

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 16, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

**Zone Change No. 2010-04Z**

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 1, on the following described property, on the following described property, to wit:

**General Location:** Generally located north of Bailey Road between Kennedy Road and 1350 West of FM1128/Manvel.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT/APPLICANT PRESENTATION

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.

# JOINT PUBLIC HEARING AGENDA ITEM MEETING OF AUGUST 16, 2010

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## Zone Designation No. 2010-04Z Annexation Area 1

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 1, on the following described property, to wit:

**General Location:** Generally located north of Bailey Road between Kennedy Road and 1350 West of FM1128/Manvel.

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

Planning and Zoning Commission: August 16, 2010\*

City Council for First Reading: September 13, 2010\*

City Council for Second Reading: September 27, 2010\*

(\*dates subject to change if item is tabled)

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**SUMMARY:** The City of Pearland is considering Annexation of Area 1 and has conducted the first Public Hearing on 08/02/2010. The second Public Hearing is being held on 08/16/2010, and the first reading of the Annexation ordinance will occur on 09/13/2010. Subsequent to Annexation, the City of Pearland proposes to zone the properties.

The City of Pearland is requesting approval of Single-Family Estate District (R-E) zoning for approximately 126 acres within Annexation Area 1. As the Capital Improvement Project (CIP) and Service Plans dictate, the City of Pearland is committed to providing infrastructure improvements such as roads, water & sewer and drainage for the subject area. The existing condition of incompatible uses located in close proximity to each other will be exacerbated by unplanned growth. The adoption of Single-Family Estate District (R-E) zoning for Area 1 will ensure that development will occur in collaboration with the City of Pearland's infrastructure improvements.

The subject area has a majority of single-family residential uses and vacant land. The majority of property within this proposed zoning district will be compatible with the principle

uses of the Single-Family Estate District (R-E) zoning. In addition, there are two single-family residences that have home occupations and a single-family residence that has an agricultural exemption.

The Single-Family Estate District (R-E) zoning will match the majority of uses within Annexation Area 1 and conform to Comprehensive Plan.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	City of Pearland ETJ	Single-Family Residences and Undeveloped Land*
East	Single-Family Estate District (R-E)	Massey Ranch Elementary School*
South	City of Manvel ETJ	Single-Family Residences and Undeveloped Land*
West	City of Pearland ETJ	Single-Family Residences and Undeveloped Land*

\* Note: These are the predominant uses, there may be other uses not listed.

**CONFORMANCE TO THROUGHFARE PLAN:** The Thoroughfare Plan designates Bailey Road as a Major Thoroughfare (120 feet right of way) and Cullen Blvd/Old Chocolate Bayou as a Secondary Thoroughfare to be developed as a 100-foot right-of-way.

Bailey Road and Cullen Boulevard are not in conformance with the recommendations of the Thoroughfare Plan. The City has constructed Cullen as a Secondary Thoroughfare up to Southfork. The City of Pearland plans to improve Bailey Avenue in the near future.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive Plan recommends “Low Density Residential” for the subject property. A typical lot of 8,800-22,500 square feet in size is considered appropriate in Low Density Residential areas. The proposed Single-Family Estate District (R-E) zoning designation conforms to this land-use designation. In addition, there is a proposed retail node at the intersection of Cullen Blvd and Bailey Road.

**AVAILABILITY OF UTILITIES:** Currently, no public water or sewer systems within this area. A future water line is proposed along Bailey Road and the City’s Waste Water Master Plan has identified this as a future project that would provide additional service as the area grows. This project is currently identified as long-term project and is not currently within the City’s 5-Year Capital Improvement Program.

However, the City of Pearland will provide a level of service consistent with other areas of the City with similar topography, land use and population density.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** For all new uses or development, the subject properties will have to satisfy the requirements of the current Unified Development Code (UDC). The established non-conforming buildings and uses will be allowed to continue, however any new development will be required to meet all of the standards within Unified Development Code (UDC).

**PUBLIC NOTIFICATION:** Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper.

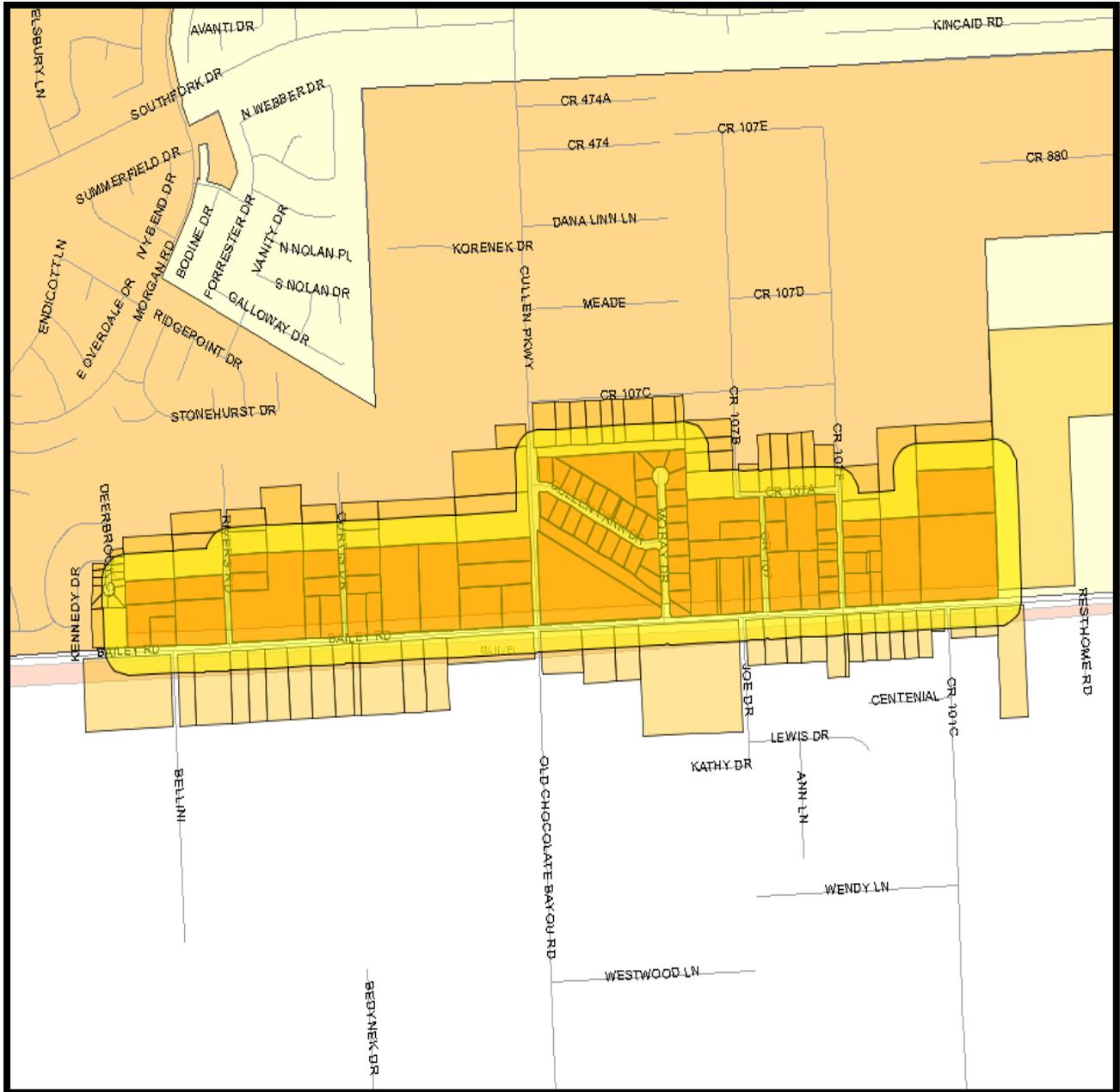
**OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST:** No opposition has been received for this Public Hearing, but opposition was received for the Annexation of Area 1.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed zoning of Single-Family Estate District (R-E) zoning for Annexation Area 1 for the following reasons:

1. Conformance to the Future Land Use Plan & collaboration with infrastructure improvements.
2. Encourage planned growth in conformance with city standards including the Unified Development Code, and other city codes.

**SUPPORTING DOCUMENTS:**

- Abutter Map
- Abutters & Owners Area 1
- City of Pearland Zoning Area 1
- Future Land Use Map
- Aerial Map



# ABUTTER MAP AREA 1

↑  
NORTH

PROPERTY GENERALLY LOCATED NORTH OF BAILEY ROAD BETWEEN  
KENNEDY ROAD AND 1350 FEET WEST OF FM1128/MANVEL.

