
Planned Unit Development
LOCATED IN THE
D.M.M. Hunter Survey
Abstract 78
Brazoria County, TEXAS

LJA Engineering, Inc.
 5205 North Loop West
 Suite 1000
 Houston, Texas 77028
 Phone: 713.865.1234
 Fax: 713.865.1235

This instrument was duly recorded in the Public Records of Brazoria County, Texas, on this 15th day of August, 2007, at 10:00 AM. The recording fee was \$150.00. The instrument is subject to the provisions of the Texas Property Code, Chapter 61, Subchapter C, Section 61.053, which provides that the instrument is not enforceable until the date of recording in the public records.

February 17, 2012
Job No. 2054-0001-219

DESCRIPTION OF
34.426 ACRE TRACT OF LAND
WITHIN THE 123.34 ACRE PEARLAND PARKWAY (STONEBRIDGE)
PLANNED UNIT DEVELOPMENT

Being 34.426 acres of land located in the D.H.M. Hunter Survey, Abstract 76, Brazoria County, Texas, being a portion of that certain called 1.773 acre tract conveyed to Brandon Lee Investments, Inc., by instrument of record under file No. 2007006088, Official Records, Brazoria County, Texas (B.C.O.R), and a portion of that certain called 39.50 acre tract conveyed to Musgrave – Grohman Ventures, Ltd., by instrument of record under file No. 2004027202, Official Records, Brazoria County, Texas (B.C.O.R), said 34.426 acres being more particularly described by metes and bounds as follows (all bearings referenced to the aforementioned 39.50 acre tract);

BEGINNING at the southeast corner of said 1.773 acre tract and said 39.50 acre tract, same being on the northerly right-of-way line of Pearland Parkway (130 feet wide),

THENCE, North 32° 42' 53" West, along the northerly right-of-way line of said Pearland Parkway, 266.55 feet to the most southerly corner of that certain called Stable Stone Lane, a subdivision of record under Document # 2007055502, Official Records, Brazoria County, Texas (B.C.O.R);

THENCE, North 12° 30' 41" East, leaving the northerly right-of-way line of said Pearland Parkway, with the southerly right-of-way line of Stable Stone Lane, as shown on said Stable Stone Lane subdivision, 49.30 feet to a point for corner,

THENCE, North 57° 44' 11" East, continuing along the southerly right-of-way of said Stable Stone Lane, 265.01 feet to the most northeast corner of said Stable Stone Lane subdivision;

THENCE, North 32° 42' 50" West, 80.00 feet to the most northerly corner of said Stable Stone Lane subdivision to a point for corner, also being at the southerly line of that certain called Centre At Pearland Parkway, a subdivision of record under Document # 2006061125, Official Records, Brazoria County, Texas (B.C.O.R);

34.426 acre

February 17, 2012
Job No. 2054-0001-219

THENCE, North 57° 44' 11" East, leaving said Stable Stone Lane subdivision, along the southerly line of said Centre At Pearland Parkway, 40.00 feet to the most easterly corner of said Centre At Pearland Parkway subdivision;

THENCE, North 32° 42' 50" West, along northeasterly line of said Centre At Pearland Parkway, 627.13 feet to the most northerly corner of said Centre At Pearland Parkway subdivision, also being at the southeasterly line of that certain called The Lakes At Highland Glen Section Six, a subdivision of record under Document # 2009022028, Official Records, Brazoria County, Texas (B.C.O.R.), same being a northwesterly line of the aforementioned 39.50 acre:

THENCE, North 41° 39' 58" East, with the northwesterly line of said 39.50 acre, 1599.64 feet to a point in the centerline of Clear for the most northerly corner of the herein described tract:

THENCE, with the centerline meanders of said Clear Creek the following 11 courses:

- 1) South 27° 14' 47" East, 95.72 feet to a point for corner;
- 2) South 29° 12' 46" East, 97.95 feet to a point for corner;
- 3) South 31° 28' 18" East, 43.33 feet to a point for corner;
- 4) South 28° 59' 35" East, 92.91 feet to a point for corner;
- 5) South 33° 31' 55" East, 110.11 feet to a point for corner;
- 6) South 43° 51' 30" East, 43.96 feet to a point for corner;
- 7) South 55° 54' 08" East, 107.01 feet to a point for corner;
- 8) South 49° 48' 56" East, 104.18 feet to a point for corner;

34.426 acre

February 17, 2012
Job No. 2054-0001-219

- 9) South 28° 08' 19" East, 105.12 feet to a point for corner;
- 10) South 13° 36' 45" East, 41.82 feet to a point for corner;
- 11) South 06° 43' 38" East, 97.54 feet to a point for corner;

THENCE, South 41° 40' 14" West, departing said Clear Creek with the southeasterly line of said 39.50 acre, 1948.44 feet to the POINT OF BEGINNING, containing 34.426 acre, more or less, of land;

"This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

LJA Engineering, Inc.



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, SEPTEMBER 26, 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. ZONE 16-00007

At the request of the City; for approval of an amendment to the Highland Glen Planned Development to allow auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges by approval of a Conditional Use Permit on properties where the base zoning district is General Business (GB); on approximately 548.817 acres of land.

Legal Description: All that certain 527.062 acres out of the D.H.M. Hunter Survey, Abstract No. 76, Brazoria County and Abstract No. 36, Harris County and the H.T. & B.R.R. Survey, Abstract No. 233 and including all or a portion of Lots 6,7, and 15-18 out of Walcott's Pearland Subdivision according to the plat thereof filed in Volume 35, Page 241-242 Brazoria County Deed Records and a portion of Lots 96-102 out of the Zychlinski Subdivision according to the plat thereof filed in Volume 29 Page 43 Brazoria County Deed Records and being those same tracts described in a deed dated 12-18-1996 from Thomas P. Alexander and Bettye M. Alexander to T. & B. Alexander Family Limited Partnership as filed in Official Records of Real Property of Brazoria County at Clerks File Number 96-044931 and in a deed dated 01-23-1992 from First Interstate Bank of Texas, N. A., to Nai Li Wang and Ban Wang as filed in Volume (92)997, Page 03 Brazoria County Official Records and in a deed dated 06-04-1981 from John Alexander, trustee to Patricia Alexander Wood as filed in Volume 1596, Page 110 Brazoria County Deed Records and being a residue of that certain tract described in a deed dated 09—6-1984 from Mary Alexander, et con, to Bartlett Properties, Inc. as filed in Official Records of Real Property of Harris County at Clerk's File Number J-724634 Film Code Number 096-85-0644; and

All that certain 15.755 acres out of Lots 30, 31, 32, 39 and 40, Walcott's Pearland Subdivision, according to the plat thereof filed in Volume 35, Page 241 & 242, Brazoria County Deed Records, D.H.M. Hunter Survey, Abstract Number 76, Pearland, Brazoria County, Texas; and

All that certain 6.000 acres out of Lots 42 and 43, Walcott's Pearland Subdivision, according to the plat thereof filed in Volume 35, Page 241 & 242, Brazoria County Deed Records, D.H.M. Hunter Survey, Abstract Number 76, Pearland, Brazoria County, Texas.

General Location: East and West sides of Pearland Parkway, South of McHard Road, Highland Glen Planned Unit Development.

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.



To: City Council and Planning and Zoning Commission

From: Planning Department

Date: September 26, 2016

Re: Zoning Change Application No. ZONE 16-00007

At the request of the City; for approval of an amendment to the Highland Glen Planned Development to allow auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges by approval of a Conditional Use Permit on properties where the base zoning district is General Business (GB); on approximately 548.817 acres of land.

General Location: East and West sides of Pearland Parkway, South of McHard Road – Highland Glen Planned Development.

Summary of Request

This report is a continuation of the report that was delivered for the August 1, 2016 JPH. At the previous meeting, auto-related uses were discussed. This meeting will be for the remaining uses listed in the table.

In August 2015, the City Council approved an amendment to the Unified Development Code which required automobile related uses including gas stations, auto parts stores, pawn shop, pay day loan centers, (including title loans and check cashing) & gold exchange uses to be approvable by Conditional Use Permit (CUP) in General Business and General Commercial Zoning districts City wide. A CUP allows the Planning and Zoning Commission and the City Council the opportunity to review the suitability of the use in the zoning district. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district. These uses require individual review of their proposed location, design, configuration, and possible imposition of conditions to ensure appropriateness of the use at a particular location within a given district.

The Highland Glen PUD was approved in April, 2002 (Ordinance 509-489). The Highland Glen PUD still uses the previous land development code and permits these now conditioned uses by right. The staff proposes the first amendment as it relates to permitted uses from the underling GB base zoning classification. This amendment will not change the zoning classification of those tracts of land and no uses which are currently allowed in any of the zones will be eliminated. In recent years, there has been an increase of properties zoned GB or GC that have been developed with intense commercial uses such as auto repair, pawn shops, or fuel stations and now abut residential developments. This pattern of development raises adjacency concerns. Currently, the City has no ability to consider how these sites may or may not affect the abutting residential. The proposed changes will help with mitigating any negative impacts that may affect adjoining properties.

The amendment to the UDC does not affect PUD's which were approved prior to the by the previous Land Use and Urban Development Ordinance. Specifically, the amendment proposes to add the following text to Section four "Project / Plan Description" under "Land Use":

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone.

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal

Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

Recommendation

Staff recommends approval of the amendment to the Highland Glen PUD, to require all auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges that are currently permitted by right in the GB designation to require approval of a Conditional Use Permit, prior to opening up operations, for the following reasons:

1. This amendment brings the PUD into conformance with amendment T-18 of the UDC passed in 2015.
2. The CUP process will allow greater oversight into the development of that property should its use fall into one of the restricted categories by ensuring that additional

measures are undertaken to protect adjacent residential properties from negative impacts of these restricted land uses.

Site History

A portion of the area encompassed by the Highland Glen PUD was annexed into the City of Pearland in 1960 and the remainder in 2000. The PUD is divided by Pearland Parkway. The Highland Glen PUD was originally approved in 2002, under the Land Use and Urban Development Ordinance.

Conformance with the Comprehensive Plan

The Highland Glen PUD was approved with the Land Use and Urban Development Ordinance which had a broad land use matrix. Auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges are permitted in the GB designated areas. This amendment to the PUD is another tool to help protect the health, safety, and general welfare of the surrounding neighborhood development by allowing greater oversight into the permitting process for these uses.

Conformance with the Thoroughfare Plan

According to City records, Pearland Parkway is a Major Thoroughfare. Major Thoroughfare are defined as having a minimum right-of-way of 120 feet. This Major Thoroughfare is in the Corridor Overlay District which allows the city to exercise greater control in supplementing development through enhanced aesthetic, functional, and safety requirements.

Conformance with the Unified Development Code

The base zoning district for the commercial portions of Highland Glen PUD is GB and will comply with the requirements of the GB zoning district in the Urban Land Use and Development Ordinance. The district will continue to follow the provisions provided within the previous code, applicable to the GB PUD. Under the CUP review, additional requirements and possible conformance with today's UDC regulations may be required.

Impact on Existing and Future Development

It is anticipated that the proposed amendment to the Highland Glen PUD will have a positive impact on existing and future development. The CUP process will allow greater oversight into the development of that property should its use fall into one of the restricted categories by ensuring that additional measures are undertaken to protect adjacent residential properties from negative impacts of these restricted land uses.

Additional Comments

The request has been reviewed by the Development Review Committee (DRC), and there are no further comments.

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 amendment to the Highland Glen PD. 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

As of the date of this writing, staff has not received any comments either in opposition to or in support of the proposed change in zoning request to amend the PUD.

Exhibits

1. Map of Highland Glen PD
2. Map of affected properties

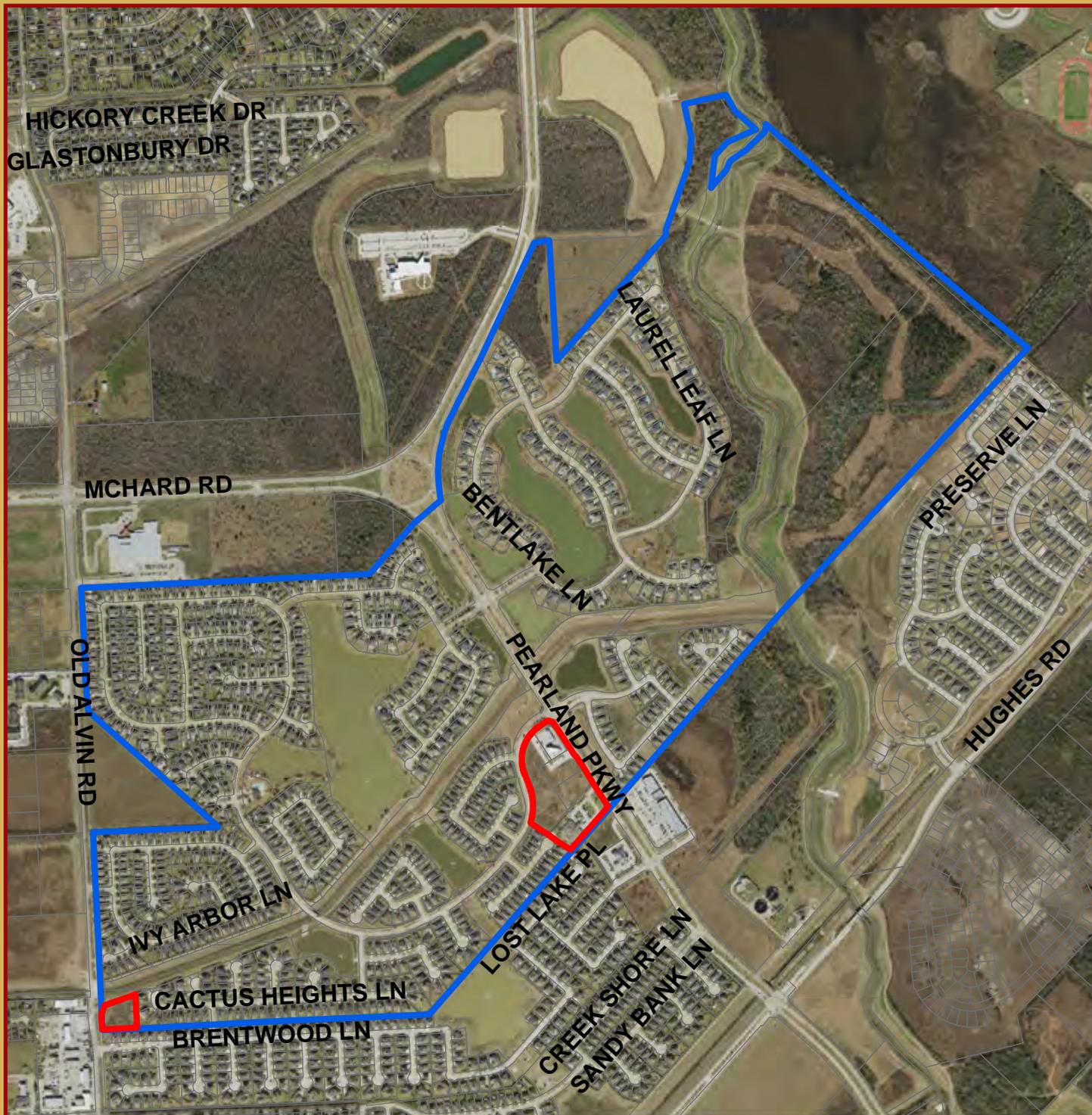


Exhibit 1

AERIAL MAP

ZONE 16-00007

-  Highland Glen PD Boundary
-  GB Base Zoning



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 = 1,124 feet

UPDATED JULY 2016
PLANNING DEPARTMENT



Exhibit 2

ZONING MAP

ZONE 16-00007

-  Highland Glen PD Boundary
-  GB Base Zoning



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UPDATED JULY 2016
PLANNING DEPARTMENT

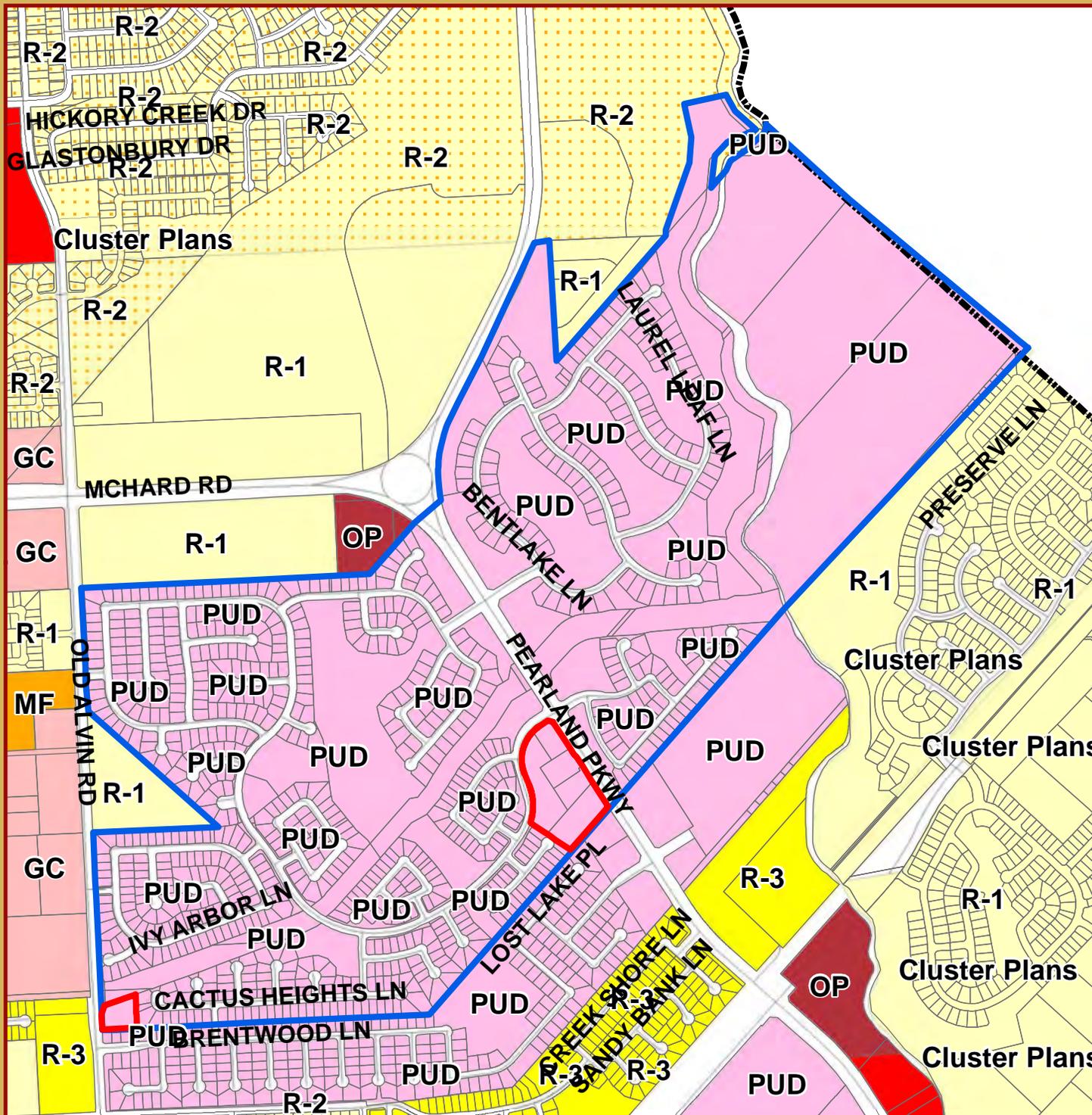
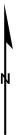


Exhibit 3

FLUP MAP

ZONE 16-00007

-  Highland Glen PD Boundary
-  GB Base Zoning



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1 inch = 1,124 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

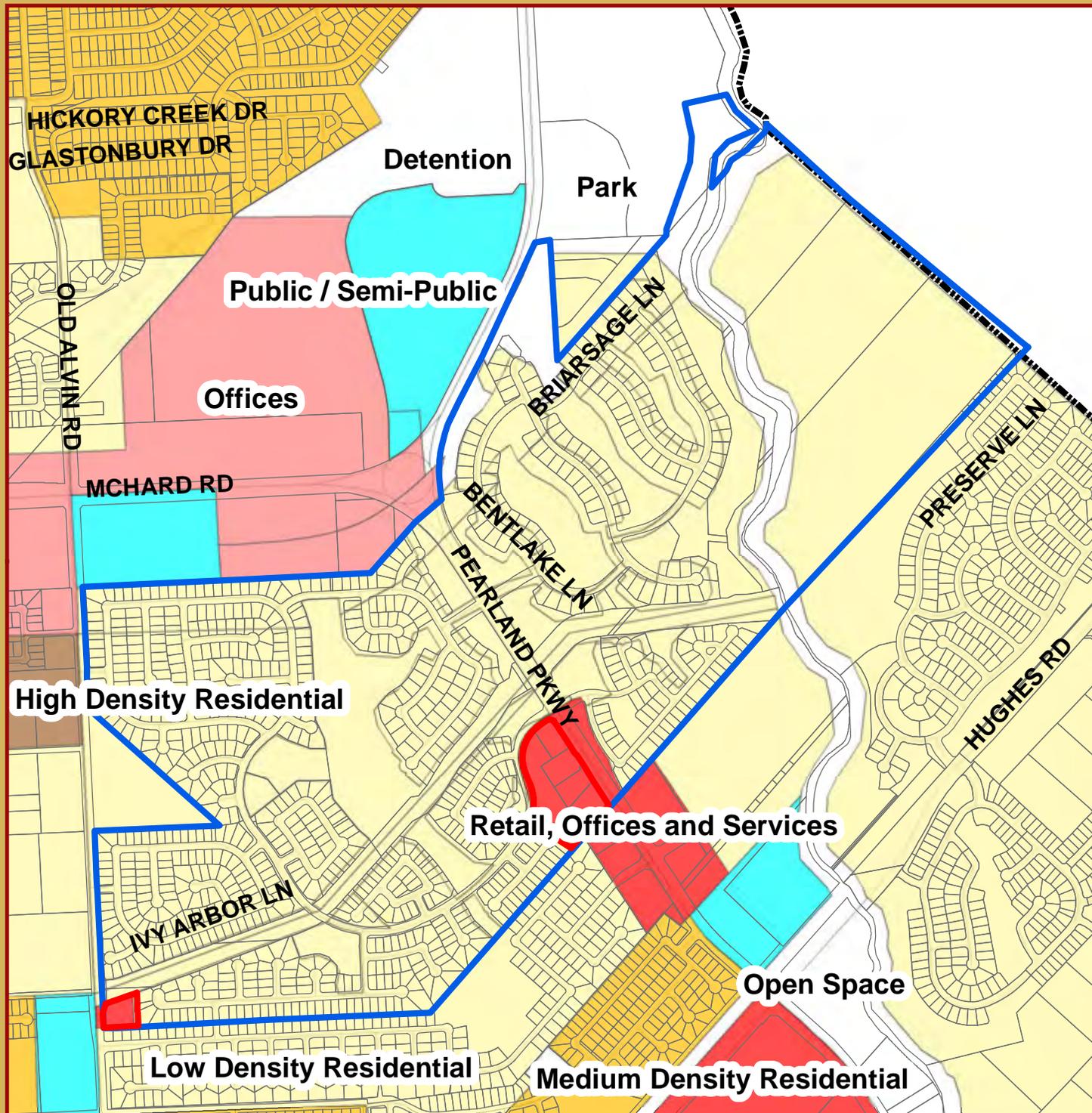
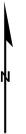


Exhibit 4

NOTIFICATION MAP

ZONE 16-00007

-  Highland Glen PD Boundary
-  GB Base Zoning



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UPDATED JULY 2016
PLANNING DEPARTMENT

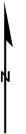


Exhibit 5

ZONE 16-00007

Property_Owner	Address	City	State	Zip_Code
A & G CREEKSIDE VENTURE	2411 PARK AVE	PEARLAND	TX	77581-4233
ABDELAZIZ MOHAMMAD & NAJWA ISMAIL	3403 CROSSBRANCH CT	PEARLAND	TX	77581
ABRAHAM JOHN T & SHINY	1612 GARDEN GLEN LN	PEARLAND	TX	77581
ABREU KEVIN MICHAEL & CINDY LEE	1305 GARDEN GLEN LN	PEARLAND	TX	77581
ACHKAR KATAFAN & SHURBAJE DIMA	1736 WALDEN CREEK CT	PEARLAND	TX	77581
ADAMS CYNTHIA	1908 EDEN GLEN LN	PEARLAND	TX	77581
ADAMS STEVEN C & SHANNON D	3410 CROSSBRANCH CT	PEARLAND	TX	77581
AGUILAR RAUL & MARIA B	1908 HOLLOW MIST LN	PEARLAND	TX	77581
ALANIZ LUPE & VIRGINIA	1413 BLAKELY GROVE LN	PEARLAND	TX	77581
ALDRIDGE MADELINE C & CARLA L NEWSON	1905 LAZY HOLLOW LN	PEARLAND	TX	77581
ALEXANDER JOHN FAMILY LIMITED PARTNERSHIP	PO BOX 127	PEARLAND	TX	77588
ALEXANDER KYLE & KRISTEN	3412 CROSSBRANCH CT	PEARLAND	TX	77581
ALEXANDER THOMAS P JR	2411 PARK AVE	PEARLAND	TX	77581
ALI SYED RASHID	13803 MARBLEDALE CT	HOUSTON	TX	77059
ALIGSAO MARIETTA & DICK	1614 GABLE PARK CT	PEARLAND	TX	77581
ALLEN FREDRICK S & REBECCA A	1509 BENTLAKE LN	PEARLAND	TX	77581
ALLEN ROBERT H & NELDA G	2004 FOXGLOVE OAKS CT	PEARLAND	TX	77581
ALLUM ERIC B & JANINA M	1808 BRINTON SPRING LN	PEARLAND	TX	77581
ALMENDAREZ VICTOR M & YOLANDA G	2001 FOXGLOVE OAKS CT	PEARLAND	TX	77581
ALPHONSE EARL JONATHAN	3209 WINDY BANK LN	PEARLAND	TX	77581
AMH ROMAN TWO TX LLC	30601 AGOURA ROAD SUITE 200	AGOURA HILLS	CA	91301
AMIN AMI & DIPAK PATEL	1920 HOLLOW MIST LN	PEARLAND	TX	77581
AMIN DILIP & GITA	1507 GARDEN GLEN LN	PEARLAND	TX	77581
AMLANI MANSOOR & YASMIN	3213 GABLE PARK LN	PEARLAND	TX	77581
ANDERSON PHILLIP & JOSEFINA	3429 IVY ARBOR LN	PEARLAND	TX	77581
ANG OLGA EMILIA	1422 BLAKELY GROVE LN	PEARLAND	TX	77581
ANGEL GIOVANNI J & LANDRY A	1918 HOLLOW MIST LN	PEARLAND	TX	77581
ANINO LEMUEL & MARY G	1705 BEACON GREEN LN	PEARLAND	TX	77581
ANKROM RAYMOND WILLIAM & CHRISTY T	1906 LOST LAKE PL	PEARLAND	TX	77581
ANSLUM BILLY	3308 ASPENBROOK CT	PEARLAND	TX	77581
ANWAR SADAF & MOHAMMAD ALAM	1304 LAUREL LEAF LN	PEARLAND	TX	77581
APEX LIVING CENTERS	3822 N VIRKUS CT	MISSOURI CITY	TX	77459
ARDOLINO ROBERT & MARY	1901 IVY ARBOR CT	PEARLAND	TX	77581
ARMENDARIZ AARON B & PAMELA A	1915 HIGHLAND POINT CT	PEARLAND	TX	77581
ARMSTRONG JEREMY & KELI	1802 GABLE STONE LN	PEARLAND	TX	77581
ARMSTRONG KRISTIAN J & BELINDA M	1707 SPRING GLEN LN	PEARLAND	TX	77581
ARNOLD BRENDA	1709 GLEN FALLS LN	PEARLAND	TX	77581
ARP 2014-1 BORROWER LLC	21001N TATUM BLVD STE 1630-630	PHOENIX	AZ	85050
ARREDONDO ANTONIO ZAVALA & CAROLINA RODRIGUEZ PEREZ	3021 BRIARSAGE LN	PEARLAND	TX	77581
ARRIETA JOSE G	1609 WHITE WILLOW LN	PEARLAND	TX	77581
ARVIZU LILIANA & GLADYS & MARY LOU	1803 BRINTON SPRING LN	PEARLAND	TX	77581
ASHFORD ROMAN & DANIELA BESINGER	3202 WINDY BANK LN	PEARLAND	TX	77581
AVALOS GILBERT A & JENNIFER K	1406 BLAKELY GROVE LN	PEARLAND	TX	77581
AVEIGA JOSE & BLANCA	1506 HICKORY BEND CT	PEARLAND	TX	77581
AVELAR DAVID & KARLA A	1502 PANORAMA VIEW LN	PEARLAND	TX	77581
AVILES ANGEL R & MYRNA S	3402 WALDEN CREEK LN	PEARLAND	TX	77581
AZARIAN MOHAMMAD & KATHRYN	3422 IVY ARBOR LN	PEARLAND	TX	77581
AZMAT ZEESHAN	2719 SKYVIEW COVE CT	HOUSTON	TX	77047
BABA MOHAMMAD J & NADA AL-SAWAF	1608 GARDEN GLEN LN	PEARLAND	TX	77581
BAEL GODFREY B & ELIZABETH C	1602 BENTLAKE LN	PEARLAND	TX	77581
BAIG SHAHZAD & FATIMA	1405 BLAKELY GROVE LN	PEARLAND	TX	77581
BAKER WILLIAM & DIANA PAMELA CANTRELL	3433 MONARCH MEADOW LN	PEARLAND	TX	77581
BALBUENA ELVIRA G	3431 HIGHLAND POINT LN	PEARLAND	TX	77581
BAMMES BENJAMIN EUGENE & STEPHANIE M	3217 BRENTWOOD LN	PEARLAND	TX	77581
BANKSON JAMES ANDREW	1307 LAUREL LEAF LN	PEARLAND	TX	77581
BAQDOUNES HAITHAN	1917 HOLLOW MIST LN	PEARLAND	TX	77581
BARNES BETTY A	1910 EDEN GLEN LN	PEARLAND	TX	77581
BARRERA VICTOR	1809 GABLE STONE LN	PEARLAND	TX	77581
BARRON ROBERTO JR & VIRIDIANA E	1906 BRINTON SPRING LN	PEARLAND	TX	77581
BARTHELMESS CARLOS VERA & JUDITH CAROLINA MARTINEZ	2007 FOXGLOVE OAKS CT	PEARLAND	TX	77581

Exhibit 5

ZONE 16-00007

BARTLETT MARY A	124 GREENWAY DR	BRENHAM	TX	77833
BARTON DEBRA KAY & DAVID MICHAEL	3414 CROSSBRANCH COURT	PEARLAND	TX	77581
BATTLE BRIAN	3302 ASPENBROOK CT	PEARLAND	TX	77581
BAUER JONATHAN D	2006 PLANTAIN LILY CT	PEARLAND	TX	77581
BAYARENA JOSE JR & ROSALINDA M	1528 PRESERVE LN	HOUSTON	TX	77089-7059
BEAZER HOMES TEXAS LP	10235 W LITTLE YORK RD STE 200	HOUSTON	TX	77040
BEAZER HOMES TEXAS LP ETAL	13636 BRETON RIDGE, SUITE D	HOUSTON	TX	77070
BELLINA JERRED & JESSICA	3404 MONARCH MEADOW LN	PEARLAND	TX	77581
BELTRAN LINDA GAY	3408 IVY ARBOR LANE	PEARLAND	TX	77581
BENNETT DOUGLAS T & MARTA M	1904 HIGHLAND POINT CT	PEARLAND	TX	77581
BENNETT JAMES	3410 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BENNETT RITA MICHELLE & MONICA BARRAGAN	1910 HOLLOW MIST LN	PEARLAND	TX	77581
BERGERON MICHAEL	3420 WALDEN CREEK LN	PEARLAND	TX	77581
BERKOWITZ LARRY E & EILEEN	3412 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BHAKTA NEELESH & ANJU	3416 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BHAYANI ASIF M & MOOSA	1601 SPRING GLEN LN	PEARLAND	TX	77581
BIDLACK MICHAEL KEITH & JENNIFER J	1610 DOVER MIST LN	PEARLAND	TX	77581
BIJOY SCARIA & SHEEJA	2003 CAMELIA CREST CT	PEARLAND	TX	77581
BILNOSKI NATHAN A & JESSICA	3415 CROSSBRANCH CT	PEARLAND	TX	77581
BISHOP CHARLES E JR & SONYA H	1407 BENTLAKE LN	PEARLAND	TX	77581
BLACK RANDALL C & PATRICIA	1610 CALICO CANYON LN	PEARLAND	TX	77581
BLACK RODNEY & JENNIFER	1407 BLAKELY GROVE LN	PEARLAND	TX	77581
BOBROVNYK SERHIY L & NATALIYA BOUKUN	3302 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BOLLA TIMOTHY RAYMOND	3409 CROSSBRANCH CT	PEARLAND	TX	77581
BOND CAROLYN K & ANDREW L	2003 PLANTAIN LILY CT	PEARLAND	TX	77581
BONTEKOE GEERT	3418 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BOOTHE GLENN & STEPHANIE	2008 LAZY HOLLOW CT	PEARLAND	TX	77581
BOULWARE CHRIS & MELISSA	1704 CALICO CANYON LN	PEARLAND	TX	77581
BOVY BRIAN T & SANDRA R	1820 HIGH FALLS LN	PEARLAND	TX	77581
BRACKNEY DAVID C & KIMBERLY S	3202 HAVEN BROOK LN	PEARLAND	TX	77581
BRAZORIA COUNTY DRAINAGE DISTRICT NO 4	4805 BROADWAY ST	PEARLAND	TX	77581
BRAZORIA COUNTY MUD #23 % ALLEN BOONE HUMPHRIES	3200 SOUTHWEST FWY STE 2600	HOUSTON	TX	77027
BRAZORIA COUNTY MUD NO 28	3200 SOUTHWEST FWY STE 2600	HOUSTON	TX	77027-7537
BREE MARY M	3900 PINE LAKE RD APT 318	LINCOLN	NE	68516
BRENNECKE STEVEN A & SUNDAY L	3201 WINDY BANK LN	PEARLAND	TX	77581
BREWER JEFFREY S & KIMBERLY	1601 HIGHLAND GLEN LN	PEARLAND	TX	77581
BROUGHTON WILLIAM S & STERLING B	3705 PABST RD	DICKINSON	TX	77539
BROUSSARD CHRISTOPHER J	1610 WHITE WILLOW LN	PEARLAND	TX	77581
BROUSSARD SHELTON P & DELICIA N	3417 IVY ARBOR LN	PEARLAND	TX	77581
BROWN BERT & BRANDI T	1801 BRIGHTON BROOK LN	PEARLAND	TX	77581
BROWN CHRISTINA M	3104 AVORY RIDGE LN	PEARLAND	TX	77581
BROWN JESSE & LINDA	1912 LOST LAKE PL	PEARLAND	TX	77581
BROWN KENNETH & ANNA	3428 IVY ARBOR LN	PEARLAND	TX	77581
BROWN KENNETH C	1910 LOST LAKE PL	PEARLAND	TX	77581
BROWN MELVA CLAY	1701 SPRING GLEN LN	PEARLAND	TX	77581
BROWN SHANTEL DENISE	3406 WALDEN CREEK LN	PEARLAND	TX	77581
BROWN WALTER S & LORI M	3411 CROSSBRANCH CT	PEARLAND	TX	77581
BUCHANAN HENRY H JR & DENICE	1701 GARDEN IVY LN	PEARLAND	TX	77581
BUCKMASTER CINDY A & CURTISS ANN L	1718 GLEN FALLS LN	PEARLAND	TX	77581
BUI JOHNNY S	1707 GLEN FALLS LN	PEARLAND	TX	77581
BURDICK DUANE JOE	1310 LAUREL LEAF LN	PEARLAND	TX	77581
BURLEY ECOMET	1419 BLAKELY GROVE LN	PEARLAND	TX	77581
BURNS NATHANIEL	2007 MYRTLE CREST CT	PEARLAND	TX	77581
BURSE JANELL LATRICE	2001 PLANTAIN LILY CT	PEARLAND	TX	77581
BUTLER RONNY JAMES & NATASHA N	2004 PEONIES CT	PEARLAND	TX	77581
CACIQUE FEDERICO & SONIA	1818 HIGH FALLS LN	PEARLAND	TX	77581
CAIN ALONZO & JENNIFER	2005 MYRTLE CREST CT	PEARLAND	TX	77581
CALBERT DANIELLE	3410 MONARCH MEADOW LN	PEARLAND	TX	77581
CALHOUN WILLIAM SCOTT & DIANNE	3310 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CALUB ERIC & VIKKI	3416 CROSSBRANCH CT	PEARLAND	TX	77581
CAMLIN THEODORE & VICKI	3311 CLAYMILL LN	PEARLAND	TX	77581

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CAMPBELL CEDRIC	1813 JASMINE HOLLOW LN	PEARLAND	TX	77581
CAMPOS ADRIAN & ROSANNA	1703 GLEN FALLS LN	PEARLAND	TX	77581
CANINO WILLIAM J & CYNTHIA K	1602 DOVER MIST LN	PEARLAND	TX	77581
CANINO WILLIAM J & CYNTHIA K	1703 BRIGHTON BROOK LN	PEARLAND	TX	77581
CANO MIGUEL A & ROSA M	1712 CALICO CANYON LN	PEARLAND	TX	77581
CANTU AMANDA L	1719 BRIGHTON BROOK LN	PEARLAND	TX	77581
CANTU IRMA & JORGE	1603 HICKORY BEND LN	PEARLAND	TX	77581
CANTU JOSE JR & BELINDA N	1612 DOVER MIST LN	PEARLAND	TX	77581
CAO HUE TRONG & CHAM THI DINH	3207 BRENTWOOD LN	PEARLAND	TX	77581
CAPELO ISMAEL & YOLANDA	1516 PANORAMA VIEW LN	HOUSTON	TX	77089-1448
CARMOUCHE RONALD W & CAROL D	1706 HIGHLAND GLEN LN	PEARLAND	TX	77581
CARNAHAN JASON & ERIKA	2101 ASBURY CT	PEARLAND	TX	77581
CARRILLO FRANCISCO & ERNESTINA	1911 LANTANA SPRING LN	PEARLAND	TX	77581
CARTER EMMA MARTINEZ	45 ROCK CREEK DR	CORPUS CHRISTI	TX	78412
CARTER JAMES & CHRISTINA	3306 HAZYSTONE LN	PEARLAND	TX	77581
CASEBOLT RYAN PHILLIP & CHRISTINE R	1608 CALICO CANYON LN	PEARLAND	TX	77581
CASH BRETT A & NICOLE M	3417 MONARCH MEADOW LN	PEARLAND	TX	77581
CASON JEAN & CLINT CASON	1610 GABLE PARK CT	PEARLAND	TX	77581
CASTILLO FELICIA & RICARDO RODRIGUEZ	1606 SPRING GLEN LN	PEARLAND	TX	77581
CASTILLO SHANNON M	3421 WALDEN CREEK LN	PEARLAND	TX	77581
CERVANTES ROBERTO M	3408 HIGHLAND POINT LN	PEARLAND	TX	77581
CHAKKALAYIL JUSTIN J & SONIYA	3503 BARRINGTON CT	PEARLAND	TX	77584
CHAMBERS ARMSTEAD J & LELA A	3321 BRENTWOOD LN	PEARLAND	TX	77581
CHAN SIMON W & LISA MA-CHAN	1704 GLEN FALLS LN	PEARLAND	TX	77581
CHANDLER AUDRA A	1715 BRIGHTON BROOK LN	PEARLAND	TX	77581
CHAPA JOSE & CINDY GARZA	1813 GABLE STONE LN	PEARLAND	TX	77581
CHAU KY V & THU N NINH	3219 GABLE PARK LN	PEARLAND	TX	77581
CHAU THI-TRINH	1901 HIGHLAND POINT CT	PEARLAND	TX	77581
CHAVIRA DEBRA	2002 MYRTLE CREST CT	PEARLAND	TX	77581
CHEN CHING WEN & HSIU LIEN C	3316 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CHERIAN JACOB K & RAJAMMA JACOB	3205 WINDY BANK LN	PEARLAND	TX	77581
CHEVRON FEDERAL CREDIT UNION	500 12TH ST, STE # 200	OAKLAND	CA	94607
CHHAY JIMMY AN & METTA	3405 WELLBROOK CT	PEARLAND	TX	77581
CHIEN CHRISTINE SHUI LING	3324 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CHUNARA KARIM U	1602 HICKORY BEND LN	PEARLAND	TX	77581
CHUONG DAI TRANG	1616 GABLE PARK CT	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CLARK G W FAMILY LIMITED PARTNERSHIP	6640 MAYARD RD	HOUSTON	TX	77041
CLEM DAVID M & AMY A	2617 FARMERS BRANCH LN	DALLAS	TX	75234
CLENNEY GINA & DARRELL C	1909 LANTANA SPRING LN	PEARLAND	TX	77581
CLIMACOSA REYNALDO C	1915 LAZY HOLLOW LN	PEARLAND	TX	77581
COLELLO STEVEN & LAURA	2002 PLANTAIN LILY CT	PEARLAND	TX	77581
COLEMAN RANDY C & SANDRA M COLEMAN RYAN DAVID	1723 BRIGHTON BROOK LN	PEARLAND	TX	77581
COLLINS DORIS B	1420 BLAKELY GROVE LN	PEARLAND	TX	77581
COLLINS JAMES C & MARICELA LOREDO	3421 IVY ARBOR LN	PEARLAND	TX	77581
COLLINS REVOCABLE TRUST COLLINS KENNETH MARC & LISA A	3404 WALDEN CREEK LN	PEARLAND	TX	77581
COLMENARES STEPHANIA	3211 CACTUS HEIGHTS LN	PEARLAND	TX	77581
COMEAX MATTHEW A	1902 IVY ARBOR CT	PEARLAND	TX	77581
CONNER CHAD & LAYNIE	1805 JASMINE HOLLOW LN	PEARLAND	TX	77581
CONOLEY DESTRY D & BRITTANI J	3204 WINDY BANK LN	PEARLAND	TX	77581
CONTRERAS CARLOS & SELENA	1407 LAUREL LEAF LN	PEARLAND	TX	77581
CONTRERAS HUMBERTO & MARTHA C SUAREZ	1714 GLEN FALLS LN	PEARLAND	TX	77581
COOK JOHN	3408 SNOWBLOSSOM CT	PEARLAND	TX	77581
COOK MICHAEL S & JODY M	1613 GARDEN GLEN LN	PEARLAND	TX	77581
CORDERO OSCAR A FEBRES & MARIA SOL	1731 WALDEN CREEK CT	PEARLAND	TX	77581
CORNWELL JOHN & PATRICIA	1706 GLEN FALLS LN	PEARLAND	TX	77581
CORPUZ RICHARD & MARICELA	1816 HIGH FALLS LN	PEARLAND	TX	77581
CORSON ROGER W & HAEWON LEE	1913 HOLLOW MIST LN	PEARLAND	TX	77581
CORTES GABRIEL & ISELA I	6015 SPANISH OAK DR	PASADENA	TX	77505
CORTINAS ABELARDO M & MONICA	2001 MYRTLE CREST CT	PEARLAND	TX	77581
COX GREGORY WAYNE	1416 BLAKELY GROVE LN	PEARLAND	TX	77581

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COX JAMES E & MICHELLE W	3423 WALDEN CREEK LN	PEARLAND	TX	77581
CRISP SHANE & JULIE	1719 GLEN FALLS LN	PEARLAND	TX	77581
CRUZ ERIC MICHAEL & PERLA MERCEDES	3205 MOSSY BEND LN	PEARLAND	TX	77581
CRUZ SONIA	3411 MONARCH MEADOW LN	PEARLAND	TX	77581
CULLEY JOSEPH & SALLY E	1707 WHITE WILLOW LN	PEARLAND	TX	77581
CUMMINGS MICHAEL R	1913 HIGHLAND POINT CT	PEARLAND	TX	77581
CURTISS ARTHUR M & JO ANNA	1811 JASMINE HOLLOW LN	PEARLAND	TX	77581
DAIGLE JUDY MEADOWS	3308 BARBERRY CT	PEARLAND	TX	77581
DANG DIANA L	3002 BRIARSAGE LN	PEARLAND	TX	77581
DANG VAN HUU & THUY TRAN PHAN	3106 AVORY RIDGE LN	PEARLAND	TX	77581
DANIELS STEPHANIE ELANE	1905 EDEN GLEN LANE	PEARLAND	TX	77581
DAVILA ANTONIO GREGORIO JR & AMANDA LYNN	1806 JASMINE HOLLOW LN	PEARLAND	TX	77581
DAVIS CORWIN & ALYSIA L	3301 BRENTWOOD LN	PEARLAND	TX	77581
DAVIS EDWIN & DANNETTE	1417 LAUREL LEAF LN	PEARLAND	TX	77581
DAVIS GARY R	3303 BARBERRY CT	PEARLAND	TX	77581
DAVIS JEFFERY WAYNE	3417 WALDEN CREEK LN	PEARLAND	TX	77581
DAVIS JEREMY & KAREN	1912 HIGHLAND POINT CT	PEARLAND	TX	77581
DAVIS ROBERT M & KELCEY L	1804 GABLE STONE LN	PEARLAND	TX	77581
DEAN ALAN H	1401 GARDEN GLEN LN	PEARLAND	TX	77581
DEATON JAMES & KADY	1802 HIGH FALLS LN	PEARLAND	TX	77581
DEGUZMAN JOEL M & ANALIZA	3413 HIGHLAND POINT LN	PEARLAND	TX	77581
DELAROSA JOHN JR	2008 PEONIES CT	PEARLAND	TX	77581
DELGADO CLAUDIA Y	3204 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DENMAN SKYLUR DEMOND	3402 IVY ARBOR LN	PEARLAND	TX	77581
DERISE TRENT & LANIE	1710 CALICO CANYON LN	PEARLAND	TX	77581
DESBIENS MICHAEL	1510 HICKORY BEND CT	PEARLAND	TX	77581
DEVLIN JOHN	1904 LANTANA SPRING LN	PEARLAND	TX	77581
DHANANI REAL ESTATE HOLDINGS	1310 MEADOW BAY CT	SUGARLAND	TX	77479
DIAZ DAVID & GABRIELA MENDOZA	1805 BRIGHTON BROOK LN	PEARLAND	TX	77581
DIEP TOM & YEN	3427 MONARCH MEADOW LN	PEARLAND	TX	77581
DIES JOHN	1703 HIGHLAND GLEN LN	PEARLAND	TX	77581
DINH ANTHONY HIEN & CHRISTINA TRAM DINH	1706 SPRING GLEN LN	PEARLAND	TX	77581
DO KHANH C & ANDREA NGUYEN	3215 WINDY BANK LN	PEARLAND	TX	77581
DOAN HAU HUU & BUI CUC THU	1503 BENTLAKE LN	PEARLAND	TX	77581
DOAN NGHIEM VAN	408 FOREST HILLS DR	LEAGUE CITY	TX	77573
DOAN TOM T			TX	0
DODGE CHARLES W III	3218 MOSSY BEND LN	PEARLAND	TX	77581
DOGGETT CHAD L & ALICE C	3322 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DONG TONY & THUVAN	1515 BENTLAKE LN	PEARLAND	TX	77581
DORNHOEFER DARYL G & TAMMY M	1403 LAUREL LEAF LN	PEARLAND	TX	77581
DORTON BRIAN & KRISTEN GUERRERO	2005 LAVENDER HILL CT	PEARLAND	TX	77581
DOW DARNELL & REBECCA	1615 GARDEN GLEN LN	PEARLAND	TX	77581
DRISKILL HAROLD W & VANESSA FILLMAN	1701 GLEN FALLS LN	PEARLAND	TX	77581
DUNN WENDY D	1828 HIGH FALLS LN	PEARLAND	TX	77581
DUONG HAI-YEN & NAM NGUYEN	3206 MELODY PEAK LN	PEARLAND	TX	77581
DUONG HUNG M	1526 PRESERVE LN	HOUSTON	TX	77089-7059
DUSEK DONALD C & JULIE A	1804 BRINTON SPRING LN	PEARLAND	TX	77581
EAPEN JACOB & LEYAMMA	3206 GABLE PARK LN	PEARLAND	TX	77581
EARNEST CHADWICKE & KAREN WALESKA CANALES	1907 HIGHLAND POINT CT	PEARLAND	TX	77581
EBLE DANIEL & TANYA N	1707 BEACON GREEN LN	PEARLAND	TX	77581
EDMOND LADONNA	PO BOX 217	PEARLAND	TX	77588
EID RAYMOND & ODILE	3303 BRENTWOOD LN	PEARLAND	TX	77581
EJEKUTE-Obi CHARLES	1914 LOST LAKE PL	PEARLAND	TX	77581
ELIZONDO MANUEL L & NANCY B & SAN JUANA I ELIZONDO	3301 BARBERRY CT	PEARLAND	TX	77581
ELIZONDO ROBERT J & LOUISE	3411 BRENTWOOD LN	PEARLAND	TX	77581
ELLIOTT KATIE S & ADRIAN GONZALEZ	2008 FOXGLOVE OAKS CT	PEARLAND	TX	77581
ELLIS TIFFANY & JOEL NORMAN	2102 STONEHOLLOW CT	PEARLAND	TX	77581
ELLSWORTH STEPHEN & RACHEL	1504 GARDEN GLEN LN	PEARLAND	TX	77581
ELY ROBERT ALAN	3210 WINDY BANK LN	PEARLAND	TX	77581
ELZY BOBBIE J & ODELLA M	3415 HIGHLAND POINT LN	PEARLAND	TX	77581
EPLING WILLIAM	2010 MYRTLE CREST CT	PEARLAND	TX	77581

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ERIN STREET PROPERTY	2302 ERIN DR	PEARLAND	TX	77581
ESCOBAR CARLOS R & SHARLEEN	3414 WALDEN CREEK LN	PEARLAND	TX	77581
ESPINOZA RUBEN A	2809 SHAWOOD LN	HOUSTON	TX	77089-1451
EVANS BETTY K	3306 ASPENBROOK CT	PEARLAND	TX	77581
EVANS BRIAN	1732 WALDEN CREEK CT	PEARLAND	TX	77581
EVETT H LEE & LINDA N	3302 BARBERRY CT	PEARLAND	TX	77581
EZEZ CHRISTIE	3015 BRIARSAGE LN	PEARLAND	TX	77581
FALCON ANTONIO G SR & NANCY ARREDONDO	1902 LANTANA SPRING LN	PEARLAND	TX	77581
FARIAS ELLISON LYLE & CAITLIN H	1606 GABLE PARK CT	PEARLAND	TX	77581
FARMER GLYEN JR	3431 IVY ARBOR LN	PEARLAND	TX	77581
FARRIS DWAYNE & NATILE M	3419 BRENTWOOD LN	PEARLAND	TX	77581
FELLOWS MARC J & LUZ I	3407 CROSSBRANCH CT	PEARLAND	TX	77581
FERGUSON EDWARD & BRANDY	1716 BRIGHTON BROOK LN	PEARLAND	TX	77581
FERNANDES MANUEL & REENA	3204 HAVEN BROOK LN	PEARLAND	TX	77581
FERNANDEZ ERIC & ANGELITA OLIVO	3225 MOSSY BEND LN	PEARLAND	TX	77581
FERRANTE ALISON DAWN	1923 HOLLOW MIST LN	PEARLAND	TX	77581
FERRANTE JOHN	3304 BARBERRY CT	PEARLAND	TX	77581
FERRINGTON GREGORY S & JEANNIE	2003 MYRTLE CREST CT	PEARLAND	TX	77581
FIGG JACQUELINE RENEE	1918 LOST LAKE PL	PEARLAND	TX	77581
FLORES ROBERT & ELIZABETH A	1611 SPRING GLEN LN	PEARLAND	TX	77581
FLYNN REGINA P & PAUL F	1503 GARDEN GLEN LN	PEARLAND	TX	77581
FONSECA CRESCENCIO & EVETTE	1601 YORKSHIRE CREEK CT	PEARLAND	TX	77581
FORD JEFFREY & KATHARINE FORD	3425 MONARCH MEADOW LN	PEARLAND	TX	77581
FORERO PAOLA L	1917 IVY ARBOR CT	PEARLAND	TX	77581
FOSDICK MIRANDA L	3419 HIGHLAND POINT LN	PEARLAND	TX	77581
FOSTER LINDSEY STERLING	2807 SHAWOOD LN	HOUSTON	TX	77089-1451
FOTORNY JONATHAN	3420 CACTUS HEIGHTS LN	PEARLAND	TX	77581
FOX MICHAEL & BRENDA TAYLOR	1706 WHITE WILLOW LN	PEARLAND	TX	77581
FRAILEY DARREN RICHARD	3001 SUMMIT SPRINGS LN	PEARLAND	TX	77581
FREDDIE TRACIE & CARY	3410 SNOWBLOSSOM CT	PEARLAND	TX	77581
FREEBORN PETER GERALD & MONIKA	1734 WALDEN CREEK CT	PEARLAND	TX	77581
FRENZEL SAMANTHA LYNN & JOSEPH VELA	3312 ASPENBROOK CT	PEARLAND	TX	77581
FRESS LEON G & CINDY				
FRIAS XUAN & CARLOS	1911 HIGHLAND POINT CT	PEARLAND	TX	77581
GADELRAH SHERRY A & MEDHAT ADBELMALAK	3405 CROSSBRANCH CT	PEARLAND	TX	77581
GAGE ANTHONY & CHARLENE	1614 GARDEN GLEN LN	PEARLAND	TX	77581
GAGE ANTHONY C & LATONIA	3409 HIGHLAND POINT LN	PEARLAND	TX	77581
GALLOWAY PRENTIS & AMY	1607 WHITE WILLOW LN	PEARLAND	TX	77581
GALVAN ROBERT CARLOS & BLANCANIEVES ESCANDON	MOVED NEW ADDRESS IS UNKNOWN			0
GANDHI DARREN	1902 EDEN GLEN LN	PEARLAND	TX	77581
GANUCHEAU KEITH HENRY	3319 BRENTWOOD LN	PEARLAND	TX	77581
GARCIA BOBBY LEE & LISA	3216 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GARCIA JOSE	3301 MONARCH MEADOW LN	PEARLAND	TX	77581
GARCIA MAXWELL & KATHY	1801 BRINTON SPRING LN	PEARLAND	TX	77581
GARCIA MICHAEL	3416 IVY ARBOR LN	PEARLAND	TX	77581
GARCIA MIGUEL SALAZAR	2005 LAZY HOLLOW CT	PEARLAND	TX	77581
GARNER FREDERICK H JR & CHRISTINE P	1902 HIGHLAND POINT CT	PEARLAND	TX	77581
GARZA CHRISTOPHER J & JENIFER A	1906 IVY ARBOR CT	PEARLAND	TX	77581
GARZA HECTOR JR & AFTON NICHOLE ALBA	3408 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GARZA JOHN E & RHONDA Q	3414 SNOWBLOSSOM CT	PEARLAND	TX	77581
GARZA ORLANDO & SYLVIA	1707 CALICO CANYON LN	PEARLAND	TX	77581
GARZA RICARDO A & PRISCILLA	1503 PANORAMA VIEW LN	PEARLAND	TX	77581
GARZA ROMAN JR & CLAUDIA MORONEZ	1901 HOLLOW MIST LN	PEARLAND	TX	77581
GASCON-BREWTON JACKELINE M	3221 GABLE PARK LN	PEARLAND	TX	77581
GEORGE BOBBY & ANCY	1407 GARDEN GLEN LN	PEARLAND	TX	77581
GEORGE JOSY V & JESSEY M	2007 CAMELIA CREST CT	PEARLAND	TX	77581
GEORGE KANNIAKONIL M & GRACY A	1710 SPRING GLEN LN	PEARLAND	TX	77581
GERICH ELIZABETH NICOLE	1913 LAZY HOLLOW LN	PEARLAND	TX	77581
GHUNEIM BILAL SHAFIC & MELISSA ARIAS	1907 LAZY HOLLOW LN	PEARLAND	TX	77581
GHUNEIM KHALED SHAFIC & RHEA HAZIM ABASS	1907 LANTANA SPRING LN	PEARLAND	TX	77581
GIBSON KRISTEN R	1403 GARDEN GLEN LN	PEARLAND	TX	77581