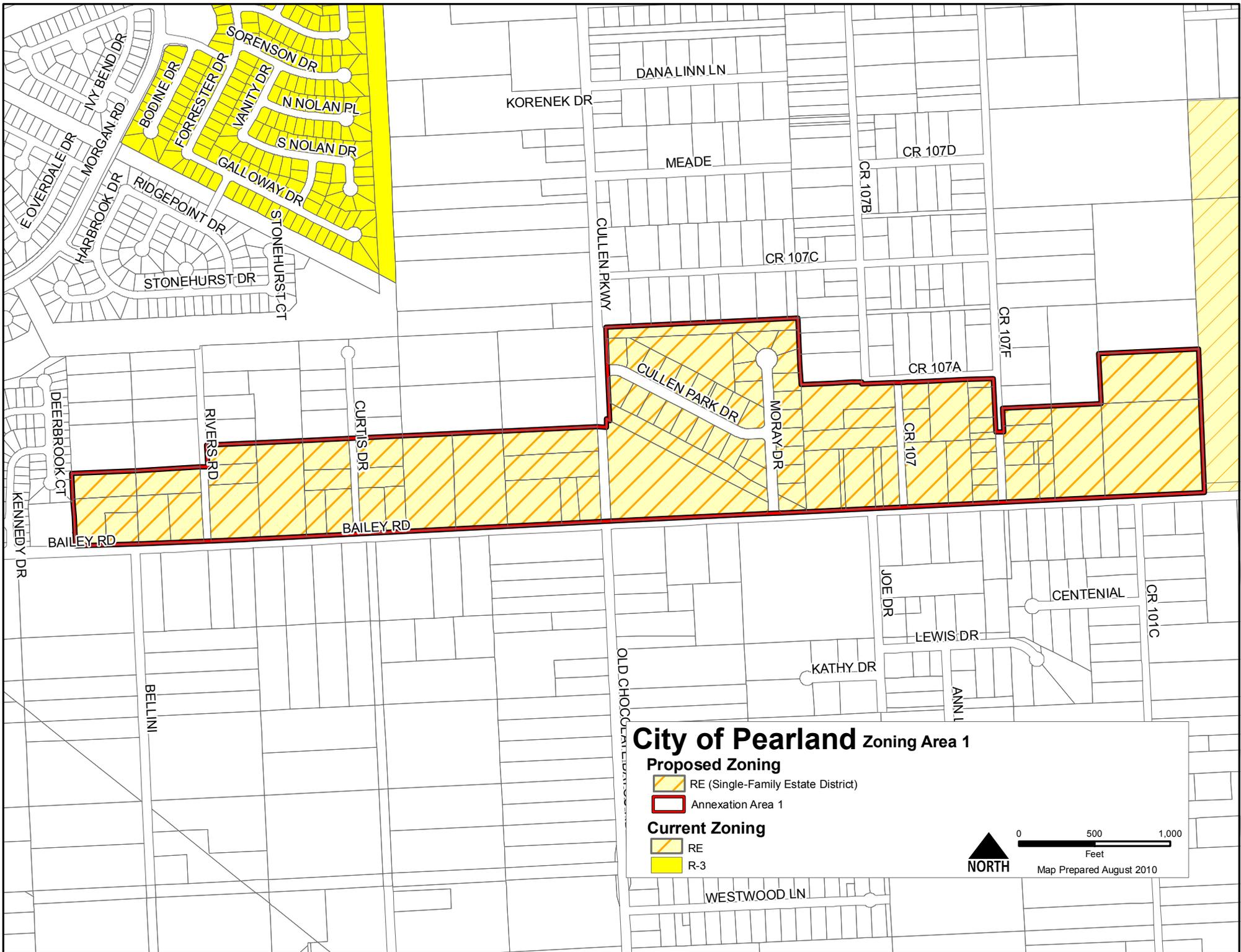
### **Abutters & Owners Area 1**

<b>Property Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
HALL SANDRA J LENARDUZZI	20826 DEAUVILLE DR	SPRING	TX	77388
COCHRAN JOHN WESLEY	4819 LOUISE	PEARLAND	TX	77584
GARCIA S FABRICATING INC	3602 MONA ST	PEARLAND	TX	77584
HICKS NORMAN W SR	7409 BAILEY RD	PEARLAND	TX	77584
WAGONER MARTIN L & STEPHANIE E FOLEY	3619 DEERBROOK CT	PEARLAND	TX	77584
PYLATE KENNETH L	2224 MANCHESTER LN	PEARLAND	TX	77581
ROSWELL LARRY & CHRISTINE ROSWELL	7621 BAILEY RD	PEARLAND	TX	77584
BELL VESTER R	2314 N AUSTIN AVE	PEARLAND	TX	77581
RIOS RICHARD & DENISE	7633 BAILEY RD	PEARLAND	TX	77584
PHIPPS JOHN & MARIE PHIPPS	3623 DEERBROOK CT	PEARLAND	TX	77584
SHURTLEFF ROSS	PO BOX 738	MANVEL	TX	77578
PRIDDY WILLIAM ARCHER	3611 MONA ST	PEARLAND	TX	77584
GONZALEZ FERNANDO	3602 CURTISS RD	MANVEL	TX	77578
DELGADO JUAN	4512 MAGNOLIA PINES DR	PEARLAND	TX	77584
GONZALEZ RICARDO J	3611 DEERBROOK	PEARLAND	TX	77584
STEWART LAWRENCE & ARLENE	7412 BAILEY RD	PEARLAND	TX	77584
SPENIK DAVID M	7810 BAILEY RD	PEARLAND	TX	77584
VAVRECKA ANNETTE MARIE SILVERLAKE HOMEOWNERS ASSOC	3415 RIVERS RD	MANVEL	TX	77578
HAYCRAFT WILLIAM A	15995 N BARKERS LANDING RD	HOUSTON	TX	77079
GARCIA S FABRICATING INC	3635 RIVERS RD	MANVEL	TX	77578
MEDINA ERASMO	3602 MONA ST	PEARLAND	TX	77584
GONZALES JOHN JR & ANITA	4614 ARNOLD DR	PEARLAND	TX	77584
REAGAN JAMES HENRY	4818 LOUISE LN	PEARLAND	TX	77584
SILVA MARK	4506 ARNOLD DR	PEARLAND	TX	77584
COBB RANDY D & SANDRA K	4714 ARNOLD	PEARLAND	TX	77584
JONES G R	3520 HELEN DR	PEARLAND	TX	77584
ABDULLATIF OSAMA	3530 HELEN DR	PEARLAND	TX	77584
MAY ROGER H ETUX	5445 ALMEDA RD STE 500	HOUSTON	TX	77004
VENABLE JERRY S	612 TARLTON RD	CIRCLEVILLE	OH	43113
FELTS DAVID RODRICK & SUSAN	8022 BAILEY RD	PEARLAND	TX	77584
KUBERA NIDHI LLC	2305 ANTHONY LN	PEARLAND	TX	77581
KUBERA NIDHI LLC	54 STALYBRIDGE ST	SUGARLAND	TX	77479
SALINAS SALVADOR JR	54 STALYBRIDGE ST	SUGARLAND	TX	77479
BEHAVIOR TRAINING RESEARCH	4225 COUNTY ROAD 158	ALVIN	TX	77511
SCHMELTER KATHERINE L	PO BOX 307	LAKE JACKSON	TX	77566
	6111 BEVERLY HILL ST #46	HOUSTON	TX	77057

RAMIREZ ROBERT LEE	3620 CR 89	PEARLAND	TX	77584
DRENNAN RUSSELL D	4405 BAILEY AVE	MANVEL	TX	77578
CAVAZOS JUANITA	525 WHITE WING CT	DICKINSON	TX	77539
SUAREZ LEO R	3614 DEERBROOK CT	PEARLAND	TX	77584
KRAMER JOSHUA & KELLY CAYCE	3618 DEERBROOK CT	PEARLAND	TX	77584
DOHERTY MAUREEN ANNE	3409 RIVERS RD	MANVEL	TX	77578
ROE JAMES & JESSICA LINDSAY-ROE	3611 CURTISS RD	MANVEL	TX	77578
MCGUIRE AUDREY MAE	3622 DEERBROOK CT	PEARLAND	TX	77584
DOHERTY THOMAS J	3905 BAILEY AVE	MANVEL	TX	77578
FERNANDEZ PINAGPALA	3626 DEERBROOK CT	PEARLAND	TX	77584
TUSCHMAN JAMES SIDNEY & KELI DEANN	152 SUGARBERRY CIR	HOUSTON	TX	77024
HOANG THINH XUAN & DUNG THUY NGUYEN	3355 BEACON VIEW CT	PEARLAND	TX	77584
WINSON JAMES D JR	3630 DEERBROOK CT	PEARLAND	TX	77584
LANDA VERDE JOSE R & MARIA	3631 DEERBROOK CT	PEARLAND	TX	77584
	3702 OLD CHOCOLATE BAYOU RD			
JKWS INVESTMENTS LLC		MANVEL	TX	77578
FRANCIS RUTH L	4106 BAILEY AVE	MANVEL	TX	77578
HOANG NAM & VANESSA BUI	2631 HEATHERBEND DR	PEARLAND	TX	77584
KUBERA NIDHI LLC	54 STALYBRIDGE ST	SUGARLAND	TX	77479
KUBERA NIDHI LLC	54 STALYBRIDGE ST	SUGARLAND	TX	77479
LANGFORD DONALD W	4030 BAILEY AVE	MANVEL	TX	77578
FORTENBERRY BENNY A & BERNICE	3508 COUNTY ROAD 89	PEARLAND	TX	77584
DONALDSON RODGER	1023 SUGAR LAKES DR	SUGAR LAND	TX	77478
	3606 OLD CHOCOLATE BAYOU RD			
WALLACE ALLEN & DEBORAH J		PEARLAND	TX	77584
	3606 OLD CHOCOLATE BAYOU RD			
WALLACE ALLEN & DEBORAH J		PEARLAND	TX	77584
SOLIS COSME	3634 SAN PEDRO ST	HOUSTON	TX	77013
SAAVEDRA POMPEYO	3510 CURTISS RD	MANVEL	TX	77578
JABOURI AL S	3602 RIVERS RD	MANVEL	TX	77578
JABOURI AL S	3602 RIVERS RD	MANVEL	TX	77578
DE LA FUENTE JUAN A & MAGDA A	3633 CHARLES AVE	PEARLAND	TX	77584
GONZALES JOHN JR & ANITA	4818 LOUISE LN	PEARLAND	TX	77584
MANLEY CORNELIUS JR	3607 CURTISS RD	MANVEL	TX	77578
HENDON WILLIAM T & BROOKE L	3607 DEERBROOK CT	PEARLAND	TX	77584
GARCIA MARIBEL	3636 CHARLES AVE	PEARLAND	TX	77584
ADAMS JACQUELYN R	7713 BAILEY RD	PEARLAND	TX	77584
PYLATE KENNETH L	2224 MANCHESTER LN	PEARLAND	TX	77581
DEBORD JERRY D & ANN G	3629 MONA ST	PEARLAND	TX	77584

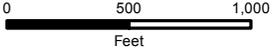
ROSWELL LARRY & CHRISTINE ROSWELL	7621 BAILEY RD	PEARLAND	TX	77584
MUTINA LOUIS JR ET UX	3618 MANVEL RD	PEARLAND	TX	77584
DUNN E D JR	3630 MONA ST	PEARLAND	TX	77584
WESTBROOK KIMBERLY GLYNDON	3603 CURTISS	MANVEL	TX	77578
PHILLIPS SHAWN MICHAEL	2701 OLD ALVIN RD #108	PEARLAND	TX	77581
DOHERTY FRANK	8735 BROADWAY ST	PEARLAND	TX	77584
KIRBY BRUCE V & DEBBIE	3610 CURTISS RD	MANVEL	TX	77578
KIRBY BRUCE V & DEBBIE	3610 CURTISS RD	MANVEL	TX	77578
BEHAVIOR TRAINING RESEARCH	PO BOX 307	LAKE JACKSON	TX	77566
DOHERTY THOMAS J	3905 BAILEY AVE	MANVEL	TX	77578
BELL VESTER R	2314 N AUSTIN AVE	PEARLAND	TX	77581
JABOURI AL S	3602 RIVERS RD	MANVEL	TX	77578
EARNEST CATHERINE	3618 RAINDROPS RD	PASADENA	TX	77505
MOODY DENNIS M	7837 BAILEY RD	PEARLAND	TX	77584
TITAN LAND DEVELOPMENT INC	1215 GESSNER DR	HOUSTON	TX	77055
HELLMAN ROGER V & ELIZABETH	3614 MONA ST	PEARLAND	TX	77584
SHAW EARL M	4811 LOUISE LN	PEARLAND	TX	77584
SHAW EARL M	4811 LOUISE LN	PEARLAND	TX	77584
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
GARZA ORLANDO JR	4634 ARNOLD RD	PEARLAND	TX	77581
RODRIGUEZ MICHAEL & MARGARITA	2005 ORCHARD FROST DR	PEARLAND	TX	77581
GONZALEZ BENITO & MARIA ANGELES	4536 ARNOLD DR	PEARLAND	TX	77584
BUSTAMANTE MARIE I	7526 RED ROBIN LN	HOUSTON	TX	77075
BEJARANO ROLANDO	4528 ARNOLD DR	PEARLAND	TX	77584
KELLEY RONALD EDWARD	4510 ARNOLD DR	PEARLAND	TX	77584
SILVA MARK	4714 ARNOLD	PEARLAND	TX	77584
LOZANO JOSE ALBERTO & LILLIAN	2820 WHITE OAK LN	PEARLAND	TX	77584
DRAGER MARY L	PO BOX 1654	PEARLAND	TX	77588
YBARRO PEDRO M & MARY	4807 LOUISE LN	PEARLAND	TX	77584
MONSEES NANCY KATHLEEN	3524 CHARLES AVE	PEARLAND	TX	77584
GONZALEZ JORGE & BENITA	4803 1/2 LOUISE LN	PEARLAND	TX	77584
DRAGER TERRY M & MARY L	PO BOX 1654	PEARLAND	TX	77588
HICKS NORMAN W SR	7409 BAILEY RD	PEARLAND	TX	77584
DOHERTY FRANK	8735 BROADWAY ST	PEARLAND	TX	77584
GONZALES JOHN	4818 LOUISE LN	PEARLAND	TX	77584
GONZALES JOHN JR	4818 LOUISE LN	PEARLAND	TX	77584
JASSO EMILIO & MARIA	3603 MONA ST	PEARLAND	TX	77584
BITTICK RICHARD	6810 LOUISIANA ST	MANVEL	TX	77578
BITTICK RICHARD	6810 LOUISIANA ST	MANVEL	TX	77578
DUNN E D JR	3630 MONA ST	PEARLAND	TX	77584