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GIBSON MICHAEL	35 RENAISSANCE DR	MAYS LANDING	NJ	8330
GIPSON JOHNNY L & LATOYA M	3009 BRIARSAGE LN	PEARLAND	TX	77581
GLENN DONALD R & DIONNE	1713 GLEN FALLS LN	PEARLAND	TX	77581
GOETCHIUS GAVIN L & ELIZABETH L	1607 HIGHLAND GLEN LN	PEARLAND	TX	77581
GOMEZ ERIKA	1713 SAWYER CROSSING LN	PEARLAND	TX	77581
GONZALES GABRIEL & ROCINA ARLETTE LAFFOON	1901 MELODY PEAK LN	PEARLAND	TX	77581
GONZALES MARK A & KIMBERLY A ALFORD	3414 BRENTWOOD LN	PEARLAND	TX	77581
GONZALES OLIVIA	3213 WINDY BANK LN	PEARLAND	TX	77581
GONZALEZ CARLOS & MARIA	2008 CAMELIA CREST CT	PEARLAND	TX	77581
GONZALEZ DAVID R & MONA L	3416 BRENTWOOD LN	PEARLAND	TX	77581
GONZALEZ RACIEL E & MATILDE A	3413 SNOWBLOSSOM CT	PEARLAND	TX	77581
GOTCHER JARED RAY	1906 EDEN GLEN LN	PEARLAND	TX	77581
GOVEA ALFREDO ENRIQUE	3301 ASPENBROOK CT	PEARLAND	TX	77581
GOWDER SCOTT F & KAREN R	1409 BLAKELY GROVE LN	PEARLAND	TX	77581
GRABLE JAMES R & LISA R	3419 MONARCH MEADOW LN	PEARLAND	TX	77581
GRACE BUSINESS CENTER LLC	3319 WILD RIVER DR	RICHMOND	TX	77406
GRANGER LANDRY JR & LISA	2102 WOODLAND CT	PEARLAND	TX	77581
GRANWEHR BRUNO P	3207 WINDY BANK LN	PEARLAND	TX	77581
GRAY CAROLYN JOY	2010 LAZY HOLLOW CT	PEARLAND	TX	77581
GRAY KARA A	1711 SAWYER CROSSING LN	PEARLAND	TX	77581
GRAY MARK H & NICOLE A	1812 JASMINE HOLLOW LN	PEARLAND	TX	77581
GREAVES LEONARD W	1714 BRIGHTON BROOK LN	PEARLAND	TX	77581
GREEN ELVIN R & JENNIFER D	3414 HIGHLAND POINT LN	PEARLAND	TX	77581
GREEN FREDRICK & MYTIA	1721 GLEN FALLS LN	PEARLAND	TX	77581
GREER STEVEN D & SARAH A	1605 BRIGHTON BROOK LN	PEARLAND	TX	77581
GRIFFIN BILL M & DORA A	18722 DOVEWOOD SPRINGS LN	TOMBALL	TX	77375
GRIFFIN MICHAEL J & STACI A	2003 FOXGLOVE OAKS CT	PEARLAND	TX	77581
GRINDLE GEORGE & LAGATHA	1704 HIGHLAND GLEN LN	PEARLAND	TX	77581
GROSS ROGER S & MARCI K	3404 WELLBROOK CT	PEARLAND	TX	77581
GUENTHER JASON & CHRISTY	1706 CALICO CANYON LN	PEARLAND	TX	77581
GUERRA STACEY R & REBECCA	3112 AVORY RIDGE LN	PEARLAND	TX	77581
GUERRERO JESSICA & RUDY F RAMIREZ	2010 PLANTAIN LILY CT	PEARLAND	TX	77581
GUERRERO SERGIO A & MYRTHALA	3417 BRENTWOOD LN	PEARLAND	TX	77581
GUILLORY ROLAND R & GLORIA J	1919 IVY ARBOR CT	PEARLAND	TX	77581
GUNTER ANNE M	1612 WHITE WILLOW LN	PEARLAND	TX	77581
GURNELL MORRIS V JR & KATHY SCOTT-GURNELL	1307 GARDEN GLEN LN	PEARLAND	TX	77581
GUTIERREZ JAMES A & CHRISTINE M	1609 HICKORY BEND LN	PEARLAND	TX	77581
GUZMAN CARLOS & CLAUDIA P	1504 BENTLAKE LN	PEARLAND	TX	77581
GUZMAN JOSE & MARICRUZ	1909 HIGHLAND POINT CT	PEARLAND	TX	77581
GUZMAN RODOLFO & SILVIA M	PO BOX 4704	HOUSTON	TX	77210
HAIR TED W & JUDITH	1702 YORKSHIRE CREEK CT	PEARLAND	TX	77581
HALEY JEFFREY S & POLLY D	1707 SAWYER CROSSING LN	PEARLAND	TX	77581
HALIK CARL V & PAULA A	PO BOX 1232	PEARLAND	TX	77588
HALL NANCY L & TOMMY R WOJCIK JR	3403 WALDEN CREEK LN	PEARLAND	TX	77581
HALPIN PAUL F & JOAN S	1810 GABLE STONE LN	PEARLAND	TX	77581
HAMILTON SCOTT & JAEAL	1603 HIGHLAND GLEN LN	PEARLAND	TX	77581
HANISCH RAINER & SUSAN J	3104 MELODY PEAK LN	PEARLAND	TX	77581
HANNUSCH ROBERT EARL SR & HARRIETT	1927 HOLLOW MIST LN	PEARLAND	TX	77581
HANZON JEFF & ALYSSA	1501 GARDEN GLEN LN	PEARLAND	TX	77581
HARRIS BRANDY Y & JOHN M	1513 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
HARSON KATHRYN	1507 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
HARTSHORN JEANETTE	3304 MONARCH MEADOW LN	PEARLAND	TX	77581
HEALY MATTHEW & QIAN LU	3423 MONARCH MEADOW LN	PEARLAND	TX	77581
HEGGEN ROBERT D II & KIMBERLY S	3006 SUMMIT SPRINGS LN	PEARLAND	TX	77581
HEIMLICH ARMANDO	1702 CALICO CANYON LN	PEARLAND	TX	77581
HENNIGAN TREY & YAMELIS	1711 BRIGHTON BROOK LN	PEARLAND	TX	77581
HENRY DAMIAN M & ERICA	2007 PLANTAIN LILY CT	PEARLAND	TX	77581
HERITAGE BANK NA	1850 PEARLAND PKWY	PEARLAND	TX	77581
HERNANDEZ ELOY & MYRNA I	11502 SENNA LEDGE CT	HOUSTON	TX	77089
HERRERA RUBEN A JR & CLAUDIA O	1602 GABLE PARK CT	PEARLAND	TX	77581
HIGHLAND GLEN KRK TYKES LP	8202 HOMEWARD WAY	SUGAR LAND	TX	77479

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HILL ALISTAIR	1709 SPRING GLEN LN	PEARLAND	TX	77581
HILL ERIC & CHRISTINA	2002 LAVENDER HILL CT	PEARLAND	TX	77581
HINOJOSA JULIO & CYNTHIA	1905 HIGHLAND POINT CT	PEARLAND	TX	77581
HINOJOSA MARINA & RAFAEL	1914 LAZY HOLLOW LN	PEARLAND	TX	77581
HOBBS GHADA	1603 YORKSHIRE CREEK CT	PEARLAND	TX	77581
HOBZA CHRISTOPHER & ANGELA	10812 N 157TH EAST AVE	OWASSO	OK	74055
HOCKETT SEAN	3415 IVY ARBOR LN	PEARLAND	TX	77581
HOLEMAN JAMES JR & GAYLE	1508 PANORAMA VIEW LN	HOUSTON	TX	77089-1448
HOLLAND JOHNIE & KRISTINE	3404 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HORNE CURTIS D & LISA JAMIE	1702 GARDEN IVY LN	PEARLAND	TX	77581
HOSEK DIANNA L	1609 HIGHLAND GLEN LN	PEARLAND	TX	77581
HOSSAIN MIR MOHOSHIN & MOST B KHATUN	1717 SAWYER CROSSING LN	PEARLAND	TX	77581
HOUK LESLIE BRYAN & TAMMY J	3417 HIGHLAND POINT LN	PEARLAND	TX	77581
HOUSTON GYMKHANA LLC	1310 MEADOW BAY CT	SUGAR LAND	TX	77479
HOUSTON PETE N JR & HEATHER D	3413 MONARCH MEADOW LN	PEARLAND	TX	77581
HUANG ALVIN & TOMOKO GRAY HUANG	1911 IVY ARBOR CT	PEARLAND	TX	77581
HUERTA YADIRA IGLESIAS & ERICK	3208 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HUFF MICHAEL & KIMIKO	3002 SUMMIT SPRING LN	PEARLAND	TX	77581
HUGHES JOHN & SYLVIA	1904 LOST LAKE PL	PEARLAND	TX	77581
HUNG SCOTT H & JULIE A	1402 BENTLAKE LN	PEARLAND	TX	77581
HUNTER KELLY JOSEPH	3403 BRENTWOOD LN	PEARLAND	TX	77581
HUTCHINS SEBASTIAN VAN	3412 BRENTWOOD LN	PEARLAND	TX	77581
IBE JUSTINA	1705 CALICO CANYON LN	PEARLAND	TX	77581
IRACHETA VICTOR & CYNTHIA	1610 SPRING GLEN LN	PEARLAND	TX	77581
IRWIN RANDY W	1915 IVY ARBOR CT	PEARLAND	TX	77581
JACKSON SCOTT MICHAEL & NICOLE	1807 BRINTON SPRING LN	PEARLAND	TX	77581
JACKSON WILLIAM A & ARWEN R	3401 CROSSBRANCH CT	PEARLAND	TX	77581
JACOB MARGIE N & ANGELA J JOUBERT	2002 LAZY HOLLOW CT	PEARLAND	TX	77581
JACOB STANLEY	3402 HIGHLAND POINT LN	PEARLAND	TX	77581
JAE LEE & ASSOCIATES	PO BOX 590266	HOUSTON	TX	77259
JAFFERY SYED & NAJEEBA FATIMA	1808 JASMINE HOLLOW LN	PEARLAND	TX	77581
JAMIL MUHAMMAD-HABIB	3207 MOSSY BEND LN	PEARLAND	TX	77581
JARAMILLO ROSA	PO BOX 266896	HOUSTON	TX	77207
JAVAID MOHAMMAD & RIFFAT KHAN	1408 BLAKELY GROVE LN	PEARLAND	TX	77581
JEFFERIES BRUCE F & PAULA M	1301 LAUREL LEAF LN	PEARLAND	TX	77581
JENKINS CARRIE C	1921 HOLLOW MIST LN	PEARLAND	TX	77581
JOE LARRY D	3307 ASPENBROOK CT	PEARLAND	TX	77581
JOHN ALEXANDER FAMILY LTD PARTNERSHIP	PO BOX 127	PEARLAND	TX	77588
JOHN JIBBIE & LISSY	1409 BENTLAKE LN	PEARLAND	TX	77581
JOHN LISDA J	2004 CAMELIA CREST CT	PEARLAND	TX	77581
JOHNIGAN FAMILY LIVING TRUST % JOHNIGAN RICHARD H III & BRIE	1303 LAUREL LEAF LN	PEARLAND	TX	77581
JOHNSON AUDIE L III & SARA B	1505 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
JOHNSON CURTIS I & LETICIA A	1302 GARDEN GLEN LN	PEARLAND	TX	77581
JOHNSON DIRK & KIMBRA	3313 ASPENBROOK CT	PEARLAND	TX	77581
JOHNSON JOHN A & KATHIE A	3407 SNOWBLOSSOM CT	PEARLAND	TX	77581
JOHNSON KEITH A & BRANDILYN A JINDRA	1701 CALICO CANYON LN	PEARLAND	TX	77581
JOHNSON RYAN ROBERT & AMANDA L	3202 CACTUS HEIGHTS LN	PEARLAND	TX	77581
JOHNSON TRAVIS W & MARILYN	1605 WHITE WILLOW LN	PEARLAND	TX	77581
JOHNSTON DEVIN L & CHRISTINE L	3203 WINDY BANK LN	PEARLAND	TX	77581
JONES DEBORAH J	1526 PARK HARBOR OAKS CT	HOUSTON	TX	77084
JONES JIMMY R & SHERRY	2004 LAZY HOLLOW CT	PEARLAND	TX	77581
JONES ROBERT B & EVELYN L	3411 SNOWBLOSSOM CT	PEARLAND	TX	77581
JOSEPH JIMY & SINY S VETTUKALLEL	1610 HIGHLAND GLEN LN	PEARLAND	TX	77581
JOSHI BINOD R	3427 HIGHLAND POINT LN	PEARLAND	TX	77581
JURICA CHARLES L & SONDR A K	3416 WALDEN CREEK LN	PEARLAND	TX	77581
KAJANI NIZAR A & MARRY A	3403 SNOWBLOSSOM CT	PEARLAND	TX	77581
KARNER ANTHONY J & JENNIFER A	3406 MONARCH MEADOW LN	PEARLAND	TX	77581
KASPER BENJAMIN M & JAMIE W	1701 BRIGHTON BROOK LN	PEARLAND	TX	77581
KAULEN MARK & DIANE	1922 HOLLOW MIST LN	PEARLAND	TX	77581
KAUNISTE VALLE & LORI	3004 SUMMIT SPRINGS LN	PEARLAND	TX	77581
KAUP KEITH A & STEPHANIE A	1735 WALDEN CREEK CT	PEARLAND	TX	77581

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KAWAS HENRY & LUCY MORA	2011 FOXGLOVE OAKS CT	PEARLAND	TX	77581
KEELING KEVIN A & LISA C	1808 HIGH FALLS LN	PEARLAND	TX	77581
KEHRES WILLIAM H & GINA	3412 WALDEN CREEK LN	PEARLAND	TX	77581
KELLER MATTHEW & MARLO	1411 GARDEN GLEN LN	PEARLAND	TX	77581
KELLEY AMANDA P	1807 GABLE STONE LN	FRIENDSWOOD	TX	77546
KELLY JOHN P & JANET K	1705 GLEN FALLS LN	PEARLAND	TX	77581
KERLEGAN HARRY J III & MELISSA GUERRERO	1505 GARDEN GLEN LN	PEARLAND	TX	77581
KERNEK GREGORY P & CATHERINE D	1618 GABLE PARK CT	PEARLAND	TX	77581
KHALEQ GHREISI A	3410 WALDEN CREEK LN	PEARLAND	TX	77581
KHELA JACK M & DIANA M SHOKRALLA	3217 GABLE PARK LN	PEARLAND	TX	77581
KHOJA ASHIQALI Z & KHATIJA	1410 GARDEN GLEN LN	PEARLAND	TX	77581
KHONSARI SEENA BABACK	1705 BRIGHTON BROOK LN	PEARLAND	TX	77581
KIEFER MICHELLE L	1603 BRIGHTON BROOK LN	PEARLAND	TX	77581
KIM PETER M	1702 SPRING GLEN LN	PEARLAND	TX	77581
KIRKPATRICK HARMON LEE & PATRICIA A	1509 GARDEN GLEN LN	PEARLAND	TX	77581
KLAYMAN MICHAEL L & JACQUELINE S	3418 IVY ARBOR LN	PEARLAND	TX	77581
KLEIN AARON LEWIS & BETH PADRNOS KLEIN	1413 LAUREL LEAF LN	PEARLAND	TX	77581
KLIESING KAREN S	3406 IVY ARBOR LN	PEARLAND	TX	77581
KNODEL JO ANNE	3403 WELLBROOK CT	PEARLAND	TX	77581
KONH THARITH & SAMNANG KONH SOEUN	2101 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
KOS DENNIS DAVID	1411 BENTLAKE LN	PEARLAND	TX	77581
KOZA INTERESTS LTD & ALVAREZ INTERESTS LTD & RICHARD ASHLEY	1603 N MAIN ST	PEARLAND	TX	77581
KOZAK MATTHEW & ADRIANA M	3412 MONARCH MEADOW LN	PEARLAND	TX	77581
KRAUS KENDALL & KELLY	3414 CACTUS HEIGHTS LN	PEARLAND	TX	77581
KRUSE RICHARD	3303 CLAYMILL LN	PEARLAND	TX	77581
KRUSZKA JEFFREY THOMAS	1909 LOST LAKE PL	PEARLAND	TX	77581
KUGLER JUSTIN & JENNIFER B COWART	3208 MELODY PEAK LN	PEARLAND	TX	77581
LABORDE BRAD & MELANIE TRUST	1712 GARDEN IVY LN	PEARLAND	TX	77581
LACOUR AUDREY & ROBERT	3017 BRIARSAGE LN	PEARLAND	TX	77581
LAI XIA & WILLIAM D SCHMIDL	3408 CROSSBRANCH CT	PEARLAND	TX	77581
LAKES AT HIGHLAND GLEN COMMUNITY ASSOC INC % MMC INC	PO BOX 218844	HOUSTON	TX	77218
LALONDE AARON J & JOY L	3433 HIGHLAND POINT LN	PEARLAND	TX	77581
LAMBERT GARNER & DEBRA	1824 HIGH FALLS LN	PEARLAND	TX	77581
LAMBERT NORMAN O & AMANDA G	1409 LAUREL LEAF LN	PEARLAND	TX	77581
LANDRY CARMALITA	3100 POST OAK BLVD APT 415	HOUSTON	TX	77056
LANDRY CHETONYA	3204 MELODY PEAK LN	PEARLAND	TX	77581
LANDRY JEREMY	4805 CAMPBELL DR	PEARLAND	TX	77584
LANEY AUSTIN CORY & FLOY CLAIRE	3407 HIGHLAND POINT LN	PEARLAND	TX	77581
LANGFORD NATALIE	1702 WHITE WILLOW LN	PEARLAND	TX	77581
LARMOND EARL & DENISE	1909 HOLLOW MIST LN	PEARLAND	TX	77581
LAVARELL JUSTIN & TIFFANI	1606 HICKORY BEND LN	PEARLAND	TX	77581
LE ANH TUAN	3206 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LE KHOI & QUANG V	1524 PRESERVE LN	HOUSTON	TX	77089-7059
LE NGODIEP N & THANG D	1417 BLAKELY GROVE LN	PEARLAND	TX	77581
LE QUANG M & CHAU	1711 GARDEN IVY LN	PEARLAND	TX	77581
LEBLANC CHRISTOPHER J & KRISTIN M	3429 MONARCH MEADOW LN	PEARLAND	TX	77581
LEDBETTER RONALD CHRISTOPHER	3211 BRENTWOOD LN	PEARLAND	TX	77581
LEDOUX THOMAS	3425 HIGHLAND POINT LN	PEARLAND	TX	77581
LEE HYE JUNG & HYEONG KI KIM	3307 CLAYMILL LN	PEARLAND	TX	77581
LEGE LYN C	2003 LAVENDER HILL CT	PEARLAND	TX	77581
LEGGETT STEVEN LEONARD & NANISIA CINDY HARROW	3320 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LEMOND JAMES M & LORETTA J	1610 BENTLAKE LN	PEARLAND	TX	77581
LEVEILLE CHRISTINE & JASON	2101 DEERWOOD CT	PEARLAND	TX	77581
LEWIS EDWARD & LEISHA	3212 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LEWIS MARY	3409 SNOWBLOSSOM CT	PEARLAND	TX	77581
LEWIS STEPHANY D	1608 BENTLAKE LN	PEARLAND	TX	77581
LEWIS STEVEN IRWIN & OLGA L	1803 BRIGHTON BROOK LN	PEARLAND	TX	77581
LI FENG & YAN F HUANG	15502 BAY FOREST DR	HOUSTON	TX	77062
LI LOK & QIU JUAN LIN	1308 GARDEN GLEN LN	PEARLAND	TX	77581
LI NA & ZONGTAN	1920 LOST LAKE PL	PEARLAND	TX	77581
LIGORI ANTHONY & MARY J	3402 CACTUS HEIGHTS LN	PEARLAND	TX	77581

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LINARES ANTONIO	1612 GABLE PARK CT	PEARLAND	TX	77581
LINDELOF WILLIAM C ETUX	3416 HIGHLAND POINT LN	PEARLAND	TX	77581
LITSHEIM JOHN & CARLA SCHWAB	1711 CALICO CANYON LN	PEARLAND	TX	77581
LITTLE JOSEPH RAY	1703 SPRING GLEN LN	PEARLAND	TX	77581
LONERO LAWRENCE & DORA	1710 GLEN FALLS LN	PEARLAND	TX	77581
LOPEZ EDWARD P & SUZANNE D	1601 BRIGHTON BROOK LN	PEARLAND	TX	77581
LOPEZ JOSE LUIS JR & VERONICA	2102 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
LOPEZ NICASIO & LAURA N	1811 GABLE STONE LN	PEARLAND	TX	77581
LOWERY JOHNNY	1701 WHITE WILLOW LN	PEARLAND	TX	77581
LOZADA HAZAEL & SANDRA L	1505 HICKORY BEND CT	PEARLAND	TX	77581
LOZANO ROBYN MICHAEL & ALIJA	2011 PLANTAIN LILY CT	PEARLAND	TX	77581
LY MICHAEL CHI	1903 MELODY PEAK LN	PEARLAND	TX	77581
LY NGUYEN VAN & JUDY	1705 SPRING GLEN LN	PEARLAND	TX	77581
LYTVYNCHUK OLEKSANDR & TETYANA	3003 BRIARSAGE LN	PEARLAND	TX	77581
MADDOX CHRISTOPHER A & STEPHANIE A	2009 PLANTAIN LILY CT	PEARLAND	TX	77581
MAGEE ANITA	3209 BRENTWOOD LN	PEARLAND	TX	77581
MAI FRED L	2102 HUBSTONE WAY	PEARLAND	TX	77581
MAIGNAUD W V & SHIRLEY M	3401 WALDEN CREEK LN	PEARLAND	TX	77581
MAKNOJIA MEHENDI	20830 WINDROSE BEND DR	SPRING	TX	77379
MANAGBANAG ISIDRO J & ALICE J	1703 CALICO CANYON LN	PEARLAND	TX	77581
MANDOLA SAMMY FRANK & OLGA D	1807 JASMINE HOLLOW LN	PEARLAND	TX	77581
MANN CLINT A	1913 EDEN GLEN LN	PEARLAND	TX	77581
MANNING ERNEST A & BARBARA J	1907 IVY ARBOR CT	PEARLAND	TX	77581
MANRAJ PRATIMA CAROL & JAGMOHAN	2010 FOXGLOVE OAKS CT	PEARLAND	TX	77581
MANSUKHANI MUKESH & CHRISTINA	1606 YORKSHIRE CREEK CT	PEARLAND	TX	77581
MARCUM TIMOTHY P	1504 PANORAMA VIEW LN	HOUSTON	TX	77089-1448
MAREDIYA HAFIZ JAFAR	1506 BENTLAKE LN	PEARLAND	TX	77581
MARICI MICHAEL & TISHA TYLER	3304 HAZYSTONE LN	PEARLAND	TX	77581
MARQUARDT KATHLEEN	1803 JASMINE HOLLOW LN	PEARLAND	TX	77581
MARQUEZ JESUS & MELINDA ABAN	1905 IVY ARBOR CT	PEARLAND	TX	77581
MARROQUINN LEONEL & MANUELA	1603 SPRING GLEN LN	PEARLAND	TX	77581
MARSHALL DANIEL E & MEGAN D	3432 IVY ARBOR LN	PEARLAND	TX	77581
MARTIN MERLIN C & NAOMI B	425 SORRENTO RD	KISSIMMEE	FL	34759
MARTINEZ DAVID SR & ZULINA L	3421 BRENTWOOD LN	PEARLAND	TX	77581
MARTINEZ ESTEVAN	1717 BRIGHTON BROOK LN	PEARLAND	TX	77581
MARTINEZ FILBERTO & CLAUDIA	1815 JASMINE HOLLOW LN	PEARLAND	TX	77581
MARTINEZ JUAN	2006 CAMELIA CREST CT	PEARLAND	TX	77581
MARTINEZ NAYELI M	2101 TALL TIMBERS LN	PEARLAND	TX	77581
MARZULLO MATTHEW & LINDSEY N	2009 PEONIES CT	PEARLAND	TX	77581
MASON JENKINS III & MERIEM	1901 LANTANA SPRING LN	PEARLAND	TX	77581
MASON TONYA	1906 HIGHLAND POINT CT	PEARLAND	TX	77581
MASSEY PENNY	1916 LOST LAKE PL	PEARLAND	TX	77581
MATHAI PRIYA E & SABU K	1604 SPRING GLEN LN	PEARLAND	TX	77581
MATHEW BINU	3402 SNOWBLOSSOM CT	PEARLAND	TX	77581
MATHEW CHERIYAN THUNDIYIL & JOLLYKUTTY	1308 LAUREL LEAF LN	PEARLAND	TX	77581
MATHEW MANJURANI V & TEDDY JOHN	3431 MONARCH MEADOW LN	PEARLAND	TX	77581
MATHEW SAMUEL & SINDHU	3411 WALDEN CREEK LN	PEARLAND	TX	77581
MATHIS HERBERT ALLAN	1910 HIGHLAND POINT CT	PEARLAND	TX	77581
MAYEAUX BLANE	3215 MOSSY BEND LN	PEARLAND	TX	77581
MCALLISTER SUSAN & MICHAEL	1901 BRINTON SPRING LN	PEARLAND	TX	77581
MCCABE PATRICK W & MARY E MCCLELLAN	2005 CAMELIA CREST CT	PEARLAND	TX	77581
MCCAULEY KRISTOPHER & NATALIE	1604 DOVER MIST LN	PEARLAND	TX	77581
MCCORMACK WILLIAM G & CATHY S	1602 YORKSHIRE CREEK CT	PEARLAND	TX	77581
MCILVEEN BRIAN W & MELINDA L	3003 SUMMIT SPRINGS	PEARLAND	TX	77581
MCLANE KAREN E & DONNA M HAWKINS	3211 WINDY BANK LN	PEARLAND	TX	77581
MCLAUGHLIN KYLE & LISA	1703 BEACON GREEN LN	PEARLAND	TX	77581
MCLEAN MELISSA SPRADLEY	1604 CALICO CANYON LN	PEARLAND	TX	77581
MCMAHON CHRISTOPHER	1809 JASMINE HOLLOW LN	PEARLAND	TX	77581
MCMULLEN KYLE P & CARRIE A	1510 GARDEN GLEN LN	PEARLAND	TX	77581
MCNEER BLAKE & MEGAN	3308 CACTUS HEIGHTS LN	PEARLAND	TX	77581
MCNEVIN ROSS C & MARISSA V	3413 BRENTWOOD LN	PEARLAND	TX	77581

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MEJIA JOSE & LAURA GARCIA	1708 GLEN FALLS LN	PEARLAND	TX	77581
MEJIA OSCAR & MONICA	1810 HIGH FALLS LN	PEARLAND	TX	77581
MELLENDEZ ERNESTO & ANA	2102 DEERWOOD CT	PEARLAND	TX	77581
MELLENDEZ RICHARD J	1911 LAZY HOLLOW LN	PEARLAND	TX	77581
MELLEN GEORGE	1607 BRIGHTON BROOK LN	PEARLAND	TX	77581
MENDEZ AMADO O III & GLORIA E	3314 ASPENBROOK CT	PEARLAND	TX	77581
MENKE MATTHEW V	2101 WOODLAND CT	PEARLAND	TX	77581
MERCHANT CHARLENE	1522 PRESERVE LN	HOUSTON	TX	77089-7059
METZ DREW	1513 BENTLAKE LN	PEARLAND	TX	77581
MEYER BRANDON O & DELMA	3203 CACTUS HEIGHTS LN	PEARLAND	TX	77581
MEYER DUSTIN PAUL & LAURA ELAINE	3411 HIGHLAND POINT LN	PEARLAND	TX	77581
MEZA OMAR & AVELINA	1909 EDEN GLEN LN	PEARLAND	TX	77581
MIKHAIL PATRICK & KRISTEN	1608 HICKORY BEND LN	PEARLAND	TX	77581
MILES MICHAEL ET UX	1903 EDEN GLEN LN	PEARLAND	TX	77581
MILLER AMBER A	3213 MOSSY BEND LANE	PEARLAND	TX	77581
MILLER CLINT MATTHEW & JANE E	1147 OXFORD DR	PEARLAND	TX	77584
MILLER DAVID A & CHERRY	1601 WHITE WILLOW LN	PEARLAND	TX	77581
MILLER JULIE A	14522 WESTFALL RD	TUSTIN	CA	92780
MILLER NICHOLAS J & SUMMER SCOTT	1703 GARDEN IVY LN	PEARLAND	TX	77581
MILLER WILLIAM R & DONNA M	1908 IVY ARBOR CT	PEARLAND	TX	77581
MIRINGU DAVID K	1916 LAZY HOLLOW LN	PEARLAND	TX	77581
MITCHELL MEREDITH LYNN (SCHROEDER)	1602 GARDEN GLEN LN	PEARLAND	TX	77581
MIXSON LORAN D	1906 LAZY HOLLOW LN	PEARLAND	TX	77581
MOHAMMAD SHAUKAT & SALMA KHATOON AKBAR	1903 LOST LAKE PL	PEARLAND	TX	77581
MOLINA MARIA C	3306 MONARCH MEADOW LN	PEARLAND	TX	77581
MONROE JUSTIN LANCE & DANIEL	1920 LAZY HOLLOW LN	PEARLAND	TX	77581
MONTEMAYOR SIMON	3209 GABLE PARK LN	PEARLAND	TX	77581
MONTENEGRO BANY VILGAY & MAXIMILIANO	3201 BRENTWOOD LN	PEARLAND	TX	77581
MONTOYA MAURICIO & MARIA G	1713 BRIGHTON BROOK LN	PEARLAND	TX	77581
MORALEZ ALFRED & MARIA	1311 LAUREL LEAF LN	PEARLAND	TX	77581
MORENO GERARDO M	1806 HIGH FALLS LN	PEARLAND	TX	77581
MORLEY DONALD T SR	1608 SPRING GLEN LN	PEARLAND	TX	77581
MORNEAU BRENTON T & WHITNEY M	1819 HIGH FALLS LN	PEARLAND	TX	77581
MORRIS NELSON & ALICIA	1917 LAZY HOLLOW LN	PEARLAND	TX	77581
MORSE JASON C & AMANDA C	3404 CROSSBRANCH CT	PEARLAND	TX	77581
MORTELL PATRICK MARTIN & CORAL N	3223 BRENTWOOD LN	PEARLAND	TX	77581
MOSIER DARREN N & KIM LOU TRAN	1310 GARDEN GLEN LN	PEARLAND	TX	77581
MOSS TEREK LANDON & AMY N	3415 BRENTWOOD LN	PEARLAND	TX	77581
MOUTON RYAN K	3402 MONARCH MEADOW LN	PEARLAND	TX	77581
MUELLER ALAN R & THERESA GHIDONI MUELLER	1408 BENTLAKE LN	PEARLAND	TX	77581
MUIRHEAD CRAIG & BARBARA M	1423 BLAKELY GROVE LN	PEARLAND	TX	77581
MUNIZ SERGIO C & ROSA	2008 MYRTLE CREST CT	PEARLAND	TX	77581
MUNOZ STEVEN BERNARD & ERIN N	3421 HIGHLAND POINT LN	PEARLAND	TX	77581
MURAS JAMES F JR & JENNIFER A	1612 BENTLAKE LN	PEARLAND	TX	77581
MURPHY DANIELLE WRIGHT	3414 IVY ARBOR LN	PEARLAND	TX	77581
MUSGRAVE-GROHMAN VENTURES LTD	PO BOX 1743	ABILENE	TX	79604
MUSQUIZ GILBERT	1901 LAZY HOLLOW LN	PEARLAND	TX	77581
MUSTAFA ASIF	1517 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
NANCE DAVID L	3215 GABLE PARK LN	PEARLAND	TX	77581
NASIM MOHAMMED	1913 IVY ARBOR CT	PEARLAND	TX	77581
NETH PAUL PHALLA	3210 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NEUGEBAUR MICHAEL STEVEN & JAMIE M	2001 PEONIES CT	PEARLAND	TX	77581
NEWCOMB STEPHEN	2806 TREMONT SPRINGS LN	PEARLAND	TX	77581
NG BERNARD & ADRIENNE	1805 HIGH FALLS LN	PEARLAND	TX	77581
NGO BICH CHAU	3218 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NGO TRAN N & VAN KHUC	1309 LAUREL LEAF LN	PEARLAND	TX	77581
NGUYEN CHUONG DINH & TRINH TUYET DAO	1810 JASMINE HOLLOW LN	PEARLAND	TX	77581
NGUYEN CORY & LIEN	3409 WALDEN CREEK LN	PEARLAND	TX	77581
NGUYEN DAI & HUYEN	1723 GLEN FALLS LN	PEARLAND	TX	77581
NGUYEN DIANE MAI & DENNIS	3305 ASPENBROOK CT	PEARLAND	TX	77581
NGUYEN HAI T & LIEN N DUONG	1602 CALICO CANYON LN	PEARLAND	TX	77581

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NGUYEN HIEN & HOANG TRAN	1907 EDEN GLEN LN	PEARLAND	TX	77581
NGUYEN HOWARD & SANDY	1402 GARDEN GLEN LN	PEARLAND	TX	77581
NGUYEN HUNG-HOANG JOSEPH	3005 BRIARSAGE LN	PEARLAND	TX	77581
NGUYEN HUONG T & HUNG D BUI PHAM ANDREW H & HAI T	3430 IVY ARBOR LN	PEARLAND	TX	77581
NGUYEN JOSEPH Q & MARY B	1611 GARDEN GLEN LN	PEARLAND	TX	77581
NGUYEN KEVIN HOAI & HELLEN TRAN	1704 YORKSHIRE CREEK CT	PEARLAND	TX	77581
NGUYEN KHOA DANG & PHUONG NGOC TRAN	2009 MYRTLE CREST CT	PEARLAND	TX	77581
NGUYEN LONG THANH & TRAM TRAN MAI	1826 HIGH FALLS LN	PEARLAND	TX	77581
NGUYEN LUU T	1605 HICKORY BEND LN	PEARLAND	TX	77581
NGUYEN MICHAEL & HOANG TUYET	1918 LAZY HOLLOW LN	PEARLAND	TX	77581
NGUYEN MONIQUE TUONG	3303 MONARCH MEADOW LN	PEARLAND	TX	77581
NGUYEN NGUYEN TRI	3221 BRENTWOOD LN	PEARLAND	TX	77581
NGUYEN THANH & FRANCES	3309 CLAYMILL LN	PEARLAND	TX	77581
NGUYEN TIEN	3214 MOSSY BEND LN	PEARLAND	TX	77581
NGUYEN TRI H & HONG-HOA T	1816 GABLE STONE LN	PEARLAND	TX	77581
NGUYEN TRINH KIM & TAMIE TINH HOANG	1415 LAUREL LEAF LN	PEARLAND	TX	77581
NGUYEN VI THUY	3302 MONARCH MEADOW LN	PEARLAND	TX	77581
NICKERSON BRANDON M & CASSANDRA L	2101 HUBSTONE WAY	PEARLAND	TX	77581
NISANKARO HANUMANTHA & VISALAKSHI	1404 BENTLAKE LN	PEARLAND	TX	77581
NIX JASON BLAINE & SANDRA LIANNE LIMERICK	1904 IVY ARBOR CT	PEARLAND	TX	77581
NJUS ALLEN & SARAH	3225 GABLE PARK LN	PEARLAND	TX	77581
NOLAN TAMMY J	3311 ASPENBROOK CT	PEARLAND	TX	77581
NOLEN ROBERT R JR & ANNE E	3215 BRENTWOOD LN	PEARLAND	TX	77581
NORDIN JASON DON & KIMBERLY S	3215 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NUNEZ JULIO C & JOANN	3304 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NUNEZ RODOLFO MOISES	3312 HAZYSTONE LN	PEARLAND	TX	77581
NUTT MICHAEL O'NEAL & KRISTAL DAWN SCOTT	3404 SNOWBLOSSOM CT	PEARLAND	TX	77581
O GRADY KRISTINE J	1515 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
OAKBRIDGE 1710 LLC	4007 MCCULLOUGH AVE, STE 625	SAN ANTONIO	TX	78212
OGUNSOLA SAMUEL A & ABIDEMI	1814 GABLE STONE LN	PEARLAND	TX	77581
OJENIYI OLADAPO ABAYOMI & ELIZABETH O	3221 MOSSY BEND LN	PEARLAND	TX	77581
OKOLOVITCH MICHELE & MATTHEW	3413 WALDEN CREEK LN	PEARLAND	TX	77581
OLIVIER PRISCILLA ORTIZ	1908 HIGHLAND POINT CT	PEARLAND	TX	77581
OLVEDA ROBERTO & GLORIA	3412 HIGHLAND POINT LN	PEARLAND	TX	77581
ONTIVEROS FRANCISCO J	1606 DOVER MIST LN	PEARLAND	TX	77581
OPIELA JOHN N & MANYSAK S	3402 CROSSBRANCH CT	PEARLAND	TX	77581
ORTIZ CHARLES & SHARLA	1616 GARDEN GLEN LN	PEARLAND	TX	77581
OUAZZANI-CHAHDI ANWAR & LISA	14525 SW MILLIKAN WAY	BEAVERTON	OR	97005
OWENS KEVIN D & JACKQUELINE	1607 SPRING GLEN LN	PEARLAND	TX	77581
OYEWOLE ABIODUN S & ANDREA	3405 BRENTWOOD LN	PEARLAND	TX	77581
PALMER KIMBERLY & CARLTON H	3318 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PANNELL DEBORAH A	2008 PLANTAIN LILY CT	PEARLAND	TX	77581
PARHAM CHRISTOPHER M & RACHEAL K	3016 KESWICK DR	PEARLAND	TX	77581
PARKS RICHARD W	1514 PANORAMA VIEW LN	HOUSTON	TX	77089-1448
PARNELL KEVIN W	3307 MONARCH MEADOW LN	PEARLAND	TX	77581
PARRA THELMA	1613 GABLE PARK CT	PEARLAND	TX	77581
PATCHE RAYMOND & LETANYA	1306 GARDEN GLEN LN	PEARLAND	TX	77581
PATEL CHIRAG	1604 GABLE PARK CT	PEARLAND	TX	77581
PATEL MANISHKUMAR & SONAL M	1404 GARDEN GLEN LN	PEARLAND	TX	77581
PATEL ROHIT S & PRUTHA R	1733 WALDEN CREEK CT	PEARLAND	TX	77581
PATRICK KYLE S & EMILY E	1812 HIGH FALLS LN	PEARLAND	TX	77581
PATRICK YOLANDA B & LABARRY L	1712 GLEN FALLS LN	PEARLAND	TX	77581
PATTERSON BARBARA E	3406 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PATTERSON MICHAEL CODY & CAROL L	3422 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PEARLAND CAR WASH SERVICES LLC	17322 SPRING CREEK ROAD	CYPRESS	TX	77429
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
PENA ENRIQUE JR	1604 HICKORY BEND LN	PEARLAND	TX	77581
PENA RAMIRO R & MARIA Y	3403 HIGHLAND POINT LN	PEARLAND	TX	77581
PERALES MIGUEL A & DENG QI	3201 MOSSY BEND LN	PEARLAND	TX	77581
PEREZ JAVIER & NATALIE C	1615 GABLE PARK CT	PEARLAND	TX	77581
PEREZ JOSE J & MARIA C	2002 CAMELIA CREST CT	PEARLAND	TX	77581

Exhibit 5

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PEREZ MARCO ANTONIO	1806 BRINTON SPRING LN	PEARLAND	TX	77581
PEREZ OSVALDO JR	1901 LOST LAKE PL	PEARLAND	TX	77581
PEREZ TRENT ALAN & TALLY R	1902 LAZY HOLLOW LN	PEARLAND	TX	77581
PERRY ANDREW CORNELIUS & ELKE GRAFTON	1806 GABLE STONE LN	PEARLAND	TX	77581
PESEK SHANNON & WILTON	3410 IVY ARBOR LN	PEARLAND	TX	77581
PETERSON BARRY O & NEFIA S	2101 STONETHROW LN	PEARLAND	TX	77581
PETERSON ROBERT M & JULIA F	1421 BLAKELY GROVE LN	PEARLAND	TX	77581
PETTIT CHRISTOPHER M & NATALIE A WILLIAMS	1804 JASMINE HOLLOW MN	PEARLAND	TX	77581
PHAM TUAN QUOC & NULAN THI PHAM	1411 LAUREL LEAF LN	PEARLAND	TX	77581
PHAM VU & LOAN TRAN	3409 BRENTWOOD LN	PEARLAND	TX	77581
PHAM VUONG & NGUYET	1705 HIGHLAND GLEN LN	PEARLAND	TX	77581
PHAN THOMAS & TAMMY	1913 LOST LAKE PL	PEARLAND	TX	77581
PHAN TUAN ANH & LE	1609 SPRING GLEN LN	PEARLAND	TX	77581
PIERCE TOLLIE E	3407 WALDEN CREEK LN	PEARLAND	TX	77581
PIPPIN BOBBY R JR	1418 BLAKELY GROVE LN	PEARLAND	TX	77581
PISIMISIS GEORGE	1406 GARDEN GLEN LN	PEARLAND	TX	77581
PITRE MARCUS	3208 WINDY BANK LN	PEARLAND	TX	77581
PLEMONS KELLI D	3406 SNOWBLOSSOM CT	PEARLAND	TX	77581
POLLARD SCARLET				
POMBROL ROGELIO R & AIDA R	1309 GARDEN GLEN LN	PEARLAND	TX	77581
POMBROL ROGELIO R JR & VILLALBOS CAROLINA B	1902 HOLLOW MIST LN	PEARLAND	TX	77581
PORCHE MICHAEL DALE & KAYLA ANN	1706 YORKSHIRE CREEK CT	PEARLAND	TX	77581
POTTER LINDA S	1807 BRIGHTON BROOK LN	PEARLAND	TX	77581
POWELL CHRISTOPHER M	411 FIELDCREEK DR	FRIENDSWOOD	TX	77546
POWELL STEVEN R & ELIZABETH A VELOZ-POWELL	1409 GARDEN GLEN LN	ALVIN	TX	77511
PRESERVE AT HIGHLAND GLEN COMMUNITY	3880 GREENHOUSE RD STE 10	HOUSTON	TX	77084-6793
PRESTON FRANK E & DEBRA C	1617 GABLE PARK CT	PEARLAND	TX	77581
PRICE ERIC M & PAMELA L	1408 GARDEN GLEN LN	PEARLAND	TX	77581
PROPERTIES BY POWELL	411 FIELDCREEK DR	FRIENDSWOOD	TX	77546
PURDOM JAMES D & MICHELLE A	3405 SNOWBLOSSOM CT	PEARLAND	TX	77581
PYE THEO H JR & MELISSA M ROMELL	3421 MONARCH MEADOW LN	PEARLAND	TX	77581
QUANDAHL CLARK & NHU DZUONG	5019 HASTINGWOOD DR	HOUSTON	TX	77084
QUASSA JACKIE D & CHERYL A	3310 ASPENBROOK CT	PEARLAND	TX	77581
QUINTAL JOSEPH & LETICIA S	3405 MONARCH MEADOW LN	PEARLAND	TX	77581
QUIROGA RICARDO & PATRICIA A	1611 WHITE WILLOW LN	PEARLAND	TX	77581
RAFFUCCI LUIS & OLIVIA	2012 FOXGOVE OAKS CT	PEARLAND	TX	77581
RAJ MARIAMMA K TRUST	5312 SHENADO LN	SAN JOSE	CA	95136
RALLS TROY EARL & MELISSA LYNN LABELLO	1907 LOST LAKE PL	PEARLAND	TX	77581
RAMACHANDRAN CHITTOOR & PANKAJAM	1608 GABLE PARK CT	PEARLAND	TX	77581
RAMOS BRIAN C & LESLIE A	3213 CACTUS HEIGHTS LN	PEARLAND	TX	77581
RAMOS GILBERT & MARY M	1405 LAUREL LEAF LN	PEARLAND	TX	77581
RAND TAMEKA M	3423 IVY ARBOR LN	PEARLAND	TX	77581
RANGEL JESUS & CRISTINA	1604 YORKSHIRE CREEK CT	PEARLAND	TX	77581
RANSFER TERRANCE D & FELICIA	1610 GARDEN GLEN LN	PEARLAND	TX	77581
RASHEED ILYAS AHMED & SHAWAR	1410 BENTLAKE	PEARLAND	TX	77581
RASHEED SHAMA & ILYAS A RASHEED	1507 BENTLAKE LN	PEARLAND	TX	77581
RATLIFF JAMES & JOYCE E WATERS	1415 BLAKELY GROVE LN	PEARLAND	TX	77581
REED SAMUEL FRANKLIN JR & SAMANTHA CHISOLMAN	3426 IVY ARBOR LN	PEARLAND	TX	77581
RENAUD COURTNEY & DAVID RENAUD	1503 HICKORY BEND CT	PEARLAND	TX	77581
RESENDEZ SERGIO ALBERT & SANDRA	1607 HICKORY BEND LN	PEARLAND	TX	77581
REVERSE MORTGAGE SOLUTIONS	14405 WALTERS RD, SUITE 200	HOUSTON	TX	77014
REX RICHARD E JR	1511 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
REYES ABRAHAM & YADHIRA D	1612 SPRING GLEN LN	PEARLAND	TX	77581
REYNA MARIO J & JOYCE A	1611 HICKORY BEND LN	PEARLAND	TX	77581
RIAZ MUHAMMAD AMIR	3406 HIGHLAND POINT LN	PEARLAND	TX	77581
RICHARDSON GEORGE GRANT	1611 HIGHLAND GLEN LN	PEARLAND	TX	77581
RICHARDSON TEMECA L	1510 PANORAMA VIEW LN	PEARLAND	TX	77581
RICHTER WILLIAM R & TINA M	1608 DOVER MIST LN	PEARLAND	TX	77581
RIDLEY RYAN & TRICIA	3312 CACTUS HEIGHTS LN	PEARLAND	TX	77581
RINCON GREGORY ET UX	1702 GLEN FALLS LN	PEARLAND	TX	77581
RIOS SERGIO & MARIA	10027 STONEMONT RD	LA PORTE	TX	77571

Exhibit 5

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RIVETTE ROLAND C JR & JEANNE R	3301 CLAYMILL LN	PEARLAND	TX	77581
ROBB WARREN D & KIMBERLY	3412 IVY ARBOR LN	PEARLAND	TX	77581
ROBERTS TRAVIS JAMES	1605 SPRING GLEN LN	PEARLAND	TX	77581
ROBINSON MARSHA	3401 HIGHLAND POINT LN	PEARLAND	TX	77581
ROCHA JOSE A & JUANITA	1914 HOLLOW MIST LN	PEARLAND	TX	77581
RODRIGUES DAVID M	1715 GLEN FALLS LN	PEARLAND	TX	77581
RODRIGUEZ ESTEBAN JR	1606 GARDEN GLEN LN	PEARLAND	TX	77581
RODRIGUEZ FRANCISCO J	1908 BRINTON SPRING LN	PEARLAND	TX	77581
RODRIGUEZ JORGE H & MYRTHALA	1815 GABLE STONE LN	PEARLAND	TX	77581
RODRIGUEZ SAN JUANITA P & RAYMON GARZA	1306 LAUREL LEAF LN	PEARLAND	TX	77581
ROECKER MORRIS DWAYNE & STEPHANIE	1911 HOLLOW MIST LN	PEARLAND	TX	77581
ROESLER MARK K & JENNIFER	1916 HIGHLAND POINT CT	PEARLAND	TX	77581
ROJAS CHRISTOPHER M & KACEY D	3102 MELODY PEAK LN	PEARLAND	TX	77581
ROJAS JUAN A & GUERRA MYRNA	1910 LAZY HOLLOW LN	PEARLAND	TX	77581
ROLAND THOMAS	3424 IVY ARBOR LN	PEARLAND	TX	77581
ROOPWAH KINNATH & JOSLYN	1717 GLEN FALLS LN	PEARLAND	TX	77581
ROSALES JOSE SANTOS & GUILDA ELENA	742 COLUMBIA LN	DEER PARK	TX	77536
ROSENHAGEN RICK B & REBECCA	3401 SNOWBLOSSOM CT	PEARLAND	TX	77581
ROSS CLARENCE L JR	1502 HICKORY BEND CT	PEARLAND	TX	77581
ROUNDTREE JAYCE CHARLES & APRIL M	3225 BRENTWOOD LN	PEARLAND	TX	77581
ROYER WENDY & GILES JESSE	1912 HOLLOW MIST LN	PEARLAND	TX	77581
RUSHING ARTHUR G & LYNDA L	2004 LAVENDER HILL CT	PEARLAND	TX	77581
RUSSELL ANDREA A	3407 MONARCH MEADOW LN	PEARLAND	TX	77581
RUSSELL ANTOINE GLEN & KAMEELAH R	3412 SNOWBLOSSOM CT	PEARLAND	TX	77581
RUST MICHAEL & SOLEDAD	1506 PANORAMA VIEW LN	HOUSTON	TX	77089-1448
SABAT SUSANT	1919 LAZY HOLLOW LN	PEARLAND	TX	77581
SAENZ GREGG A & VERONICA S	3313 BRENTWOOD LN	PEARLAND	TX	77581
SAEZ GEORGE L JR	3209 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SALAZAR JOE & ELVIRA HUERTA	3203 MOSSY BEND LN	PEARLAND	TX	77581
SALAZAR OTONIEL & DIANA A	1606 BENTLAKE LN	PEARLAND	TX	77581
SALEM KAUKAB	2004 MYRTLE CREST CT	PEARLAND	TX	77581
SAMUEL ALFRED I & QAMAR Z	1614 SPRING GLEN LN	PEARLAND	TX	77581
SANCHEZ HECTOR & VIRGINIA Q	1703 WHITE WILLOW LN	PEARLAND	TX	77581
SANCHEZ LUIS & THERESE	1903 LANTANA SPRING LN	PEARLAND	TX	77581
SANCHEZ MARITZA LOPEZ	3108 AVORY RIDGE LN	PEARLAND	TX	77581
SANCHEZ OMAR & MONICA CARDENAS	20311 LOUETTA REACH DR	SPRING	TX	77388
SANDOVAL ESTEBAN & ANA I	3222 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SANKEY VICKIE WANG & ALAN	3419 WALDEN CREEK LN	PEARLAND	TX	77581
SANTA MARIA DAMON & DIANE	2102 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
SAQIB MALIK	1707 HIGHLAND GLEN LN	PEARLAND	TX	77581
SAVANT JENIFER D	1808 GABLE STONE LN	PEARLAND	TX	77581
SAWAN JEAN	1611 GABLE PARK CT	PEARLAND	TX	77581
SCARBOROUGH RICHARD W & ANNY Y	1908 LAZY HOLLOW LN	PEARLAND	TX	77581
SCHEETZ RAYMOND P SR & LINDA	1914 HIGHLAND POINT CT	PEARLAND	TX	77581
SCHEPP BRIAN DAVID & ELIZABETH	1911 EDEN GLEN LN	PEARLAND	TX	77581
SCHILHAB RICHARD B	3408 WALDEN CREEK LN	PEARLAND	TX	77581
SCHMIDL WILLIAM D & XIA LAI	3408 CROSSBRANCH CT	PEARLAND	TX	77581
SCHOLL FRANKLIN STEVEN & YULIA M	1414 BLAKELY GROVE LN	PEARLAND	TX	77581
SCHROCK STACEY & JO ANNE SHERIFF	3011 BRIARSAGE LN	PEARLAND	TX	77581
SCHUESSLER MARK & JANE H	2101 STONEHOLLOW CT	PEARLAND	TX	77581
SCHULZE TAMMY & VINCENT VALDEZ	3206 WINDY BANK LN	PEARLAND	TX	77581
SCHUMAN BILLY	3309 ASPENBROOK CT	PEARLAND	TX	77581
SCHWARTZ STEVEN & KIMBERLY	3306 BARBERRY CT	PEARLAND	TX	77581
SCHWIBINGER ROBERT E & GAYLE	3311 BRENTWOOD LN	PEARLAND	TX	77581
SCIONEUX NED JOSEPH JR & LESLYE D	1803 HIGH FALLS LN	PEARLAND	TX	77581
SCOGGINS SANDY GAIL	1508 HICKORY BEND CT	PEARLAND	TX	77581
SCOTT G D III & VIVIAN	703 HILLCREST DR	RICHMOND	TX	77469
SECRET RUSSELL G & TANIA M	1609 GABLE PARK CT	PEARLAND	TX	77581
SEEKER BRADY K & FREDI N	3406 WELLBROOK CT	PEARLAND	TX	77581
SEIFERT RONALD J	3415 MONARCH MEADOW LN	PEARLAND	TX	77581
SELLMAN MILTON III & LYDIA D	4510 AZTEC	PASADENA	TX	77504

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SENA DAKOTA C & MARIA J	3201 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SENSKE CRYSTAL DOAN & ANDREW M	1501 BENTLAKE LN	PEARLAND	TX	77581
SERNA IRMA CHRISTINA	3405 HIGHLAND POINT LN	PEARLAND	TX	77581
SERRINO CHRISTINE	2001 LAZY HOLLOW CT	PEARLAND	TX	77581
SHAH DHARMISTHA	1403 BLAKELY GROVE LN	PEARLAND	TX	77581
SHAHEN FATOLLA & ALALAH A ASHTARI	1702 HIGHLAND GLEN LN	PEARLAND	TX	77581
SHANNON MARIKA JOHNSON	1604 HIGHLAND GLEN LN	PEARLAND	TX	77581
SHARP BRENT L	3309 BRENTWOOD LN	PEARLAND	TX	77581
SHELBY JACQUELINE M	3404 IVY ARBOR LN	PEARLAND	TX	77581
SHOLES ROBERT G	1804 HIGH FALLS LN	PEARLAND	TX	77581
SHOWS DEVON & KATRINA R	2001 LAVENDER HILL CT	PEARLAND	TX	77581
SIGGINS WILLIAM C & GABRIELA V	3418 CROSSBRANCH CT	PEARLAND	TX	77581
SILLS JEFFREY DWAYNE & KARISSA B	3427 IVY ARBOR LN	PEARLAND	TX	77581
SIMMONS KEVIN A	1604 GARDEN GLEN LN	PEARLAND	TX	77581
SIMPSON CHARLES B III & SHELLEY A	1901 EDEN GLEN LN	PEARLAND	TX	77581
SIMPSON CHESTER	3206 HAVEN BROOK LN	PEARLAND	TX	77581
SMITH CHAD A	3610 ALVARADO LN N	PLYMOUTH	MN	55446
SMITH GARRIE W & NATASHA Y	3207 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SMITH JACQUELYN I	365 N JEFFERSON ST #3505	CHICAGO	IL	60661
SMITH JOE GLENN	1801 HIGH FALLS LN	PEARLAND	TX	77581
SMITH MICHELLE ANN	2013 FOXGLOVE OAKS CT	PEARLAND	TX	77581
SONNIER NATHAN	3224 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SOTO JAVIER	2084 ARTISTIC FLAIR WALK	HENDERSON	NV	89044
SOTO NANCY PENA	1916 HOLLOW MIST LN	PEARLAND	TX	77581
SOUMAN ASEM & HUDA AISISSI	1304 GARDEN GLEN LN	PEARLAND	TX	77581
SPEARS CHRISTOPHER & MONICA	3202 MELODY PEAK LN	PEARLAND	TX	77581
SPENCER ALLAN J	1903 LAZY HOLLOW LN	PEARLAND	TX	77581
SPENCER STEVE O & CHARLOTTE C	3007 BRIARSAGE LN	PEARLAND	TX	77581
SPRIGGS TERENCE A & GIA	1805 BRINTON SPRING LN	PEARLAND	TX	77581
STAHA KENNETH F & KAREN F	3413 CROSSBRANCH CT	PEARLAND	TX	77581
STALL CHARLES T	PO BOX 2309	PEARLAND	TX	77588
STANFORD JOSHUA	1709 SAWYER CROSSING LN	PEARLAND	TX	77581
STANILLA KYLE & HONG	1919 HOLLOW MIST LN	PEARLAND	TX	77581
STAVINOHA STEPHEN A & CARRIE R	3409 MONARCH MEADOW LN	PEARLAND	TX	77581
STEEL DOUGLAS J & MARIA G	1302 LAUREL LEAF LN	PEARLAND	TX	77581
STELMACH MICHAEL T & TRACY A	2002 PEONIES CT	PEARLAND	TX	77581
STILES KURT D	1711 GLEN FALLS LN	PEARLAND	TX	77581
STOKES CARRIE & LEBARIAN	1709 CALICO CANYON LN	PEARLAND	TX	77581
STONEBRIDGE HOMEOWNERS ASSN				
STOWERS GEORGE D & APRIL D	1707 GARDEN IVY LN	PEARLAND	TX	77581
STREET JOHN REID & PAM S	1512 HICKORY BEND CT	PEARLAND	TX	77581
STROH KRISTA	3110 AVORY RIDGE LN	PEARLAND	TX	77581
STROSS KATHLEEN & MARK	1404 BLAKELY GROVE LN	PEARLAND	TX	77581
SUAREZ JOHN WESLEY & BRITTANY M	2108 HUBSTONE WAY	PEARLAND	TX	77581
SUAREZ REBECCA	1603 WHITE WILLOW LN	PEARLAND	TX	77581
SUBRAMANIAN THENMOZHI & CHEZHIAN VELUMANI	3220 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SUMRULD ALICIA V	1807 HIGH FALLS LN	PEARLAND	TX	77581
SUTER STEPHEN & GINGER	1701 BEACON GREEN LN	PEARLAND	TX	77581
SWANSON LARRY	3219 MOSSY BEND LN	PEARLAND	TX	77581
SWINBANK TAMARA S	1508 GARDEN GLEN LN	PEARLAND	TX	77581
TA HOA	1809 HIGH FALLS LN	PEARLAND	TX	77581
TAMEZ CHRISTI	1706 GARDEN IVY LN	PEARLAND	TX	77581
TANG LE H	3410 HIGHLAND POINT LN	PEARLAND	TX	77581
TANG NGOC KHANH	2002 ROCKY MEADOW LN	PEARLAND	TX	77581
TAYLOR JOSEPH A	1908 LOST LAKE PL	PEARLAND	TX	77581
TAYLOR MARLON E & KRISTIAN M	3401 WELLBROOK CT	PEARLAND	TX	77581
TAYLOR RICHARD LYNN & RHONDA	1911 LOST LAKE PL	PEARLAND	TX	77581
TERRASAS ROBERT E & JENNIFER A	1720 BRIGHTON BROOK LN	PEARLAND	TX	77581
THANG MINH KIEN & KIEU THI PHAM	2007 PEONIES CT	PEARLAND	TX	77581
THANG TIFFANY & TRINH DAI	1912 LAZY HOLLOW LN	PEARLAND	TX	77581
THOLSTRUP BRITTANY P & SEAN M	2006 PEONIES CT	PEARLAND	TX	77581