LEACH DAVID	7829 BAILEY RD	PEARLAND	TX	77584
MOODY DENNIS M	7837 BAILEY RD	PEARLAND	TX	77584
VENABLE WILLIAM A	3636 COUNTY ROAD 89	PEARLAND	TX	77584
UPTON RANDALL & JULIE	3524 DAPPLED RIDGE WAY	PEARLAND	TX	77581
REED BARBARA A	3615 DEERBROOK CT	PEARLAND	TX	77584
NGUYEN THACH	4311 KENSTON PL	MISSOURI CITY	TX	77459
KOON JAMES H	3650 CR 89	MANVEL	TX	77578
SKONDRAS JANIE C	9211 COUNTY ROAD 200	ALVIN	TX	77511
RIOS RICHARD & DENISE	7633 BAILEY RD	PEARLAND	TX	77584
LAFFERTY HAROLD LEWIS & JANET JOSEPHINE LAFFERTY				
REVOCABLE LIVING TRUS	3630 CURTISS LANE	MANVEL	TX	77578
GARCIA LORENZO	4155 BAILEY AVE	MANVEL	TX	77578
MAI DINH VAN-TRAC THAO V- GUERRERO ERLINDA	16702 COUNTY ROAD 831 PO BOX 3367	PEARLAND	TX	77584 77588
ALEJANDRO OMAR & MARIA DE L	7728 BAILEY RD	PEARLAND	TX	77584
ANDERSON RONALD W & ROBIN PHAM DUC MINH & SACHIKO THANH	7730 BAILEY RD 3702 ALLEN RD	PEARLAND	TX	77584 77584
GEST LOUIS H	7514 BAILEY AVE	PEARLAND	TX	77581
GARCIA LORENZO	4155 BAILEY AVE	MANVEL	TX	77578
FLOWERS HILMAR E	7534 BAILEY RD	PEARLAND	TX	77584
JIMENEZ PRIMITIVO & LISA	7602 BAILEY RD	PEARLAND	TX	77584
GONZALEZ PEDRO	11926 WESSEX DR	HOUSTON	TX	77089
BRAVO REFUGIO & DOLORES	7618 BAILEY RD	PEARLAND	TX	77584
COURTNEY DAVID L & JOY L	3829 MEADOWLARK WAY	PEARLAND	TX	77584
ALEJANDRO OMAR & MARIA DE L	7728 BAILEY RD	PEARLAND	TX	77584

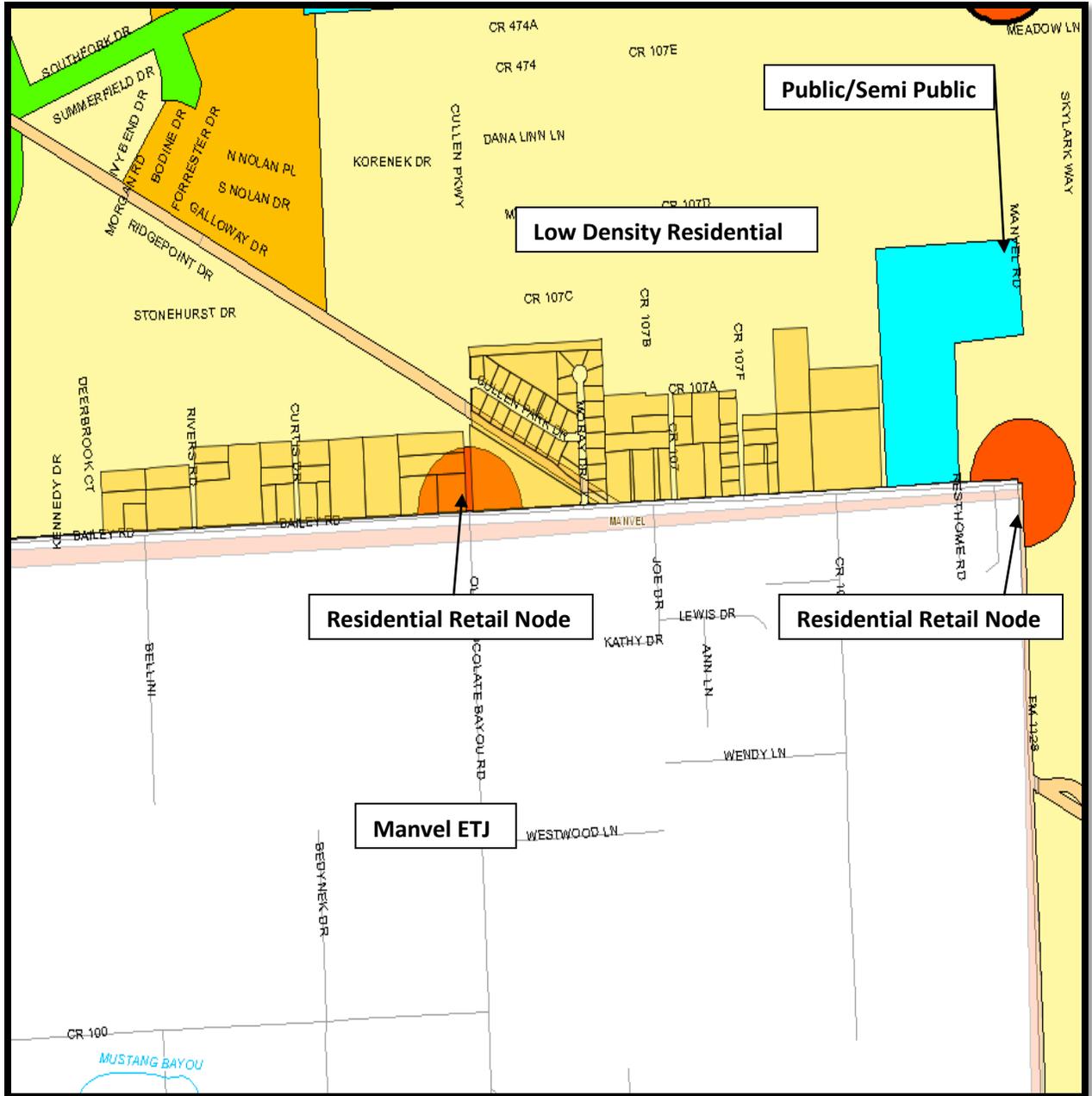


### City of Pearland Zoning Area 1

- Proposed Zoning**
-  RE (Single-Family Estate District)
  -  Annexation Area 1
- Current Zoning**
-  RE
  -  R-3



Map Prepared August 2010



# FUTURE LAND USE MAP



AREA 1

NORTH

PROPERTY GENERALLY LOCATED NORTH OF BAILEY ROAD BETWEEN KENNEDY ROAD AND 1350 FEET WEST OF FM1128/MANVEL.



AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 16, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

**Zone Change No. 2010-05Z**

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 2, on the following described property, on the following described property, to wit:

**General Location:** Generally located south of Bailey Road from FM 1128/Manvel to Veterans Road.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT/APPLICANT PRESENTATION

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.

# JOINT PUBLIC HEARING AGENDA ITEM MEETING OF AUGUST 16, 2010

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## Zone Designation No. 2010-05Z Annexation Area 2

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 2, on the following described property, to wit:

**General Location:** Generally located south of Bailey Road from FM 1128/Manvel to Veterans Road.

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

Planning and Zoning Commission: August 16, 2010\*  
City Council for First Reading: September 13, 2010\*  
City Council for Second Reading: September 27, 2010\*

(\*dates subject to change if item is tabled)

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**SUMMARY:** The City of Pearland is considering Annexation of Area 2 and has conducted the first Public Hearing on 08/02/2010. The second Public Hearing is being held on 08/16/2010 and the first reading of the Annexation Ordinance will occur on 09/13/2010. Subsequent to Annexation, the City of Pearland proposes to zone the properties.

The City of Pearland is requesting approval of Single-Family Estate District (R-E) zoning for 189 acres within Area 2 of the 2010 Annexation Plan. As the Capital Improvement Project (CIP) and Service Plans dictate, the City of Pearland is committed to providing infrastructure improvements such as roads, water & sewer and drainage for the subject area. The existing condition of incompatible uses located in close proximity to each other will be exacerbated by unplanned growth. The adoption of Single-Family Estate District (R-E) zoning for Area 2 will ensure that development will occur in collaboration with the City of Pearland's infrastructure improvements.

The subject area has single-family residential uses, commercial uses, agricultural land, vacant and undeveloped tracts. The commercial uses in this area are Joe's Nursery, ATV

sales and rental, batting cages, gymnasium, multi-family apartments, a mobile home park and several retail shops. The foremost uses within Annexation Area 2 are single-family residential, vacant and undeveloped land. The majority of uses are compatible with the principle uses of the Single-Family Estate District (R-E) zoning.

The Single-Family Estate District (R-E) zoning will match the majority of uses within Annexation Area 2 and conform to Comprehensive Plan.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	Single-Family Residential - 1 (R-1), Suburban Residential - 15 (SR-15), PUD, Single-Family Estate District (R-E), Single-Family Residential (R-3) and Single-Family Residential (R-2)	Single-Family and undeveloped Land*
East	Suburban Residential (SR-12)	Public School and Undeveloped Land*
South	City of Pearland ETJ	Single-Family Residential Undeveloped Land*
West	Manvel ETJ	Single-Family, Undeveloped Land and Elementary School*

\* Note: These are the predominant uses, there may be other uses not listed.