Exhibit 5

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THOMAS CLIFFORD R & ROUCHYRY	1512 PANORAMA VIEW LN	HOUSTON	TX	77089-1448
THOMAS JASON & SUSAN	3310 HAZYSTONE LN	PEARLAND	TX	77581
THOMAS JASON K & JESSICA A	3202 GABLE PARK LN	PEARLAND	TX	77581
THOMAS MARY M & MALIYIL N	1606 CALICO CANYON LN	PEARLAND	TX	77581
THOMAS SUSAN & ZACHARIAH	3406 CROSSBRANCH CT	PEARLAND	TX	77581
THOMPSON ERIC & RHONDA	3004 BRIARSAGE LN	PEARLAND	TX	77581
THORNTON ADAM	1915 HOLLOW MIST LN	PEARLAND	TX	77581
THOTA CHANDRALATHA	1708 GARDEN IVY LN	PEARLAND	TX	77581
TILLIS JESSE E & SANDRA J	1909 LAZY HOLLOW LN	PEARLAND	TX	77581
TISSUE STEVE	1801 JASMINE HOLLOW	PEARLAND	TX	77581
TORRES MARLON DAVID & CYNTHIA ANN	3211 MOSSY BEND LN	PEARLAND	TX	77581
TOWNSEND DAVID & CYNTHIA	3402 WELLBROOK CT	PEARLAND	TX	77581
TRAHAN ANGELA & ANDY	1508 BENTLAKE LN	PEARLAND	TX	77581
TRAN ALAN & KELLY	1705 GARDEN IVY LN	PEARLAND	TX	77581
TRAN ALAN VUONG & KELLY N	1405 GARDEN GLEN LN	PEARLAND	TX	77581
TRAN BAO Q	3308 HAZYSTONE LN	PEARLAND	TX	77581
TRAN CHAU & JENNA DIEP DINH	2102 ASBURY CT	PEARLAND	TX	77581
TRAN LAN N	3019 BRIARSAGE LN	PEARLAND	TX	77581
TRAN MICHAEL	2009 FOXGLOVE OAKS CT	PEARLAND	TX	77581
TRAN MICHELLE L	1412 BENTLAKE LN	PEARLAND	TX	77581
TRAN NGUYEN & CUONG	1412 BLAKELY GROVE LN	PEARLAND	TX	77581
TRAUGER ROBERT S & MARY ELLEN	21844 KINGS CROSSING TER	ASHBURN	VA	20147
TREVINO ROBERTO G JR	1701 HIGHLAND GLEN LN	PEARLAND	TX	77581
TRUJILLO LUIS A & SILVIA WHEELER SAAVEDRA	3307 BRENTWOOD LN	PEARLAND	TX	77581
TRUONG ANH K	1613 HICKORY BEND LN	PEARLAND	TX	77581
TRUONG KHAM & NGUYEN NGUYET	1618 RAYBURN LN	PEARLAND	TX	77581
TRUONG LIEN & DENNIS	3315 BRENTWOOD LN	PEARLAND	TX	77581
TURNER RAYMOND K & YVONNE S	1411 BLAKELY GROVE LN	PEARLAND	TX	77581
TURNER WESLEY & CARLY	1718 BRIGHTON BROOK LN	PEARLAND	TX	77581
UCEDA JOSE C & DAWN R	3424 WALDEN CREEK LN	PEARLAND	TX	77581
UCEDA OLGA	1905 HOLLOW MIST LN	PEARLAND	TX	77581
UKWUACHU ROSELINE L	1608 HIGHLAND GLEN LN	PEARLAND	TX	77581
ULLOA APRILE	1902 BRINTON SPRING LN	PEARLAND	TX	77581
URIBE HUMBERTO JR	1512 CALICO CANYON LN	PEARLAND	TX	77581
VALLEJO JAVIER & CONNIE M	5205 BROADWAY ST #121	PEARLAND	TX	77581
VAN WAGENEN CHRISTOPHER M & KATHLEEN A	2006 LAZY HOLLOW CT	PEARLAND	TX	77581
VANEGAS CESAR A	3214 CACTUS HEIGHTS LN	PEARLAND	TX	77581
VARELA JOE JR & CAROLYN P	3304 ASPENBROOK CT	PEARLAND	TX	77581
VARESC TONY ERIC & DOROTHY MARIA VIVONA	1708 SPRING GLEN LN	PEARLAND	TX	77581
VARGAS CHRISTOPHER LUKE	1715 SAWYER CROSSING LN	PEARLAND	TX	77581
VARGHESE GEORGE K & LALITA	1424 BLAKELY GROVE LN	PEARLAND	TX	77581
VARGHESE KOSHY & MARIAMMA	3405 WALDEN CREEK LN	PEARLAND	TX	77581
VARNES ROBERT A & MAUREEN W	1511 BENTLAKE LN	PEARLAND	TX	77581
VASQUEZ SABAS OLIVARES & NYDIA P	1904 EDEN GLEN LN	PEARLAND	TX	77581
VAZQUEZ ALDO & THERESA	3407 BRENTWOOD LN	PEARLAND	TX	77581
VEULEMAN MICHAEL WAYNE & JENNIFER ELIZABETH	3001 BRIARSAGE LN	PEARLAND	TX	77581
VHI PROPERTIES LP	4230 GREENBRIAR DR	STAFFORD	TX	77477
VILLA ENRIQUE JR & ADRIANA U	1509 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
VILLARREAL EDGAR GERARDO & NADIA M	3305 BRENTWOOD LN	PEARLAND	TX	77581
VILLEGAS ARMANDO W & ARLINA H	1903 BRINTON SPRING LN	PEARLAND	TX	77581
VO CUONG & MARIA	1505 BENTLAKE LN	PEARLAND	TX	77581
VO THAO DONG & TIFFANY	3317 BRENTWOOD LN	PEARLAND	TX	77581
VO TUAN & JIAO	1905 LOST LAKE PL	PEARLAND	TX	77581
VO VIVIAN ANH THU	1502 BENTLAKE LN	PEARLAND	TX	77581
VU LIEN HONG	3413 IVY ARBOR LN	PEARLAND	TX	77581
VUONG ANNIS & CUC	1815 HIGH FALLS LN	PEARLAND	TX	77581
VUONG TAN A	1903 KESWICK CT	PEARLAND	TX	77581
VYAS NILESH	1410 BLAKELY GROVE LN	PEARLAND	TX	77581
WAHLSTROM GEORGE MARK & SCOTTIE J	1602 WHITE WILLOW LN	PEARLAND	TX	77581
WALKER RICHARD E II & JAMIE K MCCRIGHT	1802 JASMINE HOLLOW LN	PEARLAND	TX	77581
WALLISER MATTHEW PAUL	2006 FOXGLOVE OAKS CT	PEARLAND	TX	77581

Exhibit 5

ZONE 16-00007

WALLS MARLON & CANDACE	3223 MOSSY BEND LN	PEARLAND	TX	77581
WANG WEI	3219 BRENTWOOD LN	PEARLAND	TX	77581
WASHINGTON CHARLOTTE J & BRENDA A	1406 BENTLAKE LN	PEARLAND	TX	77581
WATSON MONICA & DONNIE	1501 HICKORY BEND CT	PEARLAND	TX	77581
WATSON SHEILA ANNE	3422 WALDEN CREEK LN	PEARLAND	TX	77581
WEAVER MARK C	1606 WHITE WILLOW LN	PEARLAND	TX	77581
WEDGMAN TRAVIS & MORGAN N PIERCE	1925 HOLLOW MIST LN	PEARLAND	TX	77581
WELLS STEPHEN & BRANDY	1608 WHITE WILLOW LN	PEARLAND	TX	77581
WENDT PAUL D & STACEY	1401 LAUREL LEAF LN	PEARLAND	TX	77581
WHITE TRAVIS & KRISTI	1305 LAUREL LEAF LN	PEARLAND	TX	77581
WHITFIELD DWIGHT	1601 HICKORY BEND LN	PEARLAND	TX	77581
WIGGINS ERIC L & PHYLLIS	3223 GABLE PARK LN	PEARLAND	TX	77581
WILFRED MATHEW & IRENE	1716 GLEN FALLS LN	PEARLAND	TX	77581
WILLIAMS GERARD T	1604 BENTLAKE LN	PEARLAND	TX	77581
WILLIAMS HAROLD JR & JEWELL W	1604 WHITE WILLOW LN	PEARLAND	TX	77581
WILLIAMS LEON M & JENNIFER J SCOTT WILLIAMS	3425 IVY ARBOR LN	PEARLAND	TX	77581
WILLIAMS NIGEL & FERNANDA CAROLINA PARRA CABRERA	1606 HIGHLAND GLEN LN	PEARLAND	TX	77581
WILLIS MICHAEL H & SHARI L	1709 GARDEN IVY LN	PEARLAND	TX	77581
WILMER SONYA R	2003 PEONIES CT	PEARLAND	TX	77581
WOOD CARL W & THRESIA A	3408 MONARCH MEADOW LN	PEARLAND	TX	77581
WYATT JUSTIN BRADLEY	1721 BRIGHTON BROOK LN	PEARLAND	TX	77581
WYATT WALLACE WAYNE JR & TAMRA M	3306 CACTUS HEIGHTS LN	PEARLAND	TX	77581
YANG AIWEI	2811 SHAWOOD LN	HOUSTON	TX	77089-1451
YANGA JESUS & SHERYL	2005 FOXGLOVE OAKS CT	PEARLAND	TX	77581
YEARWOOD ANSIL	2001 CAMELIA CREST CT	PEARLAND	TX	77581
YORK CHARLES L & PENNY L	1602 SPRING GLEN LN	PEARLAND	TX	77581
YOUNG CONNIE G	1710 GARDEN IVY LN	PEARLAND	TX	77581
ZEITLER DANNY E & SHEILA M	1906 LANTANA SPRING LN	PEARLAND	TX	77581
ZIEGLER STANLEY R & KATHRYN	3213 BRENTWOOD LN	PEARLAND	TX	77581

*Approved
Copy*

Exhibit A

548.9 ACRES

Planned Unit Development

Pearland, Texas

**Prepared For
Beazer Homes**

**Kerry R. Gilbert & Associates, Inc.
August 13, 2002**

JT WKSHP 5/6/02

15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340
Fax (281) 579-8212

May 1, 2002

Honorable Mayor and City Council Members
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

Dear Mayor and City Council Members,

Attached for your review is a revised master plan for the 548.9 acre tract of land located east of Old Alvin Road and currently being developed by Beazer Homes. The revised master plan illustrates several significant changes from the plan originally approved by the City of Pearland in conjunction with a planned unit development (PUD) district. It is our understanding that the revisions to the master plan will necessitate an amendment to the PUD document. A summary of the significant changes to the plan are as follows:

- Elimination of the golf course
- Increase in the size of and number of detention lakes
- Increase in the amount of developable property allocated to single-family residential uses and overall number of lots
- Changes to the single family lot distribution resulting in an increase in the number of larger lots and a decrease in the number of smaller lots
- Increase in the number of private recreation facilities
- Increase in the amount of public park space

The proposed revisions are illustrated on the attached exhibit and quantified in the tables below.

Obviously, the elimination of the golf course is the primary factor prompting the revised plan. All efforts to attract a golf course developer have been unsuccessful. With development underway, it is imperative that a revised plan be adopted that allows for the reasonable use of the property. At the same time, the developer recognizes that the new plan must preserve the overall quality and intent of the original plan. We believe that you will agree that while a golf course would have made an attractive amenity to the community, the amended plan possesses a number of positive attributes that in many ways is superior to the original plan.

In general, most of the land originally allocated for golf course (± 266 acres) has been converted to lakes, parks and open space. Only 50 acres, or less than 20%, of the golf course acreage has been recovered for the development of single-family residential lots. Even with the addition of 50 acres, only 65 lots were added to the plan, a density of 1.3 lots per acre for the increased residential property. This is primarily due to the change in the overall lot distribution program which significantly increases the number of larger lots while decreasing the number of smaller lots. Also, it should be noted that while the total number of lots in the revised plan (835) is 65 more than the previous plan (770), it is only 35 more than the 800 maximum allowed within the original PUD document. The tables below illustrate the density comparison and the lot distribution for the original and revised master plan.

DENSITY COMPARISON

	ORIGINAL PLAN	REVISED PLAN
OVERALL ACREAGE	800 / 548.9 = 1.45 Lots / acre	835 / 548.9 = 1.52 Lots / acre
NET RESIDENTIAL	800 / 203.8 = 3.93 Lots / acre	835 / 254.1 = 3.3 Lots / acre

LOT DISTRIBUTION

LOT SIZE	ORIGINAL MASTER PLAN		REVISED MASTER PLAN	
	# OF LOTS	%	# OF LOTS	%
55' X 115'	89	11.5%	67	8.0%
60' X 120'			40	
62' X 115'	503	65.3%	222	36.2%
65' X 115'			40	
70' X 120'	126	16.4%	341	40.8%
80' X 120'	52	6.8%	125	15.0%
TOTALS	770*	100.0%	835	100.0%

*800 maximum allowed in PUD

Another major difference in the two plans is the amount of space allocated for public parks. In the original master plan and PUD document, a total of 11.9 acres was proposed for public parks. This consisted of 3.7 acres along "Town Ditch" above the high bank, as well as, another 8.8 acres comprised of several parcels along proposed Pearland Parkway, both of which would contain a pedestrian pathway. The revised master plan proposes more than 22 acres in public park space, almost double the amount allocated in the original plan. The acres allocated for public park space includes the following:

- 4.3 acres above the high bank along "Town Ditch". This pedestrian pathway corridor is well over a mile long.
- A 1.6 acre parcel located adjacent to "Town Ditch" in the internal portion of the residential area which will serve as a neighborhood park.
- A 3.1 acre parcel located directly across the street from the 1.6 acre parcel and also adjoining "Town Ditch". A lake will be one of the main features of this neighborhood park.
- A 5.7 acre parcel located along proposed McHard Road. This parcel is part of a 15 acre parcel to be purchased from the City of Pearland. Therefore, the City will receive payment for the property and then receive the 5.7 acre parcel back as a public park.
- A 25 foot wide pedestrian corridor, approximately 4000 feet in length (±2.3 acres) along the east and south right-of-ways for Pearland Parkway and McHard Roads, respectively. This pedestrian pathway corridor provides a connection between the 5.7 acre parcel and the "Town Ditch" pathway.
- A ±2.8 acre parcel and a ±2.2 acre parcel located along the west side of Pearland Parkway. Each of these parcels will contain detention lakes, further enhancing the aesthetics along the frontage of Pearland Parkway.

A comparison of the acres allocated for the land uses within the original master plan (PUD) and the revised master is shown in the table below.

LAND USE CATEGORY	ORIGINAL MASTER PLAN		REVISED MASTER PLAN	
	ACREAGE	%	ACREAGE	%
General Business	9.3	1.7%	10.3	1.9%
Major / Collector Streets	14.3	2.6%	18.4	3.3%
Existing Drainage Ditches	24.1 ²⁵²	4.4%	37.6 ⁶	6.9%
Golf Course	266.6 ¹	49.2%	0	0
Landscape Reserves / Open Space	15.3 ⁴	1.7%	122.6 ²	22.3%
Public Parks	8.2	1.5%	22.0	4.0%
Recreation Center	1.6	0.3%	5.2	1.0%
Detention Lakes	5.7	1.0%	78.5 ³	14.3%
Single Family Residential	203.8	37.6%	254.1	46.3%
TOTALS	548.9	100.0%	548.9	100.0%

- 1 - Includes Clear Creek & Detention Lakes in Golf Course
- 2 - Includes 6.0 acre Drill Site owned by City of Pearland
- 3 - Based upon proposed right-of-way width of 170'
- 4 - Includes 3.7 acres of public park
- 5 - Excludes detention / lakes in Public Parks
- 6 - Excludes 3.7 acres in "Town Ditch" for Public Park, Includes Clear Creek

In our opinion, the revised master plan for the 548.9 acre tract represents a highly amenitized, quality development. Over 45% of the property will remain in open space, landscape reserves, lakes, parks and recreation facilities. The significant increase in the number of larger lots will without doubt add to the home values, increasing the ad valorem revenues to the City of Pearland.

We sincerely hope you will concur with our assessment of the revised master plan and support the amendment to the PUD when presented. Thank you for your cooperation. Should you need additional information, please do not hesitate to contact me.

Sincerely,



Kerry R. Gilbert
President

**548.9 ACRES
Planned Unit Development
Pearland, Texas**

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I. INTRODUCTION

This planned unit development application was prepared on behalf of Beazer Homes pursuant to the City of Pearland Zoning Ordinance related to Planned Unit Developments (PUD). The purpose of the planned unit development is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; to preserve the quality of the natural environment; and to provide flexibility in the development of land subject to the development standards, coordinated with the provision of necessary public services and facilities.

The 548.9 Acre Planned Unit Development (PUD) is a mixed use project located within the City of Pearland, Texas. The property is physically located south of the Sam Houston Tollway (Beltway 8 South), east of Old Alvin Road, north of Broadway (F.M. 518). Clear Creek traverses the eastern portion of the tract in a north-south direction. The aerial photo on the next page illustrates the location of the subject property.

The City of Pearland owns two tracts of land totaling approximately 21.8 acres within the 548.9 Acre PUD. These tracts consists of a 15.8 acre parcel located adjacent to the proposed Pearland Parkway on the northwest boundary of the property and a 6.0 acre drill site located at the extreme northern boundary of the overall property. The City of Pearland is a co-applicant to this application in order to include these parcels within the PUD.

The 548.9 Acre PUD will consist of a variety of housing products and price ranges, integrated with over 75 acres of lakes and other community amenities.

II. EXISTING CONDITIONS

SITE DESCRIPTION

Consistent with property in the region, the subject tract is generally flat with elevations ranging from a high of 46.9 feet in the extreme southwest corner to a low of 37.3 in the northern part of the tract near Clear Creek. For the most part, elevations across the tract are within the 40' to 43' range. The property possesses a few pockets of vegetation indigenous to the region, some very dense. The aerial photo on the next page illustrates the vegetation on the site. Physical constraints affecting development of the property include the following:

- Clear Creek and its attendant floodway and flood plain traverse the subject tract severing approximately 92 acres from the main body of the tract.
- A series of seven faults have been identified in a study conducted by Professional Service Industries, Inc. The faults, which occupy the middle two-thirds of the tract, cross the property in a northwest/southeast direction, generally paralleling Clear Creek, and are separated from one another by distances ranging from 300' to 1100'.
- A drainage ditch enters the property at the extreme southwest corner and traverses the property, generally paralleling the southeastern property line until it turns easterly, connecting with Clear Creek along the southeastern property line. The ditch will occupy an ultimate easement width of approximately 170'.
- A triangular shaped out-tract consisting of approximately 10.8 acres is located along Old Alvin Road and the western property line of the subject property.
- A proposed thoroughfare, Pearland Parkway, is planned across the middle portion of the subject tract, further constraining the development of the property.

SURROUNDING LAND USE

For the most part, the property immediately surrounding the subject tract is currently undeveloped acreage. The lone exception is the City of Pearland's public works maintenance facility located on Old Alvin Road at the extreme southwest corner of the subject property.

Other existing land uses in the vicinity of the subject tract include:

- Linnwood Subdivision, a single-family residential development located approximately 700 feet south of the southern property line of the subject tract near Old Alvin Road.
- The Barry Rose Wastewater Treatment Plant located approximately 1,100 feet south of the southeast property line of the subject tract adjacent to Clear Creek.

The land immediately north of the subject tract is owned by the City of Pearland. The property consists of several hundred acres and was purchased for the purpose of providing regional drainage detention and expansion of the arterial transportation system, including the extension of McHard Road and Pearland Parkway to the Sam Houston



area location map

548.9 ACRES PLANNED UNIT DEVELOPMENT

prepared for

BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

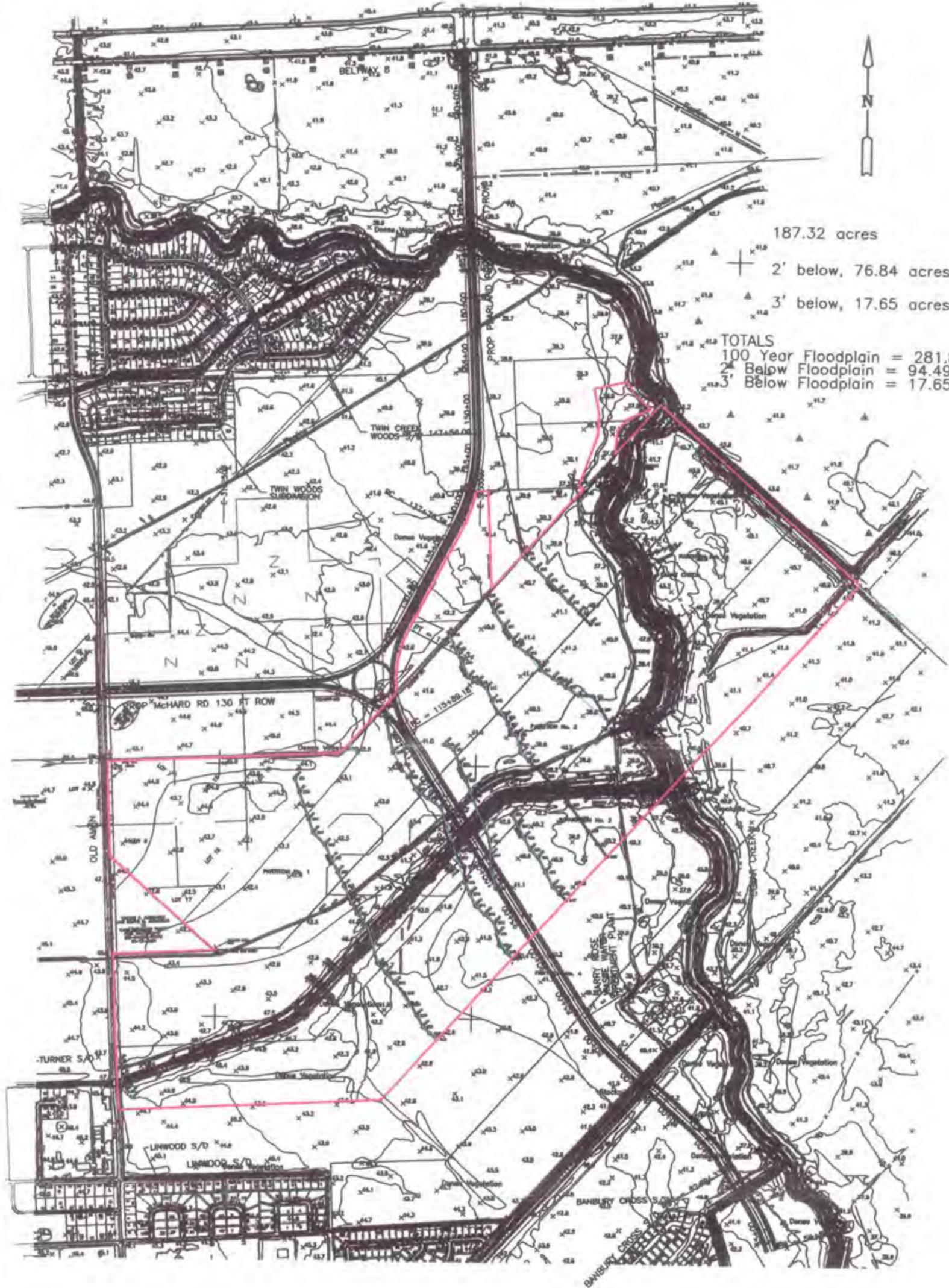
15810 Park Ten Place
Suite 160

Houston, Texas 77084
(281) 579-0340



JUNE 10, 2002
KGA #0410

THIS MAP IS FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. NO WARRANTIES OR REPRESENTATIONS EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP IS INTENDED.



topography map

HIGHLAND GLEN ±548.9 ACRES of LAND P.U.D.

prepared for
BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340



JUNE 16, 2008
1034P 0498

SPECIFICATION #####
SYSTEM

METES AND BOUNDS DESCRIPTION
527.062 ACRES OUT OF
THE D. H. M. HUNTER SURVEY, ABSTRACT No. 76, BRAZORIA COUNTY,
ABSTRACT No. 36, HARRIS COUNTY
AND THE H. T. & B. R. R. SURVEY, ABSTRACT No. 233
PEARLAND, BRAZORIA AND HARRIS COUNTY, TEXAS

All that certain 527.062 acres out of the D. H. M. Hunter Survey, Abstract No. 76, Brazoria County, and Abstract No. 36, Harris County, and the H. T. & B. R. R. Survey, Abstract No. 233 and including all or a portion of Lots 6, 7, and 15 – 18 out of Walcott's Pearland Subdivision according to the plat thereof filed in Volume 35, Page 241- 242 Brazoria County Deed Records and a portion of Lots 96 – 102 out of the Zychlinski Subdivision according to the plat thereof filed in Volume 29, Page 43 Brazoria County Deed Records and being those same tracts described in a deed dated 12-18-1996 from Thomas P. Alexander and Bettye M. Alexander to T. & B. Alexander Family Limited Partnership as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 96-044931 and in a deed dated 01-23-1992 from First Interstate Bank of Texas, N. A., to Nai Li Wang and Ban Yen Wang as filed in Volume (92)997, Page 03 Brazoria County Official Records and in a deed dated 06-04-1981 from John Alexander, trustee to Patricia Alexander Wood as filed in Volume 1596, Page 110 Brazoria County Deed Records and being a residue of that certain tract described in a deed dated 09-06-1984 from Mary Alexander, et con, to Bartlett Properties, Inc. as filed in Official Records of Real Property of Harris County at Clerk's File Number J-724634 Film Code Number 096-85-0644 and being more particularly described by metes and bound as follows, with all bearings expressed as grid and being generated from the Texas State Plane Coordinate System, South Central Zone with distances expressed in surface feet;

Commencing at a found brass disc in concrete stamped "City of Pearland GPS Monu 5 1995" (N:13,774,749.068', E:3,148,704.854') from which a found brass disc in concrete stamped "City of Pearland GPS Monu 5 1995" bears S 04° 33' 51" E – 2,670.57'; Thence S 76° 33' 18" E – 2,964.39' to a set 5/8" iron rod with cap on the east right-of-way line of Old Alvin Road and marking the southwest corner of said Patricia Alexander Wood tract, and said point marking a point on a curve to the right having a radius of 1,956.66' and a central angle of 03° 31' 48", and said point marking the POINT OF BEGINNING of herein described tract;

Thence with said curve and the east right-of-way line of Old Alvin Road an arc distance of 120.55' and a chord bearing and distance of N 04° 27' 45" W – 120.53' to a set 5/8" iron rod with cap for corner from which a found 1/2" iron rod (disturbed) bears N 69° 52' 05" W – 1.31';

Thence N 02° 41' 51" W continuing with the east right-of-way line of Old Alvin Road, passing the northwest corner of said Patricia Alexander Wood tract at 493.74' and continuing a total distance of 1,418.51' to a set 5/8" iron rod with cap marking the northwest corner of said Wang tract;

Thence N 87° 11' 57" E – 984.18' (deed 984.74') with the north line of said Wang tract to a call and found 1/2" iron rod marking the east corner of that certain tract described in a deed dated 12-18-1996 from Thomas P. Alexander and Bettye M. Alexander to T. & B. Alexander

Family Limited Partnership as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 96-044928;

Thence N 48° 23' 49" W – 1,375.16' with the common northeast line of the H. T. & B. R. R. Survey, Abstract No. 233 and the southwest line of said D. H. M. Hunter Survey, Abstract No. 76, and the north line of said T. & B. Alexander Family Limited Partnership tract (Clerk's File Number 96-044928) to a set 5/8" iron rod with cap for corner on the east right-of-way line of Old Alvin Road;

Thence N 02° 41' 51" W – 940.77' with the east right-of-way line of Old Alvin Road to a call and found 1/2" iron rod for corner on the south line of Lot 8 of said Walcott's Pearland Subdivision, said point marking the northwest corner of said T. & B. Alexander Family Limited Partnership tract (Clerk's File Number 96-044931);

Thence N 87° 10' 37" E – 2,256.18' (plat 2,258.18') with the south line of Lots 8, 14, 19, and 29 of said Walcott's Pearland Subdivision to a call and found 1/2" iron rod for corner, from which a found 2" iron pipe bears N 38° 35' 03" W – 0.35';

Thence N 41° 32' 17" E with the east line of Lots 29, 30, 40, 41, 42, and 43 of said Walcott's Pearland Subdivision, passing at 4,040.36' a set 5/8" iron rod with cap for reference point and continuing a total distance of 4,640.36' to a point for corner;

Thence S 48° 19' 35" E with the southwest line of those certain tracts described in an Agreed Judgment dated 12-09-1994 from John B. Niday, Jr., et al to Harris County Flood Control District as filed in Official Records of Real Property of Harris County at Clerk's File Number R-254525 Film Code Number 502-65-3814 and that certain tract described in a deed dated 07-12-1984 from John B. Niday, Jr. to County of Harris and City of Houston as filed in Official Records of Real Property of Harris County at Clerk's File Number J-653244 Film Code Number 091-93-1787, passing a found 1/2" iron rod marking the east corner of said T. & B. Alexander Family Limited Partnership tract (Clerk's File Number 96-044931) at 877.81', passing a set 5/8" iron rod with cap marking the east corner of said Bartlett Properties, Inc. tract at 1,755.62', and continuing a total distance of 2,633.43' to a call and found 1/2" iron rod for corner marking the east corner of said Patricia Alexander Wood tract;

Thence S 41° 40' 03" W with the northwest line of that certain tract described in a deed dated 06-04-1981 from John Alexander, trustee to Sue Alexander Morrison as filed in Volume 1596, Page 93 Brazoria County Deed Records, passing the centerline of Clear Creek at 2,675.00' and continuing a total distance of 6,889.73' to a call and found 1/2" Iron rod for corner in the common northeast line of said H. T. & B. R. R. Survey, Abstract No. 233 and the southwest line of said D. H. M. Hunter Survey, Abstract No. 76;

Thence S 87° 11' 57" W – 2,554.59' with the north line of said Sue Alexander Morrison tract to the POINT OF BEGINNING and containing 527.062 acres of land more or less.

Compiled by:
C.L. Davis & Company
Job Number: 20-14-1E, 07/13/2000

20-14-1E MB&b.doc



Eric A. Kreiner

METES AND BOUNDS DESCRIPTION
15.755 ACRES OUT OF
LOTS 30, 31, 32, 39 AND 40
WALCOTT'S PEARLAND SUBDIVISION
PEARLAND, BRAZORIA COUNTY, TEXAS

All that certain 15.755 acres out of Lots 30, 31, 32, 39 and 40, Walcott's Pearland Subdivision, according to the plat thereof filed in Volume 35, Page 241 & 242, Brazoria County Deed Records, D. H. M. Hunter Survey, Abstract Number 76, Pearland, Brazoria County, Texas and being more particularly described by metes and bounds as follows, with all bearings expressed as grid and being generated from the Texas State Plane Coordinate System, South Central Zone with distances expressed in surface feet;

Commencing at a found brass disc in concrete stamped "City of Pearland GPS Monu 6 1995" (N:13,774,749.068', E:3,148,704.854') from which a found brass disc in concrete stamped "City of Pearland GPS Monu 5 1995" bears S 04° 33' 51" E - 2,670.57'; Thence N 57° 45' 44" E - 6,528.53' to a set 5/8" iron rod with cap marking the intersection of the proposed east right-of-way line of Pearland Parkway and the northwest line of that certain tract described in a deed dated 12-18-1996 from Thomas P. Alexander and Bettye M. Alexander to T. & B. Alexander Family Limited Partnership as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 96-044931 and marking the POINT OF BEGINNING of herein described tract, said point being on a curve to the right having a radius of 1,002.00' and a central angle of 36° 18' 45";

Thence with said curve and the proposed easterly right-of-way line of said Pearland Parkway an arc distance of 635.04' and a chord bearing and distance of N 09° 07' 51" E - 624.46' to a set 5/8" iron rod with cap for corner;

Thence N 27° 17' 14" E - 1,069.84' continuing with the proposed easterly right-of-way line of said Pearland Parkway to a set 5/8" iron rod with cap marking the beginning of a curve to the left having a radius of 1,935.00' and a central angle of 12° 59' 08";

Thence with said curve and continuing with the proposed east right-of-way line of said Pearland Parkway an arc distance of 438.55' and a chord bearing and distance of N 20° 47' 40" E - 437.61' to a set 5/8" iron rod with cap for corner;

Thence N 87° 18' 00" E - 109.41' to a found 5/8" iron rod with cap stamped Walsh Surveying, Inc. for corner marking the northwest corner of that certain tract described in a deed dated 10-05-1993 from Brazoria County Historical Museum Foundation to Thomas P. Alexander, Jr. as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 93-036860;

Thence S 02° 42' 00" E with the west line of said Thomas P. Alexander, Jr. tract, passing at 966.07' a found 5/8" iron rod with cap stamped Walsh Surveying, Inc. and continuing a total distance of 967.03' to a set 5/8" iron rod with cap for corner;

Thence S 41° 32' 17" W 1,356.88' with the northwest line of said T. & B. Alexander Family Limited Partnership tract to the POINT OF BEGINNING and containing 15.755 acres of land more or less

Compiled by:

C.L. Davis & Company

Job Number: 20-14-15 Acres

08/29/2000

Revised 8/30/2000

METES AND BOUNDS DESCRIPTION
6.000 ACRES OUT OF
LOTS 42 and 43
WALCOTT'S PEARLAND SUBDIVISION
PEARLAND, BRAZORIA COUNTY, TEXAS

All that certain 6.000 acres out of Lots 42 and 43, Walcott's Pearland Subdivision, according to the plat thereof filed in Volume 35, Page 241 & 242, Brazoria County Deed Records, D. H. M. Hunter Survey, Abstract Number 76, Pearland, Brazoria County, Texas and being more particularly described by metes and bounds as follows, with all bearings expressed as grid and being generated from the Texas State Plane Coordinate System, South Central Zone with distances expressed in surface feet;

Commencing at a found brass disc in concrete stamped "City of Pearland GPS Monu 6 1995" (N:13,774,749.068', E:3,148,704.854') from which a found brass disc in concrete stamped "City of Pearland GPS Monu 5 1995" bears S 04° 33' 51" E - 2,670.57'; Thence N 53° 01' 33" E - 9,158.65' to a set 5/8" iron rod with cap marking a point on the northwest line of that certain tract described in a deed dated 12-18-1996 from Thomas P. Alexander and Bettye M. Alexander to T. & B. Alexander Family Limited Partnership as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 96-044931 and marking the POINT OF BEGINNING of herein described tract;

Thence S 87° 17' 59" W, passing at 1.10' a found 5/8" iron rod with cap stamped Walsh Surveying, Inc. and continuing with the north line of that certain tract described in a deed dated 10-05-1993 from Brazoria County Historical Museum Foundation to Thomas P. Alexander, Jr. as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 93-036860 a total distance of 63.61' to a set 5/8" iron rod with cap for corner;

Thence N 19° 28' 47" E - 553.56' to a set 5/8" iron rod with cap for corner;

Thence N 03° 25' 50" E - 197.55' to a set 5/8" iron rod with cap for corner;

Thence N 11° 37' 04" W - 263.70' to a set 5/8" iron rod with cap for corner;

Thence N 77° 43' 43" E - 331.76' to a set 5/8" iron rod with cap for corner;

Thence S 29° 10' 03" E - 147.69' to a set 5/8" iron rod with cap for corner;

Thence S 48° 22' 01" E - 213.46' to a set 5/8" iron rod with cap for corner;

Thence S 66° 33' 56" W - 242.01' to a set 5/8" iron rod with cap for corner;

Thence S 42° 17' 33" W - 143.55' to a set 5/8" iron rod with cap for corner;

Thence S 06° 57' 31" W – 250.09' to a set 5/8" iron rod with cap for corner;

Thence S 41° 32' 17" W – 432.10' with the northwest line of said T. & B. Alexander Family Limited Partnership tract to the POINT OF BEGINNING and containing 6.000 acres of land more or less.

Compiled by:

C.L. Davis & Company

Job Number: 20-14-1H

08/31/2000

Tollway. These planned roadways will serve as the primary access to the subject property. This property will also serve to enhance the City of Pearland's park system.

III. GOALS AND OBJECTIVES

The goals of the 548.9 Acre Planned Unit Development are to provide guidelines for the creation of a quality development that provides community cohesiveness, variety of choice, quality, uniformity in building construction, orderly growth, and desired visual results. Further, the goals reflect the flexibility to achieve a high quality mixed-use development in a coordinated suburban setting. The goals and objectives for the 548.9 Acre PUD are outlined below.

<u>Goal</u>	<u>Objective</u>
Community Cohesiveness	Provide compatible and functional land uses for employment, shopping, living, education and recreation activities.
Multiple Housing Options	Provide a variety of housing options, lifestyles and price ranges in identifiable neighborhoods, each with their own character and market appeal.
Quality and Character of Community	Provide high quality planning and architecture with implementation of creative designs and building standards.
Orderly Growth	Provide community integrity through experienced development team and careful application of flexible regulations and architectural controls.

The goals and objectives for the 548.9 Acre PUD will be achieved through the implementation of a series of planning strategies. Variety and choice will be achieved by creating a community of mixed land uses that offer a wide range of choices. The variety offered for single-family detached residential units is intended to appeal to a broad spectrum of buyers and lifestyles by providing employment centers, shopping and other commercial sites, recreational uses, aesthetic open space, lakes, trails, and other community and neighborhood amenities.

The community's strong character will be ensured through deed restrictions, guidelines and controls for architectural and design aesthetics, open space and landscaping, perimeter treatments, and neighborhood amenities such as sidewalks and neighborhood recreation spaces.

Long-term sustainability will be provided for the community through the adoption of a land use plan and ordinances that provide maximum flexibility, while also protecting residents and property owners by mitigating and buffering incompatible land uses through open space, landscaping or fencing between land uses.

A cohesive community will be accomplished by mixing compatible and functional land uses that provide employment, shopping, living, and recreational activities.

Orderly growth will be achieved through a master plan implemented by a proven and experienced land development team. This will ensure a project at completion that is consistent in character and content, providing residents, businesses, and visitors with a clear sense of community.

In summary, the planning strategies that will be implemented in the 548.9 Acre PUD will ensure the future success of the community and its neighborhoods, providing flexible land use controls, high quality planning, thoughtful architectural and aesthetic guidelines, and meaningful neighborhood recreation spaces.

IV. PROJECT / PLAN DESCRIPTION

LAND USE

The 548.9 Acre PUD is a predominantly single-family development containing only a few commercial parcels. A commercial tract containing approximately 9.0 acres is planned along Pearland Parkway and the southwestern property line of the subject tract. A smaller 1.2 acre commercial parcel is planned on Old Alvin Road across from the City of Pearland's maintenance facilities.

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone:

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal

Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

The remaining non-residential parcels within the 548.9 Acre PUD are all amenity oriented uses including lakes, recreation facilities, open spaces and landscape reserves. The development of these parcels is discussed in the Amenities/Open Space segment below.

The residential portion of the 548.9 Acre PUD consists of ten cells arranged in identifiable neighborhoods. These cells are planned to allow for maximum flexibility in phasing and marketing various housing products and price ranges. All lot sizes will conform to the City of Pearland regulations unless a specific variance is requested and granted by the Zoning Board of Adjustment.

The table below lists the various land uses illustrated on the Conceptual Master Plan, along with their respective acreages and percentage of gross land area.

**548.9 Acre PUD
Acreage Per Land Use Summary**

LAND USE CATEGORY	REVISED MASTER PLAN	
	ACREAGE	%
General Business	10.3	1.9%
Major / Collector Streets	16.4	3.3%
Existing Drainage Ditches	37.8 ³	6.9%
Landscape Reserves / Open Space	120.7 ¹	21.9%
Public Parks	23.9	4.4%
Recreation Center	3.6	.7%
Detention Lakes	78.4 ²	14.3%
Single Family Residential	255.8	46.6%
TOTALS	548.9	100.0%

¹Includes 6.0 acre Drill Site owned by City of Pearland

²Excludes detention / lakes in Public Parks

³Excludes 4.3 acres in "Town Ditch" for Public Park, Includes Clear Creek

REGULATORY COMPLIANCE / LAND USE CHANGES

The 548.9 Acre PUD contains four basic land use categories: General Business, Open Space / Landscape, and Single-Family Residential. The Open Space / Landscape category includes all neighborhood recreation facilities, lakes, ditches and playgrounds. The total acreages for each of the proposed land use categories is as follows:

Land Use / Acreage		Land Use Category / Acres
General Business	10.3 Ac.	10.3 Acres
Total for General Business		
Recreation / Playgrounds	3.6 Ac.	264.4 Acres
Open Space / Landscape Reserves	120.7 Ac.	
Detention Lakes	78.4 Ac.	
Public Park	23.9 Ac. ¹	
Drainage Ditches	37.8 Ac.	
Total for Open Space / Landscape		
R-1 PUD		255.8 Acres
R-2 PUD		
R-3 PUD		
Total For Single-Family Residential		

¹Includes 4.3 Acres located inside easement for "Town Ditch"

The land uses for each parcel within the 548.9 Acre PUD are illustrated on the Land Use Plan exhibit included within this document.

Except as otherwise provided for in this document, each land use and parcel development shall comply with the City of Pearland Zoning Ordinance, Subdivision Ordinance, building code and other applicable development regulations, including the Pearland Parkway overlay district.

Land use shall be regulated on a total acreage basis. Each land use category may be increased in acreage by up to 15%. The percentage land use area change is required to ensure the success of the development by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow the

project to remain competitive in the real estate market over the life of the project and will provide the ability to make adjustments, as necessary, to accommodate specific end users in a timely manner.

Land uses may be interchanged within the boundaries of the PUD, provided they are in compliance with the acreage restrictions referred to above and otherwise conform to the City of Pearland regulations for such uses. In the event a proposed land use exceeds the established acreage by more than 15%, an amendment to the PUD must be requested and approved by the City of Pearland Planning and Zoning Commission and City Council.

Lot sizes may be interchanged within the boundary of the PUD so long as they comply with the provisions of the subdivision and zoning requirements established for zoning categories R-1 PUD, R-2 PUD and R-3 PUD and the total number of lots does not exceed 835.

STREET CIRCULATION

The 548.9 Acre PUD will enjoy superior access and internal circulation with the implementation of the planned street circulation system.

As previously mentioned, the City of Pearland planned extension of Pearland Parkway north to the Sam Houston Tollway (Beltway 8) and McHard Road west to Old Alvin Road will provide the primary access to the site. Pearland Parkway will be extended through the subject property by the developer, providing direct access to the 548.9 Acre PUD.

Coordinated entrances into the development from Pearland Parkway will provide access to the individual residential cells. Secondary access will be provided to the development and the planned residential areas in the southwest quadrant of the tract via Old Alvin Road.

The street circulation exhibit included within this document illustrates the proposed roadway discussed above. All streets within the 548.9 Acre PUD will be designed and constructed in conformance with City of Pearland standards.

It is the intent of the developer to develop private, gated streets for the portion of the project northeast of Pearland Parkway. However, the streets will be constructed to public street standards.

UTILITIES

Conceptual plans for the proposed trunk utilities for water and wastewater have been prepared for the development of the 548.9 Acre PUD by LJA, Inc. Civil Engineers and Surveyors, Houston, Texas. These plans are illustrated on the utilities exhibit contained within this document.

More than 78 acres of surface area have been set aside for drainage detention on the property. Also, additional right-of-way (170') has been provided for the existing drainage facility which outfalls into Clear Creek. The overall drainage plan for the project is being prepared by LJA Engineering and Surveying, Inc.

AMENITIES / OPEN SPACE

The primary amenity within the 548.9 Acre PUD is the proliferation of lakes throughout the community. More than a dozen lakes ranging in size from two acres to over twenty acres are strategically located throughout various neighborhoods. The lakes, which also serve as drainage detention for the project, occupy a total of 78.4 acres. Careful coordination of the design of the lakes and residential neighborhoods has resulted in a plan which exposes the lakes to the community, as a whole, creating view corridors and premium lots.

Other key elements in the overall amenity package for the 548.9 Acre PUD are the recreation and open spaces located throughout the development. Specific areas have been strategically located for the development of playgrounds and parks in the residential areas. Additionally, the multiple faults that traverse the property have been buffered (50' on the "up-side", 75' on the "down-side") providing a generous 125' wide green belt. When coupled with the land that is rendered unusable due to the inefficient location of the faults, a significant amount of property (over 20 acres) will be available for landscaping and pedestrian pathways.

A significant amount of space has been allocated for public parks within the project. The master plan calls for approximately 24 acres in public park space and includes the following:

- 4.3 acres above the high bank along "Town Ditch". This pedestrian pathway corridor is well over a mile long.
- A 1.6 acre parcel located adjacent to "Town Ditch" in the internal portion of the residential area which will serve as a neighborhood park.
- A 3.1 acre parcel located directly across the street from the 1.6 acre parcel and also adjoining "Town Ditch". A lake will be one of the main features of this neighborhood park.
- A 5.7 acre parcel located along proposed Pearland Parkway. This parcel is part of a 15 acre parcel to be purchased from the City of Pearland. Therefore, the City will receive payment for the property and then receive the 5.7 acre parcel back as a public park.
- A 30 foot wide pedestrian corridor, approximately 4000 feet in length (± 2.3 acres) along the east and south right-of-ways for Pearland Parkway and McHard Roads, respectively. This pedestrian pathway corridor provides a connection between the 5.7 acre parcel and the "Town Ditch" pathway.
- A ± 2.8 acre parcel and a ± 2.2 acre parcel located along the west side of Pearland Parkway. Each of these parcels will contain detention lakes, further enhancing the aesthetics along the frontage of Pearland Parkway.
- A ± 1.9 acre parcel located adjacent to the southwest intersection of "Town Ditch" and Pearland Parkway.

The pedestrian pathway corridor (linear park) shall contain, at a minimum, an eight foot wide concrete trail along "Town Ditch" and an eight foot wide concrete trail in those areas where it is adjacent to a public roadway. The parks shall be dedicated to the City of Pearland and open to the public but shall be maintained by the homeowners association (or master maintenance association) for the development. Appropriate signage, installed by the developer and approved by the City, shall be installed along the linear park to communicate that the park is open and available to the general public.

The total amount of area designated for amenities/open space is approximately 264.4 acres or 48% of the gross area of the development. All of the amenities except the public parks within the 548.9 Acre PUD will be owned and maintained by a homeowners maintenance association to be established. The public parks will be owned by the city but maintained by the homeowners association.

The open space and amenities planned for the 548.9 Acre PUD are illustrated on the Amenities / Open Space Plan included within this document.

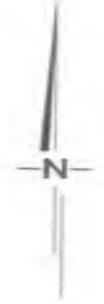
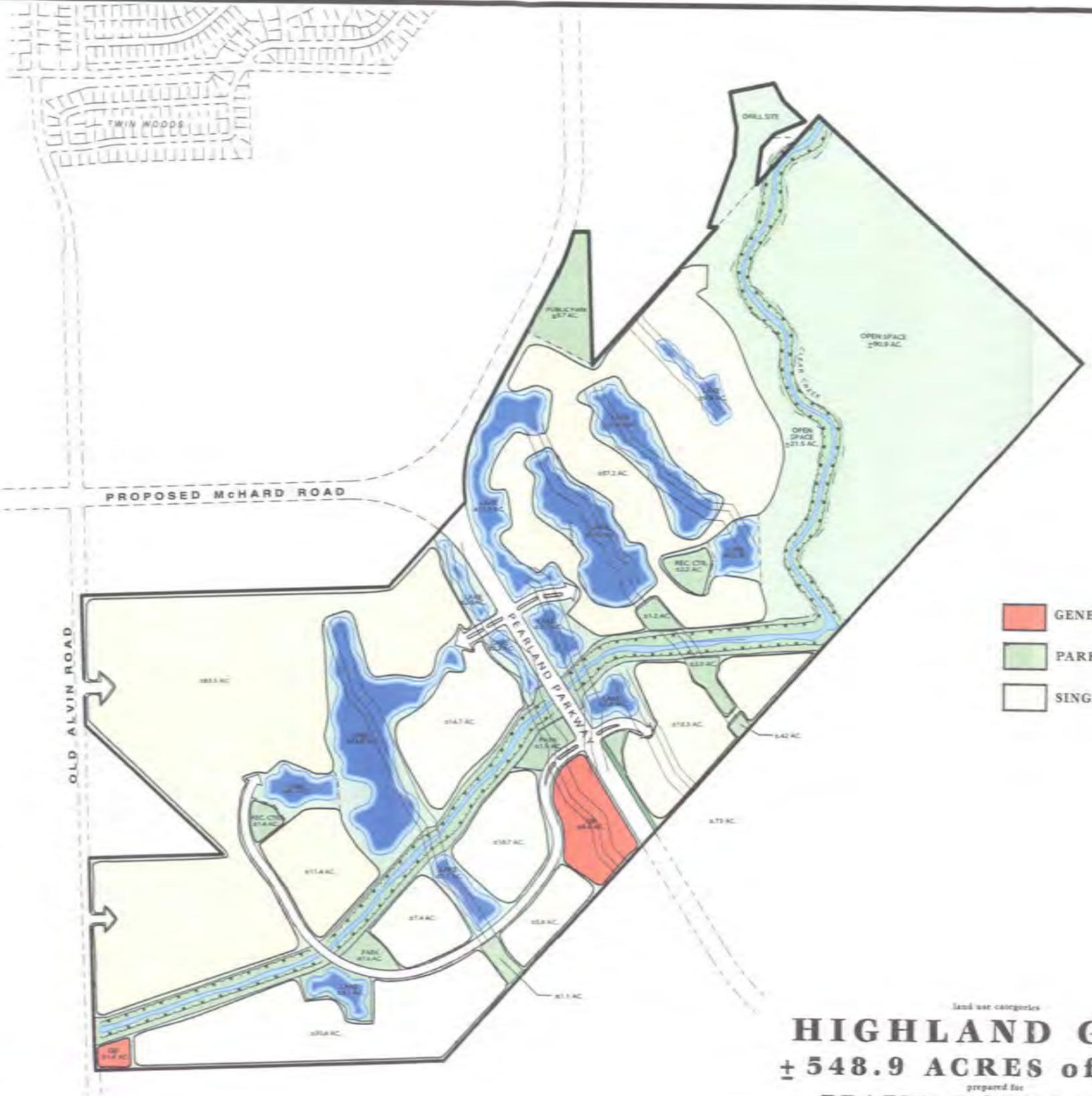
PHASING / DEVELOPMENT SCHEDULE

The first phase of the 548.9 Acre PUD residential development contains approximately 200 lots in two sections. Six additional sections are planned and are illustrated on the Phasing exhibit included within this document.

It is anticipated that it will take approximately four years to fully develop and complete the entire project. The size and timing of future phases are dependent upon market conditions.

SIGNAGE

Except as otherwise provided for in this document, the signage within the 548.9 Acre PUD will comply with the City of Pearland signage regulations, including the Pearland Parkway overlay district. Exhibits illustrating the proposed entry monuments for the development and their locations are included within this document. Additionally, samples of temporary informational and directional signage for the project are included with the exhibits.



- GENERAL BUSINESS
- PARK/OPEN SPACE/ LANDSCAPE
- SINGLE FAMILY RESIDENTIAL

land use categories

HIGHLAND GLEN

± 548.9 ACRES of LAND

prepared for

BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants

15610 Park Ten Place
Suite 160
Houston, Texas 77064
(281) 579-0340



JUNE 11, 2002
KGA 00410

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street circulation map
548.9 ACRES
P.U.D.

prepared for
BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants

15810 Park Ten Place
Suite 160
Houston, Texas 77064
(281) 579-0340



JUNE 16, 2002
KGA #0410

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KERRY R. GILBERT & ASSOCIATES, INC.



OLD ALVIN ROAD

PROPOSED McHARD ROAD

HIGHLAND PARKWAY

Barry Rose Wastewater Treatment Plant



track utilities
HIGHLAND GLEN
 ± 548.9 ACRES of LAND
 prepared for
BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants
 15810 Park Ten Place
 Suite 150
 Houston, Texas 77064
 (281) 579-0340

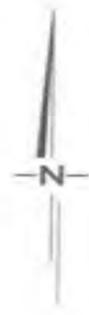
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JUNE 18, 2002
 KGA 80410

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KERRY R. GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.



an amenities/open space plan
HIGHLAND GLEN
 ± 548.9 ACRES of LAND
 prepared for
BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants
 15810 Park Ten Place
 Suite 160
 Houston, Texas 77084
 (281) 579-0340



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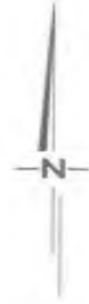
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KERRY R. GILBERT & ASSOCIATES, INC.



PHASE I
± 466 LOTS

PHASE II
± 369 LOTS



a phasing development plan for
HIGHLAND GLEN
 ± 548.9 ACRES of LAND
 prepared for
BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants
 15810 Park Ten Place
 Suite 160
 Houston, Texas 77084
 (281) 579-0340

SCALE: 1" = 100'

JUNE 18, 2002
 KGA #0410

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KERRY R. GILBERT & ASSOCIATES, INC.



entry features location plan

HIGHLAND GLEN

± 548.9 ACRES of LAND

prepared for

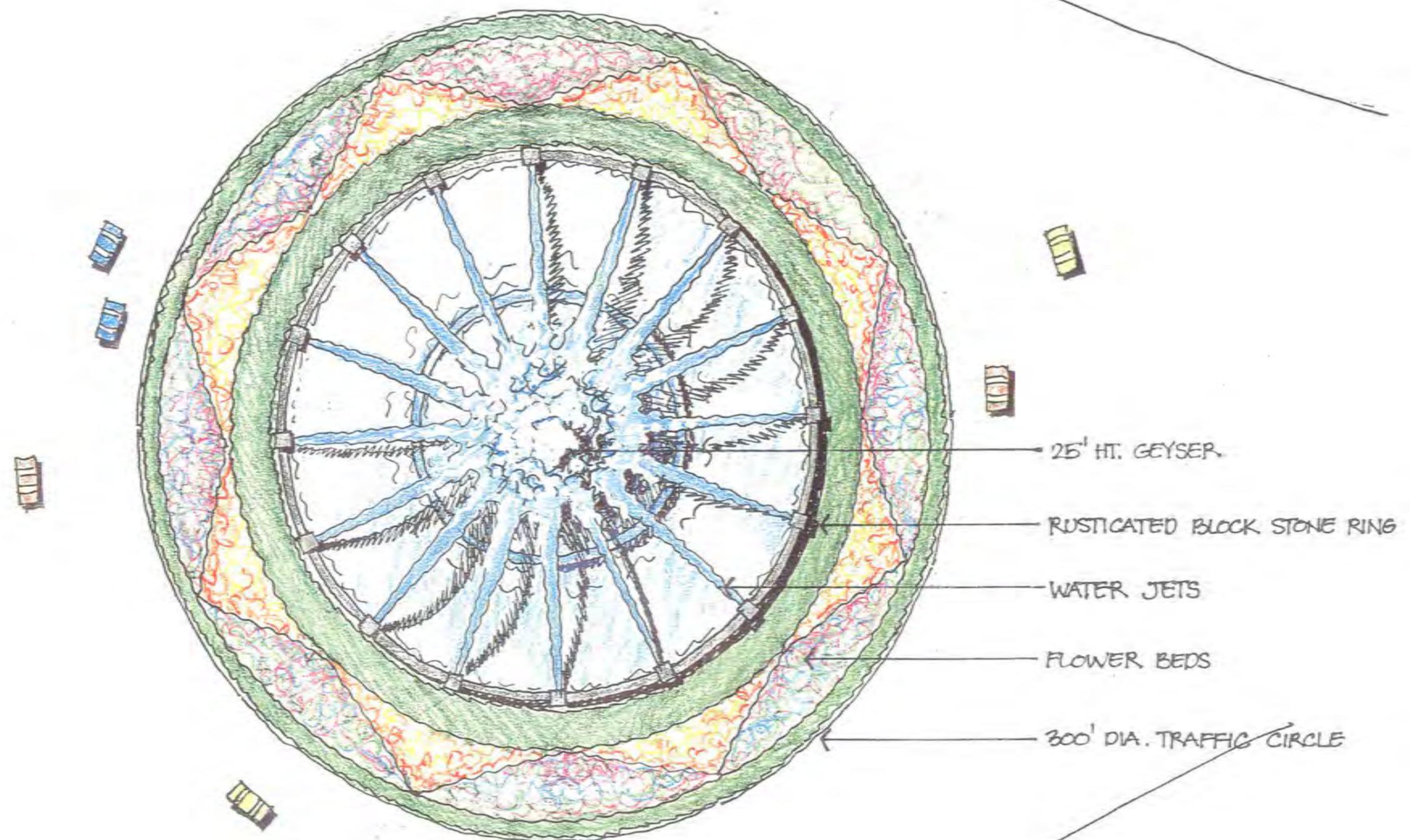
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KERRY R. GILBERT & ASSOCIATES, INC. *Land Planning Consultants*
 15210 Park Ten Place
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 (281) 579-0340

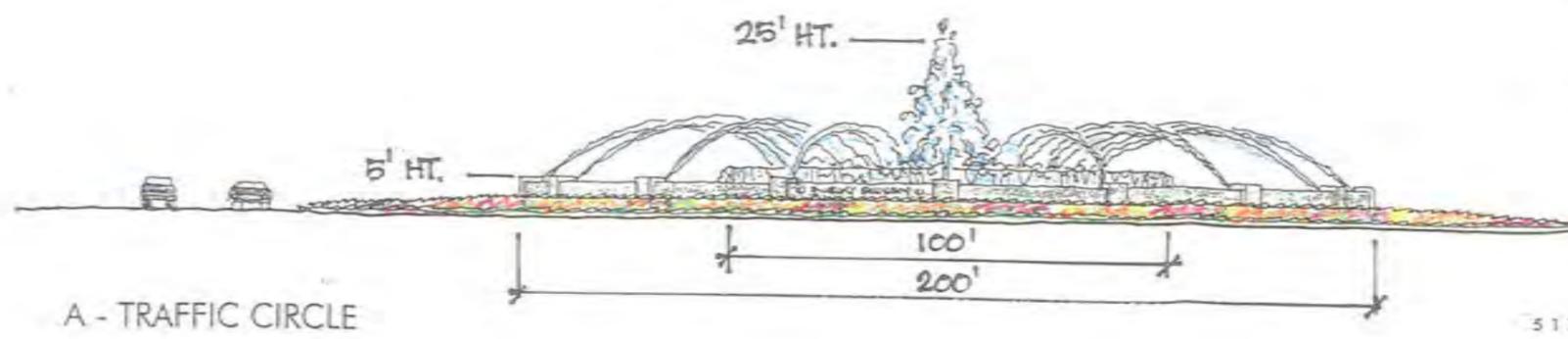
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JUNE 18, 2002
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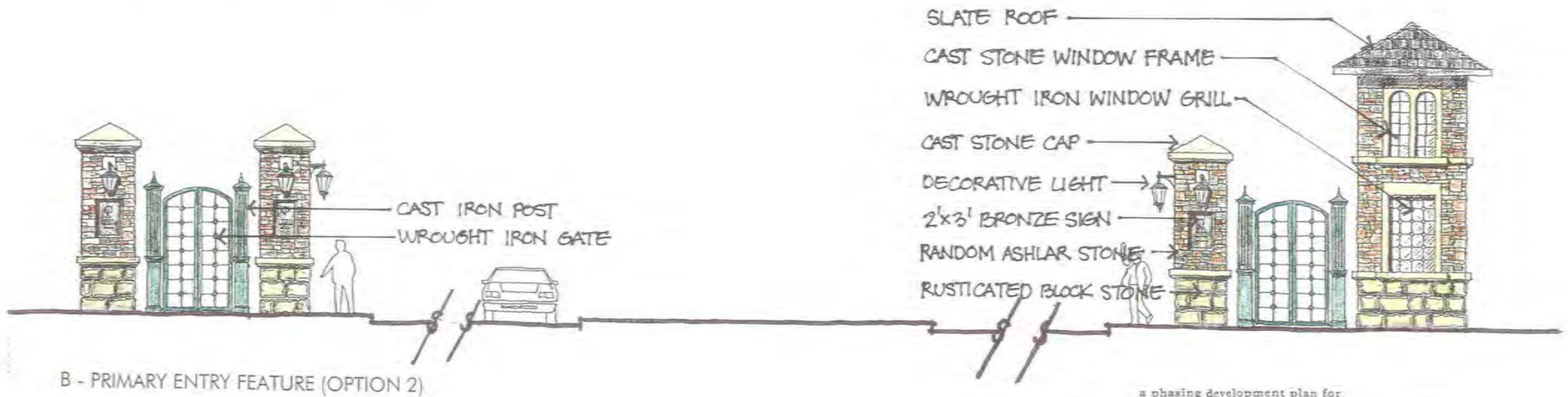
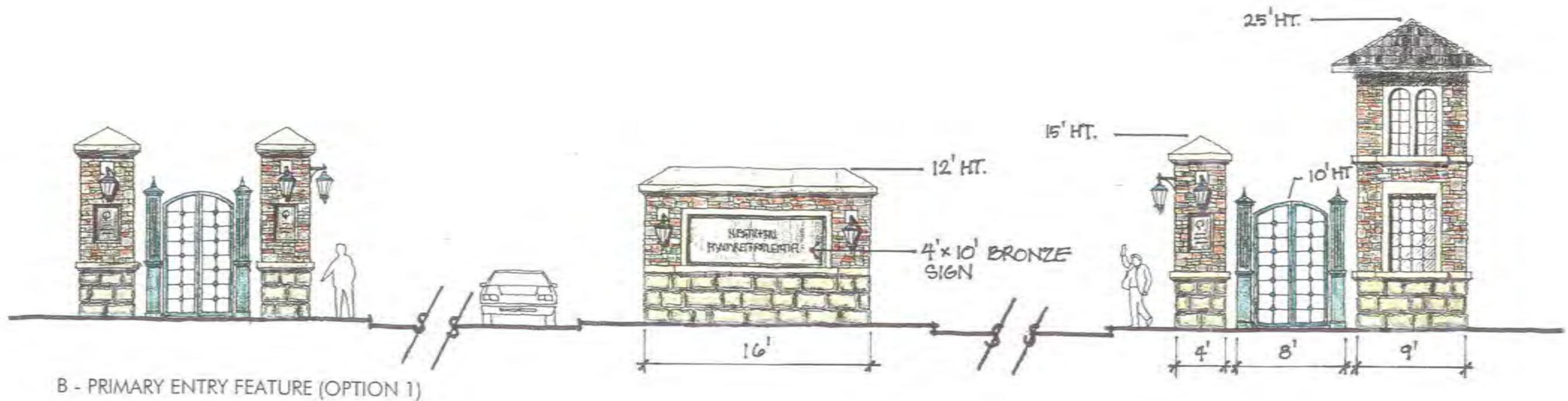
- 25' HT. GEYSER.
- RUSTICATED BLOCK STONE RING
- WATER JETS
- FLOWER BEDS
- 300' DIA. TRAFFIC CIRCLE



a phasing development plan for
527.1 ACRES P.U.D.
PEARLAND, TEXAS

prepared for
BEAZER HOMES, U.S.A.
 clark condon associates
 LANDSCAPE ARCHITECTS

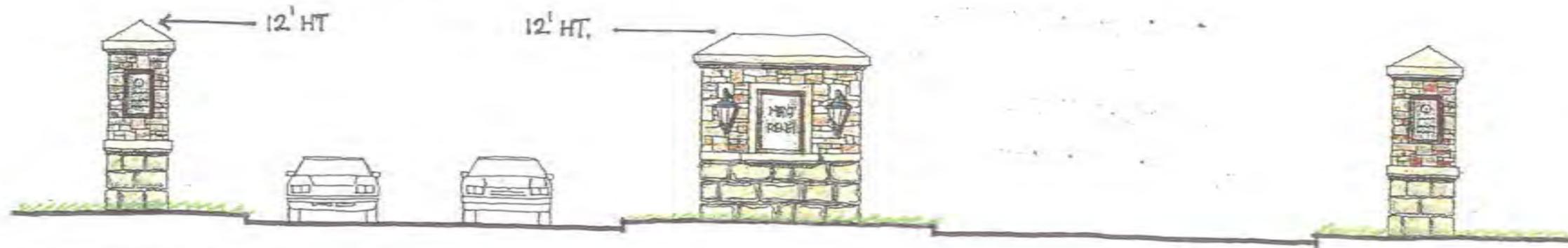
5177 RICHMOND AVENUE SUITE 1075 HOUSTON TEXAS 77056
 PHONE: 713.871.1414 FAX: 713.871.0888 www.clarkcondon.com



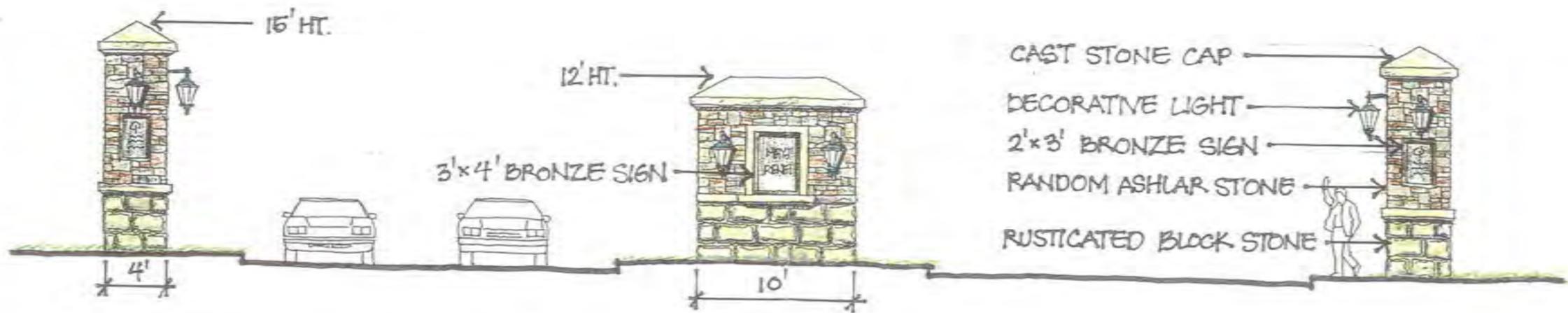
a phasing development plan for
527.1 ACRES P.U.D.
PEARLAND, TEXAS

prepared for
BEAZER HOMES, U.S.A.
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 LANDSCAPE ARCHITECTS

5177 RICHMOND AVENUE SUITE 1075 HOUSTON TEXAS 77056
 PHONE: 713.871.1414 FAX: 713.871.0888 www.clarkcondon.com



C - SECONDARY ENTRY FEATURE (OPTION 1)

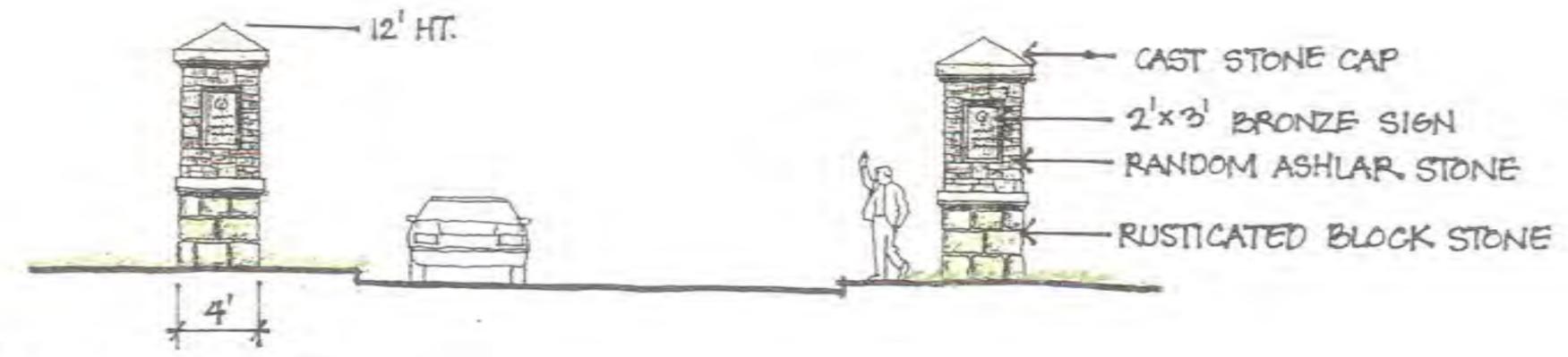


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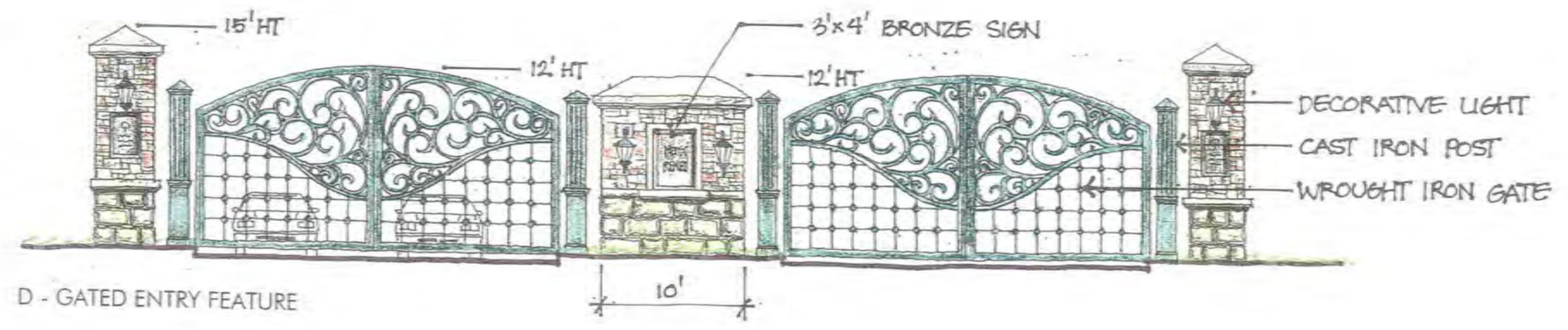
a phasing development plan for
527.1 ACRES P.U.D.
PEARLAND, TEXAS

prepared for
BEAZER HOMES, U.S.A.
 clark condon associates
 LANDSCAPE ARCHITECTS

5177 RICHMOND AVENUE SUITE 1075 HOUSTON TEXAS 77056
 PHONE: 713.871.1414 FAX: 713.871.0888 www.clarkcondon.com



E - VILLAGE ENTRY FEATURE

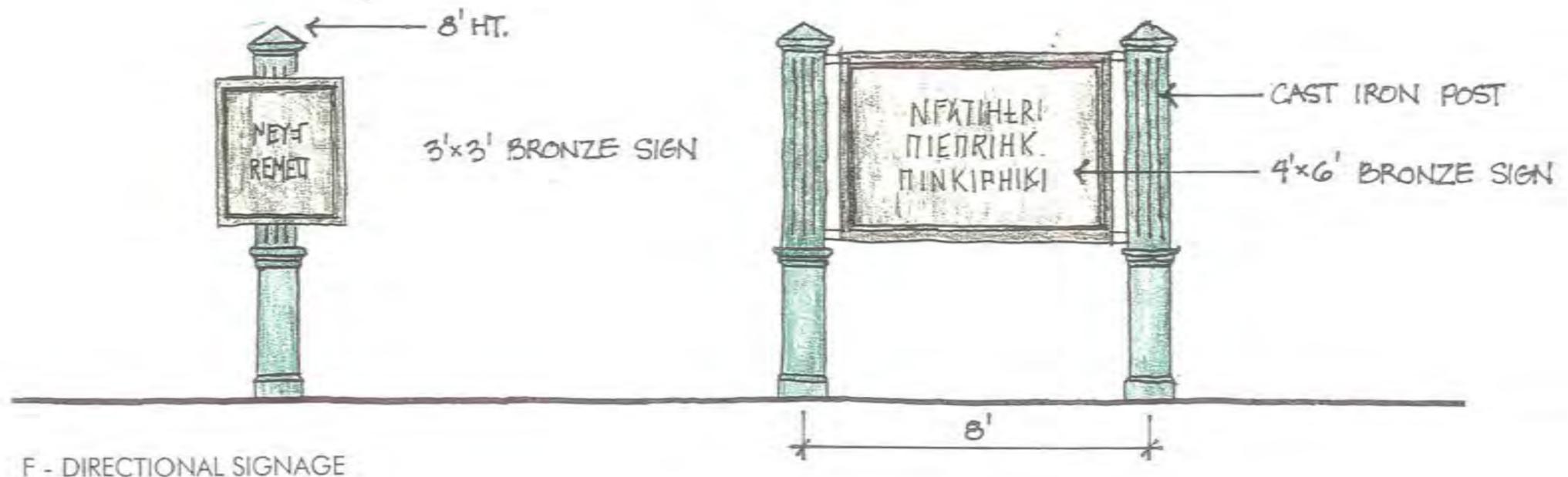


D - GATED ENTRY FEATURE

a phasing development plan for
527.1 ACRES P.U.D.
PEARLAND, TEXAS

prepared for
BEAZER HOMES, U.S.A.
 clark condon associates
 LANDSCAPE ARCHITECTS

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 PHONE: 713.871.1414 FAX: 713.871.0888 www.clarkcondon.com



a phasing development plan for
527.1 ACRES P.U.D.
PEARLAND, TEXAS

prepared for
BEAZER HOMES, U.S.A.
 clark condon associates
 LANDSCAPE ARCHITECTS

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 PHONE: 713.871.3414 FAX: 713.871.0888 www.clarkcondon.com

KERRY R. GILBERT & ASSOCIATES, INC.



	117 LOTS (55' X 115')
	52 LOTS (60' X 115')
	224 LOTS (62' X 115')
	40 LOTS (65' X 115')
	238 LOTS (70' X 120')
	164 LOTS (85' X 120'/125')
835 TOTAL LOTS	

a conceptual development plan for
LAKES AT HIGHLAND GLEN
 ± 548.9 ACRES of LAND
 prepared for
BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants
 15810 Park Ten Place
 Suite 160
 Houston, Texas 77084
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REVISOR: JUNE 18, 2004
 AUGUST 2, 2002
 KGA #6410

SCALE

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KERRY R. GILBERT & ASSOCIATES, INC.



835 TOTAL LOTS



development master plan for
HIGHLAND GLEN
 ± 548.9 ACRES of LAND
 prepared for
BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants
 15810 Park Ten Place
 Suite 160
 Houston, Texas 77064
 (281) 579-0340

SCALE
 1" = 100'

JUNE 16, 2002
 KGA 00410

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JOINT PUBLIC HEARING

THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, SEPTEMBER 26, 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. ZONE 16-00008

At the request of the City; for approval of an amendment to the Oakbrook Estates Planned Unit Development to allow auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges by approval of a Conditional Use Permit on properties where the base zoning district is General Business (GB) and General Commercial (GC); on approximately 120.417 acres of land.

Legal Description: A 120.417 acre tract in the W.D.C. Hall League, A-70 & parts of Lots 13-24, S.W. Narregang Subdivision, Volume 1, Page 92 & also parts of Lots 1 & 2, George W. Jenkins Subdivision, Volume 79, Page 616, Brazoria County Map Records (Oakbrook Estates)

General Location: East side of Pearland Parkway, North of Dixie Farm Road – Oakbrook Estates Planned Unit Development.

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.



To: City Council and Planning and Zoning Commission

From: Planning Department

Date: September 26, 2016

Re: Zoning Change Application No. ZONE 16-00008

At the request of the City; for approval of an amendment to the Oakbrook Estates Planned Unit Development to allow auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges by approval of a Conditional Use Permit on properties where the base zoning district is General Business (GB) and General Commercial (GC); on approximately 120.417 acres of land.

General Location: East side of Pearland Parkway, North of Dixie Farm Road – Oakbrook Estates Planned Development.

Summary of Request

This report is a continuation of the report that was delivered for the August 1, 2016 JPH. At the previous meeting, auto-related uses were discussed. This meeting will be for the remaining uses listed in the table.

In August 2015, the City Council approved an amendment to the Unified Development Code which required automobile related uses including gas stations, auto parts stores, pawn shop, pay day loan centers, (including title loans and check cashing) & gold exchange uses to be approvable by Conditional Use Permit (CUP) in General Business and General Commercial Zoning districts City wide. A CUP allows the Planning and Zoning Commission and the City Council the opportunity to review the suitability of the use in the zoning district. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district. These uses require individual review of their proposed location, design, configuration, and possible imposition of conditions to ensure appropriateness of the use at a particular location within a given district.

The Oakbrook Estates PUD was approved in March, 2000 (Ordinance 509-416). The Oakbrook Estates PUD still uses the previous land development code and permits these now conditioned uses by right. The staff proposes the first amendment as it relates to permitted uses from the underling GB base zoning classification. This amendment will not change the zoning classification of those tracts of land and no uses which are currently allowed in any of the zones will be eliminated. In recent years, there has been an increase of properties zoned GB or GC that have been developed with intense commercial uses such as auto repair, pawn shops, or fuel stations and now abut residential developments. This pattern of development raises adjacency concerns. Currently, the City has no ability to consider how these sites may or may not affect the abutting residential. The proposed changes will help with mitigating any negative impacts that may affect adjoining properties.

The amendment to the UDC does not affect PUD's which were approved prior to the by the previous Land Use and Urban Development Ordinance. Specifically, the amendment proposes to add Section C(1)(e) and add the following text:

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone.

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal

Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

Recommendation

Staff recommends approval of the amendment to the Oakbrook Estates PUD, to require all auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges that are currently permitted by right in the underlying GB zone to require approval of a Conditional Use Permit, prior to opening up operations, for the following reasons:

1. This amendment brings the PD into conformance with amendment T-18 of the UDC passed in 2015.
2. The CUP process will allow greater oversight into the development of the remaining undeveloped and potential redevelopment of those GB properties should its use fall into

one of the restricted categories by ensuring that additional measures are undertaken to protect adjacent residential properties from negative impacts of these restricted land uses.

Site History

A portion of the area encompassed by the Oakbrook Estates PUD was annexed into the City of Pearland in 1972 and the remainder in 1983. The Oakbrook Estates PUD was originally approved in 2000, under the Land Use and Urban Development Ordinance. The primary result of the Oakbrook Estates PUD was for the residential subdivision. The commercial tract is one of the last remaining tracts to be developed within the PUD.

Conformance with the Comprehensive Plan

The Oakbrook Estates PUD was approved with the Land Use and Urban Development Ordinance which had a broad land use matrix. Auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges are permitted in the GB designated areas. This amendment to the PUD is another tool to help protect the health, safety, and general welfare of the surrounding neighborhood development by allowing greater oversight into the permitting process for automobile related uses.

Conformance with the Thoroughfare Plan

According to City records, Pearland Parkway and Dixie Farm Road are Major Thoroughfares. Major Thoroughfares are defined as having a minimum right-of-way of 120 feet. These Major Thoroughfares are in the Corridor Overlay District which allows the city to exercise greater control in supplementing development through enhanced aesthetic, functional, and safety requirements.

Conformance with the Unified Development Code

The base zoning district for the commercial portion of Oakbrook Estates PUD is GB and will comply with the requirements of the GB zoning district in the Urban Land Use and Development Ordinance. The district will continue to follow the provisions provided within the previous code, applicable to the GB PUD. Under the CUP review, additional requirements and possible conformance with today's UDC regulations may be required.

Impact on Existing and Future Development

It is anticipated that the proposed amendment to the Oakbrook Estates PUD will have a positive impact on existing or future developments. The CUP process will allow greater oversight into the development of the remaining undeveloped and potential redevelopment of those GB properties should its use fall into one of the restricted categories by ensuring that additional measures are undertaken to protect adjacent residential properties from negative impacts of these restricted land uses.

Additional Comments

The request has been reviewed by the Development Review Committee (DRC), and there are no further comments.

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 amendment to the Oakbrook Estates PUD. 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

As of the date of this writing, staff has not received any comments either in opposition to or in support of the proposed change in zoning request to amend the PUD.

Exhibits

1. Map of Oakbrook Estates PUD and GB base zoned areas
2. PD document showing redlined text showing modified sections of the PUD.

Exhibit 1

AERIAL MAP

ZONE 16-00008

-  Oakbrook Estates PD Boundary
-  GB Base Zoning



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 = 626 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

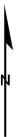
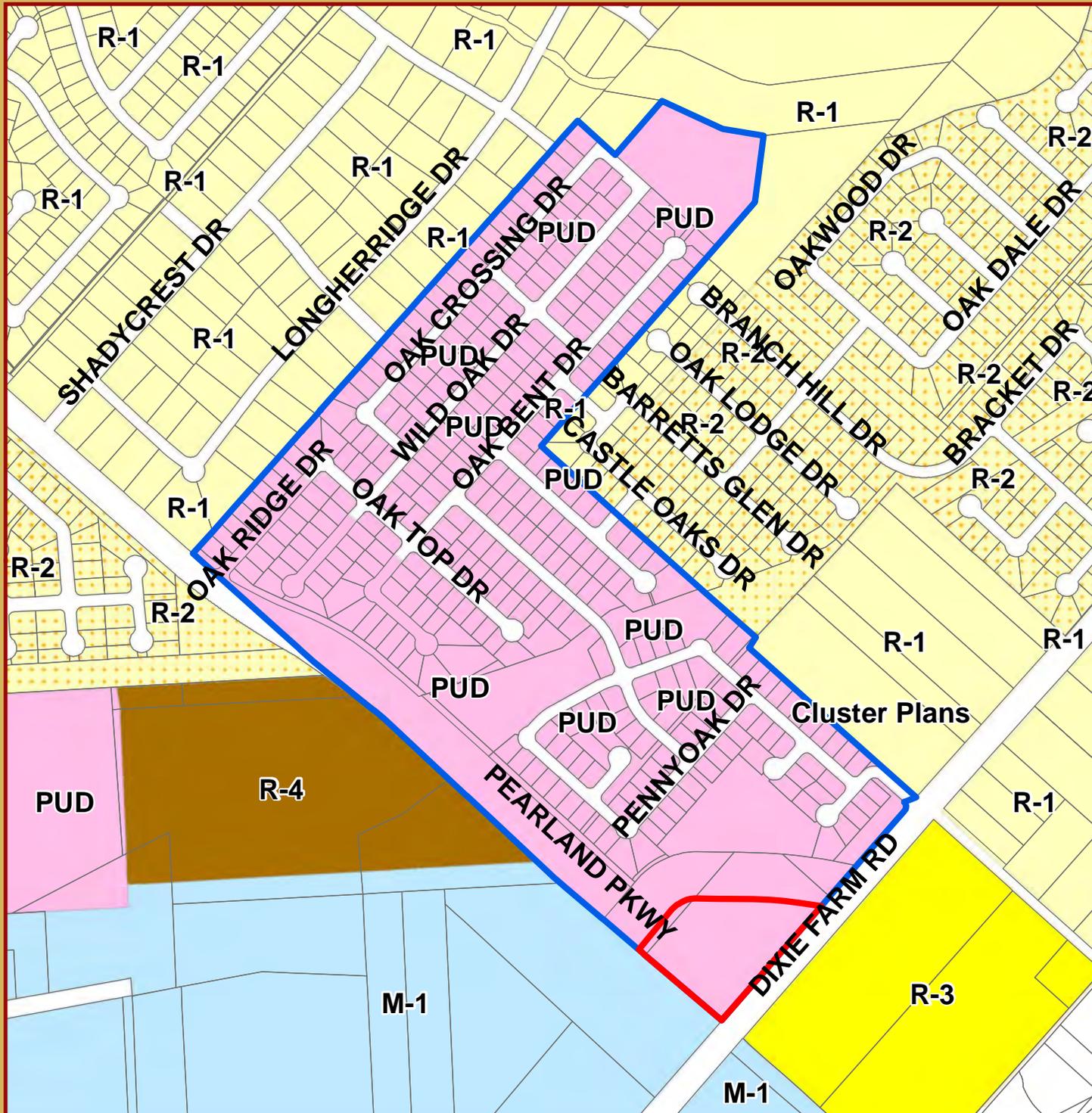


Exhibit 2

ZONING MAP

ZONE 16-00008

-  Oakbrook Estates PD Boundary
-  GB Base Zoning



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PLANNING DEPARTMENT



Exhibit 3

FLUP MAP

ZONE 16-00008

-  Oakbrook Estates PD Boundary
-  GB Base Zoning



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PLANNING DEPARTMENT

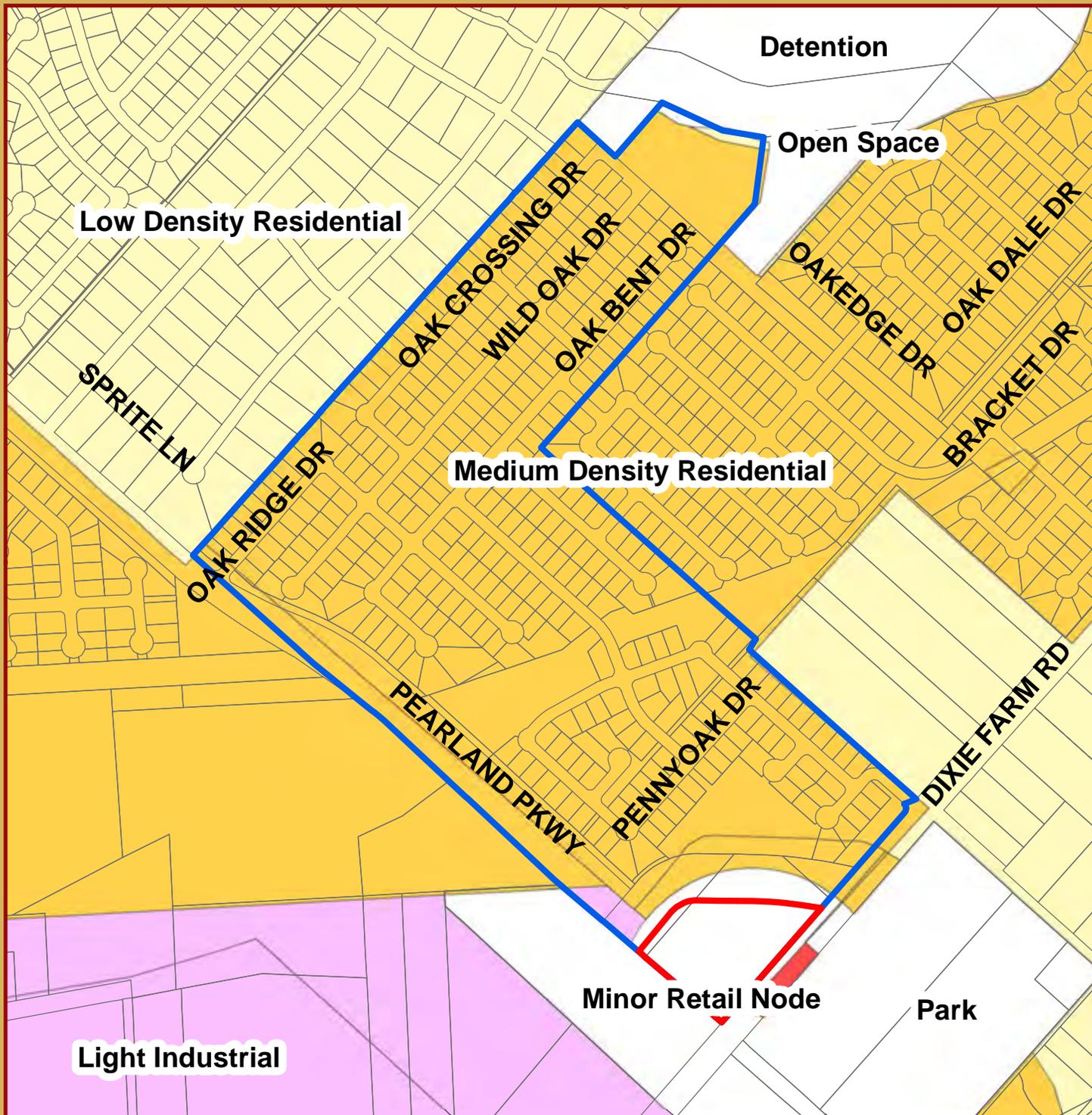
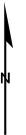


Exhibit 4

NOTIFICATION MAP

ZONE 16-00008

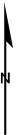
-  Oakbrook Estates PD Boundary
-  GB Base Zoning



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UPDATED JULY 2016
PLANNING DEPARTMENT



Property_Owner	Address	City	State	Zip_Code
ABATE PENNY BUCKLEY	3910 PENNYOAK DR	PEARLAND	TX	77581
ABU-ELHIGA ISSAM & ENAS ABUELHUA	2724 SCARLET OAK DR	PEARLAND	TX	77581
ADAMEK MATTHEW	1804 OAKBRANCH DR	PEARLAND	TX	77581
ADAMS JEFFREY H	3610 OAK BENT DR	PEARLAND	TX	77581
ALLBRITTON JERRY & ELAINE M	1902 OAK SHIRE DR	PEARLAND	TX	77581
ALTMAYER WILLIAM JOHN & AMPARO B	1830 BRANCH HILL DR	PEARLAND	TX	77581
ALVAREZ CAMERON MARTIN & EMILY C	1813 OAKBRANCH DR	PEARLAND	TX	77581
ANAYA MARIO A	3704 OAK BENT DR	PEARLAND	TX	77581
ANDERSON JEFFREY THOMAS & JACQUELYN N	2716 SCARLET OAK DR	PEARLAND	TX	77581
ANDREWS JASON DEREK & SUZANNE K	1903 OAK TOP DR	PEARLAND	TX	77581
ANDREWS LIBBY & LIONEL SIMMONS R	1916 OAK SHIRE DR	PEARLAND	TX	77581
ARMBRUSTER BRIAN & DENISE	4009 LONGHERRIDGE DR	PEARLAND	TX	77581
ARNOLD MICHAEL CHRISTOPHER & HOLLY N	1808 CASTLE OAKS DR	PEARLAND	TX	77581
AUBUCHON JAMES DENNIS & KRISTI KAY	3706 WILD OAK DR	PEARLAND	TX	77581
AVILA ROBERT	1901 OAK SHIRE DR	PEARLAND	TX	77581
BABINEAUX PAULA D	1804 CASTLE OAKS DR	PEARLAND	TX	77581
BAILEY KALEN AND DOUGLAS	7289 COUNTY ROAD 684C	SWEENEY	TX	77480
BAKER BRITT A & BEVERLY	1560 HASTINGS FRIENDSWOOD RD	PEARLAND	TX	77581
BANIYA SANJEEB & BARSHA LAUDARI	12510 SOUTH GREEN DR	HOUSTON	TX	77034
BARNES ROBIN R & JULIE A	3808 OAK BEND DR	PEARLAND	TX	77581
BEELER JONATHAN PAUL & AMY C	3921 PENNYOAK DR	PEARLAND	TX	77581
BEHNE THOMAS & TRINA	3727 WILD OAK DR	PEARLAND	TX	77581
BENEDEK JEFFREY J & ANATASIA M	3619 OAK BENT DR	PEARLAND	TX	77581
BENNETT STEVEN F & RUDDLEL BRITTNEY L	3706 OAK CROSSING DR	PEARLAND	TX	77581
BENTON CHRISTOPHER ROY & AMY DIANE	4002 MAPLE WOOD DR	PEARLAND	TX	77581
BERNACKI CHRISTOPHER	767 MAYHILL RIDGE LANE	LEAGUE CITY	TX	77573
BIRD DAVID M & SHERRY R	2608 ELM HOLLOW ST	PEARLAND	TX	77581
BIRJIS BUSHRA	1916 OAK TOP DR	PEARLAND	TX	77581
BLANCO GERARDO RODRIGUEZ	1910 GRAND OAK DR	PEARLAND	TX	77581
BLANKINSHIP TAWANA S	1904 OAK SHIRE DR	PEARLAND	TX	77581
BLOSSOM DAVID WILSON & DONIA MICHELLE SCHROEDER	1824 CASTLE OAKS DR	PEARLAND	TX	77581
BOLLMAN CHARLIE A	3718 WILD OAK DR	PEARLAND	TX	77581
BOLYARD CHRISTOPHER R & STEPHANIE L	3710 WILD OAK DR	PEARLAND	TX	77581
BORDELON MICHAEL JOHN & KAYLA FRANCES PLAIN	1810 OAKBRANCH DR	PEARLAND	TX	77581
BORDELON THOMAS LEE & DEBORAH L	3801 WILD OAK DR	PEARLAND	TX	77581
BOURGEOIS BRAD M & RACHEL M	3716 WILD OAK DR	PEARLAND	TX	77581
BRADLEY CYNTHIA M % RUTH FERRILL BRADLEY	4001 DIXIE FARM RD	PEARLAND	TX	77581
BRADLEY JENNIFER L	3903 MAJESTIC OAK CT	PEARLAND	TX	77581
BRAZORIA CO DRAINAGE #4	4805 BROADWAY ST	PEARLAND	TX	77581
BRAZORIA COUNTY MUD #17 % ALLEN BOONE HUMPHRIES LLP	3200 SOUTHWEST FWY STE 2600	HOUSTON	TX	77027
BRITTAIN NICHOLAS RYAN	3703 OAK CROSSING DR	PEARLAND	TX	77581
BROWN CHARLES S & SHARON R	1803 CASTLE OAKS DR	PEARLAND	TX	77581
BROWN GREGG W & ALEXIA M	3802 OAK RIDGE DR	PEARLAND	TX	77581
BUENO JESUS M SR & BUENO MARIA C & JESUS JR	3605 OAK BENT DR	PEARLAND	TX	77581
CALELLY MICHAEL P & ROBERTA P	3811 WILD OAK DR	PEARLAND	TX	77581
CAMPISE ANTHONY	1802 MAJESTIC OAK DR	PEARLAND	TX	77581
CAO MY LINH THI & MUOI NGUYEN	1502 MULBERRY CT	PEARLAND	TX	77581
CARSON GREG & MAUREEN	1833 OAK LODGE DR	PEARLAND	TX	77581
CARSON KENT STEPHEN & BARBARA LYNN	3907 LONGHERRIDGE DR	PEARLAND	TX	77581
CARTER NICHOLAS T	1909 GRANDOAK DR	PEARLAND	TX	77581
CASTILLO AMBER & JOSEPH CASTILLO	3904 OAK BARK CT	PEARLAND	TX	77581
CASTILLO TOM ANTHONY	1801 MAJESTIC OAK DR	PEARLAND	TX	77581
CHANDLER DERALD STACEY & SHELLEY ELIE	1911 GRANDOAK DR	PEARLAND	TX	77581
CHAVEZ JOSE L CABRERA	1810 CASTLE OAKS DR	PEARLAND	TX	77581
CHENEVERT MELODY E	3623 OAK BENT DR	PEARLAND	TX	77581
CHERKAOUJ MOHAMAD AHMAD	2718 SCARLET OAK DR	PEARLAND	TX	77581
CHRISTIAN LEONISA M & RAYNILDO BANDA	3802 OAK BENT DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CLARK SHERRY LYNN	1812 OAKBRANCH DR	PEARLAND	TX	77581
COLEMAN LARRY ALAN	1917 OAK TOP DR	PEARLAND	TX	77581
CONERLY PHOEBE	3606 OAK CROSSING DR	PEARLAND	TX	77581
CONNOR DAVID W & SYLVIA R	1909 OAK TOP DR	PEARLAND	TX	77581
CORDERO JOHN P	3913 GLENOAK DR	PEARLAND	TX	77581
CORNELL DONALD ALLEN	3907 PENNYOAK DR	PEARLAND	TX	77581
COULSON JOHN PATRICK & AVEN C	1815 CASTLE OAKS DR	PEARLAND	TX	77581
COVINGTON RYAN KENT & KELLIE J	3617 WILD OAK DR	PEARLAND	TX	77581
COX STEVEN & KIMBERLY	3607 WILD OAK DR	PEARLAND	TX	77581
CRAMER KARI L & JORDAN A	1815 MAJESTIC OAK DR	PEARLAND	TX	77581
CREASMAN GRANT & DANIELA C	2005 OAK TOP DR	PEARLAND	TX	77581
CSENCITS DANIEL FRANCIS & DANA W	3612 OAK CROSSING DR	PEARLAND	TX	77581
CULVER BETH	3622 OAK CROSSING DR	PEARLAND	TX	77581
CURL JANET EYIDAH	3615 WILD OAK DR	PEARLAND	TX	77581
D R HORTON TEXAS	14100 SOUTHWEST FWY STE 500	SUGAR LAND	TX	77478
DAUDE KEVIN W & COURTNEY D KIRKLAND	3702 OAK CROSSING DR	PEARLAND	TX	77581
DAVE SUDHA P & PRAFULL K	3701 OAK CROSSING DR	PEARLAND	TX	77581
DAVENPORT JOSEPH JR	3908 GLENOAK DR	PEARLAND	TX	77581

Exhibit 5
 ZONE 16-00008

DAVIDSON PATRICK R	3907 RAYBURN LAKE CT	PEARLAND	TX	77581
DAVIS MARK WILLIAM	3902 PENNYOAK DR	PEARLAND	TX	77581
DAVIS NICHOLAS RYAN & CARLIE B	1905 GRANDOAK DR	PEARLAND	TX	77581
DAVIS WILLIAM T & SHANA	1818 CASTLE OAKS DR	PEARLAND	TX	77581
DELRE MICHAEL R & AMY D	1907 OAK SHIRE DR	PEARLAND	TX	77581
DELRE WILLIAM & KAMI	3605 WILD OAK DR	PEARLAND	TX	77581
DEMLER STEPHEN R	1918 GRANDOAK DR	PEARLAND	TX	77581
DILLINGHAM KIMBERLY D	2902 WHISPERING WINDS DR APT 402	PEARLAND	TX	77581
DRAPER WILLIAM J & JESSICA A	3911 GLENOAK DR	PEARLAND	TX	77581
DUGAS ERIC P & BLAIR G	2001 OAK TOP DR	PEARLAND	TX	77581
EARL JEREL WYLIE	1802 OAKBRANCH DR	PEARLAND	TX	77581
EICHHOLTZ CHARLES G & TAMI C	1822 OAKBRANCH DR	PEARLAND	TX	77581
ELLIS CLYDE	ARTEAGA NO 1 CENTRO 76000,SANTIAGO DE QUERETARO	QUERETARO, MEXICO		
ELLIS JEFFERY W & LAURIE K	1903 OAK SHIRE DR	PEARLAND	TX	77581
ELY MARY L	3901 MAJESTIC OAK CT	PEARLAND	TX	77581
ESCAMILLA TIMOTHY GREGG & AMANDA R	3619 OAK CROSSING DR	PEARLAND	TX	77581
ESPINOZA LUIS & ERIKA ALEJANDRA PINEDA	1919 OAK TOP DR	PEARLAND	TX	77581
ETTEHADIEH COMBIZ & FAITH SHIFRIN	1902 GRANDOAK DR	PEARLAND	TX	77581
FALZON ZACHARY J	1908 OAK SHIRE DR	PEARLAND	TX	77581
FARINETTI ANTONIO L & MICHELLE L	3902 OAK BARK CT	PEARLAND	TX	77581
FARMER JOHN & DAWN	3612 OAK BENT DR	PEARLAND	TX	77581
FENNER MONICA KIHILANI	1913 GRANDOAK DR	PEARLAND	TX	77581
FIDLER MICHAEL JOHN	1805 MAJESTIC OAK DR	PEARLAND	TX	77581
FISH MICHAEL BRYAN	3705 OAK CROSSING DR	PEARLAND	TX	77581
FLANAKIN BRANDI LANE & MATTHEW WAYNE	3803 OAK BENT DR	PEARLAND	TX	77581
FLORES MARIANO G	1831 GLEN DR	PEARLAND	TX	77581
FONTENOT JOHANNA	3704 WILD OAK DR	PEARLAND	TX	77581
FRANKLIN JUSTIN J	1913 OAK SHIRE DR	PEARLAND	TX	77581
FRANTZ WILLIAM RYAN	2160 FRAZIER ST	PENSACOLA	FL	32514
FUSSELL LESLIE ALLISON	3804 OAK BENT DR	PEARLAND	TX	77581
GAINES JERILYN	1917 OAK SHIRE DR	PEARLAND	TX	77581
GALAN ROBERTO C & CYNTHIA P	1919 OAK SHIRE DR	PEARLAND	TX	77581
GALE KIM I	3906 PENNYOAK DR	PEARLAND	TX	77581
GANDY KEVIN & PAULINE D	3606 OAK BENT DR	PEARLAND	TX	77581
GARCIA CARLOS & ANN	3618 OAK BENT DR	PEARLAND	TX	77581
GARCIA JOSE III & MARY LOU	1922 OAK SHIRE DR	PEARLAND	TX	77581
GARCIA PARKER A & LANA M	1914 GRANDOAK DR	PEARLAND	TX	77581
GELETKA SHANNON M	4008 MAPLE WOOD DR	PEARLAND	TX	77581
GHINAUDO COURTNIIE LEA	1924 OAK SHIRE DR	PEARLAND	TX	77581
GIBSON HOLLY	1914 OAK SHIRE DR	PEARLAND	TX	77581
GOLDSTEIN CHARLES	1555 COUNTY ROAD 2103	WEIMAR	TX	78962
GOMEZ JORGE A & ERIKA M ARREDONDO	3706 OAK BENT DR	PEARLAND	TX	77581
GONZALES ALMA & RUBEN	1820 CASTLE OAKS DR	PEARLAND	TX	77581
GONZALEZ JACOB ADAM & ALICIA M	2722 SCARLET OAK DR	PEARLAND	TX	77581
GOODNIGHT LYNDA J	3616 OAK CROSSING DR	PEARLAND	TX	77581
GORE DAVID M	2003 OAK TOP DR	PEARLAND	TX	77581
GUILLOULI OTHMANE HIHI & MEGAN ROSE ORTIZ	1905 OAK TOP DR	PEARLAND	TX	77581
GUND HENRY A & LAURA D	3714 WILD OAK DR	PEARLAND	TX	77581
GUTHRIE LEE	3908 PENNYOAK DR	PEARLAND	TX	77581
GUTIERREZ JESUS JR & SONIA G GARCIA MANUEL	1904 GRANDOAK DR	PEARLAND	TX	77581
GUYTON JAMES W & LORI A	3613 OAK CROSSING DR	PEARLAND	TX	77581
HAGGARD RICHARD II & REBECCA ORUM	3915 PENNYOAK DR	PEARLAND	TX	77581
HAJMUHAMMAD LAURA	4004 MAPLE WOOD DR	PEARLAND	TX	77581
HALEY JOHN & SARA	3917 PENNYOAK DR	PEARLAND	TX	77581
HALEY T J & AMANDA R	1806 CASTLE OAKS DR	PEARLAND	TX	77581
HALL STEVEN E	3607 OAK BENT DR	PEARLAND	TX	77581
HAMPTON BILL O'NEAL & ERSULAN D	1915 OAK TOP DR	PEARLAND	TX	77581
HANSEN KATIE ELIZABETH	1807 MAJESTIC OAK DR	PEARLAND	TX	77581
HARGRAVE JASON E & MELISSA D	3708 OAK BENT DR	PEARLAND	TX	77581
HARPER CYNTHIA	1911 OAK TOP DR	PEARLAND	TX	77581
HARRISON DAVID H	3609 WILD OAK DR	PEARLAND	TX	77581
HARSHMAN CAYCE & JERUSHA	3604 OAK BENT DR	PEARLAND	TX	77581
HAWORTH BRIAN S & SHERRY R	2705 CHISHOLM TRAIL LN	MOORE	OK	73160
HCA MODEL FUND 2015-8 TEXAS LLC ATTN: MATTHEW C BAYNHAM	P O BOX 496027	GARLAND	TX	75049
HEATH H DARRYL & BETTYE S	3614 OAK CROSSING DR	PEARLAND	TX	77581
HEFT ARLENE C	1832 BRANCH HILL DR	PEARLAND	TX	77581
HELM KEVIN JR & MEREDITH	1801 CASTLE OAKS DR	PEARLAND	TX	77581
HENSON MACMICHAEL ANTHONY	3620 OAK CROSSING DR	PEARLAND	TX	77581
HERMANSON BRENDA KOENIG & KEVIN ALLEN	1904 MARYS CREEK LN W	PEARLAND	TX	77581
HERNANDEZ CARLOS A	1923 GRANDOAK DR	PEARLAND	TX	77581
HERNANDEZ JUAN R JR & LISANNE	PO BOX 240994	HONOLULU	HI	96824
HERNANDEZ MARCUS REYES & CHRISTINE BRAWDY	1808 MAJESTIC OAK DR	PEARLAND	TX	77581
HERRINGTON ENOCH BENTLEY IV & MICHELE A	1901 GRANDOAK DR	PEARLAND	TX	77581
HESSER BRENDA LYNN	1806 GRANDOAK DR	PEARLAND	TX	77581
HILL SAND CO INC	PO BOX 184	FRIENDSWOOD	TX	77549
HILL SHERYL L ETAL	3812 OAK DALE DR	PEARLAND	TX	77581
HINES ROGER W	2004 WATER OAK DR	PEARLAND	TX	77581

Exhibit 5
 ZONE 16-00008

HINOJOSA MIGUEL & NOVKIRAN	1904 OAK TOP DR	PEARLAND	TX	77581
HODGES LUANA LI	1234 MOUNTAIN LAKE DR	MISSOURI CITY	TX	77459
HOSSAIN JAHANGIR & NUSHRAT JAHAN ANILA	1913 OAK TOP DR	PEARLAND	TX	77581
HRUZEK LARRY WAYNE	3905 LONGHERRIDGE DR	PEARLAND	TX	77581
HUCKABEE MICHAEL E	1831 BRANCH HILL DR	PEARLAND	TX	77581
HUGHES EDWARD FRANKLIN JR & SHARI R	3904 GLENOAK DR	PEARLAND	TX	77581
HUGHES JASON & JENNIFER	1821 MAJESTIC OAK DR	PEARLAND	TX	77581
HUH MICHAEL & CHRISTY M	1805 GRANDOAK DR	PEARLAND	TX	77581
HUYNH JOE TUAN & VAN THU TO	1822 CASTLE OAKS DR	PEARLAND	TX	77581
INFANTE RANDY JR & SARAH THERESA	1921 OAK TOP DR	PEARLAND	TX	77581
INGRAM RICHARD F & BRANDY M	1804 MAJESTIC OAK DR	PEARLAND	TX	77581
IQBAL TARIQ & BUSHRA BIRJIS	3807 WILD OAK DR	PEARLAND	TX	77581
ISHIMURA M RIKI & KERRI	1821 CASTLE OAKS DR	PEARLAND	TX	77581
ISHIMURA MASARU & YOKO	4006 MAPLE WOOD DR	PEARLAND	TX	77581
JACKSON JERRY WAYNE & TERRI C	3615 OAK CROSSING DR	PEARLAND	TX	77581
JACKSON WILLIAM W & ROSE M	3712 OAK BENT DR	PEARLAND	TX	77581
JANSSON ERIK T	3625 OAK CROSSING DR	PEARLAND	TX	77581
JARRELL MATTHEW E & CHRISTINA A	3603 WILD OAK DR	PEARLAND	TX	77581
JASO ANTONIO E & RACHEL F				
JIMENEZ GILBERTO N JR & JUANITA C	3721 WILD OAK DR	PEARLAND	TX	77581
JOHNSON EDDIE J & DEBBIE R	1816 CASTLE OAKS DR	PEARLAND	TX	77581
JOHNSON JAMES	2004 W MARYS CREEK LN	PEARLAND	TX	77581
JOHNSTON TROY & PATRICIA	1829 BARRETT'S GLEN DR	PEARLAND	TX	77581
JOLLY LISA ANN	3611 WILD OAK DR	PEARLAND	TX	77581
JONES BRYAN & KIM	1413 LONG VIEW DR	PEARLAND	TX	77581
JONES JASON & ROBIN	3611 OAK CROSSING DR	PEARLAND	TX	77581
K HOVNIANIAN OF HOUSTON II LLC	13111 NORTHWEST FWY STE 300	HOUSTON	TX	77040
K HOVNIANIAN OF HOUSTON II LLC	13111 NORTHWEST FWY STE 310	HOUSTON	TX	77040
KAHRE LILLIAN RENEE	1912 OAK SHIRE DR	PEARLAND	TX	77581
KARLOSKI DANIEL WAYNE	4007 LONGHERRIDGE DR	PEARLAND	TX	77581
KELLERMANN CHARLES M & NANCY L	3709 WILD OAK DR	PEARLAND	TX	77581
KELLY STEVEN J	3903 PENNYOAK DR	PEARLAND	TX	77581
KELLY TIMOTHY J	1805 CASTLE OAKS DR	PEARLAND	TX	77581
KING STEPHANIE ANN	3708 OAK CROSSING DR	PEARLAND	TX	77581
KIRKLAND MATTHEW DANIEL & SYLVIA BENAVIDEZ	2720 SCARLET OAK DR	PEARLAND	TX	77581
KOWIS STEVEN & KIMBERLY	3601 WILD OAK DR	PEARLAND	TX	77581
KRENEK ROGER A & TOWANA J	2717 SCARLET OAK DR	PEARLAND	TX	77581
KWOK PHU CAM & ANHLOAN THU PHAM	3907 WINDING FOREST DR	PEARLAND	TX	77581
LABAUVE MARY J	1915 GRANDOAK DR	PEARLAND	TX	77581
LAFASO MARY ANN ESTATE	4013 LONGHERRIDGE DR	PEARLAND	TX	77581
LANDRY FREDDIE D & ANQUENETTE W	1919 GRANDOAK DR	PEARLAND	TX	77581
LAROCO SHEILA	1903 GRANDOAK DR	PEARLAND	TX	77581
LARSEN ERIC WILLIAM	7390 OLD MISSION CT UNIT 169	SANTEE	CA	92071
LEE JOHN JAE & YOUNSUN PARK	3812 OAK RIDGE DR	PEARLAND	TX	77581
LEON IRMA & WENCESLAO GARCIA	2002 W MARYS CREEK LN	PEARLAND	TX	77581
LEONARD DANA M	3611 OAK BENT DR	PEARLAND	TX	77581
LERMA PAOLA	3621 OAK CROSSING DR	PEARLAND	TX	77581
LESCO DAVID SHAWN & SHELLEY J	1820 OAKBRANCH DR	PEARLAND	TX	77581
LEUNG SUK YEE	3713 WILD OAK DR	PEARLAND	TX	77581
LING HARRY JR	PO BOX 8794	ROCKFORD	IL	61126
LIU JING	3911 PENNYOAK DR	PEARLAND	TX	77581
LOPEZ NICOLAS				0
LOWE CRAIG S & ANGELA	3615 OAK BENT DR	PEARLAND	TX	77581
LUCIA ASHLEY BREANN	3904 PENNYOAK DR	PEARLAND	TX	77581
LUNA MIGUEL A JR & ANGELICA M	3809 OAK BENT DR	PEARLAND	TX	77581
MAJORS JERMEY LEE & CHRISTINA M	1902 OAK TOP DR	PEARLAND	TX	77581
MALY DAVID & LISA L	1831 OAK LODGE DR	PEARLAND	TX	77581
MAMBRETTI JERRY MICHAEL & KATHLEEN D	1817 OAKBRANCH DR	PEARLAND	TX	77581
MANN PEGGY SUE	2004 E MARYS CREEK LN	PEARLAND	TX	77581
MARION LUKE & MICHELE	1801 GRANDOAK DR	PEARLAND	TX	77581
MARS ROBERT ALAN & BARBARA J	3610 OAK CROSSING DR	PEARLAND	TX	77581
MARTIN CARRIE LYN	1912 OAK TOP DR	PEARLAND	TX	77581
MARTINEZ DORA & JESUS BRAVO JR	3613 WILD OAK DR	PEARLAND	TX	77581
MAYNOR GARY JR & MICHELLE & JODELL ANDERSON	3625 OAK BENT DR	PEARLAND	TX	77581
MCADAMS JAMES ROBERT III	3617 OAK CROSSING DR	PEARLAND	TX	77581
MCAULEY GREGORY WILLIAM & REBECCA S	3816 OAK RIDGE DR	PEARLAND	TX	77581
MCCALL KURT	1802 GRANDOAK DR	PEARLAND	TX	77581
MCCURDY PAUL	1910 OAK SHIRE DR	PEARLAND	TX	77581
MCDONALD JAMES & TAMMY	1829 BRANCH HILL DR	PEARLAND	TX	77581
MCDONALD SHERWOOD	3903 GLENOAK DR	PEARLAND	TX	77581
MCGUIRE TODD & SUE	3612 WILD OAK DR	PEARLAND	TX	77581
MCLEAN BRIAN	1908 OAK TOP DR	PEARLAND	TX	77581
MELMAN ZAKHAR & TATIANA	1819 OAKBRANCH DR	PEARLAND	TX	77581
MELOY MATTHEW & CATHERINE C	3606 WILD OAK DR	PEARLAND	TX	77581
MERCER CHRIS WAYNE	1921 GRANDOAK DR	PEARLAND	TX	77581
MEYERS RANDALL G	1802 CASTLE OAKS DR	PEARLAND	TX	77581
MILOVANOVIC ILIJA & EDITH	3609 OAK CROSSING DR	PEARLAND	TX	77581