**CONFORMANCE TO THROUGHFARE PLAN:** The Thoroughfare Plan designates the roads within Area 2 in the following manner:

<b>Name of Street</b>	<b>Length of Street Added</b>	<b>Type of Road</b>	<b>ROW Required</b>
CR 827	782	Collector Street	60' to be widened
CR 831	300	Collector Street	60' to be widened
CR 478	800	Collector Street	60' to be widened
CR 479	800	Collector Street	60' to be widened
Harkey Road	800	Major Collector	80' to be widened
Wayne Road	500	Collector Street	60' to be widened
Berry Road	500	Collector Street	60' to be widened
McLean Road	550	Collector Street	60' to be widened
CR 829/Wellborn	450	Secondary Thoroughfare	60' to be widened

Veterans	450	Secondary Thoroughfare	100' to be widened
FM 1128/Manvel	1,312	Secondary Thoroughfare	100' to be widened
Bailey Road	13,175	Major Thoroughfare	120' to be widened

The above roads are not in conformance of the recommendations of the Thoroughfare Plan. The City of Pearland plans to improve Bailey Road in the future.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive Plan recommends “Low Density Residential” for the subject property and the surrounding properties. A typical lot of 8,800-22,500 square feet in size is considered appropriate in Low Density Residential Areas. The proposed Single-Family Estate District (R-E) zoning designation conforms to this land-use designation. In addition, there are three commercial nodes located at Bailey Road & Harkey Road, Bailey Road & Veterans Road, and a partial commercial node at Bailey Road & FM 1128/Manvel.

**AVAILABILITY OF UTILITIES:** Capital improvements are not scheduled at this time to service the tract. The cost of future connections to available water and sewer lines will be the responsibility of the tract owners.

However, the City of Pearland will provide a level of service consistent with other areas of the City with similar topography, land use and population density.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** For all new uses or development, the subject properties will have to satisfy the requirements of the current Unified Development Code (UDC). The established non-conforming buildings and uses will be allowed to continue, however any new development will be required to meet all of the standards within Unified Development Code (UDC).

**PUBLIC NOTIFICATION:** Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper.

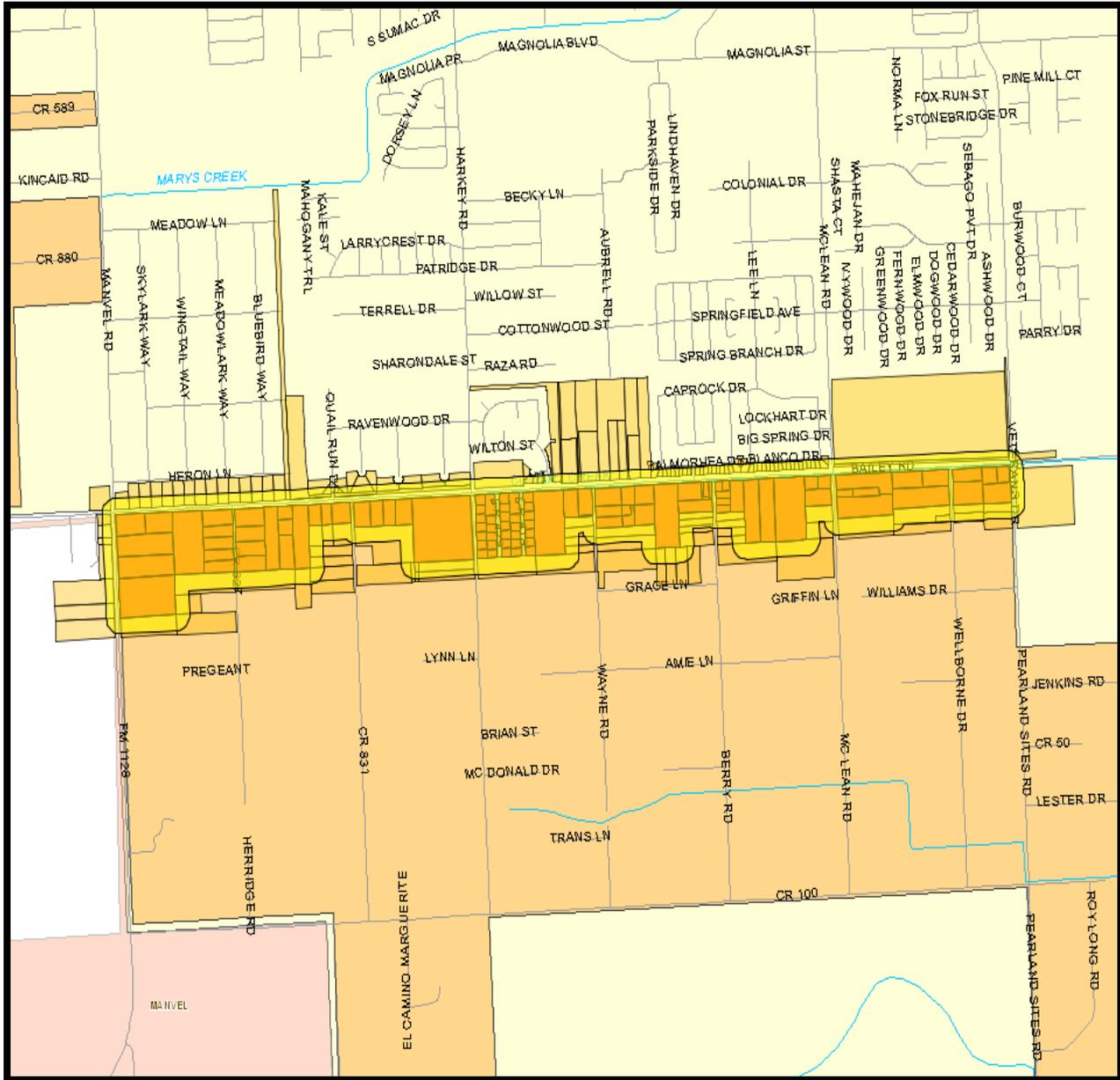
**OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST:** No opposition has been received for this Public Hearing, but opposition was received for the Annexation of Area 2.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed zoning of Single-Family Estate District (R-E) for Annexation Area 2 for the following reasons:

1. Conformance to the Future Land Use Plan & Collaboration with infrastructure improvements.
2. Encourage planned growth in conformance with city standards, including the Unified Development Code, and other city codes.

**SUPPORTING DOCUMENTS:**

- Abutter Map
- Abutters & Owners Area 2
- City of Pearland Zoning Area 2
- Future Land Use Map
- Aerial Map



# ABUTTER MAP AREA 2

↑  
NORTH

Property generally located south of Bailey Road from FM 1128/Manvel to Veterans Road.

## Abutters & Owners Area 2

Property Owner	Address	City	State	Zip
ALEMAN TERESO	16607 EWING LN	PEARLAND	TX	77584
ALFARO CARLOS	10109 LUCORE ST	HOUSTON	TX	77017
ALI NOORMOHAMMED & AKBAR MOMIN	14203 FAIR KNOLL WAY	HOUSTON	TX	77062
ALI NOORMOHAMMED & AKBAR MOMIN	14203 FAIR KNOLL WAY	HOUSTON	TX	77062
ALI NOORMOHAMMED & AKBAR MOMIN	14203 FAIR KNOLL WAY	HOUSTON	TX	77062
ALI SHARIF & NAFISHA MOMIN	14203 FAIRKNOLL WAY	HOUSTON	TX	77062
ANDERSON LARRY G & MARILYN J	16701 EWING LN	PEARLAND	TX	77584
ANDREWS NATHAN ZENE	5108 BLANCO DR	PEARLAND	TX	77584
ANSEL LAURA F	16702 N WAYNE LN	PEARLAND	TX	77584
ARDLEY JEFF S	16516 EL CAMINO REAL #246	HOUSTON	TX	77062
BAILEY HELEN	16713 HARKEY RD	PEARLAND	TX	77584
BARNES DOROTHY R	6718 HERON LN	PEARLAND	TX	77584
BEAUGH JEREL L & SANDRA K	5102 BLANCO DR	PEARLAND	TX	77584
BENETIZ MARTIN AVILA	2710 MAPLE	PEARLAND	TX	77584
BENNETT KALISHA J HUDSON	5110 BLANCO DR	PEARLAND	TX	77584
BHATTAR SWAMINATHAN R & GAYATHRI S	5226 BAILEY ROAD	PEARLAND	TX	77584
BOSLEY STEVEN L	2702 SHAKESPEARE ST	PEARLAND	TX	77581
BOULMAY RICHARD CECIL & BOULMAY THOMAS MATTHEW	2317 RIVER RD	GRANBURY	TX	76048
BRASHIER CLARENCE WAYNE	16720 COUNTY ROAD 831	PEARLAND	TX	77584
BRASHIER JAMES RANDY	16808 COUNTY ROAD 831	PEARLAND	TX	77584
BRASHIER JAMES RANDY	16808 COUNTY ROAD 831	PEARLAND	TX	77584
BRAVO REFUGIO & DOLORES	7618 BAILEY RD	PEARLAND	TX	77584
BRIZENDINE PERRY J	4710 BAILEY RD	PEARLAND	TX	77584
BROWN HAROLD K & SANDRA	2707 ASPEN LN	PEARLAND	TX	77584
BROWN MISTY & CHARLES	6703 GRACE LANE	PEARLAND	TX	77584
CANTERBURY EARNEST D & GYLNDA J	PO BOX 2433	PEARLAND	TX	77588
CAO JULIE M MYERS & JAMES CAO	5006 BLANCO DR	PEARLAND	TX	77584
CARDER DARRELL JR & ANITA	5112 BLANCO DR	PEARLAND	TX	77584
CASTILLO CARLOS & BERTHA R	16619 HARKEY RD	PEARLAND	TX	77584
CASTILLO CARLOS & BERTHA R	16619 HARKEY RD	PEARLAND	TX	77584
CASTILLO SAUL	16704 HERRIDGE RD	PEARLAND	TX	77584
CENTERPOINT ENERGY INC	PO BOX 1475	HOUSTON	TX	77251
CENTERPOINT ENERGY INC	PO BOX 1475	HOUSTON	TX	77251
CHILDS ERAKA	4041 RAVENWOOD CT	PEARLAND	TX	77584