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MISTICH CHRISTOPHER & CHRISTINA	3609 OAK BENT DR	PEARLAND	TX	77581
MO DEMI	3614 WILD OAK DR	PEARLAND	TX	77581
MOORE DAVID JOHN	PO BOX 7946	PASADENA	TX	77508
MORALES VICTOR MANUEL & SOCORRO	3608 OAK BENT DR	PEARLAND	TX	77581
MORALEZ MONICA R	1806 MAJESTIC OAK DR	PEARLAND	TX	77581
MORGAN TRENT & ANDREA	2002 WATER OAK DR	PEARLAND	TX	77581
MORRISON ANTHONY M	3709 OAK CROSSING DR	PEARLAND	TX	77581
MORURI SETH	1816 OAKBRANCH DR	PEARLAND	TX	77581
MOTLEY TIMOTHY R & MARY	4011 LONGHERRIDGE DR	PEARLAND	TX	77581
MOTLEY TRAVIS & CATHERINE DOMINGUEZ	1807 CASTLE OAKS DR	PEARLAND	TX	77581
MOZLEY ELISA OROS & BRYAN WILSON BRANNON	3810 OAK RIDGE DR	PEARLAND	TX	77581
MURPHY KENDRA	3801 OAK RIDGE DR	PEARLAND	TX	77581
MURPHY ROBBIN & EMILY	3608 OAK CROSSING DR	PEARLAND	TX	77581
MURRAY HOLLIS JR & JANELLE L	3905 MAJESTIC OAK CT	PEARLAND	TX	77581
NEHUS PAUL & TRESSIE	3710 OAK BENT DR	PEARLAND	TX	77581
NGO KHIET & YNHI TRAN	3707 OAK BENT DR	PEARLAND	TX	77581
NGUYEN KIM	1421 BENBROOK OAKS LANE	LEAGUE CITY	TX	77573
NGUYEN THINH & JESSICA	3805 OAK BENT DR	PEARLAND	TX	77581
NOSCHESI ROBERT EDDIE & CRIDER ERIN R	3703 OAK BENT DR	PEARLAND	TX	77581
NOVAK JEREMY WADE	1830 OAK LODGE DR	PEARLAND	TX	77581
O NEAL JOE BRENT & MISTY	3712 OAK CROSSING DR	PEARLAND	TX	77581
OAKBROOK ESTATES HOMEOWNERS	17049 EL CAMINO REAL STE 100	HOUSTON	TX	77058
OAKBROOK ESTATES LTD	1616 S VOSS RD STE 618	HOUSTON	TX	77057
OBOT UKOH I	3605 OAK CROSSING DR	PEARLAND	TX	77581
OBRIEN JOHN & NICOLE M	1809 CASTLE OAKS DR	PEARLAND	TX	77581
O'CONNOR VON J & DIANA L	3702 WILD OAK DR	PEARLAND	TX	77581
O'LEARY SCOTT D & HAYLEY A	1811 CASTLE OAKS DR	PEARLAND	TX	77581
OUBRE HERBERT DERWOOD JR & AMANDA L	19106 MARYS CREEK LN W	PEARLAND	TX	77584
OUBRE KAREN	3616 WILD OAK DR	PEARLAND	TX	77581
PAGE MISTY	3701 WILD OAK	PEARLAND	TX	77581
PARKER JON MARK & STACIE LYNN CLARK	3912 PENNYOAK DR	PEARLAND	TX	77581
PARRISH RYAN BOYD & JULIE A	1902 MARYS CREEK LN W	PEARLAND	TX	77581
PARSONS NUBIA E				
PARTRIDGE PAUL E & CINDYE A SABLATURA	3630 OAK CROSSING DR	PEARLAND	TX	77581
PATTERSON KYLE & JESSICA	3715 WILD OAK DR	PEARLAND	TX	77581
PAUL B WONG LIVING TRUST	3918 PENNYOAK DR	PEARLAND	TX	77581
PAVLOCK JAMES A & ASHLEY A AQUILINA	3602 WILD OAK DR	PEARLAND	TX	77581
PAWLIK BRYAN LOUIS & SUE E	1806 OAKBRANCH DR	PEARLAND	TX	77581
PEARLAND INDUSTRIAL PARK INC	4649 DIXIE FARM RD	PEARLAND	TX	77581
PEREZ JOE A	3703 WILD OAK DR	PEARLAND	TX	77581
PERSAUD CHANDROWTIE	1915 OAK SHIRE DR	PEARLAND	TX	77581
PETERSON DAVID B & JANICE K	2002 E MARYS CREEK LN	PEARLAND	TX	77581
PETKOVICH LIBIA	3701 OAK BENT DR	PEARLAND	TX	77581
PHAM SON NGOC & PHUONG V TRAN	3624 OAK CROSSING DR	PEARLAND	TX	77581
PITTMAN SARAH A	1813 CASTLE OAKS DR	PEARLAND	TX	77581
POPE RUSSELL G JR & RENEE N	3708 WILD OAK DR	PEARLAND	TX	77581
PRINCE JAMES DALTON & BARBARA J	2008 WATER OAK DR	PEARLAND	TX	77581
PYROG SERGII & ANASTASSIYA KARAKUTSA	2713 SCARLET OAK DR	PEARLAND	TX	77581
R WEST DEVELOPMENT CO INC	7918 BROADWAY ST STE 106	PEARLAND	TX	77581
RACKLEY ROBIN RENE & CYNTHIA ANN HORTON-RACKLEY	3602 OAK BENT DR	PEARLAND	TX	77581
RANGEL JAVIER	1823 MAJESTIC OAK DR	PEARLAND	TX	77581
RAPACKI JOHN F & ERIN J	3623 OAK CROSSING DR	PEARLAND	TX	77581
REAGAN CECELIA CLEBOSKI	3913 LONGHERRIDGE DR	PEARLAND	TX	77581
REISER KATHRYN & WILLIAM	3801 OAK BENT DR	PEARLAND	TX	77581
REMM TYSON A	2007 OAK TOP DR	PEARLAND	TX	77581
RICHARD EARL J JR	3905 GLENOAK DR	PEARLAND	TX	77581
RICHARDS JOHN MORGAN IV & HILARY ANN NICKERSON	3805 WILD OAK DR	PEARLAND	TX	77581
RICHARDS VICKI HELMLE	P O BOX 2395	PEARLAND	TX	77588
RICHARDSON KASSI J	1813 MAJESTIC OAK DR	PEARLAND	TX	77581
RIDEAUX JONATHAN & ALEXIS	2005 WATER OAK DR	PEARLAND	TX	77581
RIOS JASMINE DIANE	3803 WILD OAK DR	PEARLAND	TX	77581
RITCHIE KRISTIN	2003 WATER OAK DR	PEARLAND	TX	77581
RIVERA CHRISTINA	3603 OAK BENT DR	PEARLAND	TX	77581
RIVERA RICARDO G & MARINA C	2003 W MARYS CREEK LN	PEARLAND	TX	77581
ROBERTS ROACH DAVID LEE & TAMRA M	3907 GLENOAK DR	PEARLAND	TX	77581
ROBERTS ANTHONY K & SHANNON G	3720 WILD OAK DR	PEARLAND	TX	77581
ROBINSON BARBARA	1912 GRANDOAK DR	PEARLAND	TX	77581
RODRIGUEZ CARLOS & MEGAN	3919 PENNYOAK DR	PEARLAND	TX	77581
RODRIGUEZ JOSE O & IRMA	1821 OAKBRANCH DR	PEARLAND	TX	77581
RODRIGUEZ JOSE OSCAR	1804 GRANDOAK DR	PEARLAND	TX	77581
ROSILLO YVETTE A	1906 OAK SHIRE DR	PEARLAND	TX	77581
ROSS DEBRA BONTON	1917 GRANDOAK DR	PEARLAND	TX	77581
ROSSI EDUARDO	3906 GLENOAK DR	PEARLAND	TX	77581
ROSSINO DONNA	3632 OAK CROSSING DR	PEARLAND	TX	77581
RUSHING A GENE JR & MELANIE	3604 WILD OAK DR	PEARLAND	TX	77581
RUST CHARLES RAYMOND	3723 WILDE OAK DR	PEARLAND	TX	77581
SALAZAR ELLIOTT	1809 MAJESTIC OAK DR	PEARLAND	TX	77581

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SALVA DAVID LEE & ASHLEE NICOLE KYLE	3628 OAK CROSSING DR	PEARLAND	TX	77581
SANCHEZ RUFINO SALVADOR III & KIMBERLY D	3809 WILD OAK DR	PEARLAND	TX	77581
SATTERWHITE MICHAEL JAMES & LINDA KAYE	4005 LONGHERRIDGE DR	PEARLAND	TX	77581
SAVELLE JEFFREY D & DONNA L	1926 OAK SHIRE DR	PEARLAND	TX	77581
SCHMIDT ROBERT S & MELINDA	1812 CASTLE OAKS DR	PEARLAND	TX	77581
SCHNEIDER CHRISTOPHER H & UTE B	3804 OAK RIDGE DR	PEARLAND	TX	77581
SEATS STEVEN A & RAMONA R	1834 OAK LODGE DR	PEARLAND	TX	77581
SESSIONS JASON MARK & ALLISON N	2711 SCARLET OAK DR	PEARLAND	TX	77581
SHADOW CREEK RANCH MAINTENANCE ASSOCIATION	12234 SHADOW CREEK PKWY, BLDG 3	PEARLAND	TX	77584
SHAK KENNETH ALLEN	1907 GRANDOAK DR	PEARLAND	TX	77581
SHEA MICHAEL P	3909 WINDING FOREST DR	PEARLAND	TX	77581
SHULTS MICHAEL	3901 PENNYOAK DR	PEARLAND	TX	77581
SILVERLAKE CENTER LTD	1407 FANNIN ST	HOUSTON	TX	77002
SIMS HERBERT C JR & RIDEAUX VELENCIA V	3725 WILD OAK DR	PEARLAND	TX	77581
SINGH AMARDEEP & SAROJ RANI	3902 WINDING FOREST DR	PEARLAND	TX	77581
SINGLETON ERIC & ANTOINETTE		PEARLAND	TX	77581
SISK JAMES & JENNIFER	3717 WILD OAK DR	PEARLAND	TX	77581
SMITH CARL A & ERIKA B	1829 OAK LODGE DR	PEARLAND	TX	77581
SMITH PAUL III & ASHLEY R	1803 MAJESTIC OAK DR	PEARLAND	TX	77581
SMITH THOMAS RAY & CYNTHIA A	3617 OAK BENT DR	PEARLAND	TX	77581
SMOTHERS JACOB D & LEAH	3616 OAK BENT DR	PEARLAND	TX	77581
SOBENES-DESME OSCAR P & TIFFANY L	3714 OAK CROSSING DR	PEARLAND	TX	77581
SOUTHARD B K	1823 CASTLE OAKS DR	PEARLAND	TX	77581
SPITZENBERGER KURT P & MIRANDA K HUBBARD	2006 WATER OAK DR	PEARLAND	TX	77581
STACK CHARLES DAVID & JOYCE ANN CRUM	2710 SCARLET OAK DRIVE	PEARLAND	TX	77581
STANALAND WILLIAM J & CYNTHIA K	3601 OAK CROSSING DR	PEARLAND	TX	77581
STANLEY ALTON RAY & CHRISTINA HAMONS	3914 PENNYOAK DR	PEARLAND	TX	77581
STASKY JAMES & MELINDA	1308 BUTTWOOD DR	FRIENDSWOOD	TX	77546
STEINER EMORY & JESSICA	3619 WILD OAK DR	PEARLAND	TX	77581
STEPHENS LLOYD & PATRICIA	3610 WILD OAK DR	PEARLAND	TX	77581
STICE HOLLY	1920 GRANDOAK DR	PEARLAND	TX	77581
STOLE MARK ANDERS & LACY D	1818 OAKBRANCH DR	PEARLAND	TX	77581
STONE KENNETH M & DANNA G	3608 WILD OAK DR	PEARLAND	TX	77581
STROH JOHANN	2712 SCARLET OAK DR	PEARLAND	TX	77581
STUBBE MATTHEW L & RACHEL A SMALLWOOD	3709 OAK BENT DR	PEARLAND	TX	77581
TA HIEU H & THANH TAM NGUYEN	1819 CASTLE OAKS DR	PEARLAND	TX	77581
TAFOYA JOSE OMAR & EUGENIA	3626 OAK CROSSING DR	PEARLAND	TX	77581
TAYLOR ERIC & CYNTHIA M	3920 PENNYOAK DR	PEARLAND	TX	77581
TAYLOR JOSLYN & ANTHONY	3618 OAK CROSSING DR	PEARLAND	TX	77581
TAYLOR LANCE C & KATHY A	3704 OAK CROSSING DR	PEARLAND	TX	77581
TAYLOR TIFFANY DANIELLE	3710 OAK CROSSING DR	PEARLAND	TX	77581
TEMPLEMAN DIANE LEE	1815 OAKBRANCH DR	PEARLAND	TX	77581
TERRY JACOB NATHAN & COURTNEY MARIE	3603 OAK CROSSING DR	PEARLAND	TX	77581
TEWARY RAJIV	7726 TIBURON TRL	SUGAR LAND	TX	77479
THEKKEKUTTU SEERA J & DENNIS THOMAS	1819 MAJESTIC OAK DR	PEARLAND	TX	77581
THOMAS ORLANZO & KARA	3806 OAK BENT DR	PEARLAND	TX	77581
THORNTON JACQUE C	3705 OAK BENT DR	PEARLAND	TX	77581
THORNTON RICHARD D	3602 OAK CROSSING DR	PEARLAND	TX	77581
TIEN GIANG & BAN	1825 MAJESTIC OAK DR	PEARLAND	TX	77581
TILLEY RONALD L & MORALES-TILLEY HERMINIA	3707 WILD OAK DR	PEARLAND	TX	77581
TOEPFER CHRISTIAN E & LAURIE E	1921 OAK SHIRE DR	PEARLAND	TX	77581
TOWNE LAKE ESTATES % FIRSTSERVICE RESIDENTIAL	PO BOX 4579 DEPT 133	HOUSTON	TX	77210
TREVINO JASON LOUIS	3902 MAJESTIC OAK CT	PEARLAND	TX	77581
TRIANGLE 31 PROPERTIES LLC	7918 BROADWAY ST STE 106	PEARLAND	TX	77581
TRUONG KHAM HOANG	1618 RAYBURN LN	PEARLAND	TX	77581
TUSHIM JARAD	3905 WINDING FOREST DR	PEARLAND	TX	77581
VALDEZ JAIME JAVIER	2001 WATER OAK DR	PEARLAND	TX	77581
VAN DINE TIMOTHY				
VELA NOLBERTO & GALA	1814 CASTLE OAKS DR	PEARLAND	TX	77581
VERCHIENS JOHN S & JENNIFER L	3705 WILD OAK DR	PEARLAND	TX	77581
WALCH GRAYLON L & TAMMIE L	3719 WILD OAK DR	PEARLAND	TX	77581
WALDROP FAMILY TRUST	1811 MAJESTIC OAK DR	PEARLAND	TX	77581
WALKER JIMMY L & KIMBERLEY D	3614 OAK BENT DR	PEARLAND	TX	77581
WALKER ROBERT DIXON & ANGELA M	2719 SCARLET OAK DR	PEARLAND	TX	77581
WALLACE GLADYS E	3620 OAK BENT DR	PEARLAND	TX	77581
WANG CHENYU	3909 GLENOAK DR	PEARLAND	TX	77581
WARD ANDREW S	3604 OAK CROSSING DR	PEARLAND	TX	77581
WATTS MARTHA ANN & MALLORY CARLTON	1814 OAKBRANCH DR	PEARLAND	TX	77581
WELLMAN MARK ALLAN & SUSAN	1834 BRANCH HILL DR	PEARLAND	TX	77581
WELLS BRANDON R & DANNA F	3711 WILD OAK DR	PEARLAND	TX	77581
WELLS FARGO BANK NA	3476 STATEVIEW BLVD	FORT MILL	SC	29715
WELLS RICHARD KARL & SUSAN LYNN	3909 LONGHERRIDGE DR	PEARLAND	TX	77581
WESSON SHALON E	1918 OAK SHIRE DR	PEARLAND	TX	77581
WGH TEXAS	200 BELLVUE PARKWAY, SUITE 210	WILMINGTON	DE	19809
WHALEN STANLEY E & AMY R	3712 WILD OAK DR	PEARLAND	TX	77581
WHITE JOSHUA JAMEIL & ANDREA DOMLECY	1907 OAK TOP DR	PEARLAND	TX	77581
WHITE LISA MARIE	3905 PENNYOAK DR	PEARLAND	TX	77581

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WILLIAMS JIMMY DONNELL & TANISHA D	3812 WILD OAK DR	PEARLAND	TX	77581
WILLIAMS ROBERT E	4003 LONGHERRIDGE DR	PEARLAND	TX	77581
WILSON THOMAS C JR	1901 OAK TOP DR	PEARLAND	TX	77581
WIND CHARLES R	3903 LONGHERRIDGE DR	PEARLAND	TX	77581
WINDSOR JASON E & AMANDA	3702 OAK BENT DR	PEARLAND	TX	77581
WINTER MARK A	3806 OAK RIDGE DR	PEARLAND	TX	77581
WOLD ERIC G & JEANETTE	3720 OAK BENT DR	PEARLAND	TX	77581
WOOTTON JOE P & ELIZABETH M	3808 OAK RIDGE DR	PEARLAND	TX	77581
YOUNG JESS	910 PEBBLESIRE DR	HOUSTON	TX	77062
ZAKRZEWSKI THOMAS J & KATHLEEN J YACUK	3905 RAYBURN LAKE CT	PEARLAND	TX	77581

Exhibit A

Approved: 3.15.2000

OAKBROOK ESTATES

Planned Unit Development

Formal Application

City of Pearland

City Council & Planning and Zoning Commission

Submitted by:

Oakbrook Estates, Ltd.,
Greatmark International, Inc., General Partner
7676 Woodway, Suite 238
Houston, Texas 77063

February 1, 2000

SCANNED

04/07/00

CITY SECRETARY
OFFICE

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ORDINANCE NO. 509-416

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 509, THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FOR THE PURPOSE OF CHANGING THE CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATION BEING A 120.417 ACRE TRACT IN THE W.D.C. HALL LEAGUE, A-70 & PARTS OF LOTS 13-24, S.W. NARREGANG SUBDIVISION, VOLUME 1, PAGE 92 & ALSO LOTS 1 & 2, GEORGE W. JENKINS SUBDIVISION, VOLUME 79, PAGE 616, BRAZORIA COUNTY MAP RECORDS (**APPLICATION NO. 885**) (OAKBROOK ESTATES) FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT (R-1) TO SINGLE FAMILY DISTRICT PLANNED UNIT DEVELOPMENT (R-2 PUD) AT THE REQUEST OF KEN CAFFEY, AGENT FOR OAKBROOK ESTATES, LTD., OWNER, PROVIDING FOR AN AMENDMENT OF THE LAND USE DISTRICT MAP; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE; AND OTHER PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EMERGENCY BECAUSE THE NEED TO REGULATE LAND USE INURES TO THE BENEFIT OF THE PUBLIC AND, THEREFORE, BEARS DIRECTLY UPON THE HEALTH, SAFETY AND WELFARE OF THE CITIZENRY.

WHEREAS, Ken Caffey, agent for Oakbrook Estates, Ltd., Owner, filed on December 8, 1999, an application for amendment pursuant to Section 28 of Ordinance No. 509, the Land Use and Urban Development Ordinance of the City, for approval of a change in the land use as provided for in said Section 28, said property being legally described in the original applications for amendment attached hereto, and made a part hereof for all purposes, as Exhibit "A"; and

WHEREAS, on the 14th day of February, 2000, a Joint Public Hearing was held before the Planning and Zoning Commission and the City Council of the City of Pearland, Texas, notice being given by publication in the official newspaper of the City, the affidavit of publication being attached thereto and made a part hereof for all purposes, as Exhibit

ORDINANCE NO. 509-415

"B", said call and notice being in strict conformity with provisions of Section 28.3 and 28.4 of Ordinance No. 509; and

WHEREAS, on the 28th day of February, 2000, the Planning and Zoning Commission of the City submitted its report and recommendation to the City Council regarding the proposed amendment application by, Ken Caffey, agent for Oakbrook Estates, Ltd., Owner, whereby the Commission recommended and approved a change of classification for the property described in Exhibit "A" from its existing classification of Single Family Dwelling District (R-1) to Single Family Dwelling District Planned Unit Development (R-2 PUD); and

WHEREAS, upon receipt of the report from the Planning and Zoning Commission, the City Council considered this application, and concurred with the recommendation of the Planning and Zoning Commission, at a regular meeting on March 13, 2000, and

WHEREAS, the City Council having fully heard the testimony and argument of all interested parties, and having been fully advised in the premises, finds that in the case of the application of Ken Caffey, agent for Oakbrook Estates, Ltd., Owner, presented which, in the judgment of the City Council, would justify the approval of said application, it is therefore,

ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:

I.

The following described property located within the corporate City limits of the City of Pearland, Texas, and presently classified as Single Family Dwelling District (R-1) to is

ORDINANCE NO. 509-416

hereby for all purposes changed and reclassified as Single Family Dwelling District Planned Unit Development (R-2 PUD); such property being more particularly described as:

A 120.417 acre tract in the W.D.C. Hall League, A-70 & parts of Lots 13-24, S.W. Narregang Subdivision, Volume 1, Page 92 & also Lots 1 & 2, George W. Jenkins Subdivision, Volume 79, Page 616, Brazoria County map records (Oakbrook Estates)

II.

The City Council of the City of Pearland finds and determines that the recitations in the preamble hereof are true and that all necessary prerequisites of law have been accomplished and that no valid protest of the proposed change has been made. The City Council further finds and determines that there has been compliance with the mandates of law in the posting and presentation of this matter to the Planning and Zoning Commission and to the City Council for consideration and decision.

III.

The City Council of the City of Pearland finds and determines that the amendment adopted herein promotes the health, safety, and general welfare of the public and is a proper valid exercise of the City's police powers.

IV.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

ORDINANCE NO. 509-416

V.

All rights and remedies which have accrued in the favor of the City under this Ordinance and its amendments thereto shall be and are preserved for the benefit of the City.

VI.

The City Secretary is hereby directed to cause to be prepared an amendment to the official Land Use District Map of the City, pursuant to the provisions of Section 2 of Ordinance No. 509, and consistent with the approval herein granted for the reclassification of the herein above described property.

VII.

Declaration of Emergency. The Council finds and determines that the need to regulate land use inures to the benefit of the public and, therefore, bears directly upon the health, safety and welfare of the citizenry; and that this Ordinance shall be adopted as an emergency measure, and that the rule requiring this Ordinance to be read on two (2) separate occasions be, and the same is hereby waived.

VIII.

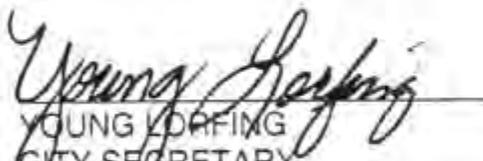
This Ordinance shall become effective after its passage and approval on second and final reading.

ORDINANCE NO. 509-416

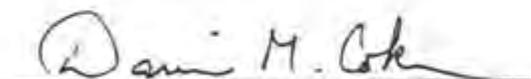
PASSED, APPROVED, and ADOPTED on First and Only Reading this 13th day of March, 2000.


TOM REID
MAYOR

ATTEST:


YOUNG KORFING
CITY SECRETARY

APPROVED AS TO FORM:


DARRIN M. COKER
CITY ATTORNEY

CITY OF PEARLAND
ZONE CHANGE APPLICATION

Revised 8/5/96

Change in Zoning Classification from R-1 to R-2 PUD

Change in Regulations in Section #: _____

Specific Use for: _____

Property address:

Lot: _____ Block: _____ Subdivision: OAKBROOK ESTATES

Metes & Bounds Description:
(unplatted property only; attach survey) SEE ATTACHED

Tax I.D. number: _____

Proposed use of land within requested designation: PLANNED UNIT DEVELOPMENT

Record owner's name: OAKBROOK ESTATES, LTD

Owner's mailing address: 7676 WOODWAY, SUITE 238

Owner's telephone number: 713-784-6102

Agent's name: KEN LAFFEY

Agent's mailing address: SAME

Agent's telephone number: _____

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Broussard
Fees paid \$ 250.00
by 7/1

Agent's signature: Ken LaFFEY
Date paid 12/8/99
Application number: 885

#11# 12-06-99

AFFIDAVIT OF PUBLICATION

The Pearland Reporter News
2404 South Park
Pearland, Texas 77581

State of Texas
Brazoria and Harris Counties

I, Randy Emmons, hereby certify that the notice hereby appended was published in Brazoria and Harris Counties in THE REPORTER NEWS, a newspaper of general circulation in Brazoria and Harris Counties, for 1 issues, as follows:

No. _____	Date <u>Jan 25th</u> 20 <u>00</u>
No. _____	Date _____ 20____

Randy Emmons
Resident

Subscribe and sworn to before me this 25th day of Jan.
2000

Laura Emmons
Laura Ann Emmons, Publisher
Notary Public, State of Texas
Commission Expires 9-2-02

Public Notice

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 14th day of February, 2000, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Ken Caffey, agent for Oakbrook Estates, Ltd., owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-1) to Single Family Dwelling District Planned Unit Development (R-2 PUD) on the following described property, to wit:

Being a 120.417 acre tract in the W.D.C. Hall League, A-70 & parts of Lots 13 through 24, S.W. Narregang subdivision, Vol. 1, pg. 92 & also Lots 1 & 2, Geo. W. Jenkins subdivision, Vol. 76, pg. 616, Brazoria Co., ~~and~~ records (Oakbrook Estates)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Young Loring
City Secretary

APPLICATION NO. 885

AFFIDAVIT OF PUBLICATION

The Pearland Reporter News
2404 South Park
Pearland, Texas 77581

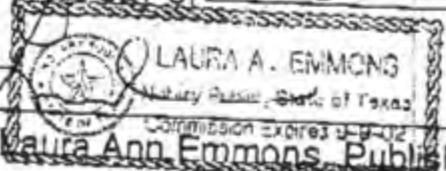
State of Texas
Brazoria and Harris Counties

I, Randy Emmons, hereby certify that the notice hereby appended was published in Brazoria and Harris Counties in THE REPORTER NEWS, a newspaper of general circulation in Brazoria and Harris Counties, for 1 issues, as follows:

No. <u>1</u>	Date <u>Feb 2</u>	20 <u>02</u>
No. _____	Date _____	20____
No. _____	Date _____	20____
No. _____	Date _____	20____
No. _____	Date _____	20____

Randy Emmons
President

Subscribed and sworn to before me this 3 day of Feb

Do

Laura Ann Emmons, Publisher

Notary Public, State of Texas

Public Notice

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 14th day of February, 2000, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Ken Caffay, agent for Oakbrook Estates, Ltd., owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-1) to Single Family Dwelling District Planned Unit Development (R-2-PUD) on the following described property, to wit:

Being a 120.417 acre tract in the W.D.C. Hall League, A-70 & parts of Lots 13 through 24, S.W. Narregang subdivision, Vol. 1, pg 92 & also Lots 1 & 2, Geo. W. Jenkins subdivision, Vol. 79, pg 818, Brazoria Co. map records (Oakbrook Estates)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Young Loring
City Secretary

APPLICATION NO. 885

February 28, 2000

Honorable Mayor and Council Members
City Hall
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION
NO. 885**

Request of Ken Caffey, agent for Oakbrook Estates, Ltd., owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Single Family Dwelling District (R1) to Single Family Dwelling District Planned Unit Development (R2-PUD) on the following described property, to wit:

Being a 120.417 acre tract in the W.D.C. Hall League, A-70 & parts of Lots 13-24, S.W. Narregang subdivision, Vol. 1, pg 92 & also Lots 1 & 2, George W. Jenkins subdivision, Vol. 79, pg 616, Brazoria Co. map records (Oakbrook Estates)

Honorable Mayor and Council Members:

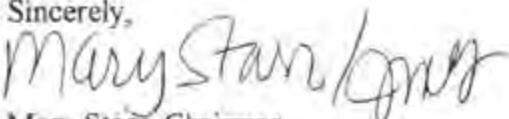
At a regular meeting held on February 21, 2000 after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

A motion was made by Commissioner Todd Iocco and seconded by Commissioner Donald Glenn to recommend approval of Zone Change Application No. 885.

Motion to approve passed 7 to 0.

This is submitted for your consideration.

Sincerely,



Mary Starr, Chairman
Planning & Zoning Commission

Oakbrook Estates

C(1)(a) A legal description of the total site proposed for development, including a statement of present and proposed ownership and present and proposed zoning.

A legal description of the proposed site is located on the following page.

The existing owner is Mr. Tom McMichael, Guardian of the Estate of Alma Barnes Snyder and the proposed owners are Oakbrook Estates, Ltd. and Greatmark International, Inc., General Partner.

The existing zoning is R-1 and the proposed zoning requested by this application is R-2 PUD.

C(1)(b) A statement of planning objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.

The planning objective is to obtain a R-2 PUD designation for the property in order to extend the existing single family development of Oakbrook Estates (Sections 1-4).

C(1)(c) A development schedule indicating the approximate date when construction of the PUD or stages of the PUD can be expected to begin and be completed.

The following construction schedule is based on the projection of selling 8 lots per month and is subject to change in accordance with market demands.

Section	No. Lots	Begin WS&D and Paving Construction	Begin Home Construction
5	101	May 2000	September 2000
6	80	October 2000	February 2001
7	84	October 2001	February 2002
8	123	October 2002	February 2003
General Business	n/a	*	*

* The General Business Reserve most likely would not be developed until all residential development and the construction of Pearland Parkway has been completed.

C(1)(d). A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, etc.

All single family lots will be sold. All reserves will be owned and maintained by the homeowner's association. The commercial reserve will be sold to and developed by others.

Section C(1)(e) is on the following page.

C(2)(e). Quantitative data for the following: total number and type of dwelling units; proposed lot coverage of buildings and structures; approximate gross and net residential densities; total amount of open space (including a separate figure for usable open space); total amount of nonresidential construction (including a separate figure for commercial or industrial facilities); economic feasibility studies or market analysis where necessary; and other studies as required by the review authority.

Total number of single family lots	388
Total number of reserves	7
Average lot coverage of buildings	40%
Gross residential density	3.22 units/acre
Net residential density	3.83 units/acre
*Reserves(open space)	7.5 acres
Reserves (detention area)	7.3 acres
Reserves (general business)	5.7 acres

*Reserves A, E, and G will be dedicated to the City of Pearland at the time of platting of property adjacent to the reserves. Dedication of such Reserves shall satisfy the Park Dedication requirements for this P.U.D.

C(1)(e)

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone:

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal

Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

METES AND BOUNDS DESCRIPTION
120.417 ACRES
W.D.C. HALL LEAGUE, ABSTRACT 70
BRAZORIA COUNTY, TEXAS

Being a 120.417 acre tract of land situated in the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, and being part of Lots 13 through 24 of the S.W. Narregang Subdivision as recorded in Volume 1, Page 92, Brazoria County Map Records, and also being part of Lots 1 and 2 of the George W. Jenkin's Subdivision as recorded in Volume 79, Page 616, Brazoria County Map Records. Said 120.417 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found marking the most easterly corner of Oakbrook Estates Section Two, a subdivision of record in Volume 19, Page 553, Brazoria County Map Records;

THENCE along the southwesterly boundary line of said Oakbrook Estates Section Two, S 45-01-24 E, 1247.89 feet to the most southerly corner of said Oakbrook Estates Section Two, and being in the common line of said S.W. Narregang Subdivision and said George W. Jenkin's Subdivision;

THENCE along said common line of S.W. Narregang Subdivision and George W. Jenkin's Subdivision, S 44-59-30 W, 54.30 feet to a point for corner;

THENCE departing said common line of S.W. Narregang Subdivision and George W. Jenkin's Subdivision, S 45-02-33 E, 1001.91 feet to a point for corner in the northwesterly right-of-way (R.O.W.) line of Dixie Farm Road (80-feet wide);

THENCE along said northwesterly R.O.W. line of Dixie Farm Road, S 44-59-30 W, 1285.83 feet to the most southerly corner of aforementioned George W. Jenkin's Subdivision;

THENCE departing said northwesterly R.O.W. line of Dixie Farm Road and along said southwesterly line of said George W. Jenkin's Subdivision and aforementioned S.W. Narregang Subdivision, N 44-58-02 W, 3074.24 feet to the most southerly corner of Shadycrest Subdivision, a subdivision of record in Volume 8, Page 95-98, Brazoria County Map Records, same being the most westerly corner of said S.W. Narregang Subdivision;

THENCE along the common line of said Shadycrest Subdivision and said S.W. Narregang Subdivision, N 44-48-39 E, 2483.14 feet to a point for corner;

THENCE departing said common line of Shadycrest Subdivision and S.W. Narregang Subdivision, S 45-00-30 E, 225.00 feet to a point for corner;

THENCE N 44-48-39 E, 308.24 feet to a point for corner;

THENCE S 61-47-33 E, 298.31 feet to a point for corner;

THENCE S 76-18-39 E, 182.25 feet to a point for corner;

THENCE S 10-05-26 W, 291.75 feet to a point for corner;

THENCE S 44-59-30 W, 1395.92 feet to the POINT OF BEGINNING and containing 120.417 acres of land.

Compiled by:
TURNER COLLIE & BRADEN INC.
Engineers • Planners • Project Managers
TEXAS Austin/Dallas/Fort Worth/Houston/Rio Grande Valley
COLORADO Denver
June 22, 1999

Job No. 21-04007-005

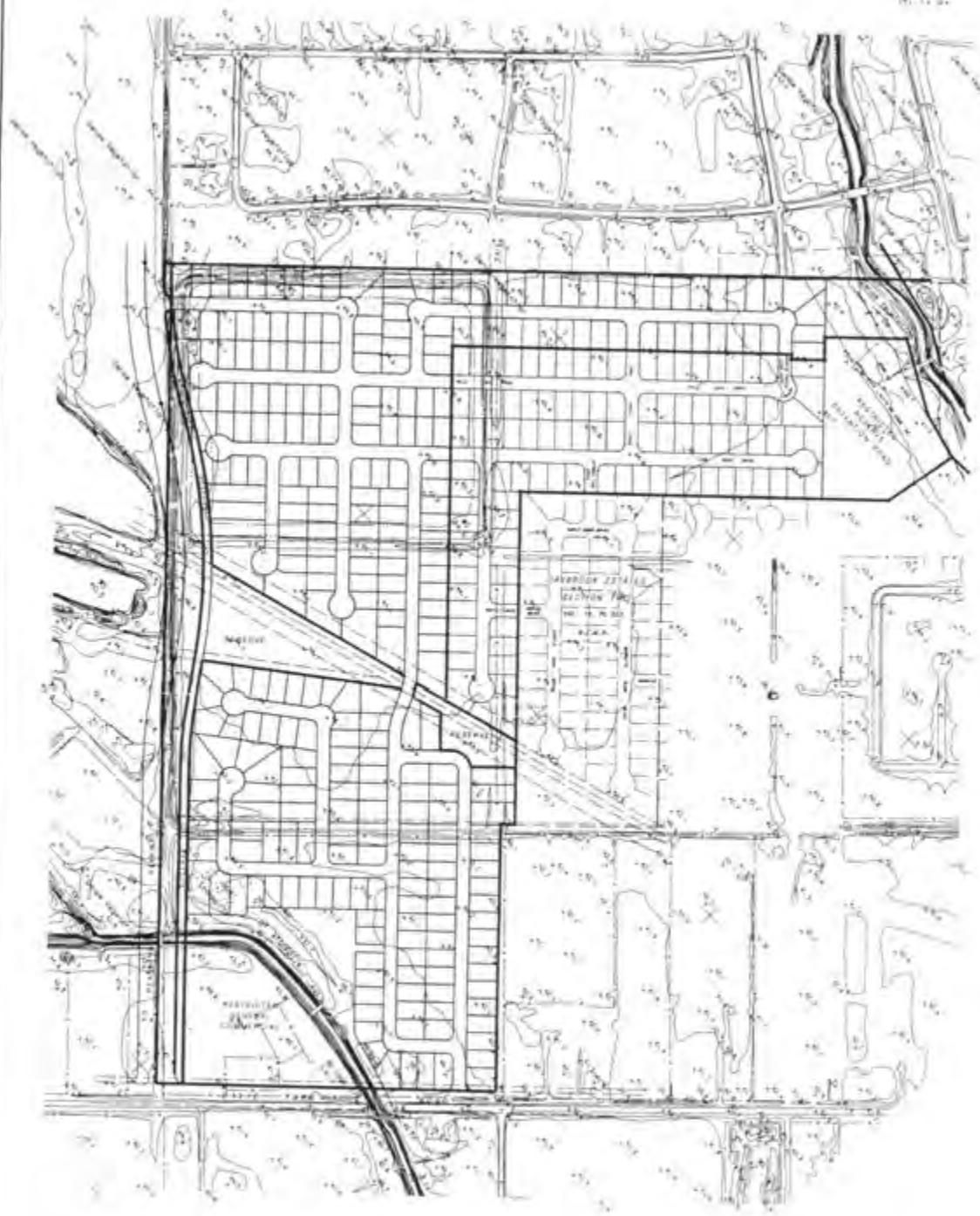
Oakbrook Estates

C(2). A site plan and any maps necessary to show the major details of the proposed PUD must contain the following information:

- a. The existing site conditions including contours are shown on the attached survey.
- b. Proposed lot lines and reserves are shown on the attached General Plan.
- c. Preliminary architectural renderings of a typical single family structure are currently not available but proposed structures should compare to the existing homes in the adjacent Oakbrook Estates Sections. Preliminary architectural renderings of the structure(s) proposed for the commercial reserve are not available as this project will probably be developed by others.
- d. The location and size of all reserves is shown on the General Plan. The existing recreational area in Oakbrook Estates Section 1 has adequate facilities to serve the additional residential area in the proposed PUD.
- e. The existing and proposed circulation system of all streets is shown on the General Plan. It should be noted that there is no direct connection to the existing streets in Shadycrest Subdivision.
- f. Sidewalks are not shown on the General Plan but will be constructed by the home builder were required by the City of Pearland's Land Use & Urban Development Ordinance.
- g. The existing and proposed water, sewer, and drainage systems are shown on the attached utility layouts.
- h. Landscaping is not shown on the General Plan but each builder will be required to plant one tree per lot. The applicant also intends to plant trees along the residential portion of the project along Dixie Farm Road.

Landscaping along Pearland Parkway will be in accordance with the standards specified in the City of Pearland Code of Ordinances Corridor Overlay District.

- i. A wood fence with brick columns spaced every 100 feet is proposed along the residential portion of the project along Dixie Farm Road.



SURVEY OF
OAKBROOK ESTATES

PROPOSED
OAKBROOK ESTATES
SECTION FIVE



SCALE: 1" = 100'
SCALE IN FEET

PEARLAND PARKWAY

SHADYCREST DRIVE

SUNRISE AVE

SHADYCREST

SUBDIVISION,

VOL. 8,

PG. 95-98,

LAKE
END
DRIVE

LONGHEART DRIVE

WATER STREET 1/2 MI. W.



RESERVE "A"

RESERVE "E"

RESERVE "D"

RESTRICTED
RESERVE "F"
DETENTION POND

OAKBROOK ESTATES
SECTION TWO
VOL. 8, PG 357

OAKBROOK ESTATES
SECTION ONE
VOL. 8, PG 349-356

S.C.M.P.

PEARLAND PARKWAY



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, September 26, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit Application No. CUP 16-00005

A request of Kevin Duc Nguyen, applicant, on behalf of Bao Le, owner; for approval of a Conditional Use Permit for exemption to the façade requirements for an existing structure and to allow a Light Manufacturing Process in the Garden/O'Day-Mixed Use (G/O-MU) zoning district; on approximately 0.5682 acres of land.

Legal Description: Being a tract of land containing 0.5682 acres (24,750 square feet), situated in the H.T. & B.B. CO. Survey, Abstract 219, Brazoria County, Texas, being part of Lot 6 and 7 in Block 6, of Hickory Creek Place a subdivision recorded in Volume 11, Page 1 of the Plat Records of Brazoria County, Texas, being all of a Tract conveyed unto Martin Paper Co. by deed recorded under County Clerk's File No. 1995014570 of the Official Records of Brazoria County, Texas.

General Location: 2125 Garden Road, 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: September 26, 2016

Re: Conditional Use Permit Application No. CUP 16-00005

A request of Kevin Duc Nguyen, applicant on behalf of Bao Le, owner; for approval of a Conditional Use Permit for exemption to the façade requirements for an existing structure and to allow a Light Manufacturing Process in the Garden/O'Day-Mixed Use (G/O-MU) zoning district; on approximately 0.5682 acres of land.

General Location: 2125 Garden, Pearland, TX.

Summary of Request

This request is for approval of a Conditional Use Permit (CUP) on approximately 0.5682 acres of land, to allow exemption to the façade requirements for an existing structure and for a light industrial manufacturing use in the Garden/O'Day-Mixed Use (G/O-MU) District. The G/O-MU District is intended to provide a district that allows for the continuation of specific nonresidential land uses that have been in existence along Garden Road and O'Day Road, while also respecting the residential uses that have developed and now co-exist with the nonresidential uses. Within this district, industrial and some commercial uses require a CUP.

The applicant is proposing to manufacture plastic laundry and shopping bags from the existing 15,200 sq. ft. building. According to the applicant, this business meets noise standards and there is no smoke or odor associated with the manufacturing assembly process. This property has also previously received a CUP for an exemption to the façade requirements for the existing structure in April of 2015. At this time, the structure has not been occupied and the previous CUP has expired.

Recommendation

Staff recommends approval of the requested CUP to allow exemption to the façade requirements for an existing structure and for a light industrial manufacturing use on the approximately 0.5682 acre site for the following reasons:

1. The existing building structure cannot structurally support traditional masonry material.

2. The building has been in existence in its current configuration since the 1970's.
3. The proposed use is in conformance with the FLUP, zoning district, and surrounding properties.
4. The intent of the G/O-MU zone was to provide a district that allows for continuation of specific nonresidential land uses that have been in existence along Garden Road and O'Day Road for a long period of time, while also respecting the residential uses that have developed and now co-exist with the nonresidential uses.

Site History

The subject property is currently developed with a 15,200 square foot warehouse building and zoned G/O-MU. The property was annexed into the city in 1997. The site is surrounded by a mix of residential and non-residential uses. In April of 2015, a CUP was approved to exempt the property from the façade requirements for an existing structure.

The site is bounded by G/O-MU zoning to the north, south, and west; and Single-Family Residential – 1 (R-1) to the east. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Garden/O'Day-Mixed Use (G/O-MU)	Church/ Animal Kennel
South	Garden/O'Day-Mixed Use (G/O-MU)	Light Industrial Buildings
East	Single-Family Residential - 1 (SR-1)	Residential
West	Garden/O'Day-Mixed Use (G/O-MU)	Residential

Conformance with the Comprehensive Plan

The current zoning is in conformance with the Future Land Use Plan (FLUP). FLUP designates this property as “Garden/O'Day Mixed Use District” which is described as intended to support the G/O-MU zoning district. In general, the Comprehensive Plan recommends that Heavy Commercial and Industrial uses should not be located directly adjacent to residential uses. A spatial buffer or less intense use, should be between the two uses. However, this property is located in the G/O-MU zoning district which, in contrast, allows mixing of uses.

Conformance with the Thoroughfare Plan

Garden Road is a Major Collector to be widened. Major Collectors are defined as having a minimum right-of-way of 80 feet. The current provided right-of-way on Garden Road is 60 feet, a ten foot dedication would be required during any re-platting.

Conformance with the Unified Development Code

The property is currently developed with warehouse structure that is vacant. The applicant plans to maintain the existing building and property layout. The lot requirements of the proposed OP zoning district are provided in the following table.

Garden/O'Day-Mixed Use (G/O-MU) Area Regulations		
Size of Lot	Required	Proposed
Minimum Lot Size	22,500 sq. ft.	24,750 sq. ft.
Minimum Lot Width	150 ft.	112 ft.
Minimum Lot Depth	125 ft.	220 ft.

The property may remain in its current state. If the property undergoes any major changes, it will be required to meet current development standards.

Platting Status

The subject property is platted as Hickory Creek Place, Block 6, Lot 6.

Availability of Utilities

The subject property has access to City water and sanitary sewer infrastructure. A 12-inch water line exists along the east side of Garden Road, and an 8-inch sanitary sewer line also runs along the east side of the road.

Impact on Existing and Future Development

The proposed CUP will not have a negative impact on existing or future development as the property is currently developed with an existing structure. The CUP will not change any of the existing building configuration. Structures along Garden Road are intended to develop as businesses and allow for light industrial businesses by CUP. The proposed business as described would not have any outdoor storage or extensive traffic to and from the property.

In addition, developing the building with a business benefits the district as a whole. Any changes in use and building expansions would require Conformance with the Unified Development Code.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and one comment was made to locate the landscaping trees in the front of the building in grassed areas. The applicant had proposed landscaping in paved areas.

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 16-00005

2125 Garden Road



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 = 93 feet

AUGUST 2016
PLANNING DEPARTMENT



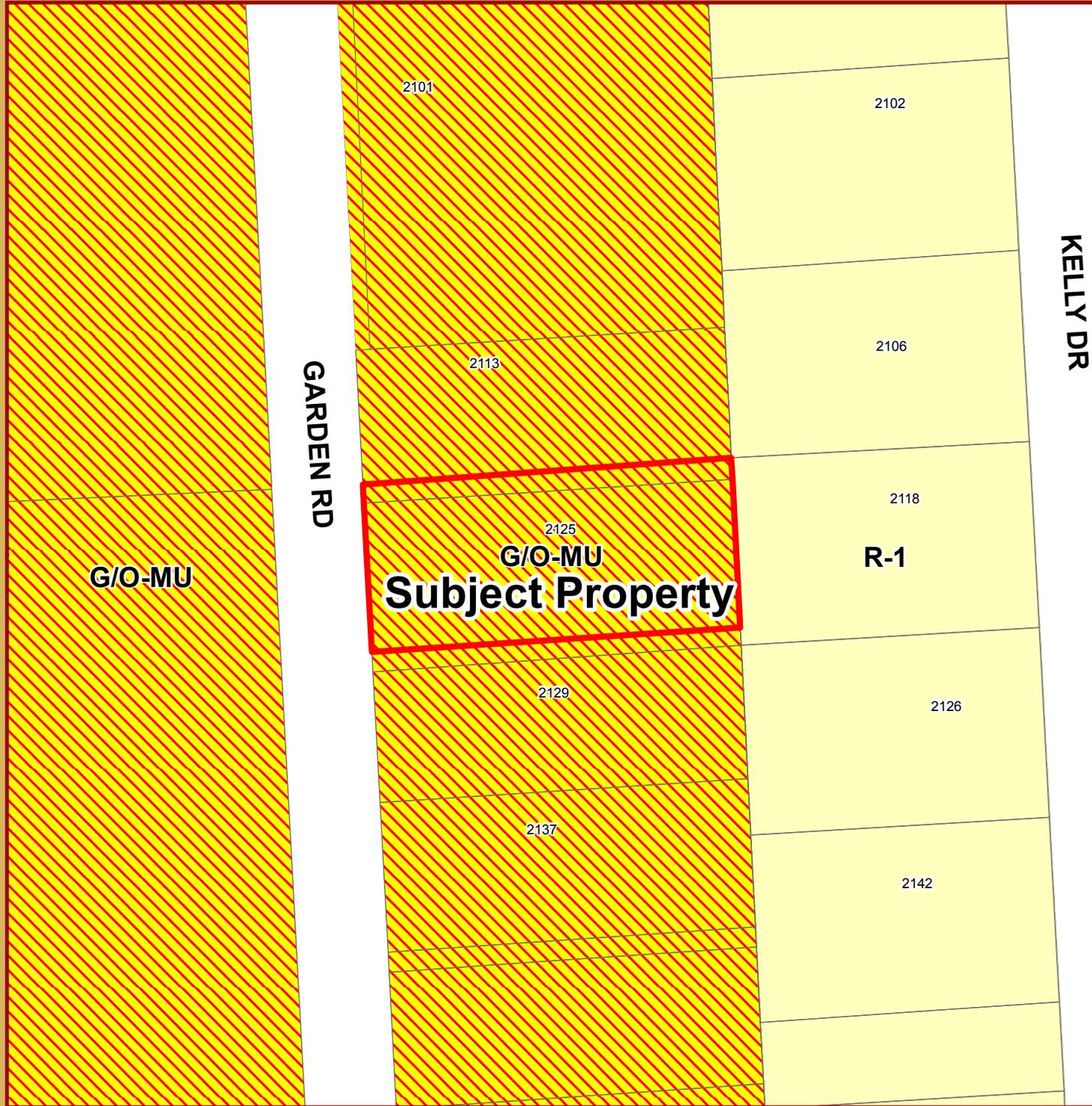


Exhibit 2

ZONING MAP

CUP 16-00005

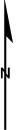
2125 Garden Road



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AUGUST 2016
PLANNING DEPARTMENT



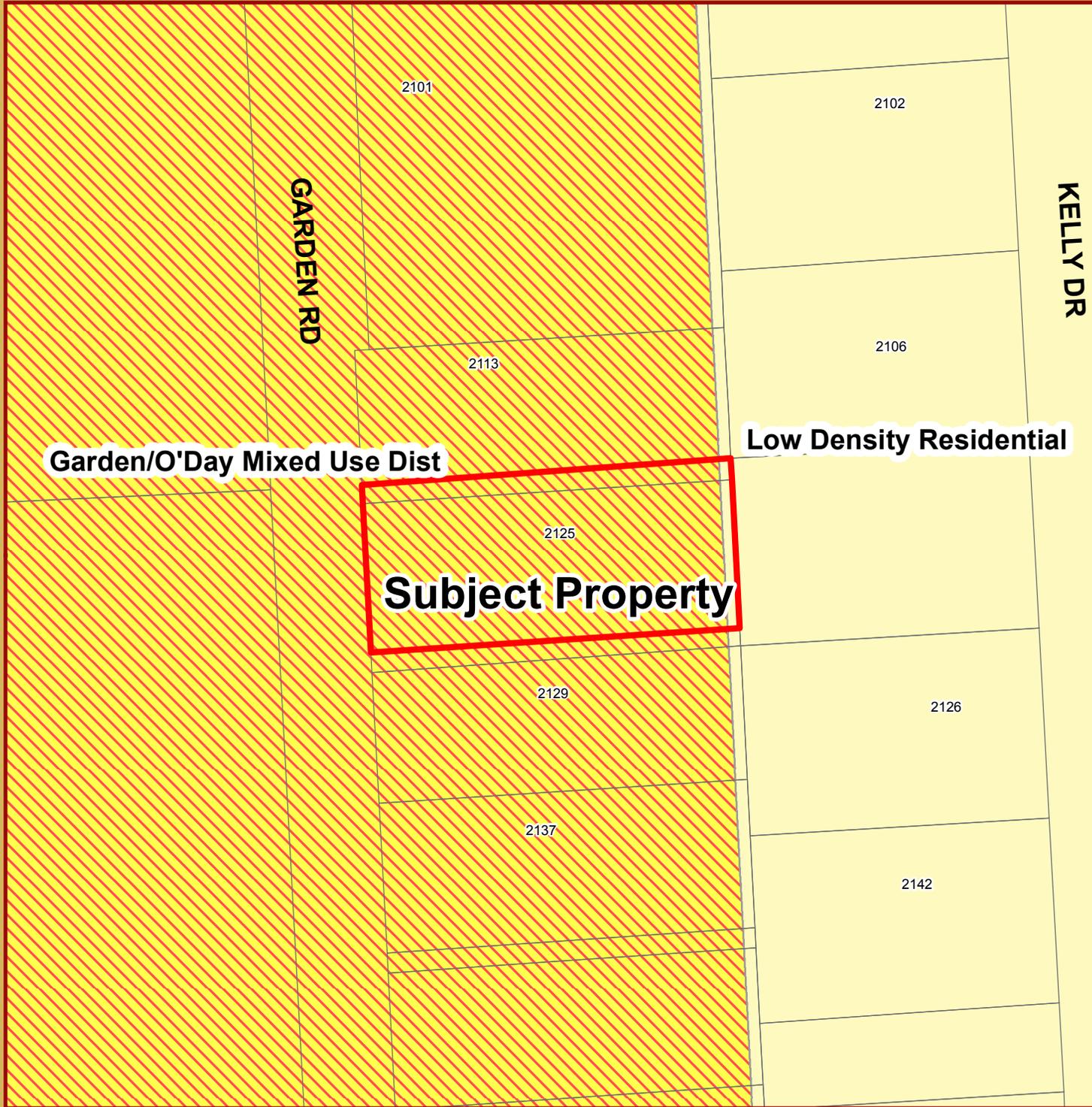


Exhibit 3

FLUP MAP

CUP 16-00005

2125 Garden Road



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1 inch = 93 feet

AUGUST 2016
PLANNING DEPARTMENT

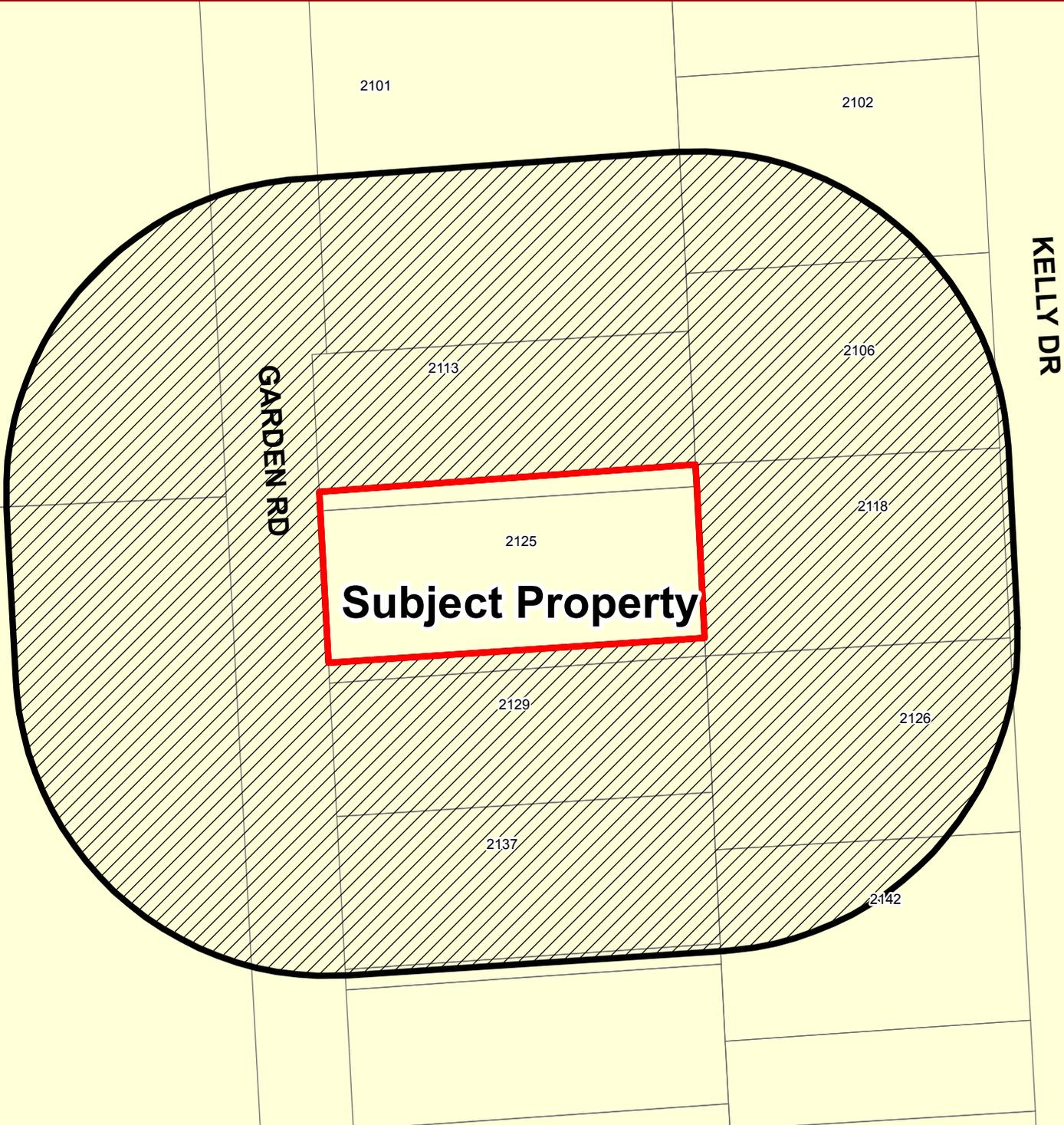


Exhibit 4

NOTIFICATION MAP

CUP 16-00005

2125 Garden Road



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 = 93 feet

AUGUST 2016
PLANNING DEPARTMENT

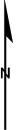


Exhibit 5

CUP 16-00005

Property_Owner	Address	City	State	Zip_Code
BT INVESTMENT	11214 GRIMES AVE	PEARLAND	TX	77584
CLARK M W	2126 KELLY DR	PEARLAND	TX	77581
DAVIS TYREE R	2138 GARDEN RD	PEARLAND	TX	77581
ELLIOTT VIRGIL COY ESTATE % MICHAEL ELLIOTT	4514 COLETO CREEK CT	RICHMOND	TX	77406
GARDEN RD BAPTIST CHURCH	2029 GARDEN RD	PEARLAND	TX	77581
JIMENEZ ARMANDO Z	6426 MARSHA LN	PEARLAND	TX	77581
MARTIN PAPER CO % GLENN E MARTIN-LIFE EST				0
SHIELDS MARY ANN	2118 KELLY DR	PEARLAND	TX	77581
SOTO ADALBERTO & ESCAMILLA GONZALEZ ROSA MARIA	2142 KELLY DR	PEARLAND	TX	77581
WATSON LILLIE ANN	PO BOX 134	PEARLAND	TX	77588
WILMINGTON SAVINGS FUND TRUSTEE CHRISTIANA TRUST	15480 LAGUNA CANYON RD SUITE 100	IRVINE	CA	92618
YES COMPANIES LLC ATTN: CRYSTAL LEWIS	1900 16TH ST STE 950	DENVER	CO	80202



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1765
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will **not** be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department
for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- Zoning Change (from) _____ (to) _____
- Cluster Development Plan
- Planned Development Workshop
- Plat (list type): _____

- ZBA Variance
- P&Z Variance
- Special Exception
- Conditional Use Permit

*Plat Types include:
Minor, Amending,
Preliminary, Final,
Master, Replat

PROJECT INFORMATION:

- Residential
- Commercial
- Property Platted
- Property Not Platted

Project Name: BT PLASTIC MANUFACTURE Tax ID: 32060271155

Project Address/Location: 2125 GARDEN Rd PEARLAND TX 77581

Subdivision: HICKORY CREEK PLACE No. of Lots: 6-7A Total Acres: 24,756 SQFT

Brief Description of Project: This project is to produce shopping, laundry
page

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: BT INVESTMENT
Address: 11214 GRIMES AVE
City: PEARLAND State: TX Zip: 77584
Phone: 281-673-7616
Fax: _____
Email Address: BAOLEG8@Gmail.com

APPLICANT/AGENT INFORMATION:

Name: KEVIN NGUYEN
Address: 13700 Veterans Memorial Dr Ste 13
City: HOUSTON State: TX Zip: 77014
Phone: (832) 446-6698
Fax: (281) 271-8163
Email Address: absoluterealtytx@gmail.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: 05/31/16

Agent's/
Applicant's Signature: [Signature] Date: 6/2/16

OFFICE USE ONLY:

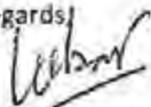
FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
			APPLICATION NUMBER:

BT Plastic Manufacture, Inc.
2125 Garden Rd
Pearland, TX 77581

To Whom This May Concern,

I, Bao Le, owner of BT Plastic Manufacture, Inc. on 2125 Garden Rd in Pearland, TX, authorize my agent, Kevin Duc Nguyen, to file the application on my behalf. Kevin Duc Nguyen may provide the documents needed.