CHRISTMAN H BOYD & BILLIE	12546 MIDLANE DR	PEARLAND	TX	77581
CHRISTMAN H BOYD & BILLIE	12546 MIDLANE DR	PEARLAND	TX	77581
CHUKWUEMEKA EDITH	4208 CLEBURNE DR	PEARLAND	TX	77584
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CLAWSON R DAVID & LINDA R	4042 QUAIL RUN DR	PEARLAND	TX	77584
COBLE BILLY & ELIZABETH	4042 RAVENCREST CT	PEARLAND	TX	77584
COEN KEITH	16622 BERRY RD	PEARLAND	TX	77584
COLBERT M L SR & JOYCE	216 POLK ROAD 282	HATFIELD	AR	71945
CORNEJO DOMINGO S	16608 EWING LN	PEARLAND	TX	77584
CORTINAS MANUEL JR & SHARLA	16617 N WAYNE LN	PEARLAND	TX	77584
CORTINAS MANUEL JR & SHARLA	16617 N WAYNE LN	PEARLAND	TX	77584
CROASDAILE MICHELLE T & NELSON				
CROASDAILE JR	5603 BAILEY RD	PEARLAND	TX	77584
DAVIDSON RAYMOND L & JANICE A	16701 HARKEY RD	PEARLAND	TX	77584
DEFORD JANE N & KENNETH E	5617 BAILEY RD	PEARLAND	TX	77584
		FOUNTAIN		
DINH SON CONG & TAM THI NGUYEN	16311 FARNHAM ST	VLY	CA	92708
DOAN NGUYET THI ETAL	16645 HOLLAND DR	PEARLAND	TX	77584
DOAN NGUYET THI ETAL	16645 HOLLAND DR	PEARLAND	TX	77584
DUHON TERESA	4618 CHAPEREL DR	PEARLAND	TX	77584
EARNEST ROBERT L	16708 EWING LN	PEARLAND	TX	77584
FINLEY BUBA D	5406 BALMORHEA DR	PEARLAND	TX	77584
FLORY STEPHEN E	5204 BALMORHEA DR	PEARLAND	TX	77584
FRANCIS RUTH L	4106 BAILEY AVE	MANVEL	TX	77578
FRAZIER MICKEY & JOHN B	16801 BERRY RD	PEARLAND	TX	77584
FREEDKIN AARON & DAWN	5522 BAILEY RD	PEARLAND	TX	77584
GARCIA ARTEMIO & RAFAELA	6201 TERRELL DR	PEARLAND	TX	77584
GARCIA JOSE & CELIA	16707 EWING LN	PEARLAND	TX	77584
GARRETT KERRI & RANDOLPH T	4211 MUSTANG RD	PEARLAND	TX	77584
GARZA MARCO A & LISA W	5016 BLANCO DR	PEARLAND	TX	77584
GHODRATI SAEIDEH	5008 BLANCO DR	PEARLAND	TX	77584
GIBSON CHARLES	16810 WELLBORNE RD	PEARLAND	TX	77584
GILLIAM KEITH A & ZANA	16703 HERRIDGE RD	PEARLAND	TX	77584
GILLIS TRAVIS & GEORGETTE M LOPEZ	5314 BALMORHEA DR	PEARLAND	TX	77584
GILMORE LINDA M & COCHRAN				
KATHLEEN T	5004 BLANCO DR	PEARLAND	TX	77584
GOBLE DAVID	5535 FURNACE RD	MANVEL	TX	77578
GOFF ERNEST E	16803 WELLBORN DR	PEARLAND	TX	77584
GOFF ERNEST E	16803 WELLBORN DR	PEARLAND	TX	77584
GONZALES ALBERT	4911 SILSBEE DR	PEARLAND	TX	77584

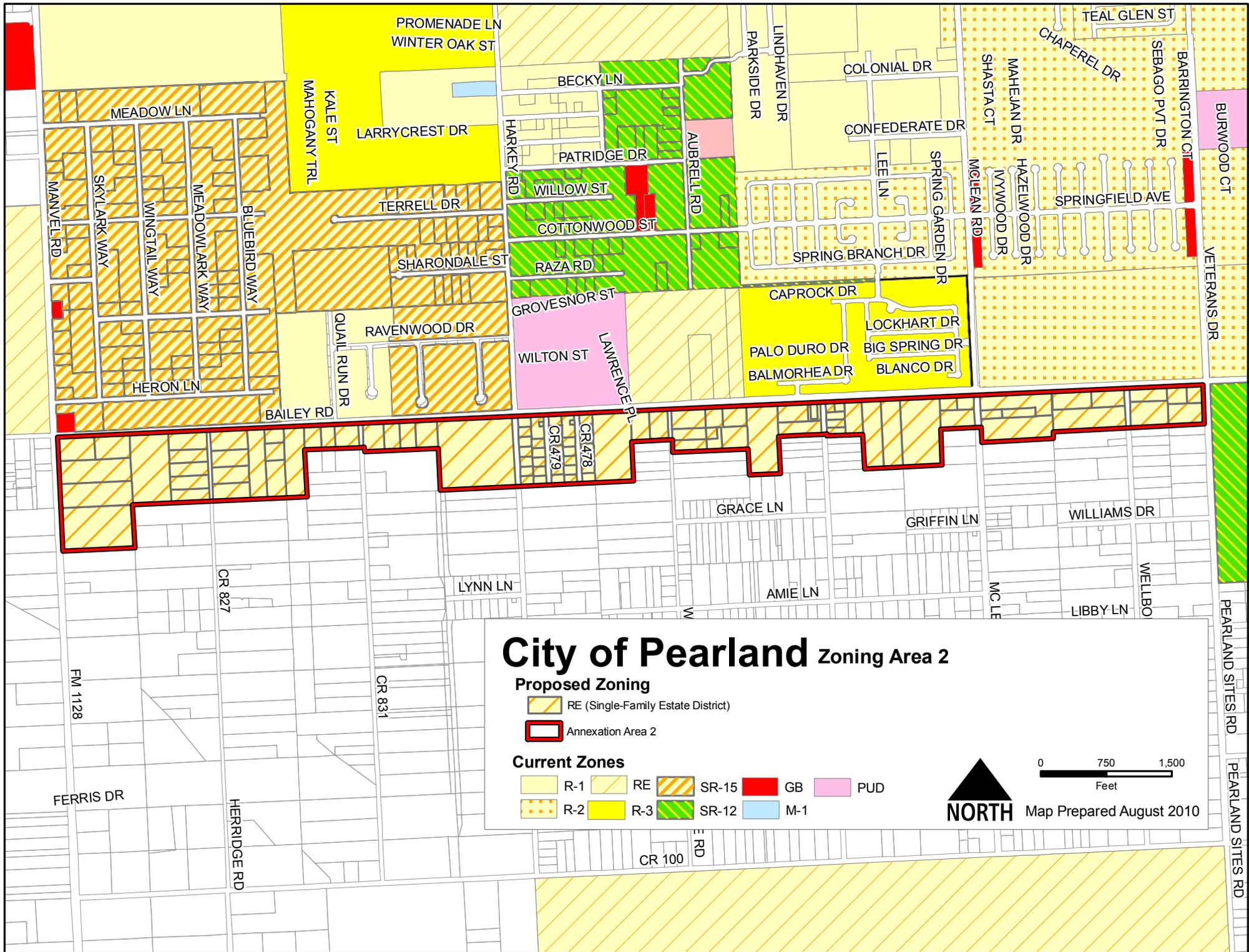
GONZALEZ EZEQUIEL & JESSICA	10111 MELLENBROOK 16708 GLENN LANE	HOUSTON	TX	77075
GONZALEZ MARIA DEL ROSARIO	COUNTY ROAD 479	PEARLAND	TX	77584
GRAVES COLUMBUS A			TX	
GREENE ALBERT EARL	16701 GLENN LN	PEARLAND	TX	77584
GRIFFIN ANTHONY	16626 BERRY RD	PEARLAND	TX	77584
GRIFFIN BILLY E	PO BOX 996	PEARLAND	TX	77588
GRIFFIN BILLY E	PO BOX 996	PEARLAND	TX	77588
GRIFFIN BILLY E	PO BOX 996	PEARLAND	TX	77588
GRIFFIN DOMINICA	PO BOX 1381	PEARLAND	TX	77588
GROVES EMMA JEAN ESTATE	7010 HERON LANE	PEARLAND	TX	77584
GUERRA DONACIANO JR	4042 RAVENWOOD CT	PEARLAND	TX	77584
GUTIERREZ BENNY M & IVY D	3603 BARRINGTON CT	PEARLAND	TX	77584
HADLEY MARK A	PO BOX 1973	PEARLAND	TX	77588
HART GEORGE LESTER	6822 HERON LN	PEARLAND	TX	77584
HAYNES DELORES A	5404 BALMORHEA DR	PEARLAND	TX	77584
HELPESTILL MATT & NICOLE	5010 BLANCO DR	PEARLAND	TX	77584
HENRY RICKY A	16638 HERRIDGE RD	PEARLAND	TX	77584
HERNANDEZ NOE NERY	16601 EWING LN	PEARLAND	TX	77584
HERNANDEZ NOE NERY	16601 EWING LN	PEARLAND	TX	77584
HILL RAYMOND A	5806 BAILEY RD	PEARLAND	TX	77584
HOANG JOSEPH H & MAI THI XUAN	16675 COUNTY ROAD 831	PEARLAND	TX	77584
HOPKINS PHILANDER S & KIMETRE R	4211 SEMINOLE DR	PEARLAND	TX	77584
IGNJATOVIC LOVRE	5014 BLANCO DR	PEARLAND	TX	77584
ILAHY RABIA	1706 MORSE ST	HOUSTON	TX	77019
ILIE IOAN & MARILENA	7026 HERON LN	PEARLAND	TX	77584
IRISH SHERMAN L & DENISE D	16722 HARKEY RD	PEARLAND	TX	77584
IRISH SHERMAN L & DENISE D	16722 HARKEY RD	PEARLAND	TX	77584
IZAGUIRRE JAIME	5120 BLANCO DR	PEARLAND	TX	77584
J PATRICK HOMES LTD	9700 RICHMOND AVE	HOUSTON	TX	77042
J PATRICK HOMES LTD	9700 RICHMOND AVE	HOUSTON	TX	77042
J PATRICK HOMES LTD	9700 RICHMOND AVE	HOUSTON	TX	77042
JENSEN TERESA LYNN	16711 CR 827 HERRIDGE RD	PEARLAND	TX	77581
JESKE DOUGLAS W & DEANNA	16803 COUNTY ROAD 831	PEARLAND	TX	77584
JUBERT LISA	5402 BALMORHEA DR	PEARLAND	TX	77584
KARSTEN JOHN JR	6910 HERON LN	PEARLAND	TX	77584
KELLY SCOTT M	5106 BLANCO DR	PEARLAND	TX	77581
KENT JERRY DONALD & BRENDA LEE	16802 HERRIDGE	PEARLAND	TX	77584
KIMBLE DOUGLAS A	5414 BALMORHEA DR	PEARLAND	TX	77584
KIRBY RUN ASSOCIATES LP	3411 PARKSIDE DR	PEARLAND	TX	77584
KIRBY RUN ASSOCIATES LP	3411 PARKSIDE DR	PEARLAND	TX	77584
KIRBY RUN ASSOCIATES LP	3411 PARKSIDE DR	PEARLAND	TX	77584

KIRK JEAN L	PO BOX 1638	PEARLAND	TX	77588
KNIGHT WANDA	3908 MASTERS RD	PEARLAND	TX	77584
		MISSOURI		
KNJ ENTERPRISES INC	4915 SHAPIRO CT	CITY	TX	77478
KOCH LORENA	6618 HERON LN	PEARLAND	TX	77584
KRUVALIS MICHAEL J ET UX	16629 BERRY RD	PEARLAND	TX	77584
KRUVALIS MICHAEL J ET UX	16629 BERRY RD	PEARLAND	TX	77584
LAGRONE JAMES D & SARI L	4041 RAVENCREST CT	PEARLAND	TX	77584
LARRIVEE IRENE J	4702 KATHY DR	PEARLAND	TX	77584
LAWRENCE PLACE HOA INC	4001 HANS ST	PEARLAND	TX	77584
LONG RONNIE D & MARGARET E	5118 BLANCO DR	PEARLAND	TX	77584
MACASKIE DONALD B	16705 HERRIDGE RD	PEARLAND	TX	77584
MACHADO FRANCISCO & MARIA	6619 GRACE	PEARLAND	TX	77511
MAI BINH D	5920 BAILEY RD	PEARLAND	TX	77584
MAI DINH VAN & VINH THI PHAN	16702 COUNTY ROAD 831	PEARLAND	TX	77584
MAI PHUC ETUX NGUYET DOAN	16645 HOLLAND	PEARLAND	TX	77584
MAI PHUC ETUX NGUYET DOAN	16645 HOLLAND	PEARLAND	TX	77584
MAI PHUC ETUX NGUYET DOAN	16645 HOLLAND	PEARLAND	TX	77584
MAI THANG & XUAN-MAI	3807 N MASTERS	PEARLAND	TX	77584
MAI THANG D & LIEN T DINH	3807 N MASTERS RD	PEARLAND	TX	77584
MAI THANH D	3807 N MASTERS DR	PEARLAND	TX	77584
MAI VAN DINH	16903 WELLBORNE DR	PEARLAND	TX	77584
MAI VAN DINH	16903 WELLBORNE DR	PEARLAND	TX	77584
MANN BEVERLY J	PO BOX 3054	PEARLAND	TX	77588
MANSEL MARILYN R	5206 BALMORHEA DR	PEARLAND	TX	77584
MANUEL JULIE LOUISE	16714 EWING LN	PEARLAND	TX	77584
MARKS JOHN CLYDE	PO BOX 1268	MANVEL	TX	77578
MARTINEZ BRYAN C	5308 BALMORHEA DR	PEARLAND	TX	77584
MASSEY MARSHALL & FRANKIE	16714 GLENN LN	PEARLAND	TX	77584
MATZ ENTERPRISES LLC	3938 WINGTAIL	PEARLAND	TX	77584
MCGUIRE MICHAEL C & LYNA L	5511 BAILEY RD	PEARLAND	TX	77584
MCHUGH PATRICK C & M KATHY	5613 BAILEY RD	PEARLAND	TX	77584
MCKENDREE JIM A	PO BOX 1699	PEARLAND	TX	77588
MCQUIRE MICHAEL C & LYNA L	451 OLD SAN ANTONIO			
MEADE MYRTLE MASSEY ESTATE	HWY #207	BANDERA	TX	78003
MEDINA LORRAINE	16631 BERRY RD	PEARLAND	TX	77584
MENDOZA ANGEL & ANDREA	5514 NIGHTINGALE DR	HOUSTON	TX	77017
MENDOZA JOSE AGUILERA & GLORIA				
MENDOZA AGUILERA	16702 EWING	PEARLAND	TX	77581
MEYER MILTON F	16629 N WAYNE LN	PEARLAND	TX	77584
MEYER MILTON F	16629 N WAYNE LN	PEARLAND	TX	77584

MIDDLETON MARIA B & JOSEFINA B BARON	PO BOX 193	PEARLAND	TX	77588
MILLS GREGORY W & PATSY L	7010 HERON LN	PEARLAND	TX	77584
MILLS KEVIN & CHERIE	5122 BLANCO DR	PEARLAND	TX	77584
	14311 HARVEST GLEN			
MMSN ENTERPRISE OF TEXAS #1	COURT	HOUSTON	TX	77062
MMSN ENTERPRISE OF TEXAS #2 LLC	14311 HARVEST GLEN CT	HOUSTON	TX	77062
MOLINA ALMA T	5202 BALMORHEA	PEARLAND	TX	77584
MORALEZ LEONOR BEATRIZ & HERMILO	5018 BAILEY RD	PEARLAND	TX	77584
MORENO ISIDRO & HERNANDEZ ANGELICA	16614 EWING LN CR 478	PEARLAND	TX	77584
MORENO JOSE L & ROSA	5722 OCHOA RD	PEARLAND	TX	77584
MORGAN DONNA	1907 LOST PLACE	PEARLAND	TX	77581
MORGAN DONNA	1907 LOST PLACE	PEARLAND	TX	77581
MORGENTHALER EDWIN T	2120 YUPON CIRCLE	PEARLAND	TX	77581
MUNOZ ANGEL	16900 WELLBORN DR	PEARLAND	TX	77584
MURPHY JEANNIE	5304 BALMORHEA DR	PEARLAND	TX	77584
NEELY LEWIS L	16713 EWING LN	PEARLAND	TX	77584
NGUYEN HOA KIM	3814 FM 1128 RD	PEARLAND	TX	77584
NGUYEN TUAN QUOC & KIM HUONG THI	16909 WELLBORN DR	PEARLAND	TX	77584
NIXON LYNN FACIANE	16509 HERRIDGE RD	PEARLAND	TX	77584
NWOBI CHINAEMELUM	5312 BALMORHEA DRIVE	PEARLAND	TX	77581
OLSEN KENNETH & CHRISTINE	16619 EWING LN	PEARLAND	TX	77584
ORDENEUX MICHALYN & JACALYN DELANGE	PO BOX 1721	PEARLAND	TX	77588
ORTIZ BRIAN & SHEILA	5116 BLANCO DR	PEARLAND	TX	77584
ORTIZ GUSTAVO	2611 EVERGREEN RD	ODENTON	MD	21113
OSIDIPE TOLULOPE O & OSOWO OLUGBENGA	4214 TAWAKON DR	PEARLAND	TX	77584
	2000 DAIRY ASHFORD			
PARK VILLAGE EST COMM ASSN	SUITE 590	HOUSTON	TX	77077
	2000 DAIRY ASHFORD			
PARK VILLAGE EST COMM ASSN	SUITE 590	HOUSTON	TX	77077
PARSON KAREN	5416 BALMORHEA DR	PEARLAND	TX	77581
PATKE JOHNNY FLOYD	6706 HERON LN	PEARLAND	TX	77584
PAUL MARGARET	16714 N WAYNE LN	PEARLAND	TX	77584
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
PENNINGTON STERLING D	5302 BALMORHEA DR	PEARLAND	TX	77584
PINA ALFRED	16607 GLENN LN	PEARLAND	TX	77584
PITTS KELLY B JR ETAL	2108 VERONA DR	PEARLAND	TX	77581
PORTER R WILLIAM	6630 BAILEY RD	PEARLAND	TX	77584
PROCK BRIAN W	5002 BLANCO DR	PEARLAND	TX	77584

R WEST DEVELOPMENT CO INC	7918 BROADWAY STE 106	PEARLAND	TX	77581
R WEST DEVELOPMENT CO INC	7918 BROADWAY ST #106	PEARLAND	TX	77581
RANEY MELISSA & RUSTIN	5412 BALMORHEA DR	PEARLAND	TX	77584
RAVENWOOD ESTATES HOMEOWNERS	PO BOX 1279	PEARLAND	TX	77588
RAVENWOOD ESTATES HOMEOWNERS	PO BOX 1279	PEARLAND	TX	77588
RAVENWOOD ESTATES HOMEOWNERS	PO BOX 1279	PEARLAND	TX	77588
RICE WILLIAM M JR	6609 GRACE LN	PEARLAND	TX	77584
RIZZO JOHN E & ROSA M	16723 HARKEY RD	PEARLAND	TX	77584
ROCK OF POWER	4118 VETERANS DR	PEARLAND	TX	77584
ROEBER S L	16702 MCLEAN RD	PEARLAND	TX	77584
ROEBER S L	16702 MCLEAN RD	PEARLAND	TX	77584
ROEBER S L	16702 MCLEAN RD	PEARLAND	TX	77584
ROSAS FELIPE & EXIE	PO BOX 976	PEARLAND	TX	77588
ROSENTHAL DAVID BARTON & MAY RENEE	5306 BALMORHEA	PEARLAND	TX	77584
SAENZ JOEL H	409 E PARK ST	ALVIN	TX	77511
SAENZ JOEL H	409 E PARK ST	ALVIN	TX	77511
SAENZ MICHAEL & RUTH	16707 HARKEY RD	PEARLAND	TX	77584
SCHAATT NORBERT & GEORGETTE	6918 HERON LN	PEARLAND	TX	77584
SCOTT JACLYN	5410 BALDMORHEA DR	PEARLAND	TX	77584
SELLARS MICHAEL K & SCHON	6610 BAILEY RD	PEARLAND	TX	77584
SELLARS MICHAEL K & SCHON	6610 BAILEY RD	PEARLAND	TX	77584
SEMINOLE PIPELINE CO	PO BOX 4018	HOUSTON	TX	77210
SHOW-ME-PROPERTIES LLC	119 CASON	BROUSSARD	LA	70518
SHURTLEFF FREDA NOTHNAGEL	6730 HERON LN	PEARLAND	TX	77584
SIMPSON WILLIAM BYRON & CAROLYN M	4034 RAVENSWAY COURT	PEARLAND	TX	77584
SMITH KEN B & PATRICIA J	5509 BAILEY RD	PEARLAND	TX	77584
SNYDER TERRENCE E & PATRICIA	2120 KILKENNY DR	PEARLAND	TX	77581
SOLIS OSCAR SR	918 W 12TH ST	FREEPORT	TX	77541
SOLIZ REYNALDO D	6315 AMIE LN COUNTY ROAD 819	PEARLAND	TX	77584
SPENCER MARY	16654 BERRY RD	PEARLAND	TX	77584
SPENCER MARY BURCH	16654 BERRY RD	PEARLAND	TX	77584
STEGALL MARK	16613 EWING LN	PEARLAND	TX	77584
STEVENS C A	PO BOX 280	PEARLAND	TX	77588
STOLZ MARK W & CHARON A	16710 N WAYNE LN	PEARLAND	TX	77584
SUNIGA SAM	16620 EWING LN	PEARLAND	TX	77584
TAYLOR CORINA R	5012 BLANCO DR	PEARLAND	TX	77584
TEXAS GLOBAL INVESTMENT GROUP LLC	2804 GREEN MOUNTAIN DR	PEARLAND	TX	77584

THOMAS E E JR	16701 COUNTY ROAD 104	PEARLAND	TX	77584
THOMPSON WILLIAM B & SUSAN K	5806 LAWRENCE CT	PEARLAND	TX	77584
THUMANN CHAD ALLEN	4002 QUAIL RUN DR	PEARLAND	TX	77584
TIGNER MARCELLA G & BENJAMIN F GRAY	1030 JIMMY PHILLIPS BLVD	ANGLETON	TX	77515
TIGNER MARCELLA G & BENJAMIN F GRAY	1030 JIMMY PHILLIPS BLVD	ANGLETON	TX	77515
TMTB INC	3723 FM 1128	PEARLAND	TX	77584
TRAN LOAN	6506 BAILEY RD #C	PEARLAND	TX	77584
TRAN THANH & DUC THI	PO BOX 841631	PEARLAND	TX	77584
TREVINO FRANK SR	4022 SKYLARK WAY	PEARLAND	TX	77584
TREVINO FRANK SR	4022 SKYLARK WAY	PEARLAND	TX	77584
TREVINO FRANK SR	4022 SKYLARK WAY	PEARLAND	TX	77584
UPSHAW CHARLES & MARGIE	6634 HERON LN	PEARLAND	TX	77584
VEGIL CHARLES & PEGGY	16724 HARKEY RD	PEARLAND	TX	77584
VEGIL CHARLES & PEGGY	16724 HARKEY RD	PEARLAND	TX	77584
VILLAMIEL DOMINGO L	16502 HERRIDGE ROAD	PEARLAND	TX	77584
VILLAMIN ROLAND	5104 BLANCO DR	PEARLAND	TX	77584
VU HA D	6506 BAILEY RD	PEARLAND	TX	77584
WALKER WATER WORKS INC	PO BOX 907	EL CAMPO	TX	77437
WALKER WATER WORKS INC	PO BOX 907	EL CAMPO	TX	77437
WARREN MARIAN S	4823 LEWIS DR	PEARLAND	TX	77584
WHITE LEON & MOLLY	16630 HERRIDGE RD	PEARLAND	TX	77584
WILLIAMS DAVID A & ROBIN S	6930 HERON LN	PEARLAND	TX	77584
WILLIAMS PATRICIA A	6615 GRACE LN	PEARLAND	TX	77584
WILLIAMS TRAVIS W & CRYSTAL	4216 TAWAKON DR	PEARLAND	TX	77584
WILSON RICHARD L	16806 COUNTY ROAD 831	PEARLAND	TX	77584
WISEMAN RODGER & CHARLENE	6818 HERON LN	PEARLAND	TX	77584
WOOD JEREMY M & TRACY M	5408 BALMORHEA DR	PEARLAND	TX	77584
WOOD KENNETH D JR	16505 HERRIDGE RD	PEARLAND	TX	77584
ZUELKE MICHAEL A	3929 QUAIL RUN DR	PEARLAND	TX	77584