Regards,

A handwritten signature in black ink, appearing to read 'Bao Le', written over a horizontal line.

Owner: Bao Le

BT Plastic Manufacture, Inc.
2125 Garden Rd
Pearland, TX 77581

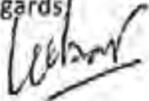
Letter of Intent

To Whom This May Concern,

BT Plastic Manufacture, Inc. is requesting a Conditional Use Permit for Light Manufacturing Process use, specifically to produce laundry bags and shopping bags. The lot size is 24,756 square feet with an existing building of 15,200 square feet.

Please see following attachments for further information (i.e. Proposed Using Confirmation and Action Agenda).

Regards,

A handwritten signature in black ink, appearing to read 'Bao Le', written over a horizontal line.

Owner: Bao Le



- Site plan showing the following:
 - Proposed layout of the subject property _____
 - Proposed buildings _____
 - Parking _____
 - Landscape plan _____
 - Detention ponds _____
 - Fence _____
 - Other relevant information (list here) _____

m

- 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.
- Application fee, as determined below, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only). Please refer to the City's webpage www.pearlandtx.gov for updated fees.

Whor

Additional Application Requirements for Telecommunications Towers, Antennas, and Sharec Use on Existing Towers and Alternate Structures per Section 2.5.5.2 of the Unified Development Code

- An inventory of the applicant's existing towers that are either within the City or within one mile of the corporate limits specifying:
 - Location
 - Height
 - Design

Note: This information may be shared by the Planning Department with other applicants.

- Site plan to scale specifying:
 - Location of tower(s)
 - Transmission building and other accessory uses
 - Street access
 - Parking
 - Fences
 - Landscaped areas
 - Adjacent land uses

BT Plastic Manufacture, Inc
2125 Garden Rd, Pearland, TX 77581

Proposed Using Confirmation

To whom concern,

The BT Plastic Manufacture is to produce laundry, market bags. A proposed using confirmation is to verify that use is capable operating within nosing standard from 65 dBA to 83dBA, average is 73 dBA, and regulations applicable to light manufacturing process. There are no smoke and odor in manufacturing assembly.

To ensure the most accurate information, I provide the report of machine Certification and machine Specification from factory.

BT Plastic Manufacture

A handwritten signature in black ink, appearing to read 'Bao Le', written over a horizontal line.

Director: Bao Le

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.5682 ACRES (24,750 SQUARE FEET) SITUATED
IN THE H.T. & B.B. CO. SURVEY, ABSTRACT 219
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.5682 acres (24,750 square feet), situated in the H.T. & B.B. CO. Survey, Abstract 219, Brazoria County, Texas, being part of Lot 6 and 7 in Block 6, of Hickory Creek Place a subdivision recorded in Volume 11, Page 1 of the Plat Records of Brazoria County, Texas, being all of a tract conveyed unto Martin Paper Co. by deed recorded under County Clerk's File No. 1995014570 of the Official Records of Brazoria County, Texas. Said 0.5682-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the east right-of-way line of Garden Street (60.00 feet wide) for the southwest corner of Lot 5 and the northwest corner of Lot 6;

THENCE East, along the south right-of-way line of said Lot 5, a distance of 20.00 feet to a found 5/8-inch iron rod with cap (illegible) for the POINT OF BEGINNING and the northwest corner of the said tract herein described;

THENCE East, continuing along said Lot 5, a distance of 220.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner of the said tract herein described;

THENCE South, a distance of 112.50 feet to the southeast corner of the said tract herein described (from which to a found 1/2-inch iron rod bears North 26°25' West, a distance of 0.5 feet);

THENCE West, a distance of 220.00 feet to a found 1/2-inch iron rod for the southwest corner of the said tract herein described;

THENCE North, a distance of 112.50 feet to the POINT OF BEGINNING and containing 0.5682 acres (24,750 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated 7-21-16, job number 7-47070-16.

Survey 1, Inc.
P.O. Box 2543
Alvin, TX 77512
281-393-1382



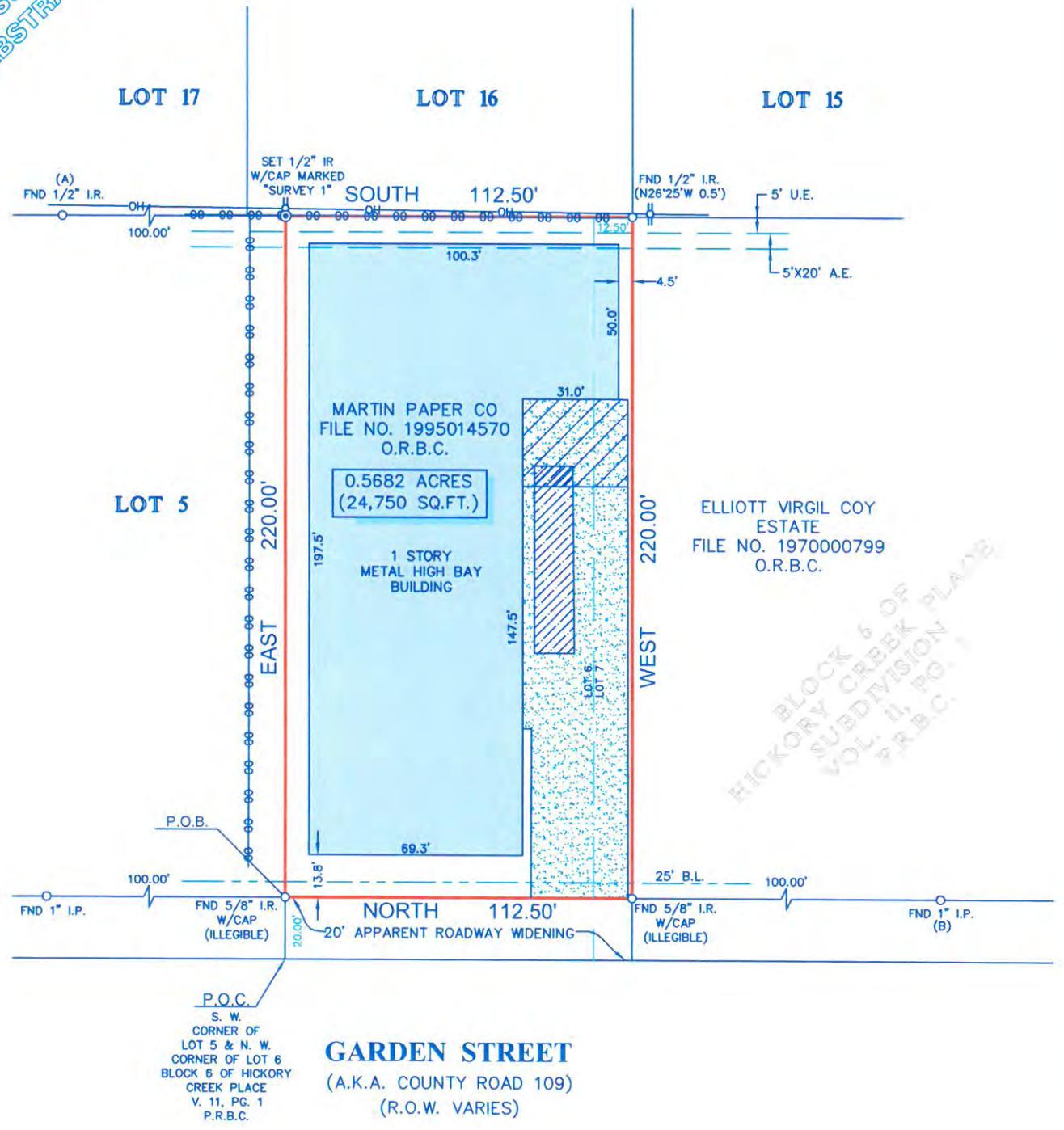
LEGEND

POWER POLE	CONCRETE RAMP
OVERHEAD UTILITY LINES	ASPHALT
B.L. = BUILDING LINE	COVERED AREA
U.E. = UTILITY EASEMENT	FENCE - CHAIN LINK
A.E. = AERIAL EASEMENT	



**H.T. & B.B. CO.
SURVEY
ABSTRACT 219**

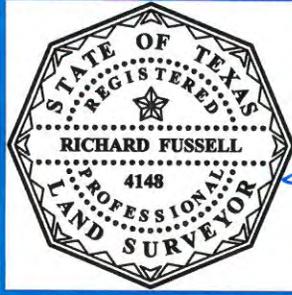
SCALE 1"=50'



BLOCK 6 OF
HICKORY CREEK PLACE
VOL. 11, PG. 1
P.R.B.C.

- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO MARTIN PAPER CO., RECORDED IN COUNTY CLERK'S FILE NO. 1995014570 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
 3. THIS SURVEY IS CERTIFIED TO BE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.5682 ACRES (24,750 SQUARE FEET) SITUATED IN THE H.T. & B.B. CO. SURVEY, ABSTRACT 219, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOT 6 AND THE NORTH 12.50 FEET OF LOT 7, BLOCK 6 OF HICKORY CREEK PLACE A SUBDIVISION RECORDED IN VOLUME 11, PG. 1 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 21, 2018 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: TBD	
ADDRESS: 2125 GARDEN STREET (A.K.A. COUNTY ROAD 109)	
www.survey1inc.com survey1@survey1inc.com	
FIELD CREW: BF	TECH: SF/SB
DRAFTER: AR	FINAL CHECK: BC
DATE: 7-21-16	
JOB#: 7-47070-16	
Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382	



VICINITY MAP



Legend/Notes

- City Addresses
- ETJ Addresses
-  Parcels



1:720
1 inch = 60 feet



NORTH
This product is for informational purposes only and may not be prepared or be suitable for legal, engineering, or surveying purposes.

MAP PREPARED: JUNE 21, 2016
GIS DEPARTMENT



Permit Reviews City of Pearland

Permit Number: **COMM16-02097**

Description: **CHANGE OF OCCUP.**

Applied: **5/16/2016**

Approved:

Site Address: **2125 GARDEN RD**

Issued:

Finalized:

City, State Zip Code: **PEARLAND CITY LIMIT, TX 77581**

Status: **SUBMITTED**

Applicant: **BAO LE**

Parent Permit:

Owner: **MARTIN PAPER CO**

Parent Project:

Contractor: **<NONE>**

Details:

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
5/16/2016	5/16/2016	5/17/2016	COMPLETENESS REVIEW	Lissette Sanchez	COMPLETE	
Notes:						
5/16/2016	5/18/2016	5/22/2016	BUILDING COMMERCIAL	George Schonert	APPROVED	
Notes:						
5/16/2016	5/24/2016	5/23/2016	PLANNING	Alex R. Rodriguez	CORRECTIONS REQUIRED	See notes
Notes: The property located at 2125 Garden Rd. is in a Garden/O'day-Mixed Use zoning district. The proposed use would be classified as "Light Manufacturing Process" Description: A use engaged in the processing, manufacturing, compounding, assembling, packaging, treatment, or fabrication of materials and products, from previously manufactured materials. Such use is capable operating in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, odor, etc. This use includes manufacturing assembly. This use would require a Conditional Use Permit for this zoning district. A Conditional Use Permit must be obtained before approval can be made. Please provide more information of the proposed use, if the use does not meet the description above.						
Review Group: TENANT FINISH						
5/16/2016	5/24/2016	5/23/2016	BUILDING TENANT REVIEW	Laurie Rodriguez	APPROVED	No pretreatment required.
Notes: Need additional information regarding processes done at facility. Please contact Laurie Rodriguez with Pretreatment at 281.652.1813.						





ACTION AGENDA

CITY COUNCIL AGENDA
CITY OF PEARLAND
REGULAR COUNCIL MEETING
MONDAY, APRIL 27, 2015 | 6:30 P.M.
COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE
281.652.1600

- I. **CALL TO ORDER**
- II. **INVOCATION AND THE PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA FLAG AND TEXAS FLAG**
- III. **ROLL CALL:** Mayor Reid, Mayor Pro-Tem Ordeneaux, Councilmembers Carbone, Sherman, Moore, and Hill.
- IV. **CITIZEN COMMENTS:** In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit for individual comments and the five-minute time limit for an individual speaking on behalf of a group. This is not a question-answer session, however, it is an opportunity to voice your thoughts with City Council.
- V. **PUBLIC HEARING – None**
- VI. **CONSENT AGENDA:**

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the City Council. These items will be enacted/approved by one motion unless a councilmember requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (*VI. matters removed from Consent Agenda*). Approval of the Consent Agenda enacts the items of legislation.

APPROVED

- A. **Consideration and Possible Action – Approval of Minutes:**
 1. Minutes of the March 23, 2015, Regular Meeting, held at 6:30 p.m.
 2. Minutes of the April 13, 2015, Regular Meeting, held at 6:30 p.m.

APPROVED

- B. Consideration and Possible Action – Second and Final Reading of Ordinance No. 1512** – An Ordinance of the City Council of the City of Pearland, Texas, finding that the City has established *Guidelines and Criteria for Granting Tax Abatement* pursuant to Resolution No. R2015-19; designating and describing a Reinvestment Zone (to be known as Reinvestment Zone #28) generally located near Kirby Drive and Beltway 8, in accordance with the Property Redevelopment and Tax Abatement Act; finding that the improvements sought are feasible and practical and would be a benefit to the land to be included in the zone and the municipality after the expiration of the Tax Abatement Agreement; authorizing the City Manager to sign tax abatement agreements when approved by the City Council; having a savings clause and a severability clause; and an effective date.

APPROVED

- C. Consideration and Possible Action – Second and Final of Ordinance No. CUP 2015-01** – An Ordinance of the City Council of the City of Pearland, Texas, approving a **Conditional Use Permit (CUP) for an exemption to the façade requirements for an existing structure**, for certain property, being lot Six (6) and the North 12.5 feet of lot Seven (7) in block Six (6), of Hickory Creek Place, a subdivision in Brazoria County, Texas according to the map or plat thereof, recorded in Volume 11, Page 1 of the Plat Records of Brazoria County, Texas. **(Located at 2125 Garden Road, Pearland, TX)**, Conditional Use Permit Application No 2015-01, within the Garden/O’Day – Mixed Use (G/O-MU) zoning district, at the request of Ben Searway, applicant; on behalf of SW40, LLC, owner; containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

APPROVED

- D. Consideration and Possible Action – Second and Final Reading of Ordinance No. CUP 2015-02** – An Ordinance of the City Council of the City of Pearland, Texas, approving a **Conditional Use Permit (CUP) to allow for a Mini-Warehouse/Self Storage Facility**, for certain property, being all of Lot 1 of Pearland Senior Village, as recorded in Doc. #2010012628 of the Brazoria County Plat Records in the H.T. & B.R.R. Co. Survey, Abstract No. 242 in Brazoria County, Texas. **(General location being the southwest corner of Broadway Street and Brownstone Place, Pearland, TX)**, Conditional Use Permit Application No 2015-02, within the General Business (GB) zoning district, at the request of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Glass 518 Joint Venture, owner; containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

APPROVED

- E. Consideration and Possible Action – Second and Final Reading of Ordinance No. CUP 2015-03** – An ordinance of the City Council of the City of Pearland, Texas, approving a **Conditional Use Permit (CUP) to allow for the construction of a Wireless Telecommunication Tower**, for certain property, 2.046 acres out of Lot 58 of the W. Zychlinski Subdivision, Vol. 29, Pg. 43 of the Brazoria County Deed Records, within the H.T. & B.R.R. Co. Survey, Abstract 542 City of Pearland,

Brazoria County, Texas. **(Located at 1515 North Main Street, Pearland, TX)**, Conditional Use Permit Application No 2015-03, within the General Commercial (GC) zoning district, at the request of Greg Gow (FCI) as Agent for Verizon Wireless, applicant; on behalf of Ace Manor Property Development 1, owner; containing a savings clause, a severability clause, and an effective date and other provisions related to the subject

APPROVED

F. Consideration and Possible Action – Second and Final Reading of Ordinance No. 633-2 – An Ordinance of the City Council of the City of Pearland, Texas, amending Chapter 13, *Health and Sanitation*, Article II, Offensive Conditions, of the City of Pearland Code of Ordinances, as it may have been, from time to time, amended; having a savings clause, a severability clause, and a repealer clause; providing for publication and codification.

APPROVED

G. Consideration and Possible Action – Resolution No. R2015-65 – A Resolution of the City Council of the City of Pearland, Texas, accepting the City’s Investment Report for the quarter ending March 2015.

APPROVED

H. Consideration and Possible Action – Resolution No. R2015-71 – A Resolution of the City Council of the City of Pearland, Texas, conveying a Storm Sewer easement to the Harris County Toll Road Authority for service to property in the vicinity of Beltway 8 and Mykawa Road.

VII. MATTERS REMOVED FROM CONSENT AGENDA

VIII. NEW BUSINESS:

1. Council Input and Discussion – Economic Update – Greater Houston Partnership.

APPROVED

2. Consideration and Possible Action – Resolution No. R2015-68 – A Resolution of the City Council of the City of Pearland, Texas, renewing a unit price bid for printing and mailing of water utility bills with Peregrine Services in the estimated amount of \$205,631.00 for the period of May 15, 2015 through May 14, 2016.

APPROVED

3. Consideration and Possible Action – Resolution No. R2015-73 – A Resolution of the City Council of the City of Pearland, Texas, authorizing a contract for architectural design services with Hall, Barnum and Lucchesi Architects, in the amount of \$407,600.00 for design services associated with the City Hall Complex Renovation Project.

APPROVED

4. Consideration and Possible Action – Resolution No. R2015-62 – A Resolution of the City Council of the City of Pearland, Texas (“city”) denying the distribution cost recovery factor rate increase of CenterPoint Energy Houston Electric, LLC made on or about April 6, 2015; authorizing participation in a coalition of similarly situated cities; authorizing participation in related rate proceedings; requiring the

reimbursement of municipal rate case expenses; authorizing the retention of special counsel; finding that the meeting complies with the open meetings act; making other findings and provisions related to the subject; and declaring an effective date.

APPROVED

5. **Consideration and Possible Action – Resolution No. R2015-63** – A Resolution of the City Council of the City of Pearland, Texas suspending the effective date for ninety days in connection with the statement of intent filed by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Texas Coast Division on or about March 27, 2015; authorizing participation in a coalition of similarly situated cities; authorizing participation in related rate proceedings; authorizing the retention of special counsel; requiring the reimbursement of municipal rate case expenses; finding that the meeting complies with the Open Meetings Act; making other findings and provisions related to the subject; and declaring an effective date.

APPROVED

6. **Consideration and Possible Action – Resolution No. R2015-72** – A Resolution of the City Council of the City of Pearland, Texas, authorizing the City Manager or his designee to enter into a System Raw Water Availability Agreement with the Gulf Coast Water Authority for 10 million gallons per day from the American Briscoe Water Canal Systems in an estimated amount of \$710,000.00 annually.

APPROVED

7. **Consideration and Possible Action – Resolution No. R2015-67** – A Resolution of the City Council of the City of Pearland, Texas, awarding a bid for the construction of the Pearland Parkway Barrier Fence Project to Aber Fence and Supply Company, Inc. in the amount of \$253,003.00.

APPROVED

8. **Consideration and Possible Action – Resolution No. R2015-57** – A Resolution of the City Council of the City of Pearland, Texas, authorizing a contract for construction management and inspections services, associated with the Regency Park Paving and Drainage Project, to AARK Engineering, LLC, in the amount of \$312,811.00.

APPROVED

9. **Consideration and Possible Action – Resolution No. R2015-70** – A Resolution of the City Council of the City of Pearland, Texas, awarding a bid for the construction of the Regency Park Paving and Drainage Project to SER Construction Partners, LLC., in the amount of \$3,308,684.25.

APPROVED

10. **Consideration and Possible Action – Resolution No. R2015-69** – A Resolution of the City Council of the City of Pearland, Texas, awarding a contract for the purchase of hardware and licensing for the City Enterprise Resource Planning in the estimated amount of \$181,000.00.

NO ACTION TAKEN BY COUNCIL

11. **Consideration and Possible Action – Resolution No. R2015-66** – A Resolution of the City Council of the City of Pearland, Texas, awarding a service contract for HVAC repair, maintenance and equipment to Sentinel A/C & Heating Company for package one (1) and to the Lee Thompson Company for package two (2) in the total estimated amount of \$130,000.00.

OTHER BUSINESS: None.

IX. MAYOR/COUNCIL ISSUES FOR FUTURE CITY COUNCIL AGENDAS

X. ADJOURNMENT

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

All agenda supporting documents are available at pearlandtx.gov



Report Number: QIP-ASI156034

Audit Date : 23 Mar., 2015

This report is issued by Focus Technology Co., Ltd. (Made-in-China.com) and the supervising inspectorate (SGS-CSTC Standards Technical Services Co., Ltd.) to confirm that:

Company Name : NingJin ChengHeng Plastic Machinery Co., Ltd.
宁晋县诚恒塑料机械有限公司
Showroom : <http://chenghengq27.en.made-in-china.com>
Address : South of Qiaojiazhai Village, Hequ Town, Ningjin County, Xingtai City, Hebei, China
Product : Film Blowing Machine, Bag Making Machine, Plastic Printing Machine

has been on site audited for the Following Scope of Activity

1. General Information
2. Foreign Trade Capacity
3. Product Research & Development Capacity
4. Production Capacity & Quality Control
5. Photos



General Comments:

NingJin ChengHeng Plastic Machinery Co., Ltd. is a manufacturer with 20 employees: it was established in 2013, located in South of Qiaojiazhai Village, Hequ Town, Ningjin County, Xingtai City. The workshops occupy an area of 650 square meters. NingJin ChengHeng Plastic Machinery Co., Ltd. has successful foreign trading experience in Central Asia.

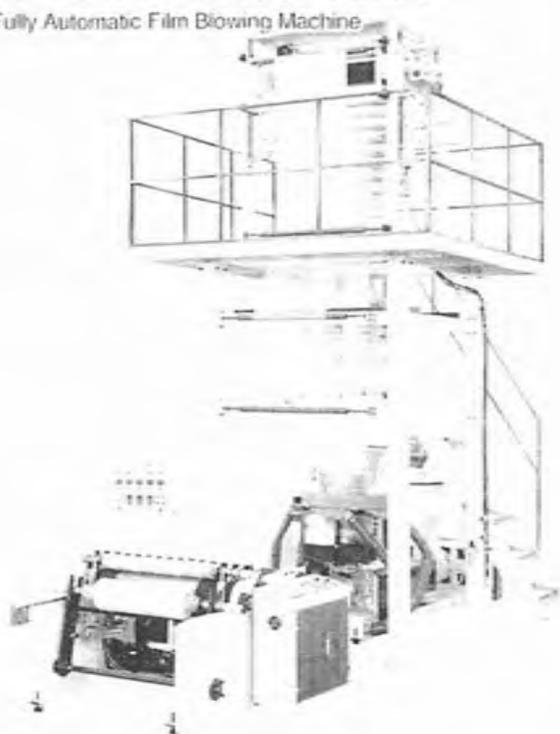
Sign for and on behalf of
SGS-CSTC Standards Technical Services Co., Ltd.



This document is issued by the Company under its General Conditions of Service accessible at <http://www.sgs.com/en/Terms-and-Conditions.aspx>. Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein. Any holder of this document is advised that information contained herein is solely limited to visual examination of the safety and readily accessible portions of the consignment and reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions. If any The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law.

CHSJ-C系列全自动高速吹膜机

CHSJ-C Series Fully Automatic Film Blowing Machine



特点:

1. 采用最新吹膜技术, 膜厚均匀, 强度高, 韧性好, 伸长率大, 收缩率低, 可吹各种规格厚度的吹膜袋。
2. 自动化程度高, 操作方便, 省时省力, 提高了生产效率, 降低了成本。
3. 采用最新吹膜技术, 膜厚均匀, 强度高, 韧性好, 伸长率大, 收缩率低, 可吹各种规格厚度的吹膜袋。
4. 采用最新吹膜技术, 膜厚均匀, 强度高, 韧性好, 伸长率大, 收缩率低, 可吹各种规格厚度的吹膜袋。
5. 采用最新吹膜技术, 膜厚均匀, 强度高, 韧性好, 伸长率大, 收缩率低, 可吹各种规格厚度的吹膜袋。
6. 采用最新吹膜技术, 膜厚均匀, 强度高, 韧性好, 伸长率大, 收缩率低, 可吹各种规格厚度的吹膜袋。

规格:

- 1. 机身为不锈钢 (Stainless steel structure)
- 2. 整机自动控制, 主电机变频, 双料变频控制, 双料变频控制, 变频控制, 变频控制
- 3. 变频控制 (Variable frequency control, variable frequency control, variable frequency control, variable frequency control)
- 4. 变频控制 (Variable frequency control, variable frequency control, variable frequency control, variable frequency control)
- 5. 变频控制 (Variable frequency control, variable frequency control, variable frequency control, variable frequency control)
- 6. 变频控制 (Variable frequency control, variable frequency control, variable frequency control, variable frequency control)
- 7. 变频控制 (Variable frequency control, variable frequency control, variable frequency control, variable frequency control)
- 8. 变频控制 (Variable frequency control, variable frequency control, variable frequency control, variable frequency control)
- 9. 变频控制 (Variable frequency control, variable frequency control, variable frequency control, variable frequency control)
- 10. 变频控制 (Variable frequency control, variable frequency control, variable frequency control, variable frequency control)
- 11. 变频控制 (Variable frequency control, variable frequency control, variable frequency control, variable frequency control)
- 12. 变频控制 (Variable frequency control, variable frequency control, variable frequency control, variable frequency control)

Model	Technical Parameters
CHSJ-C100	Capacity: 100kg/h, Die Head: 100mm, Motor Power: 15kW
CHSJ-C150	Capacity: 150kg/h, Die Head: 150mm, Motor Power: 22kW
CHSJ-C200	Capacity: 200kg/h, Die Head: 200mm, Motor Power: 30kW
CHSJ-C250	Capacity: 250kg/h, Die Head: 250mm, Motor Power: 37kW
CHSJ-C300	Capacity: 300kg/h, Die Head: 300mm, Motor Power: 45kW
CHSJ-C350	Capacity: 350kg/h, Die Head: 350mm, Motor Power: 55kW
CHSJ-C400	Capacity: 400kg/h, Die Head: 400mm, Motor Power: 65kW
CHSJ-C450	Capacity: 450kg/h, Die Head: 450mm, Motor Power: 75kW
CHSJ-C500	Capacity: 500kg/h, Die Head: 500mm, Motor Power: 90kW
CHSJ-C550	Capacity: 550kg/h, Die Head: 550mm, Motor Power: 105kW
CHSJ-C600	Capacity: 600kg/h, Die Head: 600mm, Motor Power: 120kW
CHSJ-C650	Capacity: 650kg/h, Die Head: 650mm, Motor Power: 135kW
CHSJ-C700	Capacity: 700kg/h, Die Head: 700mm, Motor Power: 150kW
CHSJ-C750	Capacity: 750kg/h, Die Head: 750mm, Motor Power: 165kW
CHSJ-C800	Capacity: 800kg/h, Die Head: 800mm, Motor Power: 180kW
CHSJ-C850	Capacity: 850kg/h, Die Head: 850mm, Motor Power: 195kW
CHSJ-C900	Capacity: 900kg/h, Die Head: 900mm, Motor Power: 210kW
CHSJ-C950	Capacity: 950kg/h, Die Head: 950mm, Motor Power: 225kW
CHSJ-C1000	Capacity: 1000kg/h, Die Head: 1000mm, Motor Power: 240kW

2015 TAX STATEMENT



(979) 388-1320
(979) 864-1320
(281) 756-1320

Ro'Vin Garrett, PCC
BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Mailing Address

BT INVESTMENTS
11214 GRIMES AVE
PEARLAND, TX 77584-5524

D01340310056518 T-0202 P-0253 I-0001

Legal Description:

HICKORY CREEK PLACE (PEARLAND), BLOCK 6, LOT 6-7A



Legal Acres: .6198

Parcel Address: 2125 GARDEN RD ✓

Account No: 4860-0072-111

As of Date: 10/23/2015

Print Date: 10/30/15

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$55,080	\$179,920	\$235,000	\$235,000				\$235,000

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	2015 Tax
		Code	Amount			
BRAZORIA COUNTY	\$235,000		\$0	\$235,000	.42600000	\$1,001.10
SPECIAL ROAD & BRIDGE	\$235,000		\$0	\$235,000	.06000000	\$141.00
PEARLAND ISD	\$235,000		\$0	\$235,000	1.41560000	\$3,326.66
BRAZORIA DRAINAGE DIST 4	\$235,000		\$0	\$235,000	.15550000	\$365.43
CITY OF PEARLAND	\$235,000		\$0	\$235,000	.70530000	\$1,657.46

Amount saved by additional sales tax revenue \$238.89

TOTAL TAX:	\$6,491.65
TOTAL TAX PAID TO DATE:	\$0.00
TOTAL TAX REMAINING:	\$6,491.65

Exemptions:

AMOUNT DUE IF PAID BY END OF:

OCTOBER 2015	NOVEMBER 2015	DECEMBER 2015	JANUARY 2016	FEBRUARY 2016	MARCH 2016
\$6,491.65	\$6,491.65	\$6,491.65	\$6,491.65	\$6,946.07	\$7,075.90

PLEASE PUT YOUR ACCOUNT NUMBER ON ALL CORRESPONDENCE

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT FEB. 1 2016. PENALTY AND INTEREST WILL BE ADDED MONTHLY BEGINNING FEB 1, 2016. CERTAIN PERSONAL PROPERTY TAXES REMAINING DELINQUENT ON APRIL 1, 2016, MAY INCUR AN ADDITIONAL COLLECTION FEE OF UP TO 20 %.
FEBRUARY -- 7% MARCH -- 9% APRIL -- 11% MAY -- 13% JUNE -- 15% JULY -- 18% + UP TO 20% ATTORNEY FEE

TO PAY BY CREDIT CARD VISIT www.brazoria-county.com/tax OR SCAN QR CODE BELOW OR DIAL 1-866-549-1010 - BUREAU CODE 5820032

(THERE WILL BE A SERVICE FEE CHARGED FOR USING YOUR CREDIT CARD)



LE



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, September 26, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit Application No. CUP 16-00006

A request of Russ Wilkins (R4 Resources), applicant, on behalf of Baker Hughes Oilfield Operations, Inc., owner; for approval of a Conditional Use Permit to allow for sales, service and rental of forklifts and other material handling equipment (Heavy Machinery Sales, Storage Rental & Repair) in the General Commercial (GC) zoning district; on approximately 6.54910 acres of land.

Legal Description: All that certain tract of parcel of land out of the A. C. H. & B. RR Co. Survey, Section 1, A-147, in Brazoria County, Texas, being a portion of Tract 124A of the Subdivision of Section One (1), A.C. H. & B. RR Co. survey, according to the Plat of same recorded in Volume 2, Page 1, of the Plat Records of Brazoria County, Texas.

General Location: 3401 S. Main 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: September 15, 2016

Re: Conditional Use Permit Application No. CUP 16-00006

A request of Russ Wilkins (R4 Resources), applicant, on behalf of Baker Hughes Oilfield Operations, Inc., owner; for approval of a Conditional Use Permit to allow for sales, service and rental of forklifts and other material handling equipment (Heavy Machinery Sales, Storage Rental & Repair) in the General Commercial (GC) zoning district; on approximately 6.54910 acres of land.

General Location: 3401 S. Main Street, Pearland, TX.

Summary of Request

This request is for approval of a Conditional Use Permit (CUP) on approximately 6.54910 acres of land, located at 3401 S. Main Street, to allow for sales, service and rental of forklifts and other material handling equipment (Heavy Machinery Sales, Storage Rental & Repair) in the General Commercial (GC) zoning district. The applicant proposes to conduct the business within the existing structure with no proposed expansion on-site.

Recommendation

Staff recommends approval of the requested CUP for a heavy machinery sales, storage & repair use on the approximately 6.54910 acre site for the following reasons:

1. The site was previously used for an industrial use. While this CUP is for a change of use, the intensity of the use will be similar in nature.
2. The proposed use is in conformance with the FLUP, zoning district, and surrounding properties.
3. The applicant proposes additional screening for the outside storage areas with landscaping as per the UDC.

Site History

The subject property is currently developed as a warehouse with outdoor storage space and zoned GC. The property was annexed into the City in 1960 and zoned Commercial

(C). Additionally, the property falls within the boundaries of the COD which allows the City to exercise greater control of aesthetics, function, and safety of developments with frontage along specified Major Thoroughfares including SH 35 (South Main Street).

The site is bounded by GC to the north and south; Single-Family Residential-1 (R-1) to the east; and Light Industrial (M-1) the west. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	General Commercial (GC)	Variety of Warehousing/Light Industrial Uses.
South	General Commercial (GC)	Commercial/Industrial Inspection
East	Single-Family Residential-1 (R-1)	Residential
West	Light Industrial (M-1)	Car Sales/Vacant

Conformance with the Comprehensive Plan

The current zoning is in conformance with the Future Land Use Plan (FLUP). FLUP designates this property as “Business Commercial” which is described as including retail businesses. The Comprehensive Plan recommends that Industrial development should not be directly adjacent to residential areas, should be located in dedicated industrial development areas, and should be separated from residential uses by a buffer. The proposed use is not quite an industrial use, and is not anticipated to promote heavy traffic as would heavy commercial type uses. The recommendations are not completely applicable for the proposed use and therefore the proposed use is compliant with the FLUP.

Conformance with the Thoroughfare Plan

South Main Street is a Major Thoroughfare of sufficient width. Major Thoroughfares are defined as having a minimum right-of-way of 120 feet.

Conformance with the Unified Development Code

The property is currently developed and conforming with the current Unified Development Code (UDC). The existing lot is not of typical rectangular shape. The lot requirements of the proposed GC zoning district are provided in the following table.

General Commercial (GC) Area Regulations		
Size of Lot	Required	Proposed
Minimum Lot Size	22,500 sq. ft.	Approximately 284,882 sq. ft.
Minimum Lot Width	150 ft.	Approximately 660-750 ft.
Minimum Lot Depth	125 ft.	Approximately 250-625 ft.

If the property undergoes any major changes, it will be required to meet current development standards. The property falls within the COD and any development would be required to be in compliance with the COD requirements in addition to other UDC requirements.

Platting Status

The subject property has not been platted. Platting will be required if there is an expansion of 500 square-feet or more in parking or building.

Availability of Utilities

The subject property has access to City water and sanitary sewer infrastructure. A 16-inch water line exists along the east side of South Main Street, and a 12-inch sanitary sewer line also runs along the east side of the road.

Impact on Existing and Future Development

The proposed CUP should not have any impact on existing or future development because the property is currently developed and surrounded by other commercial and light industrial type uses. The CUP will encourage reuse of an existing vacant building.

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 16-00006

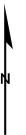
3401 S Main Street



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 = 154 feet

AUGUST 2016
PLANNING DEPARTMENT



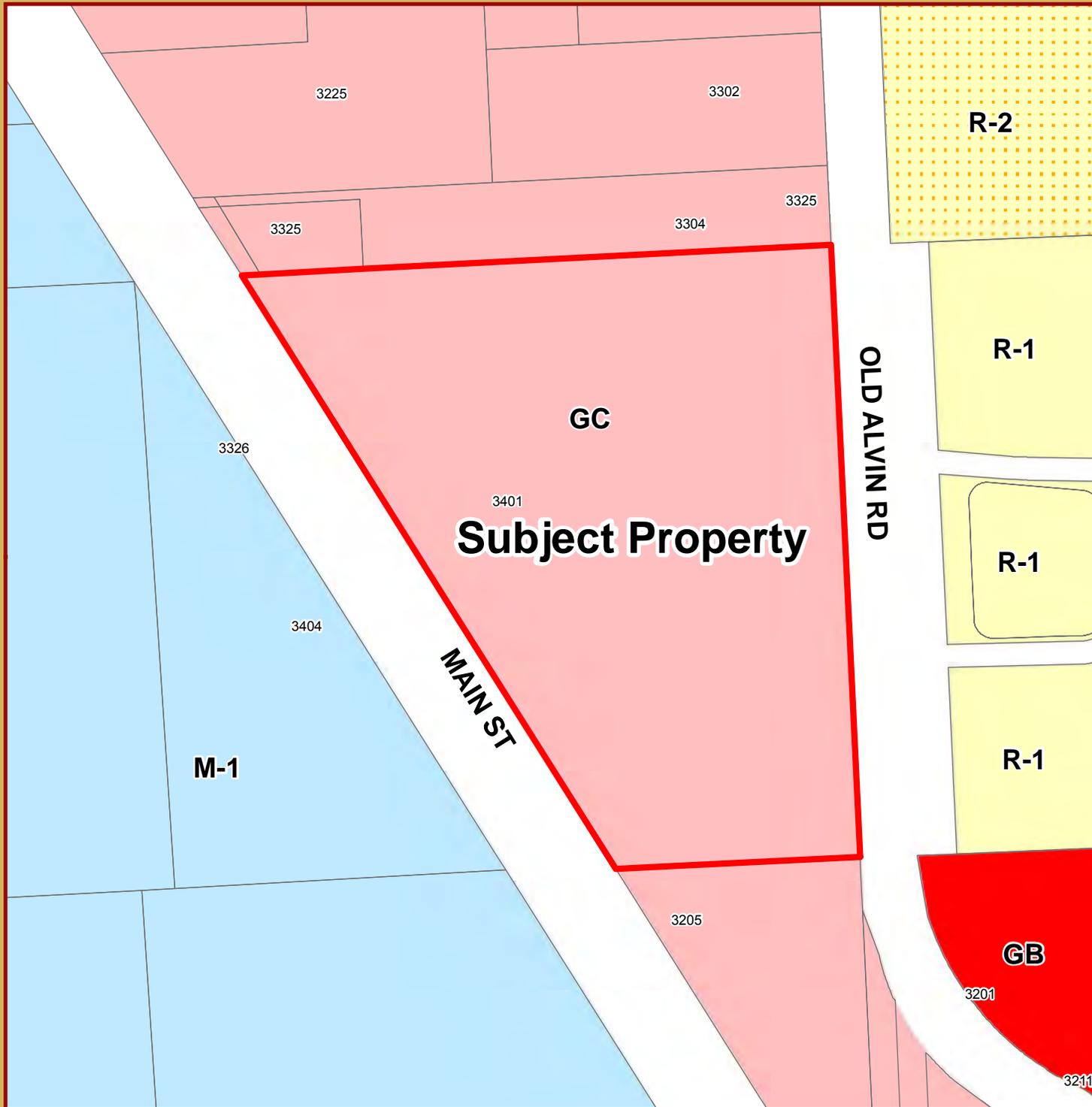


Exhibit 2

ZONING MAP

CUP 16-00006

3401 S Main Street



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1 inch = 154 feet

AUGUST 2016
PLANNING DEPARTMENT



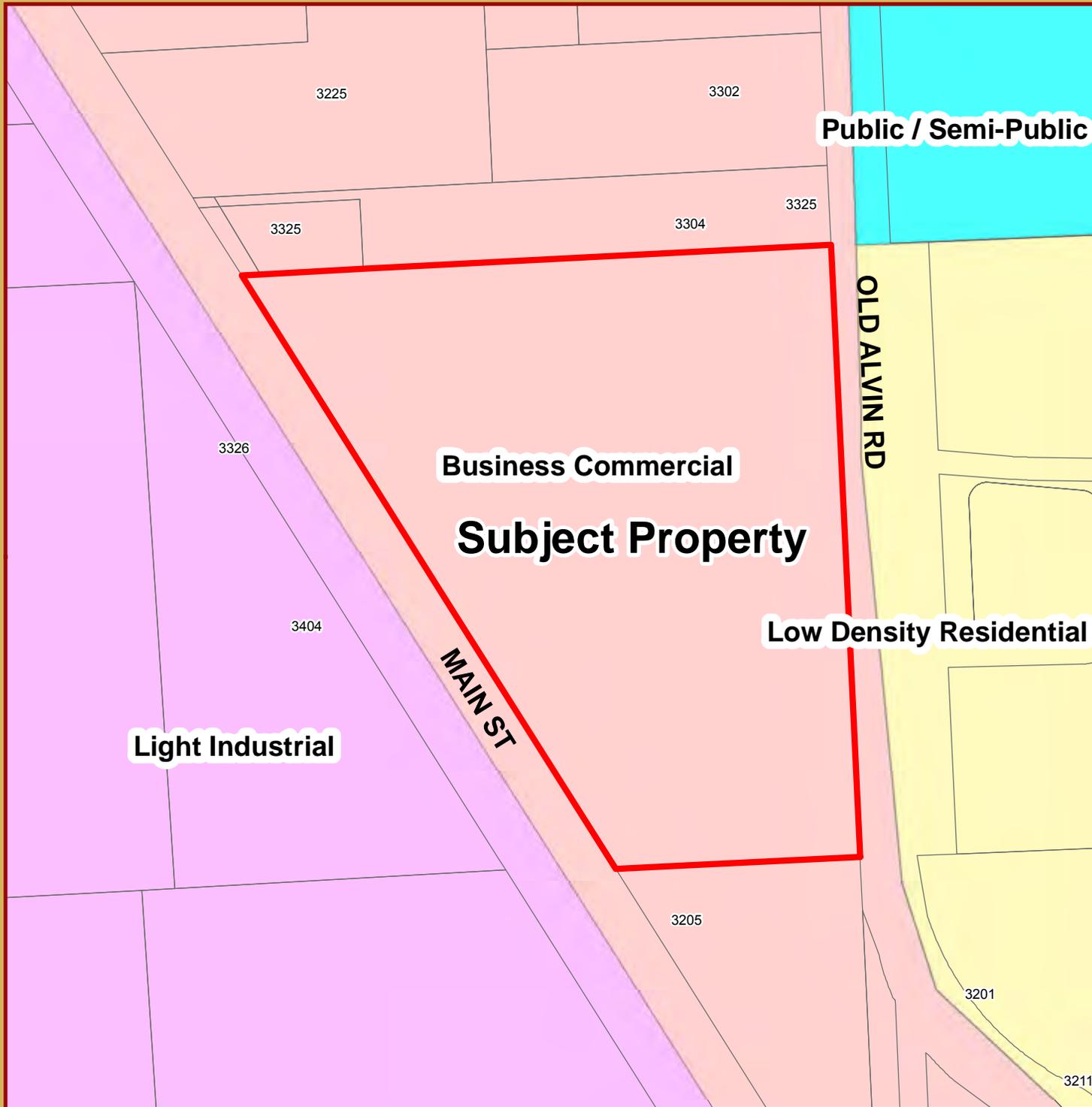


Exhibit 3

FLUP MAP

CUP 16-00006

3401 S Main Street



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1 inch = 154 feet

AUGUST 2016
PLANNING DEPARTMENT

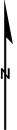
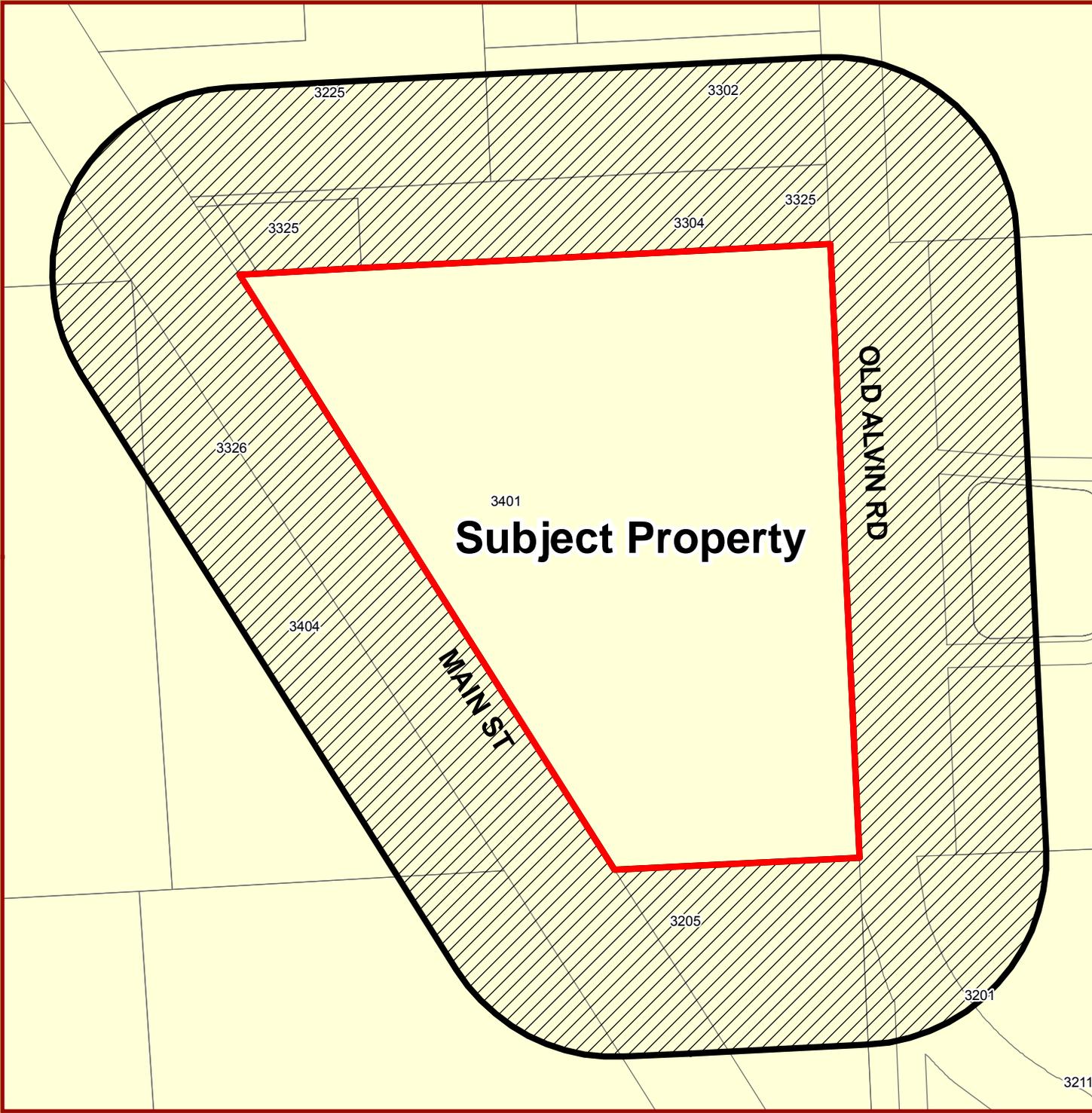


Exhibit 4

NOTIFICATION MAP

CUP 16-00006

3401 S Main Street



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1 inch = 154 feet

AUGUST 2016
PLANNING DEPARTMENT

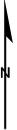


Exhibit 5

CUP 16-00006

Property_Owner	Address	City	State	Zip_Code
BAKER HUGHES OILFIELD OPERATIONS INC	PO BOX 92108	AUSTIN	TX	78709
BAKER HUGHES OILFIELD OPERATIONS INC	2929 ALLEN PARKWAY, SUITE 2100	HOUSTON	TX	77019
CORREIA HOLDING INC	1737 COUNTY ROAD 57	ROSHARON	TX	77583
EXPRE REALTY LTD	3219 OLD ALVIN RD	PEARLAND	TX	77581
LOVEL DOUGLAS E	3205 S MAIN ST	PEARLAND	TX	77581
NGUYEN CHAU T	1504 PRESERVE LN	HOUSTON	TX	77089
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
PEARLAND REMODELING CO % JAMES E DAVIS JR	12320 LACK RD	PEARLAND	TX	77581
R4 RESOURCES RUSS WILKINS	1909 LAUREN LAKE DR	LEAGUE CITY	TX	77573
SAM AND CYNDI THOMAS INTERESTS LLC	2312 DURANGO BEND LANE	FRIENDSWOOD	TX	77546
SMALL ALLEN	605 N CLEAR CREEK DR	FRIENDSWOOD	TX	77546
SUE MORRISON 2012 TRUST	PO BOX 161653	AUSTIN	TX	78716
UPSTAGE CENTER INC % MICHAEL EGGERS	3302 OLD ALVIN RD STE A	PEARLAND	TX	77581
WILLIAMS BILL E & NANCY C TRUSTEES	17662 W SUMMIT DRIVE	GOODYEAR	AZ	85338



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1765
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will not be accepted. All applications, including the checklist, must be submitted in electronic format as a PDF and provided by email, USB / CD. Refer to the schedule on the City's website and/or within the Planning Department for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- Zoning Change (from) _____ (to) _____
- Cluster Development Plan
- Planned Development Workshop
- Plat (list type): _____

- ZBA Variance
- P&Z Variance
- Special Exception
- Conditional Use Permit

*Plat Types include:
Minor, Amending,
Preliminary, Final,
Master, Replat

PROJECT INFORMATION:

- Residential
- Commercial
- Property Platted
- Property Not Platted

Project Name: Frontier Forklifts / R4 Resources Tax ID: _____

Project Address/Location: 3401 South MAIN ST

Subdivision: N/A No. of Lots: 1 Total Acres: 6.54

Brief Description of Project: CUP required for Forklift Dealership at this location.

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

APPLICANT/AGENT INFORMATION:

Name: Baker Hughes Oilfield Operations, Inc.

Name: R4 Resources / Russ Wilkins

Address: 2929 Allen Parkway, Suite 2100

Address: 1909 Lauren Lake Dr.

City: Houston State: Texas Zip: 77019

City: League City State: TX Zip: 77573

Phone: 713-439-8061

Phone: 713-560-7888

Fax: 713-439-8558

Fax: 281-482-4501

Email Address: george.bernhardt@bakerhughes.com

Email Address: russ.wilkins@frontierforklifts.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. **BAKER HUGHES OILFIELD OPERATIONS, INC.**

**Owner's Signature: George P. Bernhardt Date: August 18, 2016
George P Bernhardt, Managing Counsel, Global Real Estate

Agent's/
Applicant's Signature: Russ Wilkins Date: 8/18/16

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
Fees will be accepted by phone or in person. Please contact 281.652.1765 for instructions.			APPLICATION NUMBER:

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE A. C. H. & B. RR CO. SURVEY, SECTION 1, A-147, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF TRACT 124A OF THE SUBDIVISION OF SECTION ONE (1), A. C. H. & B. RR CO. SURVEY, ACCORDING TO THE PLAT OF SAME RECORDED IN VOLUME 2, PAGE 1, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON PIPE FOUND AT THE INTERSECTION OF THE SOUTH LINE OF THE SAID TRACT 124A AND THE NORTHEAST LINE OF STATE HIGHWAY NO. 35, (100 FOOT RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 29 DEG. 39 MIN. 26 SEC. WEST, A DISTANCE OF 720.39 FEET ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 35 FOR A ½ INCH IRON ROD SET IN THE NORTH LINE OF THE SAID TRACT 124A FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH CORNER A ¾ INCH IRON ROD FOUND BEARS SOUTH 89 DEG. 01 MIN. 20 SEC. WEST, 0.22 FEET;

THENCE NORTH 89 DEG. 01 MIN. 20 SEC. EAST, A DISTANCE OF 624.82 FEET ALONG THE NORTH LINE OF THE SAID TRACT 124A TO A ½ INCH IRON ROD FOUND IN THE WEST LINE OF A COUNTY ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEG. 52 MIN. 22 SEC. EAST, A DISTANCE OF 632.04 FEET ALONG THE WEST LINE OF THE SAID COUNTY ROAD TO A 1-¼ INCH IRON PIPE FOUND IN THE SOUTH LINE OF THE SAID TRACT 124A FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 80 DEG. 01 MIN. 43 SEC. WEST, A DISTANCE OF 277.94 FEET ALONG THE SOUTH LINE OF TRACT 124A TO THE PLACE OF BEGINNING AND CONTAINING 6.54910 ACRES OF LAND.

AND BEING THE SAME PROPERTY CONVEYED UNDER THAT CERTAIN DEED FROM J. L. ANDRUS TO DRESSER INDUSTRIES, INC., DATED FEBRUARY 12, 1976, AND RECORDED IN VOLUME 1279, PAGE 419, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

- Metes and bounds description

Plat mentioned in Exhibit "A"



The above and foregoing is a map of the Subdivision into Blocks of Section No. 1, RCH 48 Survey Abstract No. 147, Abstract No. 147, Plat No. 147, to Barnett and Kelpetian by Plat No. 147 Volume 27 and all sales were made and are to be made in accordance with this plat.

Witness our hands at Houston, Texas, this 1st day of February, A.D. 1910.

J. C. Ross, Individually & as Independent
 Grantor of the Estate of J. H. Barnett, Research.
 Ellen B. Ross, Individually & as Independent
 Grantors of the Estate of J. H. Barnett, Research.
 H. Masterson.

The State of Texas
 County of Harris

Before me the undersigned Notary Public in and for the County and State aforesaid on this day personally appeared J. C. Ross, and Ellen B. Ross, in their individual capacity, and as independent grantors and grantee, respectively, of the Estate of J. H. Barnett, Research, and H. Masterson, all three of whom are known to me to be the persons whose names are subscribed to the foregoing instrument of partition and acknowledged to me that they executed the same for the purposes and uses therein expressed, and in the capacity therein stated. And the said Ellen B. Ross, wife of the said J. C. Ross, having been examined by me privately and apart from her said husband, and having the same by her fully explained to her, she, the said Ellen B. Ross, acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and uses therein expressed, and in the capacity therein stated, and that she did not wish to retract it.

Given under my hand and seal of office this 1st day of April, A.D. 1910.

A. S. Eldredge, Notary Public in and for Harris County, Texas

Filed for Record, this 27 day of May, A.D. 1910 at 11 o'clock P.M.
 Recording Clerk of the County Court of Brazoria County, Texas

Metes and bounds description



Interactive Map



All Rights Reserved

Letter of Intent

Request: Conditional Use Permit (CUP)

Property Site: 3401 South Main St Pearland Texas

Applicant: R4 Resources LLC/ Frontier Forklifts

R4 Resources, LLC is currently in a feasibility period on the above mentioned property. After discussion with Pearland City staff, a CUP is required for the company (Frontier Forklifts) that will be occupying this location.

Ownership: R4 Resources LLC is the real estate holding company for Frontier Forklifts and Service Inc. Both companies are owned by Russ Wilkins.

Site Zone:

General Commercial

Proposed Use:

Current use: Industrial Oil Field Services

Proposed use: Heavy machinery sales, storage, rental and repair

Specific Operations of the new use:

Sales, service and rentals of forklifts and other material handling equipment.

Square footage of buildings/ lot size:

The property currently has 30,100 square feet of buildings on 6.5 acres of land (5.0 acres is usable with a 1.5 acre detention pond) There are no new buildings or expansion being proposed.

Unique characteristics of the property:

None

Other necessary information:

None

Site Plan:

See attached



- Any other information which may be requested by the Planning Department to fully evaluate and review the application and the potential impact of a proposed tower or antenna.

h. Posting of Notification Signs on Property Under Consideration for a Conditional Use Permit (CUP)

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

1. One (1) sign per street frontage shall be located within thirty (30) feet of the abutting street, or as determined by the City.
2. So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.
3. So as not to create a hazard to traffic on the public rights-of-way abutting the property.
4. On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.
5. The signs shall be as follows:
 - A minimum sign size of two (2) feet by three (3) feet, but no larger than four (4) feet by four (4) feet
 - At least two (2) feet above the ground
 - Blue or black lettering that is a minimum of 3 inches by ½ inch, on a white background
 - Message content as follows:

PROPOSED CUP
Contact City of Pearland
281.652.1765

Signs must be professionally made; handwritten signs are not allowed.

Signs must be freestanding and cannot be attached to a tree, fence, or building.

Paul L. White 8/19/16

2015 TAX STATEMENT



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

Certified Owner:
 BAKER HUGHES OILFIELD OPERATIONS INC
 PO BOX 92108
 AUSTIN, TX 78709-2108

Legal Description:
 LT 124A1 147 A C H & B PEARLAND, ACRES
 6.540

Account No: 0147-0005-120
As of Date: 08/22/2016

Appr. Dist. No.: 162828

Legal Acres: 6.5400
Parcel Address: 3401 S MAIN ST HWY 35
Print Date: 08/22/2016

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$225,620	\$614,570	\$840,190	\$840,190	\$0	\$0	\$0	\$840,190

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
BRAZORIA COUNTY	\$840,190		\$0.00	\$840,190	0.4260000	\$3,579.21
<i>Amount saved by additional sales tax revenue \$854.11</i>						
SPECIAL ROAD & BRIDGE	\$840,190		\$0.00	\$840,190	0.0600000	\$504.11
PEARLAND ISD	\$840,190		\$0.00	\$840,190	1.4156000	\$11,893.73
BRAZORIA DRAINAGE DIST 4	\$840,190		\$0.00	\$840,190	0.1555000	\$1,306.50
CITY OF PEARLAND	\$840,190		\$0.00	\$840,190	0.7053000	\$5,925.86

Total Tax: \$23,209.41
Total Tax Paid to date: \$23,209.41
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

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%	01/02/2017 23 + up to 20%	01/31/2017 24 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

02/28/2017 25 + up to 20%	03/31/2017 26 + up to 20%	05/01/2017 27 + up to 20%	05/31/2017 28 + up to 20%	06/30/2017 29 + up to 20%	07/31/2017 30 + 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.

4.1.64 ✕

Print Date: 08/22/2016

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



0147-0005-120
 BAKER HUGHES OILFIELD OPERATIONS INC
 PO BOX 92108
 AUSTIN, TX 78709-2108

AMOUNT PAID:
 \$ _____



JOINT PUBLIC HEARING

THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, SEPTEMBER 26, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit Application No. CUP 16-00003

A request of Y Ali Khan, applicant, on behalf of Kevin Ngo, owner; for approval of a Conditional Use Permit to allow a hotel/motel in the General Business (GB) zoning district; on approximately 1.8060 acres of land.

Legal Description: Being 1.8060 acre (78,667 square feet) tract of land and being a portion of Lot 80 of the Allison Richey Gulf Coast Home Company's Subdivision as recorded in Book 2, Page 23 Brazoria County map Records in the H.T.& B.R.R. Company Survey Abstract 506, Brazoria County, Texas.

General Location: 8541 Broadway Street (west of Cullen Boulevard on the northwest corner of intersection of Broadway Street and the USPS access driveway), 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: September 26, 2016

Re: Conditional Use Permit Application No. CUP 16-00003

A request of Y Ali Khan, applicant, on behalf of Kevin Ngo, owner; for approval of a Conditional Use Permit to allow a hotel/motel in the General Business (GB) zoning district; on approximately 1.8060 acres of land.

General Location: 8541 Broadway Street (west of Cullen Boulevard on the northwest corner of intersection of Broadway Street and the USPS access driveway), Pearland, TX.

Summary of Request

This request is for approval of a Conditional Use Permit (CUP) on approximately 1.8 acres of land, located at 8541 Broadway Street, to allow for a hotel/motel in the General Business (GB) Zoning District. The property is currently undeveloped and located near a medium density commercial intersection serving the surrounding residential neighborhoods. The proposed development consists of a four story Country Inn and Suites hotel with 86 rooms. A hotel/motel use requires a CUP in the GB zoning district.

Recommendation

Staff does not recommend approval of the requested CUP for a hotel/motel on the approximately 1.8060 acre site for the following reasons:

1. Overall the site is too narrow to fit the proposed use. For example, the plan shows the exits of the hotel rooms facing onto the service entrance/exit driveway of the post office to the east where a planting area of five-feet along the east property line is shown. In some areas along the east property line, the proposed landscape strip is reduced to two-feet (2'). The plan also shows the hotel's entrance facing the rear of the commercial building to the west where a two-foot two-inch (2'2") landscape strip is shown. These proposed areas are not wide enough for a plant to survive.
2. It is not anticipated that the proposed use will have significant positive impacts on surrounding properties or developments, or add value to the area. There is

already an existing supply of hotel rooms in the area with both La Quinta and Candlewood Suites within a third of a mile from this site.

3. The subject site, that is located in the middle of a block with limited access to other adjacent lots, is not an appropriate location for this use.

If the CUP is considered for approval, staff recommends the following conditions:

1. All landscaped areas should be a minimum of six-feet (6') in width.
2. Meet all minimum requirements of the UDC.
3. Restrict access from Broadway Street to be right-in right-out only.
4. Any projections into the side yard (not shown on the site plan) shall abide by Section 2.6.1.1 (f)(2) which limits encroachments and projections into required side yards.
5. Drawings provided with the CUP do not meet the UDC requirements. Provide an elevation of the façade to show compliance with the Corridor Overlay District color palette requirements prior to the first reading of the ordinance.

Site History

The subject property is currently undeveloped. The site was annexed into the City in 1996 and has been zoned as General Business (GB) since that time. The site is bounded by Cullen Mixed use District (C-MU) to the north and General Business (GB) to the south, east, and west. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Cullen Mixed Use District (C-MU)	Post Office
South	General Business (GB)	Medical Complex (under development)
East	General Business (GB)	Undeveloped
West	General Business (GB)	Business/Retail 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, however the proposed use of hotel/motel requires a CUP. The purpose of the CUP is to allow uses that may be suitable in certain locations within a zoning district or when additional standards and conditions can be imposed to ensure compatibility with adjoining uses. The Future Land Use Plan (FLUP) indicates the property to be "Retail, Offices and Services." The Intensity and scale of the proposed project is not necessarily compatible with the character of the existing development in the area on the north side of Broadway Street. The area is generally characterized by low-rise offices or single-story single-use retail businesses. An example of an existing development of similar scale in the city with a hotel is at the intersection of Garden Road and Broadway Street.

The Comprehensive Plan recommends that;

- a. Potential negative land use effects such as noise, dust, excessive light and traffic should be considered in development review and approval and mitigated;
- b. Neighborhood retail and service should be located at intersection or at the edge of logical neighborhood areas;

Conformance with the Thoroughfare Plan

According to City records, Broadway Street is a Major Thoroughfare that is to be widened. Major Thoroughfares are defined as having a minimum right-of-way of 120 feet.

Conformance with the Unified Development Code

The property is currently undeveloped. An elevation of the façade needs to be provided to show compliance with the Corridor Overlay District color palette requirements.

The General Business Retail District (GB) is intended to permit an extensive variety of commercial uses including retail trade, personal and business service establishments, offices and commercial recreational uses of limited scope. The proposed use does not support or compliment the surrounding uses.

The lot requirements exceed the lot and setback requirements of the proposed GB zoning district, as indicated in the in the following table.

General Business (GB) Area Regulations		
Size of Lot	Required	Proposed
Minimum Lot Size	22,500 sq. ft.	1.8060 Acres (78,667 Square Feet)
Minimum Lot Width	150 ft.	150.60 ft.
Minimum Lot Depth	125 ft.	521.30 ft.

The property falls within the Corridor Overlay District (COD) and any development would be required to be in compliance with the COD requirements in addition to other UDC requirements.

Platting Status

The subject property is currently platted as minor subdivision plat of Ngo Plaza, Block 1, Lot 1, which was recorded July 2, 2007.

Availability of Utilities

According to City records, the subject property has access to City water and sanitary sewer infrastructure. A 16-inch water line exists along the south side of Broadway Street, and a 10-inch and 30-inch sanitary sewer line runs along the north side of the street.

Impact on Existing and Future Development

The proposed development could potentially have a negative impact on the surrounding area. The Intensity and scale of the proposed project is not necessarily compatible with the character of the existing development in the area on the north side of Broadway Street. The area is generally characterized by low-rise offices or single-story single-use retail businesses.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and the Committee made one comment to require a maximum of 30% stucco on the street.

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



Subject Property

BROADWAY ST

Exhibit 1

AERIAL MAP

CUP 16-00003

8541 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 = 129 feet

AUGUST 2016
PLANNING DEPARTMENT



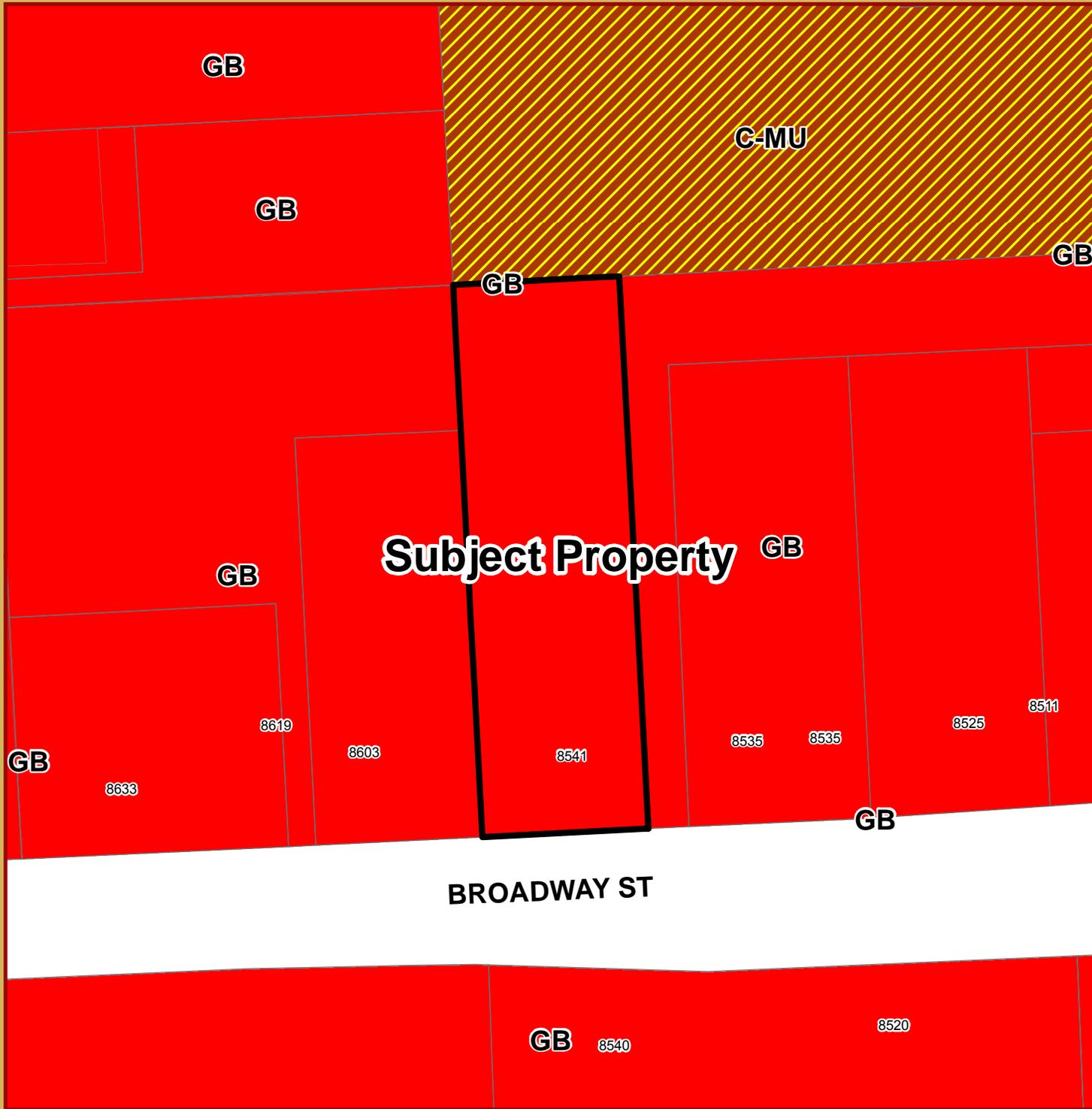


Exhibit 2

ZONING MAP

CUP 16-00003

8541 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 = 129 feet

AUGUST 2016
PLANNING DEPARTMENT

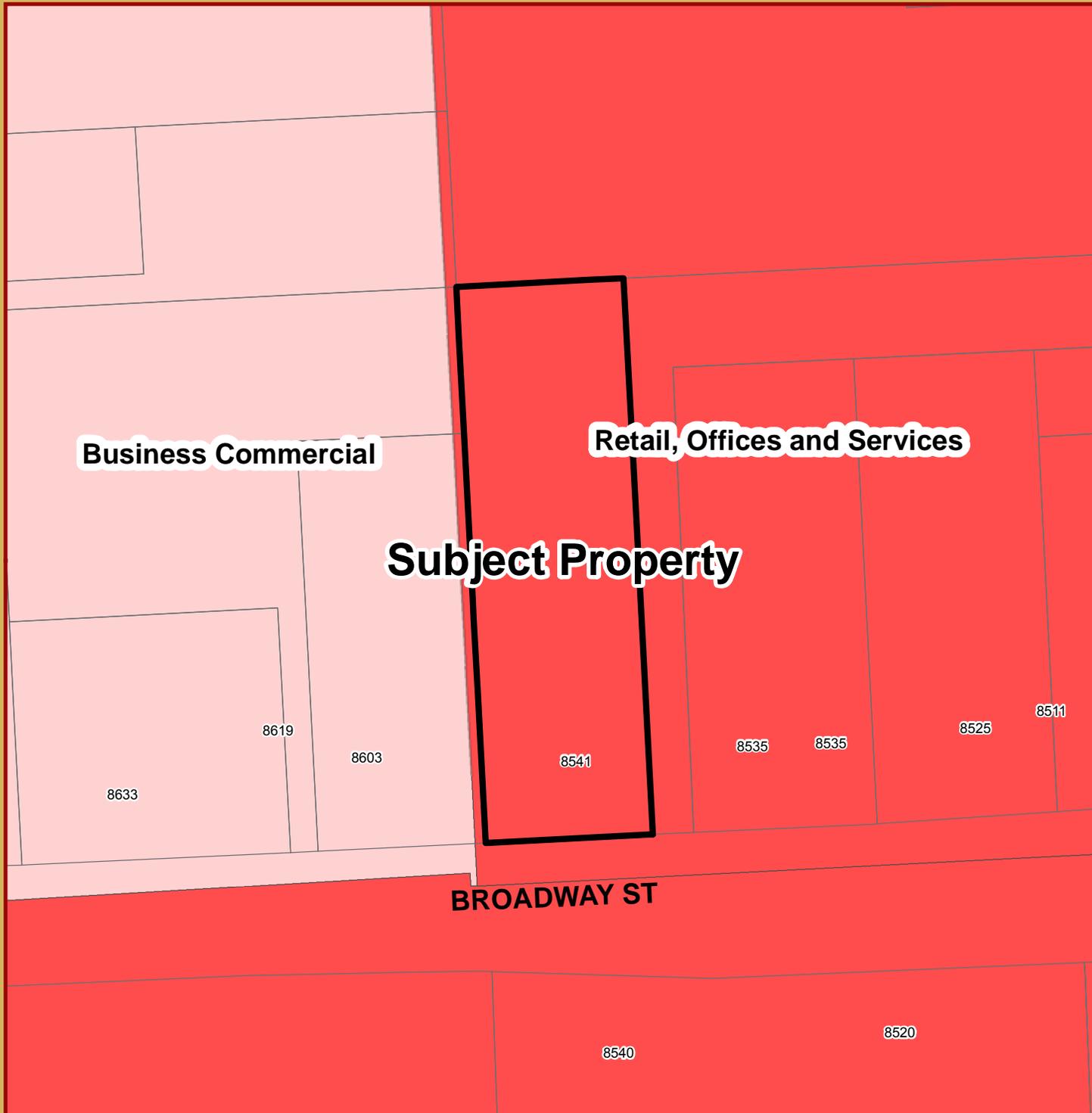


Exhibit 3

FLUP MAP

CUP 16-00003

8541 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 = 129 feet

AUGUST 2016
PLANNING DEPARTMENT

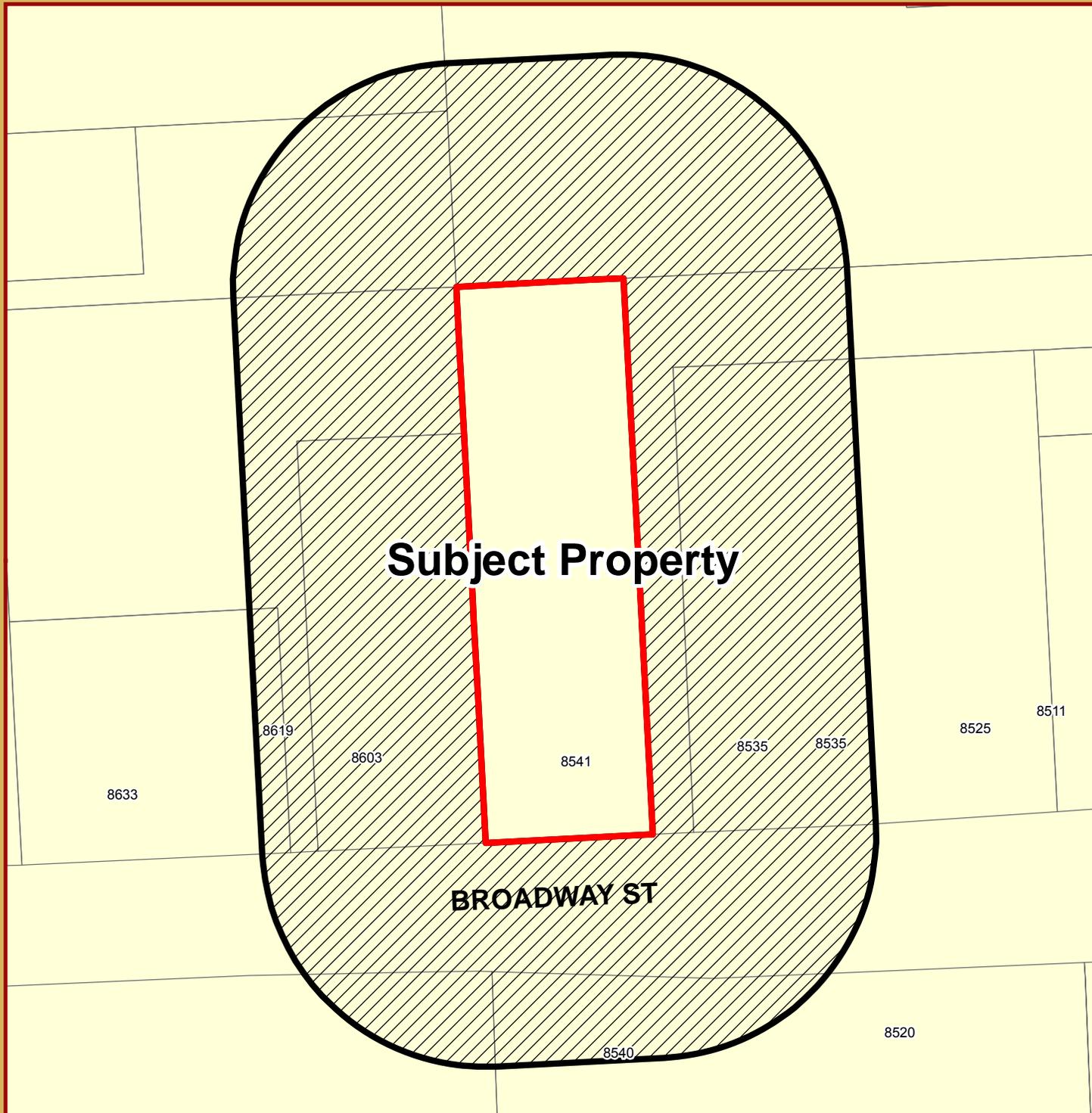


Exhibit 4

NOTIFICATION MAP

CUP 16-00003

8541 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 = 129 feet

AUGUST 2016
PLANNING DEPARTMENT



EXHIBIT 5

CUP 16-00003

PROPERTY_OWNER	ADDRESS	CITY	STATE	ZIP_CODE
318 BROADWAY STREET VENTURE LLC	318 N BRYAN AVE	BRYAN	TX	77803
INVESTCORP BROADWAY 8535	3007 DAVEY OAKS ST	PEARLAND	TX	77584
KEVIN NGO	8541 BROADWAY ST	PEARLAND	TX	77584
PMOC LLC	PO BOX 175	SHREVEPORT	LA	71161
RVE LEGACY PARTNERS	3322 LONGMIRE, SUITE 300	COLLEGE STATION	TX	77845
SILVER PEAR 518 BUSINESS PARK LTD	PO BOX 79650	HOUSTON	TX	77279
SILVERY SKY INVESTMENTS LLC	27806 BURCHFIELD GROVE LN	KATY	TX	77494
SIMMONS ERIC D & MARILYN J SIMMONS & MILTON SIMMONS ETAL	9014 VINE ARBOR	HOUSTON	TX	77033
SU CHENG HUEY TR	102 PEBBLEBROOK CT	SUGAR LAND	TX	77478
UNITED STATES POSTAL SERVICE	PO BOX 667180	DALLAS	TX	75266
Y ALI KHAN	19027 WOODGLEN DR	HOUSTON	TX	77084



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3525 Liberty Drive
(Community Center)
Pearland, Texas 77561
281.852.1785
281.852.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will not be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department
for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- Zoning Change (from) _____ (to) _____
- Cluster Development Plan
- Planned Development Workshop
- Plat (list type): _____

- ZBA Variance
- P&Z Variance
- Special Exception
- Conditional Use Permit

*Plat Types include:
Minor, Amending,
Preliminary, Final,
Master, Replat

PROJECT INFORMATION:

- Residential
- Commercial
- Property Platted
- Property Not Platted

Project Name: COUNTRY INNS + SUITES BY CARLSON Tax ID: _____

Project Address/Location: 8541 BROADWAY, PEARLAND TX 77584

Subdivision: NGO PLAZA No. of Lots: 1 Total Acres: 1.7022

Brief Description of Project: 86 ROOMS LODGING FACILITY IN THE UPPER MID-SCALE FRANCHISE BRAND

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

APPLICANT/AGENT INFORMATION:

Name: KEVIN NGO

Name: Y. ALI KHAN

Address: 8541 BROADWAY

Address: 19027 WOODGLEN DR

City: PEARLAND State: TX Zip: 77584

City: HOUSTON State: TX Zip: 77084

Phone: 832-515-0999

Phone: 713-703-4649

Fax: _____

Fax: _____

Email Address: HNGO999@YANCO.COM

Email Address: YAliKhan@aol.com / AKR@GINKGOUSA.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: _____ Date: _____

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

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
			APPLICATION

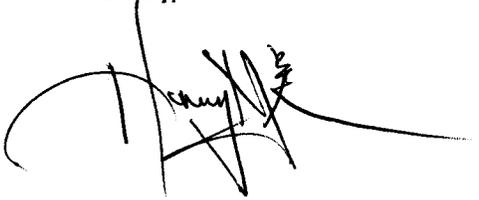
August 25, 2016

Community Development/Planning Department
City of Pearland
3523 Liberty Drive
Pearland, Texas 77581

Attn: Community Development/Planning Department

I, Kevin Ngo, owner of the Minor Plat known as NGO PLAZA located at 8541 Broadway Street, Pearland, Texas, do hereby withdraw Trimcos Engineering LLC as my agent and authorize Y Ali Khan as my new agent to file for the Conditional Use Permit (CUP) with the City of Pearland Planning Department and with the Pearland Community Development Team for the purpose of building an Upper Mid-Scale lodging facility namely Country Inns and Suites by Carlson.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Ngo', with a long horizontal flourish extending to the right.

Kevin Ngo

NGO Plaza Minor Plat owner at 8541 Broadway St, Pearland, Texas

GK Hospitality Development, LLC.
Hotel Development Company

August 26, 2016

Mr. Martin Griggs
City of Pearland
3519 Liberty Drive
Pearland, Texas 77584

Country Inns and Suites by Carlson
8541 Broadway Street (1.68 acre lot size)
Pearland, Texas 77584

Dear Mr Martin Griggs,

I hereby submit this letter of intent to you on behalf of GK Hospitality Development LLC., for a proposed Country Inns and Suites by Carlson, a Hotel development of approximately 60,376 square feet Building(4 floors) on a 73,180 square feet Tract of land (of approx 1.68 Acre) located at 8541 Broadway Street, Pearland, Texas (" the "Premises").

DEVELOPER: GK Hospitality Development LLC.

BRAND: Country Inns and Suites by Carlson

PREMISES: Approximately 73,180 square feet tract of land and Building size of approx 60,376 square feet (4 floors) located at 8541 Broadway Street., Pearland, Texas

OPENING DATE: April, 2017

EMPLOYMENT: Create 220 construction jobs and 27 to 30 permanent jobs

TAX REVENUE: New Tax revenue base for 40 to 50 years

MARKET AREA: To complete a viable upscale hotel brand to enhance and compliment the market area

PARKING: All parking will be off street parking and meet all City requirements

LANDSCAPING: All landscaping will be Architecturally Designed

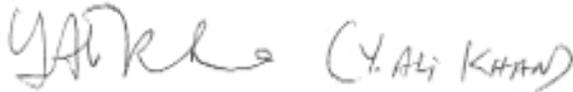
SIGNAGE: The signage on the **building and street**, will be in conformity with local governmental regulations

17150 Butte Creek Road, Suite 150, Houston, Texas 77090
(281) 895-7773 Office (281)895-0007 Fax

GK Hospitality Development, LLC.
Hotel Development Company

This letter of intent is an expression of Developers interest in developing the Premises on the guidelines and regulations set forth by the local governmental representatives.

Sincerely,

 (Y. Ali KHAN)

GK Hospitality Development LLC., Representative

GK Hospitality Development, LLC.
Hotel Development Company

August 26, 2016

Mr. Martin Griggs
City of Pearland
3519 Liberty Drive
Pearland, Texas 77584

**Country Inns and Suites by Carlson
8541 Broadway Street (1.68 acre lot size)
Pearland, Texas 77584**

Dear Mr. Martin Griggs,

I hereby submit this letter of acknowledgement to you on behalf of GK Hospitality Development LLC., and agree to the posting of Notification Signs on the Property under consideration for a Conditional Use Permit (CUP) in accordance to the specifications set by the City of Pearland Planning and Zoning Commission.

DEVELOPER: GK Hospitality Development, LLC.
BRAND: Country Inns and Suites by Carlson
PREMISES: Approximately 73,180 square feet tract of land and Building size of approx 60,376 square feet (4 floors) located at 8541 Broadway Street., Pearland, Texas
OPENING DATE: April, 2017

Sincerely,

 (Y. Ali Khan)

GK Hospitality Development LLC., Representative

TAX RECEIPT



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

Certified Owner:

SILVERY SKY INVESTMENTS LLC
 27806 BURCHFIELD GROVE LN
 KATY, TX 77494

Legal Description:

A0506 HT & B R R TRACT 1, NGO PLAZA
 ACRES 1.7022

Parcel Address: 8535 BROADWAY ST FM 518
 Legal Acres: 1.7022

Remit Seq No: 30045924
 Receipt Date: 11/30/2015
 Deposit Date: 12/01/2015
 Print Date: 11/30/2015 05:02 PM
 Printed By: PEAR1

Deposit No: 1533580C
 Validation No: 900000045098532
 Account No: **0506-0045-000**
 Operator Code: PEAR1

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2015	Brazoria County	TL	399,000	0.426000	849.87	0.00	0.00	849.87
2015	Special Road & Bridge	TL	399,000	0.060000	119.70	0.00	0.00	119.70
2015	Pearland Isd	TL	399,000	1.415600	2,824.12	0.00	0.00	2,824.12
2015	Brazoria Drainage Dist 4	TL	399,000	0.155500	310.23	0.00	0.00	310.23
2015	City Of Pearland	TL	399,000	0.705300	1,407.07	0.00	0.00	1,407.07
					\$5,510.99	\$0.00	\$0.00	\$5,510.99

Check Number(s):
 9401818383

PAYMENT TYPE: PARTIAL PAYMENT

Checks: \$5,510.99

Exemptions on this property:

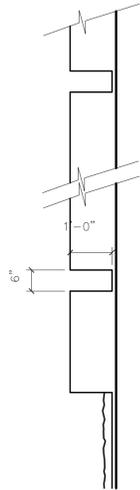
Total Applied: \$5,510.99
 Total Tendered: \$21,599.96
 (for accounts paid on 11/30/2015)
 Change Paid: \$0.00

6/30/16

TOTAL DUE AS OF 11/30/2015 IS \$5,510.99

PAYER:
SILVERY SKY INVESTMENTS LLC
 27806 BURCHFIELD GROVE LN
 KATY, TX 77494

(979) 864-1320, (979) 388-1320, (281) 756-1320



GLAZING AREA SCHEDULE	
REQUIRED 25% OF FACADE AREA	
FACADE AREA = 2855 SQ.FT.	
25% OF FACADE AREA = 714 SQ.FT.	
PROVIDED	
GLAZING AREA = 785 SQ.FT.	

SURFACE AREA OF STONE TO STUCCO	
ROAD FACING TOTAL IN SQ FT.	3161.5 SQ FT
STUCCO TOTAL IN SQ FT.	620.1 SQ FT
STONE TOTAL IN SQ FT.	1,672.1 SQ FT
% OF STUCCO TO WALL	620.1/3161.5= 19.5%

% OF WINDOW TO WALL	
WALL TOTAL IN SQ FT.	3161.5 SQ FT
WINDOW TOTAL IN SQ FT.	809.4
% OF WINDOWS TO WALL	809.4/3161.5= 25.6%

TYP. EXTERIOR WALL PROFILE

SCALE : N.T.S.

TRUSS BEARING

140' - 2"

LEVEL 3

132' - 2"

LEVEL 3

122' - 2"

LEVEL 2

112' - 1"

LEVEL 1

100' - 0"

STUCCO FINISH
TYP.

VERT PTAC GRILL, TYP.
PAINT TO MATCH
ADACENT COLOR.

DRYSTACKED
STONE TYP.

GLAZING TYP.

FRONT ELEVATION

SCALE : 1/4" = 1'-0"

ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS PRESENTED ON THIS SHEET ARE THE PROPERTY OF WADHWA AND ASSOCIATES, INC. NO PART OF THIS SHEET IS TO BE REPRODUCED, COPIED, DISCLOSED TO OTHERS, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WADHWA AND ASSOCIATES, INC. ANY VIOLATION OF THESE CONDITIONS SHALL BE FOLLOWED BY LEGAL ACTION. WADHWA AND ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR ALL THE DIMENSIONS SHOWN ON THIS SHEET. THIS OFFICE MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR CONDITIONS SHOWN BY THESE DRAWINGS.

DRAWN:
CHECKED:
DATE : JULY 2016

COUNTRY INNS & SUITES

8535 W Broadway Street
Pearland, TX.

ISSUE



WADHWA AND ASSOCIATES, INC.
architects, planners and
construction administration
1220 Biolock #230 Ph: (713) 465-0009
Houston, Texas 77055 Fax: (713) 465-2391

REVISIONS	
08-29-16	REVISED FOR 4 STORY
09-12-16	REVISED TO SHOW STUCCO AND STONE CALCULATION

JOB NO.
15-11-012
SHEET NO.
A2

Country Inns & Suites

LIGHTING LEGEND

○ ■ LIGHT POLE 20'-0" HIGH

LOT 60
ALLISON RICHEY
GULF COAST HOME CO. SUBDIVISION
SECTION 20
VOL. 2, PT. 23,B.C.M.R.

20' PIPELINE ESMT
TEMPORARY WORKING AREA
VOL. 1586, PG. 828, B.C.D.R.
ALSO SEE:
WALVER & AGREEMENT
VOL. 1252, PG. 845, B.C.D.R.

86 ROOMS
COUNTRY
INNS & SUITES
4 - STORY

1.8060 ACRES
(78,667 SQ. FT.)

H.T. & B.R.R. COMPANY
A-506
BRAZORIA COUNTY, TEXAS

LOT 45
ALLISON RICHEY
GULF COAST HOME CO. SUBDIVISION
SECTION 20
VOL. 2, PT. 23,B.C.M.R.

F.M. 518
(BROADWAY ~ SMITH MILLER RD.)
(R.O.W. VARIES)

ASPHALT ROAD



SITE LIGHTING PLAN

SCALE : 1" = 20'-0"

ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS PRESENTED ON THIS SHEET ARE THE PROPERTY OF WADHWA AND ASSOCIATES, INC. NO PART OF THIS SHEET IS TO BE REPRODUCED, COPIED, DISCLOSED TO OTHERS, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WADHWA AND ASSOCIATES, INC. THE DIMENSIONS SHOWN IN THESE DRAWINGS SHALL BE FOLLOWED IN ALL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE DIMENSIONS SHOWN ON THIS SHEET. THIS OFFICE MUST BE NOTIFIED IMMEDIATELY IN WRITING IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND. THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS.

DRAWN:
CHECKED:
DATE : JULY 2016

COUNTRY INNS & SUITES

8535 W Broadway Street
Pearland, TX.

ISSUE



WADHWA AND ASSOCIATES, INC.
architects, planners and
construction administration
1220 Biolock #230 Ph: (713) 465-0009
Houston, Texas 77055 Fax: (713) 465-2391

REVISIONS	
△	09-12-16 REVISED PER CITY COMMENTS
△	
△	
△	

JOB NO.
15-11-012
SHEET NO.
SL1



**JOINT SPECIAL MEETING
THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE
CITY OF PEARLAND, TEXAS
MONDAY, SEPTEMBER 26, 2016 | 8:00 P.M.
COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE
281.652.1600**

I. Call to Order

II. Purpose of the Workshop:

- 1. Input and Discussion:** A request of David Ferrette, Applicant; on behalf of Anthony and Kimberly Giuliani; owners; for a joint workshop regarding a proposed Planned Development known as “Pearland Assisted Living and Independent Living”; a proposed senior living facility with independent living, assisted living, and memory care functions, including approximately 9.6135 acres of land located on the east side of Dixie Farm, south of the intersection of Broadway Street and Dixie Farm Road, 3205 Dixie Farm Road, Pearland, TX.

III. Adjournment

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

All agenda supporting documents are available at pearlandtx.gov



Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: September 26, 2016

Re: Pearland Assisted Living and Independent Living

A summary for the Joint Workshop of the proposed Planned Development "Pearland Assisted Living and Independent Living" a senior living facility

Summary of the proposed Planned Development

The purpose of this workshop is to discuss and provide feedback regarding a proposed planned development located at 3205 Dixie Farm Road. This workshop is a required step in the approval process for the creation of a new planned development district. The site is located south of the Home Depot at the corner of Dixie Farm Road and Broadway Street. The property is currently developed with a single family residence and one barn on 9.6135 acres. The applicant is proposing the development of a senior living facility with the primary uses of a single story assisted living facility, a single story memory care facility, and a four story independent living facility. These facilities are intended as a means to age in-place with supporting amenities including dining, private dining, bistro, covered parking, pools, courtyards, a dog park, and landscaped open areas.

The proposed primary uses are described as follow:

Assisted Living Facility: An assisted living residence is a long-term senior care option that provides personal care support such as meals, medication management, bathing, dressing, and transportation. A commercial kitchen will be located within the assisted living footprint.

Memory Care Facility: A place for seniors who have Alzheimer's, dementia and memory care. These communities provide care in a semi-private and private secure settings where structured activities are delivered by staff members trained specifically on caring for those with memory impairment.

Independent Living Facility: A retirement home for seniors that provides only limited care.

According to Chapter 2, Section 2.2.2.1 of the Unified Development Code (UDC), PDs are "intended to generally implement the goals and objectives of the Comprehensive Plan, may include uses, regulations and other requirements that vary from the provisions of other zoning districts, allow for flexible and creative planning, and will ultimately result in a higher/superior quality development for the community than would result from the use of conventional zoning districts."

The applicant identifies the base zoning for this development to be multifamily (independent living) with the added uses of assisted living and memory care facilities. The facility is proposed

to have 61 assisted living units, 16 memory care units, and 123 independent living units. The overall gross residential density is 26 units per gross acre. The MF district allows 16 units per gross acre.

Staff Comments

At this workshop, staff is seeking input from the Planning and Zoning Commission and City Council regarding the proposed uses on the site of a senior independent living facility with assisted living and memory care. The site is small for the size of development the applicant is proposing and will require a number of deviations from the UDC for landscaping, buffering from surrounding properties, height, density, and parking. If the use is deemed suitable for the site, staff will work with the applicant to address their request for deviations to minimum standards by discussing other enhancements for the development before returning with a finalized PD for the Joint Public Hearing.

Site History

The site is developed with a single-family residence and a barn. The property was annexed into the City of Pearland in June, 1960.

The subject property is surrounded by a mix of land uses and zoning districts, as illustrated by the below table:

	Zoning	Land Use
North-East	General Commercial (GC) Single-Family Residential-4 (R-4)	Home Depot Undeveloped
South-West	Single-Family Residential-1 (R-1)	Single Family Residence
South-East	Single-Family Residential-3 (R-3)	Pine Hollow - Single Family Subdivision
North-West	General Commercial (GC)	Walmart

Conformance with the Comprehensive Plan

The subject property is located within the Retail, Offices and Services Future Land Use Designation, which incorporates neighborhood or convenience shopping centers, or developed or separate uses located on major street intersections, with limited outdoor retail activities, adequate buffers from adjacent single family subdivisions. Appropriate zoning districts include OP, NS, and selected GB uses. The proposed development is near a major street intersection and is an appropriate location. The use will generally comply with the Comprehensive Plan, and is a necessary function with an aging population.

Conformance with the Thoroughfare Plan

According to City records, Dixie Farm Road is a Major Thoroughfare of sufficient width having a minimum right-of-way of 120 feet. Dixie Farm Road is in the Corridor Overlay District which requires greater control over aesthetic, functional, and safety characteristics of development along Major Thoroughfares where higher development standards can enhance the City's image as a desirable place to live, work, and shop.

Conformance with the Unified Development Code

As previously stated, the property is currently zoned Single-Family Residential-1 (R-1) District. The proposed change to a Planned Development exceeds the minimum requirement for minimum area.

According to the UDC – “The purpose of an overlay planned development zoning district (“PD District”) is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Design Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD Districts are intended to implement generally the goals and objectives of the City’s Comprehensive Plan. PD districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.”

The PD proposes open space and enhancements that exceed the UDC requirements by five percent. However, some amenities are located within the pipeline easement. As per the UDC, easements are not allowed to count toward open space. The PD states that parkland dedication will be achieved through Parkland Dedication Fee. A tree mitigation plan is being developed and will be available for the JPH.

The proposal includes a variety of complimentary land uses integrated with supporting private commercial and recreational amenities. If staff can work with the applicant this PD can provide a higher quality of development due to the number of amenities provided, mix of land uses, and types of housing offered.

Platting Status

Platting will be required for the proposed development prior to the issuance of building permits and Certificates of Occupancy.

Availability of Utilities

The subject parcel is serviced by a 16 inch water line along Dixie Farm Road. The applicant would need to extend sewer to the site. A 30 inch sewer gravity line is available across Dixie Farm Road. Proposed extension of services and capacity issues and other required off-site improvements will be addressed during platting.

Impact on Existing and Future Development

The proposed development is in accordance with the Retail, Offices, and Services category of the Future Land Use Plan and will serve a need within the community. Further, this development will have a positive impact on surrounding properties by serving as a buffer between the medium density residential subdivision and the “big box” commercial properties.

Additional Comments

A list of initial comments was sent to the applicant on September 1, 2016. Staff received a revised set of plans on September 12, 2016 that has not been fully reviewed by staff. Another set of comments will be compiled after the workshop to address items raised during the workshop.

Public Notification

Staff will send 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 when the applicant come back for their Joint Public Hearing. Additionally, a legal notice of the public hearing will be published in the local newspaper and a notification sign will be placed on the property by the applicant.

Exhibits

1. Pearland Assisted Living and Independent Living Planned Development & Exhibits



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1765
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will **not** be accepted. **All applications, including the checklist, must be submitted in electronic format as a PDF and provided by email, USB / CD.** Refer to the schedule on the City's website and/or within the Planning Department for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- Zoning Change (from) _____ (to) _____
 Cluster Development Plan
 Planned Development Workshop
 Plat (list type): _____

- ZBA Variance
 P&Z Variance
 Special Exception
 Conditional Use Permit

**Plat Types include:
Minor, Amending,
Preliminary, Final,
Master, Replat*

PROJECT INFORMATION:

- Residential Commercial Property Platted Property Not Platted

Project Name: Pearland Assisted Living and Independent Living Tax ID: _____

Project Address/Location: 3205 Dixie Farm Road

Subdivision: George W. Jenkins No. of Lots: Lot 76 Total Acres: 9.6135

Brief Description of Project: Assisted Living and Independent Living Facility

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: Anthony Giuliani and Kimberly Giuliani
Address: 3205 Dixie Farm Road
City: Pearland State: TX Zip: 77581
Phone: 832-285-7932
Fax: _____
Email Address: tony@gandgpartnersllc.com

APPLICANT/AGENT INFORMATION:

Name: David Ferrette
Address: 13115 Four Star Blvd
City: Austin State: TX Zip: 78737
Phone: 512-369-2212
Fax: _____
Email Address: DFerrette@trepexpartners.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: *Anthony Giuliani* Date: 8/5/16

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

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
Fees will be accepted by phone or in person. Please contact 281.652.1765 for instructions.			APPLICATION NUMBER:

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

TX-13034944
3205 DIXIE FARM ROAD
PEARLAND, TX 77581

SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Brazoria

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, hereinafter called "Grantor", whether one or more, for valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto **ANTHONY T. GIULIANI and KIMBERLY GIULIANI, 3205 DIXIE FARM ROAD, PEARLAND, TX 77581**, herein referred as to "Grantee", all of Grantor's right, title and interest in and to the real property described as:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above described property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Recorded by Old Republic National Title
GF# 664513027530

TX-13034944
3205 DIXIE FARM ROAD
PEARLAND, TX 77581

EXECUTED this _____ day of APR 29 2014, _____.

**FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION ORGANIZED AND
EXISTING UNDER THE LAWS OF THE UNITED
STATES OF AMERICA** By Barrett Daffin Frappier
Turner & Engel, LLP as attorney in fact

By: _____

Its: Authorized Agent for BDFTE, LLP, Attorney in Fact

CORPORATION ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF DALLAS

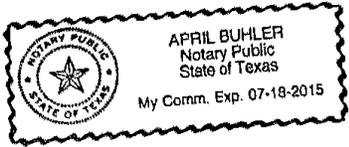
BEFORE ME, the undersigned Notary Public, on this day personally appeared Felecia Clark,
the Authorized Agent for Barrett Daffin Frappier Turner & Engel, LLP as attorney in fact for **FANNIE MAE A/K/A
FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE
UNITED STATES OF AMERICA**, known to me to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of APR 29 2014, _____.

My Commission Expires:
7-18-15

April Buhler
Notary Public for the State of TEXAS

April Buhler
Printed Name of Notary Public



RETURN TO:
ANTHONY T. GIULIANI
3205 DIXIE FARM ROAD
PEARLAND, TX 77581

PREPARED BY:
Barrett Daffin Frappier Turner and Engel, LLP
15000 Surveyor Blvd., Suite 100
Addison, TX 75001

PLACE OF CLOSING:
Old Republic National Title Insurance Company (Closing)
4690 Sweetwater Blvd. #290
SugarLand, TX 77479

File No.: **BR45130075**

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 9.6135 ACRES OF LAND, (418,766 SQUARE FEET), BEING OUT OF AND A PART OF LOT 76, GEORGE W. JENKINS SUBDIVISION OF THE LOWER ONE-FOURTH, (1/4), OF THE W.D.C. HALL SURVEY, ABSTRACT NO. 70, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 79, PAGE 616, OF THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, SAID 9.6135 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO GARY MARTIN MAYNOR AND WIFE, CECELIA MAYNOR, BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 2001045201 OF THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found on the southeasterly right-of-way line of Dixie Farm Road, (80.00 Foot Right-of-Way), for the east corner of that certain called 0.1948 acre tract of land as conveyed for right-of-way purposes to the City of Pearland by instrument recorded in Document CF No. 2004008041 of the Official Public Records of Brazoria County, Texas, same being the west corner of Restricted Reserve "A", Final Plat of Home Depot U.S.A., Inc., Subdivision, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 21, Pages 77-78, of the Map Records of Brazoria County, Texas, same being the north corner and POINT OF BEGINNING of the herein described tract;

Thence, S 48°17'55" E, with the southwesterly line of said Home Depot Subdivision, and the southwesterly line of that certain tract of land as conveyed to Phillips Petroleum Company by instrument recorded in Volume 891, Page 259 of the Deed Records of Brazoria County, Texas, a distance of 989.08 feet to a 1" iron pipe found on the northwesterly line of Final Plat of Pine Hollow, Section 1-A, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 19, Pages 389-390, of the Map Records of Brazoria County, Texas, for the south corner of said Phillips Petroleum Company Tract, same being the east corner of said Lot 76, same being the east corner of the herein described tract;

Thence, S 42°05'05" W, with the northwesterly line of said Final Plat of Pine Hollow, Section 1-A, and the northwesterly line of Pine Hollow, Section 1-B, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 19, Pages 517-518, of the Map Records of Brazoria County, Texas, a distance of 423.71 feet to a 1" iron rod found for the east corner of Lot 77, of said George W. Jenkins Subdivision, same being the south corner of said Lot 76, same being the south corner of the herein described tract;

Thence, N 48°20'21" W, with the common line of said Lot 77, a distance of 985.99 feet, to a capped iron rod found on the southeasterly right-of-way line of Dixie Farm Road, for the south corner of said 0.1948 Acre City of Pearland Tract, same being the north corner of said Lot 77, same being the west corner of said Lot 76, same being the west corner of the herein described

tract;

Thence, N 41°40'00" E, with the southeasterly right-of-way line of Dixie Farm Road, a distance of 424.40 feet to the POINT OF BEGINNING and containing 9.6135 acres of land, (418,766 square feet), more or less.

NOTE: The company is prohibited from insuring the area or the quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes, and does not override Item 2 of Schedule "B" hereof.

FILED and RECORDED

Instrument Number: 2014016688

Filing and Recording Date: 04/30/2014 01:48:29 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-carla

STATE OF TEXAS δ
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 δ
 δ
COUNTY OF BRAZORIA δ

A TRACT OR PARCEL OF LAND CONTAINING 9.6135 ACRES OF LAND, (418,766 SQUARE FEET), BEING OUT OF AND A PART OF LOT 76, GEORGE W. JENKINS SUBDIVISION OF THE LOWER ONE-FOURTH, (1/4), OF THE W.D.C. HALL SURVEY, ABSTRACT NO. 70, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 79, PAGE 616, OF THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, SAID 9.6135 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO GARY MARTIN MAYNOR AND WIFE, CECELIA MAYNOR, BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 2001045201 OF THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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See Drawing Attached

James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 14-02912
April 16, 2014

TAX CERTIFICATE



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

Issued To:

FERRETTE DAVID
3205 DIXIE FARM ROAD
PEARLAND, TX 77581

Legal Description

JENKINS (A0070 W D C HALL)(PEARLAND),
LOT 76-76A, ACRES 9.5597

Fiduciary Number: 24799805

Parcel Address: 3205 DIXIE FARM RD

Legal Acres: 9.5597

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- - - >

Account Number: 5410-0032-110

Certificate No: 230792728

Certificate Fee: \$10.00

Print Date: 08/11/2016

Paid Date: 08/11/2016

Issue Date: 08/11/2016

Operator ID: STACEY

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2015. TAXES THRU 2015 ARE PAID IN FULL. TAXES HAVE NOT BEEN CREATED FOR YEAR(S): 2016.

Exemptions:

Certified Owner:

GIULIANI ANTHONY T & KIMBERLY
3205 DIXIE FARM RD
PEARLAND, TX 77584

2015 Value:	288,960
2015 Levy:	\$7,982.23
2015 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

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

Reference (GF) No: N/A

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

PARCEL MAP



Legend/Notes

 Plats

1:9,600

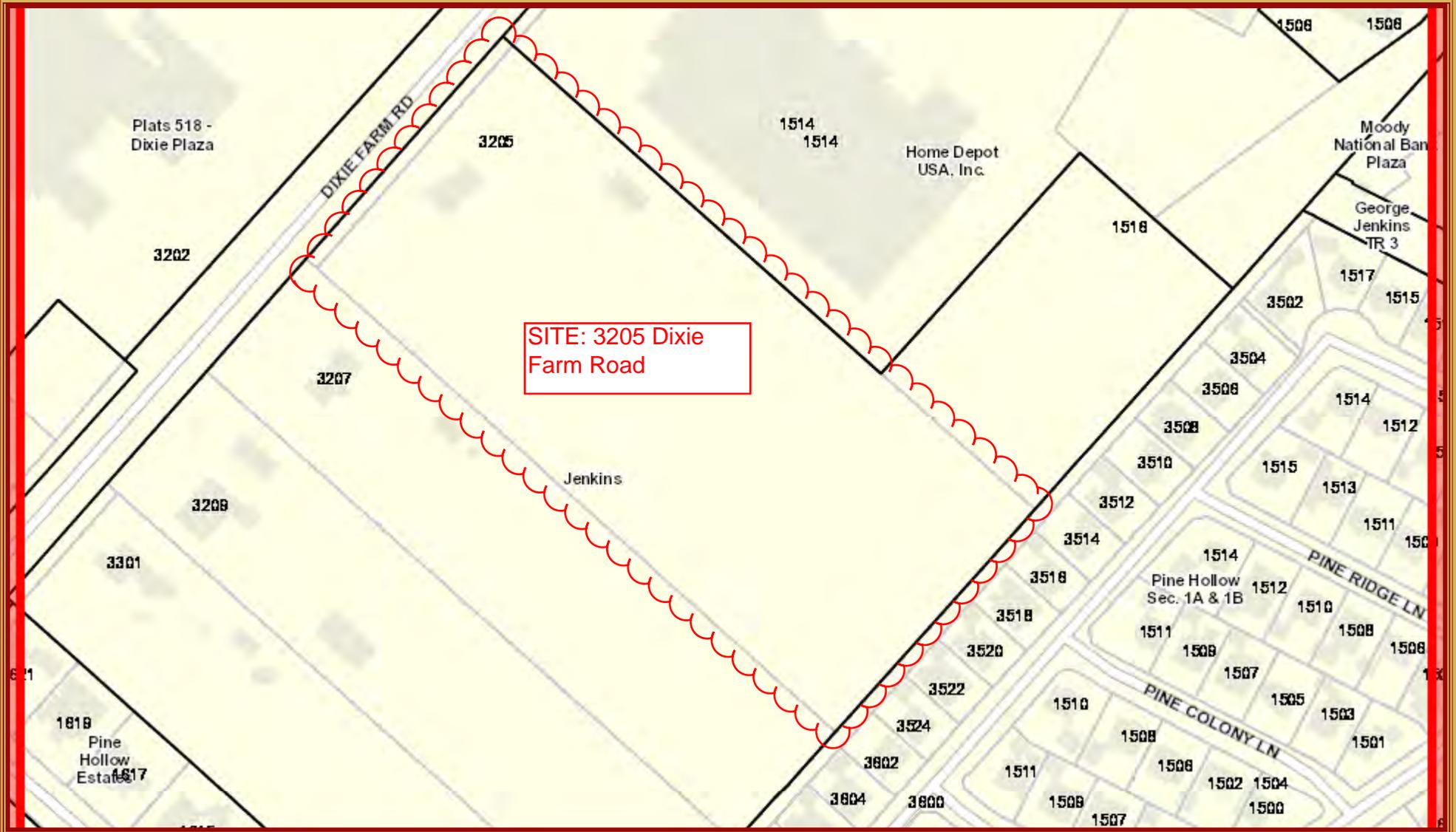
1 inch = 800 feet



This product is for informational purposes only and may not be prepared or be suitable for legal, engineering, or surveying purposes.