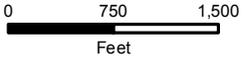
# City of Pearland Zoning Area 2

## Proposed Zoning

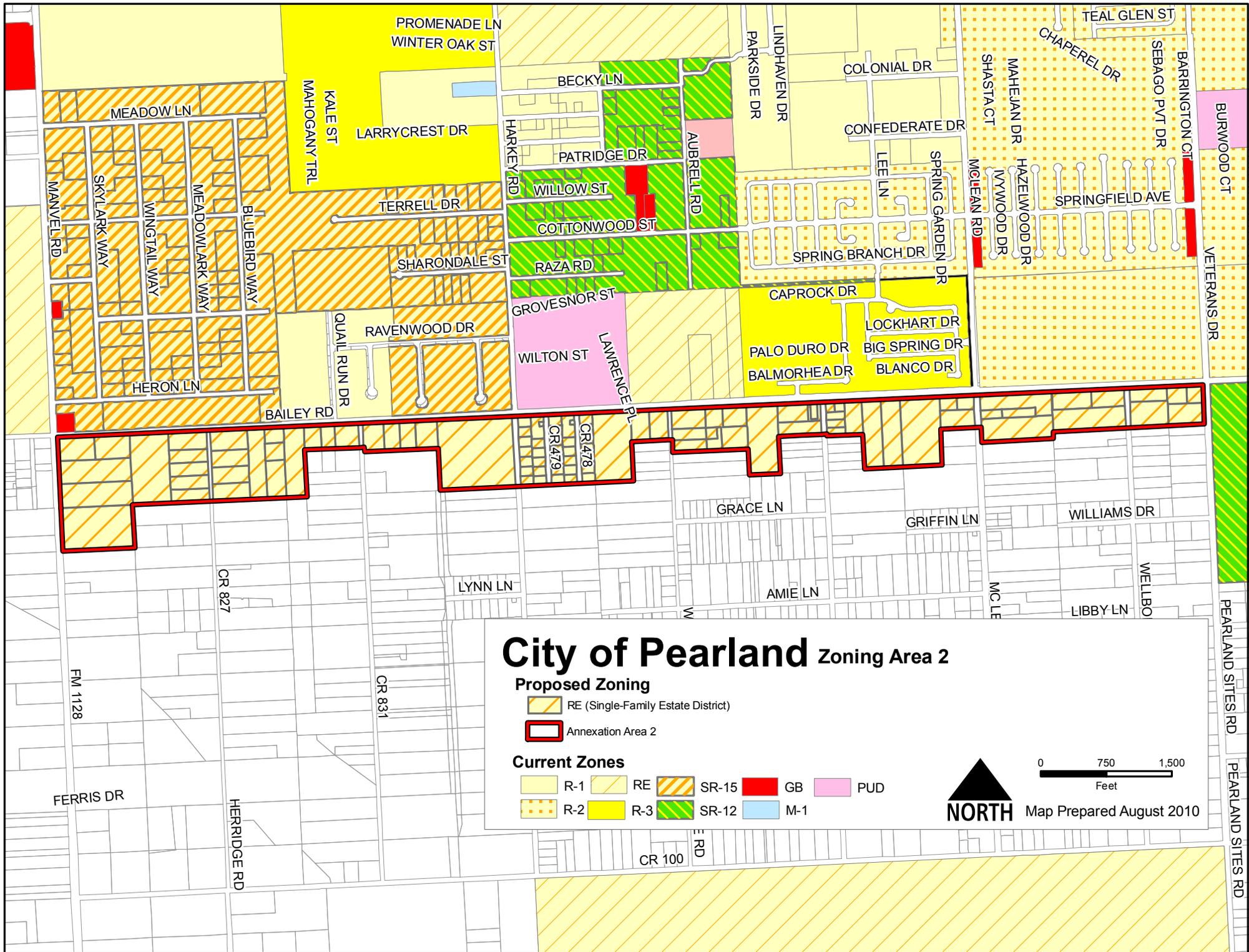
-  RE (Single-Family Estate District)
-  Annexation Area 2