MAP PREPARED: AUGUST 2, 2016
GIS DEPARTMENT

VICINITY MAP



SITE: 3205 Dixie Farm Road

Legend/Notes

- City Addresses  Parcels
- ETJ Addresses  Plats
-  Plats



1:2,400
1 inch = 200 feet



This product is for informational purposes only and may not be prepared or be suitable for legal, engineering, or surveying purposes.

MAP PREPARED: AUGUST 2, 2016
GIS DEPARTMENT



13115 Four Star Blvd.
Austin, TX 78737
Phone: 512.369.2252

Acknowledgement of Sign Posted

The PROPOSED PLANNED DEVELOPMENT sign will be posted at 3205 Dixie Farm Road for at least ten (10) days prior to the planned development public hearing. This sign will be built and located per City of Pearland Development Handbook requirements.

David Ferrette

Trepex Construction

City of Pearland - Planned Development 3205 Dixie Farm Road

A. Introduction

1. **Description of the Subject Property:** The existing 9.6 acre site is primarily a vacant lot with one single family residence and one barn located adjacent to Dixie Farm Road. The topography of the site generally flat and the existing trees are clustered around the home and to the south-east end of the property. To the north-west and north-east of the property are big box retail stores Walmart and Home Depot. To the south-west and south-east are single family residences. Our main driveway will enter and exit on to Dixie Farm Road and a second fire truck access only entry is proposed at the Home Depot property line.
2. **Description of Proposed Development:** The Senior Care Facility will include approximately 61 Assisted Living units, 16 Memory Care units and 123 Independent Living units. Support amenities include dining, private dining, bistro, covered parking, parking, pools, courtyards, dog parks and landscaped open areas.
3. **Description of Area:** 9.6135 acres out of lot 76 – George W. Jenkins Subdivision of the lower ¼ of the W.D.C. Hall Survey, Abstract No. 70
4. **Purpose Statement:** The proposed PD district is to establish a mixed use zoning of Multi-family-Independent Living and institutional uses-Assisted Living and Memory Care.
5. **Comprehensive Plan:**
 - Land Use and Character Context – With the need for a greater range of housing options in Pearland, the proposed Senior Independent Living, Assisted Living and Memory Care housing types provides a range of living choices for “seniors at various stages of independence and care needs”. The design of our facility incorporates the desired Urban form and community character with internalized design and no external access to individual units. Each facility is specifically designed to fit within their surrounding neighborhood through the use of exterior materials chosen and building articulation. This current property shows the need for a transitional area between big box (Home Depot) retail and single family residences. This mixed use institutional/multi-family facility will safeguard the local neighborhood while allowing for growth and expansion of local business.
 - Evolution in Land Use Plan – It is identified that “further multi-residential should occur only in mixed-use settings, and only if designed with an Urban character”. These objectives will be met with our dense mixed-use design interior access only units.
 - Key Planning Considerations – The need to limit “the effects of residential density on such things as traffic, schools and recreational programs” is mitigated by the demographics of our residents. Our senior community effectively has a positive impact on the local schools providing increased tax revenue with no need for services. Traffic impact is minimal as almost all residents are retired and don’t drive to work. Our development will provide multi-passenger shuttle services for its residents. Our residents enjoy a broad offering of on-site recreational activities. Furthermore, the typical resident will have disposable income to patronize area businesses. The ongoing emphasis on community and appearance will be met through site specific/community specific design and through implementation of the Corridor Overlay Zoning District requirements.
6. **Applicability:** Circumstance (3) states “The land is proposed for development as mixed-use development or a traditional neighborhood development requiring more flexible and innovative design standards”. Our mixed use facility combines institutional and

residential living into one building. The residential Independent Living and the institutional Assisted Living/Memory Care have similar building programs that share common service areas such as commercial kitchen, dining, activity rooms, theaters and offices.

B. Zoning and Land Use

1. The existing zoning district is R-1 Low Density Residential – Single Family. Adjacent zones are GB General Business, Residential R-1, R-2 and R-4.
2. The Independent Living (MF) zone is combined with Assisted Living (GB). Area for MF is 4.8 acres and the area for GB is 4.8 acres.
3. General Standards
 - Density: 21 living units per acre
 - Lot Area: 9.6 acres
 - Lot Width: 424'
 - Lot Depth: 989'
 - Building Height: 60' Maximum height
 - Building Elevations: Finishes to meet Corridor Overlay District Building Façade Standards
 - Conditioned Floor Area: 215,000 GSF
 - Parking: One bedrooms = 1 space, two bedrooms and two bedrooms and den = 1.5 spaces
 - Access: Primary entry from Dixie Farm Road. Secondary entry for Fire Trucks along Home Depot property line.
 - Accessory Buildings: None
 - Signs: Monument sign at site entry on Dixie Farm Road
 - Lighting: To meet Unified Development Code regulations
 - Project Phasing: None
 - Management Associations: No HOA

Land Use Summary Table

Use	Acres	Percentage of total acres	Zoning District	Density
General Business	1.5	16%	GB	844 SF/unit
Multiple Family	1.3	14%	MF	1178 SF/unit
Detention	1.1	12%	-	-
Internal Streets/Vehicular Circulation/Parking	2.4	24%	-	-
Easements	1.1	12%	-	-
Other	2.1	22%	-	-

Use	Overall Gross Residential Density	Net Residential Density
Multiple Family	26 units/gross acre	29 units/net acre

4. Permitted Uses: 50% (4.8 acres) of land dedicated as Multi-Family (MF) and 50% (4.8 acres) as General Business (GB)

C. Design Standards Applicable to the Development

1. Design Standards:
 - Signage: To meet Unified Development Code regulations
 - Landscaping: Refer to landscape plan for design intent
 - Fencing: A masonry wall will to separate the planned development from the single family residence to the south
 - Parking: One bedrooms = 1 space, two bedrooms and two bedrooms with den = 1.5 spaces, three-bedrooms = 2 spaces
 - Trees: An attempt will be made to keep existing larger trees
2. General Design Concepts: The general shape of our building is set However, slight modifications may be necessary during the final design of the construction plan. The overall area of the building should not expand or contract by more than 10%.
3. Deviations: Identified Below

Deviations	
Current Regulations	Proposed Regulations
Section 2.4.2.10 (c)(3) -Maximum number of dwelling units not to exceed sixteen (16) units per gross acre	Maximum number of dwelling units not to exceed twenty-two (22) dwelling units per gross acre
Section 2.4.2.10 (d) -No building shall exceed thirty-five feet (35') in height	No building shall exceed sixty feet (60') in height
Section 2.4.2.10 (g)(1) – There shall be at least 900 SF of common open space per dwelling unit	There shall be at least 700 SF of common open space per dwelling unit
Section 2.4.2.10 (g)(4) – Common space is to be within 300' of all dwelling units	Common space is to be with 750' of all dwelling units
Section 2.5.2.1 – Multi-family parking: one-bedroom = 2 spaces, two-bedroom = 2.5 spaces, three bedrooms = 3.5 spaces	One bedrooms = 1 space, two bedrooms and two bedrooms with den = 1.5 spaces
Section 2.4.5.1(d)((2)(c) – 25% of exterior wall facing the specified major thoroughfare shall be transparent	Transparency shall be a minimum 15%

D. Required Dedications of Land or Public Improvements

1. None identified

E. Phasing Schedule

1. The submittal for a site development permit and a building permit will take place 5 months after the Planned Development is approved. Approximate bidding time is 4 weeks and duration of construction is 14 months. Construction to be completed as one phase.

F. Exhibits

1. See enclosed drawings.

G. Enhancements

1. Landscaping:
 - Requirement: 15% of total area
 - Proposed: 20% of total area
2. Tree Mitigation:
 - Requirement: Meet tree mitigation intent per UDC 4.2.3.1
 - Proposed: Protect the majority of existing trees in place. The quantity of trees post construction to exceed the quantity of trees pre-construction.
3. Transitional Use
 - Requirement: The planned development serves as a transition between different and seemingly incompatible land uses.
 - Proposed: Create a buffer of high density residential between the SFR and large box retail.
4. Local Impact:
 - Requirement: Low impact on schools and city resources
 - Proposed: Provide housing for hundreds of seniors which will have a positive impact on the local schools—providing increased tax revenue and minimal impact on city provided programs.
5. Vehicle Trips:
 - Requirement: To reduce vehicle traffic to the site
 - Proposed: A proposed multi-family development on this site would generate roughly 818 daily trips. A general office would generate 1,230 daily trips. A Medical Office Building (MOB) would generate 1,800 daily trips. A use similar to the adjacent Home Depot and Walmart would generate 6,868 daily trips. A nursing home or an assisted living facility with 200 units would generate 474 daily trips. Independent Living and Assisted Living facilities generate far fewer trips than most uses for this site.

Conceptual Amenities for the Project

Entry Development and Perimeter Fencing:



Project sign monument should be constructed of the same building materials as the proposed building. Areas around sign shall be heavily and lushly landscaped. Sign graphics should be well lighted for evening visibility.

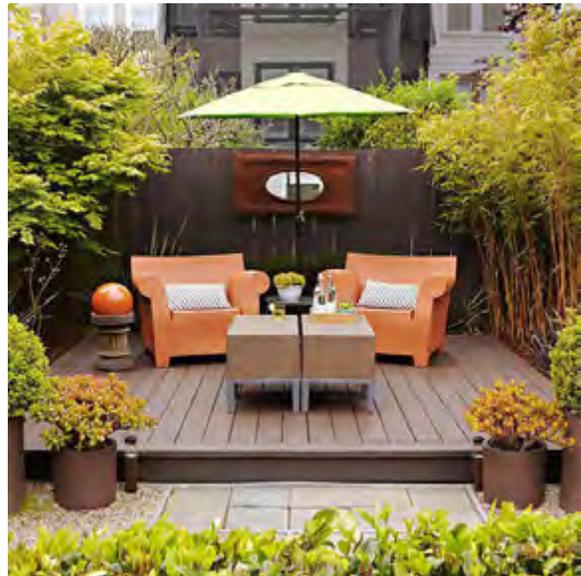


Street frontage of project shall have decorative wrought iron fencing and special stone or brick clad columns. Special light fixtures can be mounted on special columns.



Special gates and brick walls with landscape to highlight special entry points into the property.

Swimming Pool / Courtyard:



Special decking for special spaces within vicinity of pool areas to allow for private gathering etc.





Another feature for the pool / courtyard space shall be the inclusions of outdoor bbq and grilling facilities.



Special water feature to highlight the entry courtyard space into the facilities.



Another possible feature would be the introduction of special trellis structure to provide partial shade to users.

Entry Courtyard :



Special pocket garden features that carry special cultural theme.

Special Park for Men's Best Friend:



Special Courtyard and Site Feature for the Various Courtyards within the Development:



Special spaces reserved for private conversations and gathering.



Special pocket gardens to provide outdoor private and personal spaces.



Special “gazebo” structure strategically located within the open spaces on site.



Special play facilities for dog’s include play equipment; special dog play features.



Special outdoor cooking facilities to serve users and visitors on designated open spaces on site.

Special Landscape Features to be Scattered throughout the project site:



Outdoor fireplaces and sunken gardens.



Special intimate and tranquil landscape elements.



Gazebo structures on wood decks scattered all throughout property.



Special spaces with special pavement; and landscape and outdoor planters and seat/tables to encourage outdoor activities.



Special pocket spaces for outdoor eating and activities.

Pearland Assisted Living and Independent Living PD

3205 Dixie Farm Road

Submittal of 9-12-2016 to be reviewed by Staff

City of Pearland - Planned Development 3205 Dixie Farm Road

A. Introduction

1. **Description of the Subject Property:** The existing 9.6 acre site is primarily a vacant lot with one single family residence and one barn located adjacent to Dixie Farm Road. The topography of the site is generally flat and the existing trees are clustered around the home and to the south-east end of the property. To the north-west and north-east of the property are big box retail stores Walmart and Home Depot. To the south-west and south-east are single family residences. Our main driveway will enter and exit on to Dixie Farm Road and a second fire truck access only entry is proposed at the Home Depot property line.
2. **Description of Proposed Development:** The Senior Care Facility will include approximately 61 Assisted Living units, 16 Memory Care units and 123 Independent Living units. Support amenities include dining, private dining, bistro, covered parking, parking, pools, courtyards, dog parks and landscaped open areas.
Assisted Living Facility: An assisted living residence is a long-term senior care option that provides personal care support such as meals, medication management, bathing, dressing and transportation. A commercial kitchen will be located within the assisted living footprint.
Memory Care Facility: A place for seniors who have Alzheimer's, dementia and memory care. These communities provide care in a semi-private and private secure settings where structured activities are delivered by staff members trained specifically on caring for those with memory impairment.
Independent Living Facility: A retirement home for seniors that provides only limited care.
3. **Description of Area:** 9.6135 acres out of lot 76 – George W. Jenkins Subdivision of the lower ¼ of the W.D.C. Hall Survey, Abstract No. 70
4. **Purpose Statement:** The proposed PD district is to establish a mixed use zoning of Multi-family Independent Living and institutional uses-Assisted Living and Memory Care.
5. **Comprehensive Plan:**
 - Land Use and Character Context – With the need for a greater range of housing options in Pearland, the proposed Senior Independent Living, Assisted Living and Memory Care housing types provide a range of living choices for “seniors at various stages of independence and care needs”. See elevations for proposed designs. Each facility is specifically designed to fit within their surrounding neighborhood through the use of exterior materials chosen and building articulation. This current property shows the need for a transitional area between big box (Home Depot) retail and single family residences. This mixed use institutional/multi-family facility will safeguard the local neighborhood while allowing for growth and expansion of local business.
 - Evolution in Land Use Plan – It is identified that “further multi-residential should occur only in mixed-use settings, and only if designed with an Urban character”. The design of our facility incorporates the desired urban feel with higher density, community character and amenities, landscape weaving within buildings and internalized design with no external access to individual units.
 - Key Planning Considerations – The need to limit “the effects of residential density on such things as traffic, schools and recreational programs” is mitigated by the demographics of our residents. Our senior community effectively has a positive impact on the local schools providing increased tax revenue with no need for services. The traffic impact is minimal as almost all residents are retired and don't drive to work. Our development will provide multi-passenger shuttle services for its

residents. Our residents enjoy a broad offering of on-site recreational activities. Furthermore, the typical resident will have disposable income to patronize area businesses. The ongoing emphasis on community and appearance will be met through site specific/community specific design and through implementation of the Corridor Overlay Zoning District's setback standards, building articulation, building materials, landscaping standards, lighting standards and buffering standards.

6. **Applicability:** Circumstance (3) states "The land is proposed for development as mixed-use development or a traditional neighborhood development requiring more flexible and innovative design standards". Our mixed use facility combines institutional and residential living into one building. The residential Independent Living and the institutional Assisted Living/Memory Care have similar building programs that share common service areas such as commercial kitchen, dining, activity rooms, theaters and offices.

B. Zoning and Land Use

1. The existing zoning district is R-1 Low Density Residential – Single Family. Adjacent zones are GB General Business, Residential R-1, R-2 and R-4.
2. The base zone is Multi-Family. This zone will contain Independent Living and Assisted Living uses.
3. General Standards
 - Density: 13 living units per acre (123 total multi-family living units)
 - Lot Area: 9.6 acres
 - Lot Width: 424'
 - Lot Depth: 989'
 - Building Height: 55' Maximum height. Stepped height increases proposed adjacent to SFR zoning. The Assisted Living portion of the building is to be approximately 85' from SFR property line and 25' high. The Independent Living portion of the building is to be approximately 150' from SFR property line and 50-55' high.
 - Building Elevations: Finishes to meet Corridor Overlay District Building Façade Standards
 - Conditioned Floor Area: 215,000 GSF
 - Parking: One bedrooms = 1 space, two bedrooms and two bedrooms and den = 1.5 spaces
 - Access: Primary entry from Dixie Farm Road. Secondary entry for Fire Trucks along Home Depot property line.
 - Accessory Buildings: None
 - Signs: Monument sign at site entry on Dixie Farm Road
 - Lighting: To meet Unified Development Code regulations
 - Project Phasing: None
 - Management Associations: No HOA

Land Use Summary Table

Use	Acres	Percentage of total acres	Zoning District	Density
Multiple Family	2.8	30%	MF	1075 SF/unit
Internal Streets/Vehicular Circulation/Parking	2.4	26%	-	-
Easements	1.3	15%	-	-
Open Space	2.8	29%	-	-

Use	Overall Gross Residential Density	Net Residential Density
Multiple Family	26 units/gross acre	29 units/net acre

4. Permitted Uses: 100% Multi-Family (9.6 acres)

C. Design Standards Applicable to the Development

1. Design Standards:

- Signage: To meet Unified Development Code regulations
 - Landscaping: Refer to landscape plan for design intent
 - Fencing: A masonry wall and landscape buffer will to separate the planned development from the single family residence to the south
 - Multi-Family Parking: One bedrooms = 1 space, two bedrooms and two bedrooms with den = 1.5 spaces (Typical living units only contain one resident with one car). Total parking required for MF is 169. Total parking required for Assisted Living is 43. 212 parking required with 225 parking provided.
 - Trees: A tree survey in in progress and an attempt will be made to keep existing 4" caliper or larger trees. This looks to be achievable as the majority of the existing trees are surrounding the detention pond.
 - Common Open Space: 123 Independent Living units requires 110,700 SF of Common Open Space. Total Common Open Space provided 121,000 SF. Identified area includes landscaped area around perimeter, interior courtyards and detention areas with amenities.
2. General Design Concepts: The general shape of our building is set However, slight modifications may be necessary during the final design of the construction plan. The overall building footprint should not expand or contract by more than 10%.
3. Deviations: Identified Below. Requirements of the UDC not addressed will be met, if not otherwise specified.

Deviations	
Current Regulations	Proposed Regulations
Section 2.4..5.1 (g)(3) – At least 50% of the required trees shall be located along the frontage of the lot adjacent to the specified roadways	Reduce required trees along Dixie Farm road to what is shown on Landscape plan. Our lot is narrow and the required trees must be distributed throughout the site
Section 2.4.2.10 (d) -No building shall exceed thirty-five feet (35’) in height	No building shall exceed fifty-five feet (55’) in height
Section 2.5.2.1 – Multi-family parking: one-bedroom = 2 spaces, two-bedroom = 2.5 spaces, three bedrooms = 3.5 spaces	One bedrooms = 1 space, two bedrooms and two bedrooms with den = 1.5 spaces. (Typical living units only contain one resident with one car)
Section 2.4.2.10 (n) – 25’ wide landscape buffer between MF and nonresidential use.	Remove landscape buffer between our property and Home Depot lot.

D. Required Dedications of Land or Public Improvements

1. Parkland dedication to be achieved through Parkland Dedication Fee.

E. Phasing Schedule

1. The submittal for a site development permit and a building permit will take place 5 months after the Planned Development is approved. Approximate bidding time is 4 weeks and duration of construction is 14 months. Construction to be completed as one phase.

F. Exhibits

1. See enclosed drawings.

G. Enhancements

1. Landscaping:
 - Requirement: 15% of total area
 - Proposed: 20% of total area
2. Tree Mitigation:
 - Requirement: Meet tree mitigation intent per UDC 4.2.3.1
 - Proposed: Protect the majority of existing trees in place. The quantity of trees post construction to exceed the quantity of trees pre-construction.
3. Transitional Use
 - Requirement: The planned development serves as a transition between different and seemingly incompatible land uses.
 - Proposed: Create a buffer of high density residential between the SFR and large box retail.
4. Local Impact:
 - Requirement: Low impact on schools and city resources
 - Proposed: Provide housing for hundreds of seniors which will have a positive impact on the local schools—providing increased tax revenue and minimal impact on city provided programs.

5. Vehicle Trips:

- Requirement: To reduce vehicle traffic to the site. Future development uses other than Senior care would result in higher trip counts. The current low density SFR zoning for this property is not likely to be maintained by alternate future developers.
- Proposed: A proposed senior housing development on this site would generate roughly 532 (264 Independent Living and 268 Assisted Living) daily trips based on the ITE Trip Generation Report.

Trip Generation Rates from the 8th Generation ITE Trip Generation Report

1. Congregate Care Facility (IL): 123 units = 264 Daily Trips
2. Elderly Housing- Attached (AL): 77 units = 268 Daily Trips
3. Hotel: 125 rooms = 1,021 Daily Trips
4. Medical Dental Office: 40,000 SF = 1,445 Daily Trips
5. Free-Standing Discount Store: 50,000 SF = 2,862 Daily Trips
6. Supermarket: 50,000 SF = 5,112 Daily Trips



1 INDEPENDENT LIVING DIXIE FARM ROAD ELEVATION
SCALE: 1/8" = 1'-0"

TREPEX CIVITAS
PEARLAND, TX

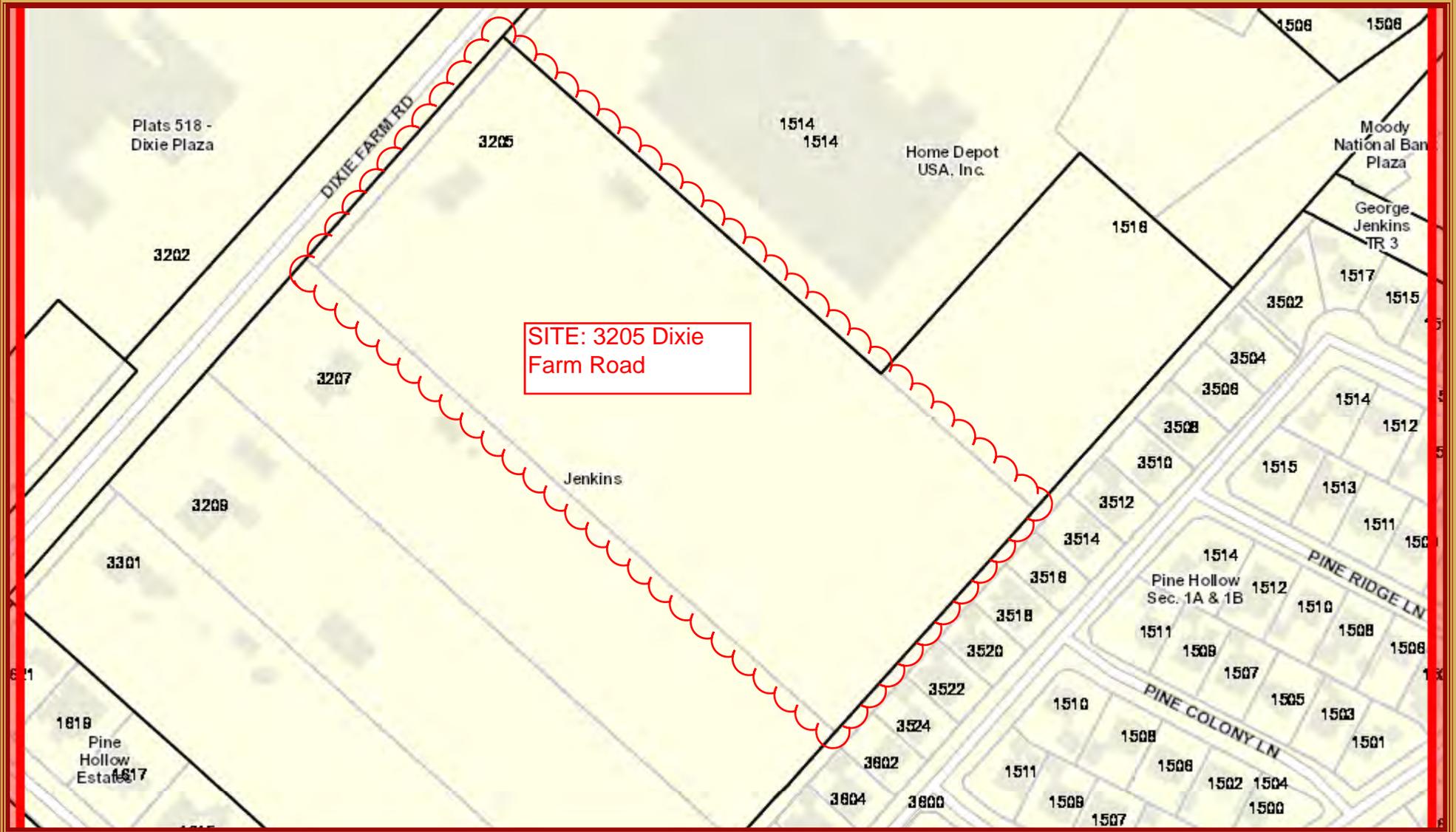
ARRIVE! ARCHITECTURE GROUP
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
PH: 817.514.0584 - FX: 817.514.0694

SEAL

REVISION	
1.	
2.	
3.	
4.	
5.	
6.	
7.	

DRAWN BY: AAG	CHECKED BY: JMT
PLOT DATE:	REV. DATE:
SUBMITTAL DATE: 2016	PROJECT NUMBER
ISSUED FOR: REVIEW	SHEET NO.
SCALE: AS NOTED	

VICINITY MAP



SITE: 3205 Dixie Farm Road

Legend/Notes

- City Addresses  Parcels
- ETJ Addresses  Plats



1:2,400
1 inch = 200 feet



This product is for informational purposes only and may not be prepared or be suitable for legal, engineering, or surveying purposes.

MAP PREPARED: AUGUST 2, 2016
GIS DEPARTMENT



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1765
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will **not** be accepted. All applications, including the checklist, must be submitted in electronic format as a PDF and provided by email, USB / CD. Refer to the schedule on the City's website and/or within the Planning Department for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- Zoning Change (from) _____ (to) _____
- Cluster Development Plan
- Planned Development Workshop
- Plat (list type): _____

- ZBA Variance
- P&Z Variance
- Special Exception
- Conditional Use Permit

**Plat Types include:
Minor, Amending,
Preliminary, Final,
Master, Replat*

PROJECT INFORMATION:

- Residential
- Commercial
- Property Platted
- Property Not Platted

Project Name: Pearland Assisted Living and Independent Living Tax ID: _____

Project Address/Location: 3205 Dixie Farm Road

Subdivision: George W. Jenkins No. of Lots: Lot 76 Total Acres: 9.6135

Brief Description of Project: Assisted Living and Independent Living Facility

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: Anthony Giuliani and Kimberly Giuliani

Address: 3205 Dixie Farm Road

City: Pearland State: TX Zip: 77581

Phone: 832-285-7932

Fax: _____

Email Address: tony@gandgpartnersllc.com

APPLICANT/AGENT INFORMATION:

Name: David Ferrette

Address: 13115 Four Star Blvd

City: Austin State: TX Zip: 78737

Phone: 512-369-2212

Fax: _____

Email Address: DFerrette@trepexpartners.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: *Anthony Giuliani* Date: 8/15/16

Agent's/
Applicant's Signature: *David Ferrette* Date: 8/26/16

OFFICE USE ONLY:

FEE PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
-----------	------------	--------------	-----------------

Fees will be accepted by phone or in person. Please contact 281.652.1765 for instructions.

APPLICATION NUMBER:

Letter of Intent 3205 Dixie Farm Road

The existing 9.6 acre lot that is currently zoned as R-1, Low Density Residential is to be converted in to mixed-use zone of Multi-Family (MF). The facility will include both Assisted Living and Independent Living uses within one combined building. Acting as a transitional area between Big Box retail (Home Depot) and low density single family residences, this mixed use institutional/multi-family will safeguard the local neighborhood while allowing for growth and expansion of local business.

Building and site design standards of the facility will be will based around the Corridor Overlay District Building Façade Standards as indicated in the Zoning Regulations of the Unified Development Code. Enhancements of the site and surround area will include tree mitigation, generous landscaped open space, low impact to city resources, and a low impact to vehicle traffic.

The senior living facility amenities will include a pool, gym, spa, wellness center, walking trails, club house, and elegantly landscaped grounds. The Independent Senior Apartments will have balconies, island kitchens, and multiple floor plans including 1, 2, and 2 + Den Bedroom units with walk-in closets. Social clubs and activities will be designed for the active senior's interest.

The senior living facility will be owned and managed by Civitas under the leadership of Wayne and Misti Powell. Together, this management team has more than 30 years of experience operating senior living communities in Texas. Because the Dixie Farm senior living facility is privately owned, management can focus on meeting the needs of residents rather than the demands of shareholders. Our goal is to create a warm, caring environment with all the comforts of home—because it truly feels like home.



13115 Four Star Blvd.
Austin, TX 78737
Phone: 512.369.2252

Acknowledgement of Sign Posted

The PROPOSED PLANNED DEVELOPMENT sign will be posted at 3205 Dixie Farm Road for at least ten (10) days prior to the planned development public hearing. This sign will be built and located per City of Pearland Development Handbook requirements.

David Ferrette

Trepex Construction

TAX CERTIFICATE



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

Issued To:

FERRETTE DAVID
3205 DIXIE FARM ROAD
PEARLAND, TX 77581

Legal Description

JENKINS (A0070 W D C HALL)(PEARLAND),
LOT 76-76A, ACRES 9.5597

Fiduciary Number: 24799805

Parcel Address: 3205 DIXIE FARM RD

Legal Acres: 9.5597

< - - -

- - - >

Account Number: 5410-0032-110

Certificate No: 230792728

Certificate Fee: \$10.00

Print Date: 08/11/2016

Paid Date: 08/11/2016

Issue Date: 08/11/2016

Operator ID: STACEY

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2015. TAXES THRU 2015 ARE PAID IN FULL. TAXES HAVE NOT BEEN CREATED FOR YEAR(S): 2016.

Exemptions:

Certified Owner:

GIULIANI ANTHONY T & KIMBERLY
3205 DIXIE FARM RD
PEARLAND, TX 77584

Certified Tax Unit(s):

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

2015 Value:	288,960
2015 Levy:	\$7,982.23
2015 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GF) No: N/A

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

TX-13034944
3205 DIXIE FARM ROAD
PEARLAND, TX 77581

SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Brazoria

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, hereinafter called "Grantor", whether one or more, for valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto **ANTHONY T. GIULIANI and KIMBERLY GIULIANI**, 3205 DIXIE FARM ROAD, PEARLAND, TX 77581, herein referred as to "Grantee", all of Grantor's right, title and interest in and to the real property described as:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above described property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Recorded by Old Republic National Title
GF# 664513027530

TX-13034944
3205 DIXIE FARM ROAD
PEARLAND, TX 77581

EXECUTED this _____ day of APR 29 2014, _____.

**FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION ORGANIZED AND
EXISTING UNDER THE LAWS OF THE UNITED
STATES OF AMERICA** By Barrett Daffin Frappier
Turner & Engel, LLP as attorney in fact

By: _____

Its: Authorized Agent for BDFTE, LLP, Attorney in Fact

CORPORATION ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF DALLAS

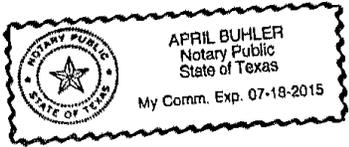
BEFORE ME, the undersigned Notary Public, on this day personally appeared Felecia Clark,
the Authorized Agent for Barrett Daffin Frappier Turner & Engel, LLP as attorney in fact for **FANNIE MAE A/K/A
FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE
UNITED STATES OF AMERICA**, known to me to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of APR 29 2014, _____.

My Commission Expires:
7-18-15

April Buhler
Notary Public for the State of TEXAS

April Buhler
Printed Name of Notary Public



RETURN TO:
ANTHONY T. GIULIANI
3205 DIXIE FARM ROAD
PEARLAND, TX 77581

PREPARED BY:
Barrett Daffin Frappier Turner and Engel, LLP
15000 Surveyor Blvd., Suite 100
Addison, TX 75001

PLACE OF CLOSING:
Old Republic National Title Insurance Company (Closing)
4690 Sweetwater Blvd. #290
SugarLand, TX 77479

File No.: **BR45130075**

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 9.6135 ACRES OF LAND, (418,766 SQUARE FEET), BEING OUT OF AND A PART OF LOT 76, GEORGE W. JENKINS SUBDIVISION OF THE LOWER ONE-FOURTH, (1/4), OF THE W.D.C. HALL SURVEY, ABSTRACT NO. 70, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 79, PAGE 616, OF THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, SAID 9.6135 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO GARY MARTIN MAYNOR AND WIFE, CECELIA MAYNOR, BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 2001045201 OF THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found on the southeasterly right-of-way line of Dixie Farm Road, (80.00 Foot Right-of-Way), for the east corner of that certain called 0.1948 acre tract of land as conveyed for right-of-way purposes to the City of Pearland by instrument recorded in Document CF No. 2004008041 of the Official Public Records of Brazoria County, Texas, same being the west corner of Restricted Reserve "A", Final Plat of Home Depot U.S.A., Inc., Subdivision, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 21, Pages 77-78, of the Map Records of Brazoria County, Texas, same being the north corner and POINT OF BEGINNING of the herein described tract;

Thence, S 48°17'55" E, with the southwesterly line of said Home Depot Subdivision, and the southwesterly line of that certain tract of land as conveyed to Phillips Petroleum Company by instrument recorded in Volume 891, Page 259 of the Deed Records of Brazoria County, Texas, a distance of 989.08 feet to a 1" iron pipe found on the northwesterly line of Final Plat of Pine Hollow, Section 1-A, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 19, Pages 389-390, of the Map Records of Brazoria County, Texas, for the south corner of said Phillips Petroleum Company Tract, same being the east corner of said Lot 76, same being the east corner of the herein described tract;

Thence, S 42°05'05" W, with the northwesterly line of said Final Plat of Pine Hollow, Section 1-A, and the northwesterly line of Pine Hollow, Section 1-B, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 19, Pages 517-518, of the Map Records of Brazoria County, Texas, a distance of 423.71 feet to a 1" iron rod found for the east corner of Lot 77, of said George W. Jenkins Subdivision, same being the south corner of said Lot 76, same being the south corner of the herein described tract;

Thence, N 48°20'21" W, with the common line of said Lot 77, a distance of 985.99 feet, to a capped iron rod found on the southeasterly right-of-way line of Dixie Farm Road, for the south corner of said 0.1948 Acre City of Pearland Tract, same being the north corner of said Lot 77, same being the west corner of said Lot 76, same being the west corner of the herein described

tract;

Thence, N 41°40'00" E, with the southeasterly right-of-way line of Dixie Farm Road, a distance of 424.40 feet to the POINT OF BEGINNING and containing 9.6135 acres of land, (418,766 square feet), more or less.

NOTE: The company is prohibited from insuring the area or the quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes, and does not override Item 2 of Schedule "B" hereof.

FILED and RECORDED

Instrument Number: 2014016688

Filing and Recording Date: 04/30/2014 01:48:29 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-carla

STATE OF TEXAS δ
 δ
 δ
 δ
 δ
COUNTY OF BRAZORIA δ

A TRACT OR PARCEL OF LAND CONTAINING 9.6135 ACRES OF LAND, (418,766 SQUARE FEET), BEING OUT OF AND A PART OF LOT 76, GEORGE W. JENKINS SUBDIVISION OF THE LOWER ONE-FOURTH, (1/4), OF THE W.D.C. HALL SURVEY, ABSTRACT NO. 70, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 79, PAGE 616, OF THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, SAID 9.6135 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO GARY MARTIN MAYNOR AND WIFE, CECELIA MAYNOR, BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 2001045201 OF THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found on the southeasterly right-of-way line of Dixie Farm Road, (80.00 Foot Right-of-Way), for the east corner of that certain called 0.1948 acre tract of land as conveyed for right-of-way purposes to the City of Pearland by instrument recorded in Document CF No. 2004008041 of the Official Public Records of Brazoria County, Texas, same being the west corner of Restricted Reserve "A", Final Plat of Home Depot U.S.A., Inc., Subdivision, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 21, Pages 77-78, of the Map Records of Brazoria County, Texas, same being the north corner and POINT OF BEGINNING of the herein described tract;

Thence, S 48°17'55" E, with the southwesterly line of said Home Depot Subdivision, and the southwesterly line of that certain tract of land as conveyed to Phillips Petroleum Company by instrument recorded in Volume 891, Page 259 of the Deed Records of Brazoria County, Texas, a distance of 989.08 feet to a 1" iron pipe found on the northwesterly line of Final Plat of Pine Hollow, Section 1-A, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 19, Pages 389-390, of the Map Records of Brazoria County, Texas, for the south corner of said Phillips Petroleum Company Tract, same being the east corner of said Lot 76, same being the east corner of the herein described tract;

Thence, S 42°05'05" W, with the northwesterly line of said Final Plat of Pine Hollow, Section 1-A, and the northwesterly line of Pine Hollow, Section 1-B, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 19, Pages 517-518, of the Map Records of Brazoria County, Texas, a distance of 423.71 feet to a 1" iron rod found for the east corner of Lot 77, of said George W. Jenkins Subdivision, same being the south corner of said Lot 76, same being the south corner of the herein described tract;

Thence, N 48°20'21" W, with the common line of said Lot 77, a distance of 985.99 feet, to a capped iron rod found on the southeasterly right-of-way line of Dixie Farm Road, for the south corner of said 0.1948 Acre City of Pearland Tract, same being the north corner of said Lot 77, same being the west corner of said Lot 76, same being the west corner of the herein described tract;

Thence, N 41°40'00" E, with the southeasterly right-of-way line of Dixie Farm Road, a distance of 424.40 feet to the POINT OF BEGINNING and containing 9.6135 acres of land, (418,766 square feet), more or less.



See Drawing Attached

James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 14-02912
April 16, 2014



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, SEPTEMBER 26, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Amendments to the Unified Development Code (UDC)

Notice is hereby given that on September 26, 2016 at 6:30 p.m., the City Council and Planning and Zoning Commission of the City of Pearland, in Brazoria, Harris and Fort Bend Counties, Texas, will conduct a joint public hearing in the Council Chambers of City Hall, located at 3519 Liberty Drive, Pearland, Texas, on the request of the City of Pearland, for proposed amendments to the Unified Development Code, Ordinance No. 2000T.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

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: Lata Krishnarao, Community Development

Date: September 22, 2016

Re: A request of the City of Pearland to amend certain sections of the Unified Development Code, Ordinance No. 2000T.

Summary of Request

As a response to the changing needs of the community, local laws, and concerns that have been brought to staff's attention, regular updates are proposed to the UDC. These proposed changes to Unified Development Code fall into the two following categories: Land Use Matrix; and Lighting Standards. If approved, these changes will apply to all new developments. Developments prior to the date of this ordinance are exempt from these requirements and shall be considered nonconforming, and regulated as such. The City has fifty (50) Planned Development (PDs) that will not be affected by these changes and staff will come back with a Joint Public Hearing in November to amend the PDs to include these same changes.

1. Land Use Matrix – Liquor/Package Stores

Liquor/Package stores that sell alcoholic beverages to the general public for off-premise consumption are currently prohibited within the City by state law and the use is not addressed in the Land Use Matrix. In light of the upcoming election that if approved would allow for the sale of liquor, staff is proposing to add a new land use category – Liquor/Package Store that will be permitted by a Conditional Use Permit (CUP) in General Business (GB), General Commercial (GC), and Light Manufacturing (M-1) zoning districts. This would not affect a grocery store or other retailer whose principal retail use is not the sale of alcoholic beverages. The CUP process will provide an opportunity for the City Council and Commission to evaluate each site and determine the appropriateness of the use in relation to surrounding uses.

If the City does not modify the Land Use Matrix Liquor/Package stores would be permitted by right in Spectrum Districts (S1, S2, S3), Old Townsite General Business (OT-GB), Office Professional (OP), Business Park 288 (BP 288), Neighborhood Services (NS), General Business (GB), and General Commercial (GC) zones. Liquor/Package stores would be allowed by a Conditional Use Permit (CUP) in Cullen-Mixed Use (C-MU), Garden/Oday-Mixed Use (G/O MU), Old Townsite-Mixed Use (OT-MU), Residential Retail Node (RRN), and Light Industrial District (M-1) zones.

other cities and conversation with City of Allen's staff, which were deemed appropriate to Pearland.

Chapter 4 – Site Development

Division 7 - Outdoor Lighting

Section 4.2.7.1 Purpose & Applicability

- (a) **Purpose.** The purpose of this division is to establish standards for outdoor lighting in order to:
- (1) Minimize adverse effects from glare and light trespass;
 - (2) Maintain adequate nighttime safety, security, and productivity through the use of appropriate lighting fixtures and practices;
 - (3) Promote efficient lighting design and operation; and
 - (4) Protect residential uses from light sources from non-residential uses that are improperly selected, placed, aimed, maintained, or shielded.
- (b) **Applicability.** A Lighting Plan shall be included for review and approval with submittal of a Site Plan, as required in Section 4.1.1.1(b).

Section 4.2.7.2 Review and Approval Authority

- (a) An exterior light plan shall be required for all proposed or modified lighting associated with a non-residential or multifamily site plan. Lighting plans shall include the following:
- (1) Description of light fixtures including component specifications such as lamps, reflectors, optics, angle of cutoff, supports, poles, and include manufacturer's catalog cuts.
 - (2) Location and description of every outdoor light fixture and hours of operation.
 - (3) Maintained horizontal illumination levels shown as foot-candles.

Section 4.2.7.3 Definitions

- (a) **Fully Shielded** – Outdoor light fixtures shielded or constructed so that all light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted, nearly 100 percent cut-off type, as evidenced by the manufacturer's photometric data.
- (b) **Glare** – Excessive brightness in the field of view that is sufficiently greater than that to which the eyes are adapted, causing annoyance or loss of visibility so as to jeopardize health, safety, or welfare.
- (c) **Lamp** – A source of light more commonly known as a bulb.
- (d) **Light Trespass (Spillover)** – Light emitted by a luminaire or lighting installation, which is cast beyond the boundaries of the property on which the lighting installation is sited. The maximum intensity measured at the property line adjacent to all single-family and town home residential uses is 0.2 foot-candle.

- (e) Outdoor Light Fixture – Outdoor artificial illuminating devices, installed or portable, used for floodlighting, general illumination, or advertisement. Such devices shall include but are not limited to search, spot, flood, and area lighting for:
 - (1) Buildings and structures;
 - (2) Recreational facilities;
 - (3) Parking areas;
 - (4) Landscape lighting;
 - (5) Outdoor advertising;
 - (6) Public and private street lighting; and
 - (7) Walkway lighting.
- (f) Partially Shielded – Shielding so that the lower edge of the shield is at or below the centerline of the lamp so as to minimize the light transmission above the horizontal plane, or at least ninety percent (90%) of the emitted light projects below the horizontal plane as evidenced by the manufacturer's photometric data.
- (g) Photometric – Quantitative measurements of light levels and distributions.
- (h) Unshielded – Fixtures lacking any means to restrict emitted light to below the horizontal plane.

Section 4.2.7.4 General Standards

- (a) Shielding shall be required in all installations except as specified herein. The lower edge of the shield shall be at or below the lowest point of the light source the light source or lamp so as to minimize the light transmission above the horizontal plane, or at least ninety (90) percent of the emitted light projects below the horizontal plane as evidenced by the manufacturer's photometric data. Shielding requirements may be reduced for architecturally decorative light fixtures in consideration of aesthetics and theme style lighting.
- (b) Any use is prohibited from operating in a manner so that the intensity of its glare or direct illumination projecting across the property boundary and onto another public or private property is a nuisance or detracts from the use or enjoyment of adjacent property.
- (c) Exterior lights shall be located so as to not produce direct illumination across the bounding property line. All outside lights shall be comprised of a light source and reflector selected so that acting together the spillover is controlled and not directed across any bounding property line above a height of three (3) feet.
- (d) Outdoor advertising displays and signs not exclusively illuminated internally, may only utilize illuminating devices mounted on the top of the advertising display structure. All such fixtures shall comply with all other provisions of this section.
- (e) Outdoor advertising signs constructed of translucent materials and wholly illuminated from within do not require shielding.
- (f) Light fixtures mounted on canopies or fueling station service islands shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.
- (g) The allowable light sources and the requirements for shielding light emissions for outdoor lighting fixtures shall be as set forth in the following table:

Lamp Type	Requirements
High Pressure Sodium	Fully Shielded
Metal Halide	Fully Shielded
Mercury Vapor (color corrected only)	Fully Shielded
Fluorescent	Fully Shielded
Incandescent (under 150 watts per fixture)	Partially or Fully Shielded
Any Light Source 50 watts and Under	Unshielded Permitted
Low Intensity Neon, Krypton or Argon Discharge Tubes	Unshielded Permitted
Light Emitting Diode (LED)	Fully Shielded

(h) The following table establishes standards for vehicular circulation and parking areas:

Maintained Illuminance (foot-candles)	
Minimum onsite	0.5 fc
Maximum at any point onsite (Horizontal)	20 fc

(i) **Under Canopy Lighting.** For uses such as gas stations, hotels/motels, theater marquees, restaurants with drive-in or drive-thru services, banks with drive-thru services, and pharmacies, under canopy lighting shall be flat lens full-cutoff luminaires aimed straight down and shielded in such a manner that the lowest opaque edge of the luminaire is below the light source. The average maintained illumination in the area directly below the canopy shall not exceed thirty (30) foot-candles at any point under the canopy.

Section 4.2.7.5 Nonresidential Walkway Lighting

- (a) The mounting height of luminary fixtures shall not exceed twelve (12) feet.
- (b) All pole and wall-mounted fixtures shall be fully shielded.

Section 4.2.7.6 Nonresidential Accent Lighting

- (a) Lighting may be used to highlight landscape elements, building entries or other important architectural elements, and site elements such as opaque signage, fountains, and sculptures.
- (b) Lighting shall be concealed or otherwise positioned in such a manner that the light source cannot be seen from any property line of the site on which the light is located.

Section 4.2.7.7 Parking Lot and Loading Area Lighting

- (a) The mounting height of luminary fixtures shall not exceed the following:

Maximum Luminary	
Parking Area	Mounting Height
0 to 50 parking spaces	14 feet
51 to 200 parking spaces	20 feet
201 or greater parking spaces	25 feet (20 feet if adjacent to residential use or zoning)

(b) All parking and loading area lighting shall comply with the following requirements:

- (1) Base cover and base, pole, light arm, and luminaire housing shall all be of a dark color such as brown, grey, bronze, or black, unless otherwise approved by the Planning Director;
- (2) Wooden poles are prohibited;
- (3) Luminaire shall have either high pressure sodium or LED fixture; and
- (4) Alternative fixture designs may be approved by the Planning D, and must be compatible with the architecture of the building.

(c) All lighting fixtures shall be fully shielded.

(d) Where lighting fixtures abut residential uses or zones, shall be placed a minimum of three (3) feet at the property line and directed away from adjacent properties.

Section 4.2.7.8 Prohibitions

- (a) Laser source light and strobe lights and similar high intensity light sources for advertising or entertainment shall not be projected above the horizontal plane, unless a permit is obtained for specific events and time frames. Such lighting shall meet all other City ordinances.
- (b) Searchlights are not permitted.
- (c) Inoperative and obsolete lighting fixtures may not be modified, replaced, or upgraded without complying with this section.
- (d) Low-pressure sodium lamps are prohibited.

Section 4.2.7.9 Exemptions & Exceptions

- (a) **Exemptions.** The regulations of this division do not apply to the following:
 - (1) Lighting within the public right-of-way that is used principally to illuminate streets and sidewalks.
 - (2) Lighting of signs, which is regulated by Division 5 – Signage.
 - (3) Navigational lighting systems at airports or other lighting necessary for aircraft safety or other lighting regulated by the Federal Aviation Administration.
 - (4) Flags displaying national, state, or local governmental bodies.
 - (5) Temporary lighting of construction sites.

- (6) Decorative seasonal lights used for temporary purposes.
- (7) Public and private sports facilities.
- (b) **Exceptions.** Lighting fixtures and luminaires installed and operated prior to the date of this ordinance are exempt from these requirements and shall be considered nonconforming, and regulated as such.



Memo

To: Clay Pearson, City Manager
Matt Buchanan, Executive Manager of Development Services

From: Lata Krishnarao, Director of Community Development

Date: May 14, 2016

Re: Lighting Standards

5/16/2016
To: Mayor and City Council members
Information on lighting requirements currently and updates/upgrades we would like to bring for consideration. Clay

The purpose of this memo is to provide information on lighting standards in the City of Pearland, comparison of standards used by some other cities, and recommendations to address some of the issues that have arisen due to recent growth, especially in areas where commercial development is in close proximity to residential neighborhoods.

Current Standards in Pearland:

Most of the developments in Pearland are guided by either the Land Use or Urban Development Ordinance (Ordinance) or the Unified Development Code (UDC). For developments approved prior to 2006, the regulations in the Ordinance apply, and for those approved after February 27, 2006 the UDC is the governing land use and development ordinance.

This distinction is important because there are a number of large planned communities such as Shadow Creek Ranch, Southern Trails, and Lakes of Highland Glen, that are still under construction, but were approved prior to the adoption of the UDC. Additionally, these large planned communities were approved as Planned Developments (PD) or have Development Agreements that contain development guidelines that may vary from and supersede the requirements of the underlying land use regulations.

Currently, a lighting issue causing nuisance to adjoining properties is considered a private nuisance and not an issue that is addressed by the City's police power. If the lighting ordinance is revised, the City would have the ability to enforce the new requirements.

Below is a comparison of some standards contained in the Ordinance and UDC that pertain to site lighting.

	Land Use and Urban Development Ordinance	Unified Development Code
	(Development constructed or approved prior to February 27, 2006)	(Development constructed or approved after to February 27, 2006)
Height of site lighting	No requirement for lighting height.	Requirements only in special districts: In Corridor Overlay Districts (COD), standards, poles, and fixtures shall be no taller than the height of the building being served. In BP-288 District, standards, poles, and fixtures shall be no taller than 20'.
Shielding of lighting	There is no specific requirement for parking lot light shields. The Ordinance requires - "reflect the light away from adjacent dwelling".	UDC requires – "no direct glare onto adjacent properties or public streets. The glare from such fixtures shall be shielded from adjacent properties and/or public streets".
Type of lighting	There are no requirements regarding type.	Requirement only in COD – lighting restricted to high pressure sodium or metal halide fixtures.
Lighting level in parking lots	No restrictions	Minimum lighting level of 0.5 foot candles only in COD. No limit on maximum levels of lighting or glare in any district.
Buffer requirements between residential and non-residential	A 6'-8' tall masonry fence is required. No additional buffer requirement.	A 6'-8' masonry fence with a 25' wide landscaped buffer, or a vegetative fence with a 30' wide buffer is required. No requirement on type or height of landscaping.

Recommendations:

Based on the comparison attached below, it is recommended that the following be considered as UDC amendments for residential developments that are in close proximity to non-residential developments:

1. Incorporate of maximum illumination levels (foot candles) for parking lots in all zoning districts, in addition to minimum levels. (Ex. Flower Mound, Garland, Plano).
2. Explain prohibition of glare on adjoining properties in detail, referring to visibility of light source, methods of shielding, and use of hooded light fixtures. (Ex. Plano, Allen).



Shielded

Unshielded



Shielded Fixture



3. Address illumination spillover and light trespass in measurable terms - maximum foot candles at property lines and street right of ways. (Ex. Missouri City, Plano, Seabrook, Friendswood)



4. Restrict height and location of fixtures – not to exceed a maximum height of any part of the building, not just the tallest part of the building, and height restriction and improved buffer when adjacent to residential. (Ex. Allen, Flower Mound, Frisco, Galveston, Georgetown, Naperville, Jersey Village, Little Rock)



Example of tall parking lot lighting in close proximity to adjoining residential homes in Southern Trails. Pearland.

5. Include special requirements for certain more intrusive and intensive uses such as 24-hour gas stations, shopping centers, etc. (Ex. Flower Mound, Frisco, Galveston, Houston, League City, Naperville, Plano, Seabrook)



Example of a commercial parking lot with excessive lighting.

6. Require a lighting plan and timed circuits to reduce lighting levels or turn off peripheral lighting at night. (Ex. Frisco, Garland, Georgetown, Jersey Village, League City, Little Rock, Naperville, Plano, Seabrook)

COMPARISION OF STANDARDS

City	Required Illumination of Parking Areas (foot candles)	Glare on Adjoining Properties Prohibited	Illumination Spillover Prohibited	Illumination Spillover Restricted	Restriction on Illumination Spillover Adjacent to Residential.	Maximum Height of Fixtures (feet)	Shielding of Light Source Required	Regulation of Special Uses	Lighting Plan Required
Allen	No	Yes	Yes	No	No	14 ft. if 0-50 parking spaces; 20 ft. if 51-200 parking spaces; 25 ft. if 201+ spaces	Yes	No	No
Baytown	No	No	No	"Substantially shielded" - not quantified	Hooded or shielded	No	Yes	No	No
Flower Mound	Not to exceed average 2 fc; Maximum 15 fc at any point	Yes	No	No	No	25 ft. if 0-150 spaces; 35 ft. if 151+ spaces	Yes	Outdoor Rec. Facilities	No
Friendswood		Yes	No	1 fc	0.25 fc		Yes		
Frisco	No	No	No	0.5 fc adjacent to street ROW	0.25 fc	30 ft.; 20 ft. if w/in 100 ft. of residential	Yes	Outdoor Rec. Facilities	Yes
Galveston	No	Yes (minimized)	Yes (minimized)	0.3 fc	No	Lesser of 40% of horizontal distance to property line or 25 ft.	No	Outdoor Rec. Facilities	No
Garland	0.5 fc above ambient light level (max)	Yes	No	No	No	Height of the highest roofline of bldg.	Yes	No	Yes, if non-resi. or MF is adjacent to resi.
Georgetown	No	No	Yes	2 fc	No	15 ft. if adjacent to resi.	Yes	No	Yes

COMPARISON OF STANDARDS

City	Required Illumination of Parking Areas (foot candles)	Glare on Adjoining Properties Prohibited	Illumination Spillover Prohibited	Illumination Spillover Restricted	Restriction on Illumination Spillover Adjacent to Residential.	Maximum Height of Fixtures (feet)	Shielding of Light Source Required	Regulation of Special Uses	Lighting Plan Required
Houston	No	No	No	No	Yes if adjacent to special use	No	No	Golf course, driving range, archery	No
Jersey Village	No	"Avoid" not quantified		"Avoid" not quantified	No	25 ft.	Yes	No	Yes
League City	No	No	No	No	Direct away, shield	No	No	Hotels	Yes
Little Rock, AR	Reviewed using national accepted dark-sky principals					20 ft.	Yes	No	Yes
Missouri City	3 fc (min)	w/in 4 retail districts	No	avg. <0.25 fc, 0.5 fc at any boundary	avg. <0.25 fc, 0.5 fc at any boundary	No	Yes	No	No
Naperville, IL	0.1 fc - 2fc depending on land use (min)	Yes	No	No	0.10 fc	25 ft. in commercial districts, 32 ft. in industrial districts	Yes	Auto Dealerships Outdoor Rec. Facilities	Yes
Plano	25 fc max. at any point onsite	No	No	0.5 fc for MF districts, 3.0 fc for non-resi., 5.0 for industrial districts	0.2 fc	No	Yes	Outdoor Rec. Facilities	Yes

COMPARISION OF STANDARDS

City	Required Illumination of Parking Areas (foot candles)	Glare on Adjoining Properties Prohibited	Illumination Spillover Prohibited	Illumination Spillover Restricted	Restriction on Illumination Spillover Adjacent to Residential.	Maximum Height of Fixtures (feet)	Shielding of Light Source Required	Regulation of Special Uses	Lighting Plan Required
Seabrook	No	Yes	No	1 fc	0.1 fc	No	No	Outdoor Rec. Facilities	Yes
Tomball	2 fc (min.)	Yes	Yes	No	No	No	Yes	No	No
Pearland	0.5 fc (min.)	Yes	No	No	No	No taller than the height of the building being served.	Yes, reflected downward and away from adjoining property or street	No	No