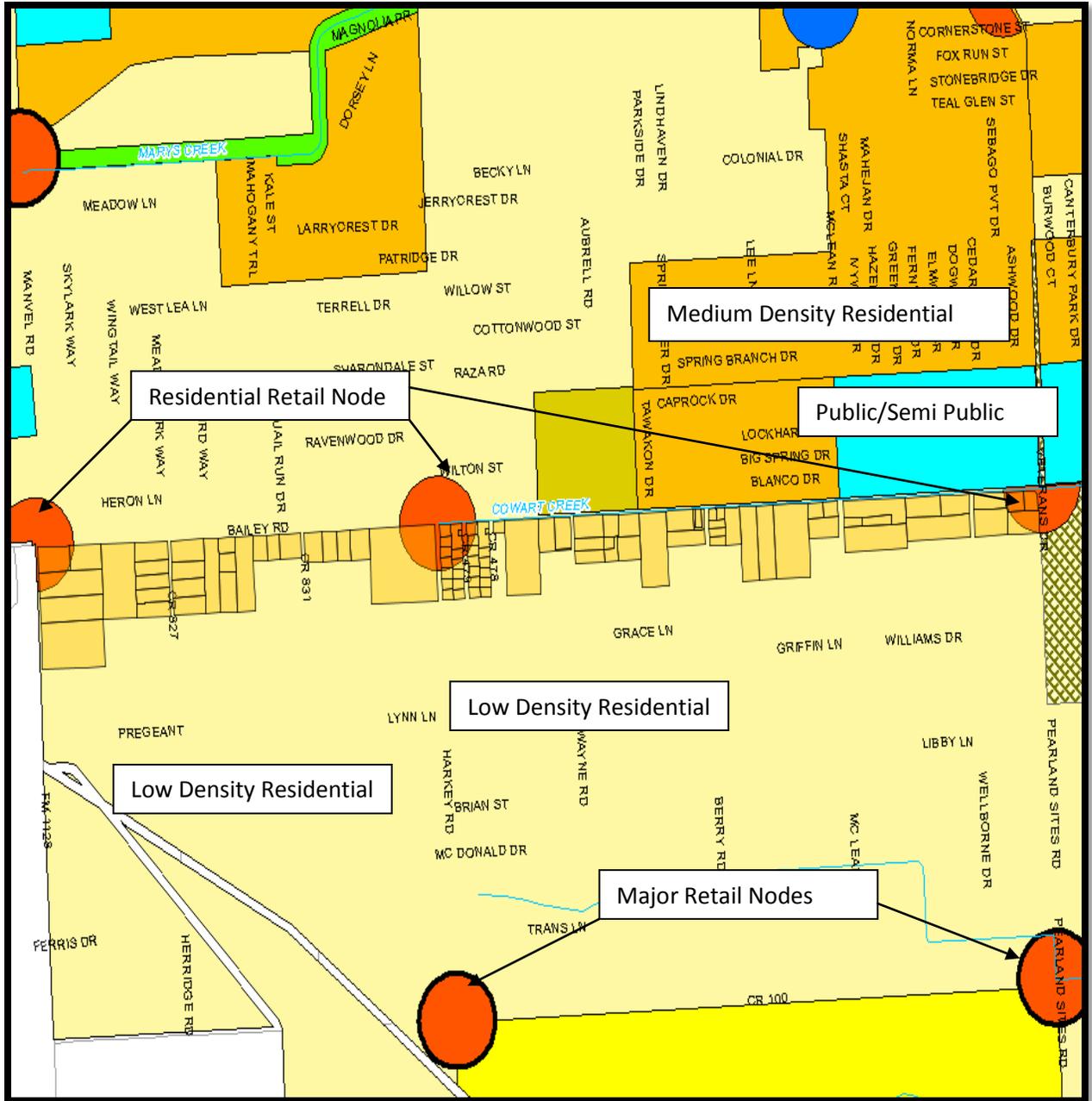
## Current Zones

-  R-1
-  RE
-  SR-15
-  GB
-  PUD
-  R-2
-  R-3
-  SR-12
-  M-1



Map Prepared August 2010





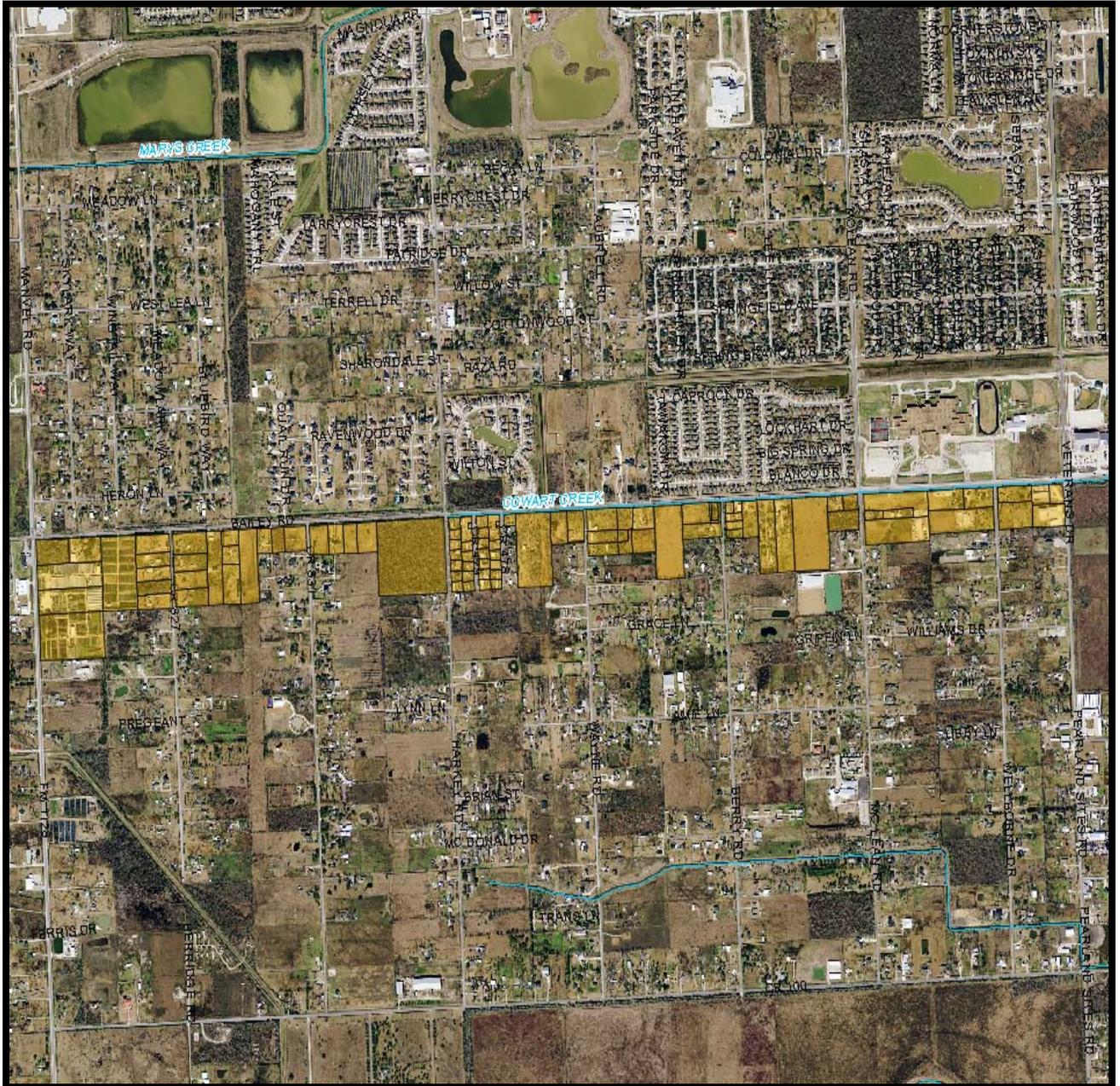
# FUTURE LAND USE MAP

## AREA 2



NORTH

Property generally located south of Bailey Road from FM 1128/Manvel to Veterans Road.



# AERIAL MAP AREA 2

↑  
NORTH

Property generally located south of Bailey Road from FM 1128/Manvel to Veterans Road.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 16, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. PURPOSE OF HEARING
  - Zone Change No. 2010-06Z**

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 3&4, on the following described property, on the following described property, to wit:

**General Location:** Generally located along Kingsley Drive south of Broadway Street and near the intersection of CR 59 and CR 48 and to the west up to Woodfin.

- III. APPLICATION INFORMATION AND CASE SUMMARY
  - A. STAFF REPORT/APPLICANT PRESENTATION
- 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.

# JOINT PUBLIC HEARING AGENDA ITEM MEETING OF AUGUST 16, 2010

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## Zone Designation No. 2010-06Z Annexation Area 3 & 4

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Areas 3 & 4, on the following described property, to wit:

**General Location:** Generally located along Kingsley Drive south of Broadway Street and near the intersection of CR 59 and CR 48 and to the west up to Woodfin.

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

Planning and Zoning Commission: August 16, 2010\*  
City Council for First Reading: September 13, 2010\*  
City Council for Second Reading: September 27, 2010\*

(\*dates subject to change if item is tabled)

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**SUMMARY:** The City of Pearland is considering Annexation of Areas 3&4 and has conducted the first Public Hearing on 08/02/2010. The second Public Hearing is being held on 08/16/2010 and the first reading of the Annexation Ordinance will occur on 09/13/2010. Subsequent to Annexation the City of Pearland proposes to zone the properties.

The City of Pearland is requesting approval of Single-Family Estate District (R-E) zoning for 307 acres within Areas 3 & 4 of the 2010 Annexation Plan. As the Capital Improvement Project (CIP) and Service Plans dictate, the City of Pearland is committed to providing infrastructure improvements such as roads, water & sewer and drainage for the subject areas. The existing condition of incompatible uses located in close proximity to each other will be exacerbated by unplanned growth. The adoption of Single-Family Estate District (R-E) zoning for Areas 3 & 4 will ensure that development will occur in collaboration with the

City of Pearland's infrastructure improvements.

The subject area has single-family residential uses, several commercial uses and vacant tracks of land. The majority of land is being used for single-family residences. According to a staff survey conducted in May 2010, indicated that this area contains fifty-three (53) single-family residences, two (2) single-family residences with commercial uses and ten (10) commercial uses and ten (10) vacant parcels. The commercial uses include equipment storage, parking, a gas & oil business, a warehouse, a fuel station, a commercial garage, a neighborhood icehouse, bar, restaurant, a new building under construction, a storage warehouse, a church, Steve Pruett Ranch and a junk yard.

The Single-Family Estate District (R-E) zoning will match the majority of uses within Annexation Areas 3&4 and conform to Comprehensive Plan.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	PUD and Single-Family Estate District (R-E)	Single-Family Residential (Southern Trails)*
East	PUD and Single-Family Estate District (R-E)	Single-Family Residential, Undeveloped Land and Agriculture*
South	City of Pearland ETJ	Mustang Bayou and Gravel Pits*
West	PUD, City of Pearland ETJ	Single-Family Residential, Undeveloped Land and Agriculture*

\* Note: These are the predominant uses, there may be other uses not listed.

**CONFORMANCE TO THROUGHFARE PLAN:** The Thoroughfare Plan designates CR 48 as a Major Thoroughfare to be widened to a 120-foot right of way and CR 59 as a Secondary Thoroughfare to be developed with a 100-foot right-of-way.

Currently, the existing CR 48 and CR 59 are not in conformance with the recommendations of the Thoroughfare Plan.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive Plan recommends "Low Density Residential" for the subject property. A typical lot of 8,800-22,500 square feet in size is considered appropriate in Low Density Residential Areas. The proposed Single-Family Estate District (R-E) zoning designation conforms to this land-

use designation. In addition, the Comprehensive Plan also designates the intersections of CR 48 & Broadway and CR 48 & CR 59 as being appropriate locations for retail/office nodes.

**AVAILABILITY OF UTILITIES:** The City's current Water Model and Master Plan has identified future projects that would provide additional service as the area grows. The Master Plan currently has identified a location for a future water treatment plant on the west side of Pearland, which would require the need for a future 20" and 30" transmission lines along Area 3 and Area 4.

However, the City of Pearland will provide a level of service consistent with other areas of the City with similar topography, land use and population density.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** For all new uses or development, the subject properties will have to satisfy the requirements of the current Unified Development Code (UDC). The established non-conforming buildings and uses will be allowed to continue, however any new development will be required to meet all of the standards within Unified Development Code (UDC).

**PUBLIC NOTIFICATION:** Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper.

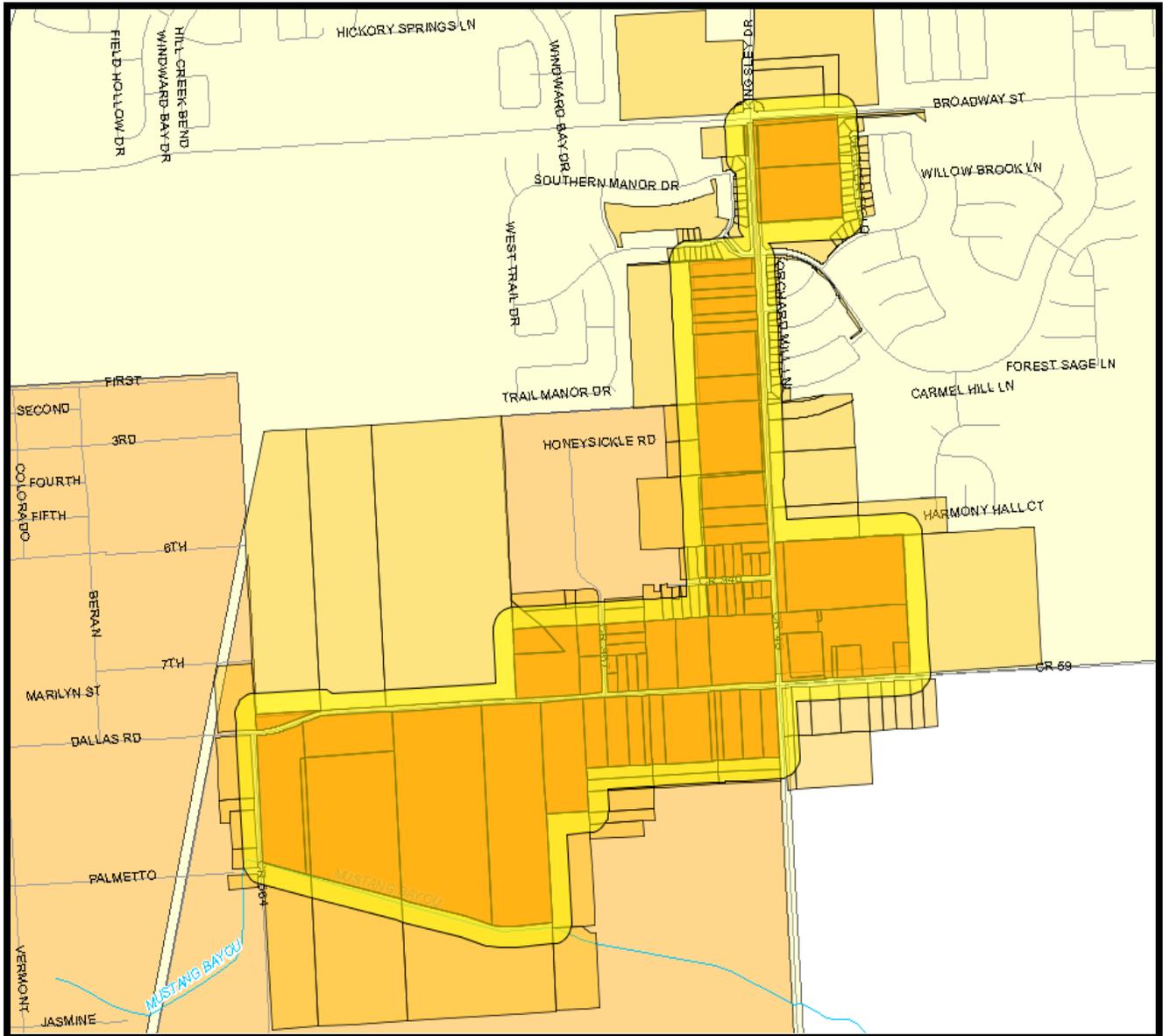
**OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST:** No opposition has been received for this Public Hearing, but opposition was received for the Annexation of Area 3&4.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed zoning of Single-Family Estate District (R-E) for Annexation Areas 3&4 for the following reasons:

1. Conformance to the Future Land Use Plan & Collaboration with infrastructure improvements.
2. Encourage planned growth in conformance with city standards including the Unified Development Code, and other city codes.

**SUPPORTING DOCUMENTS:**

- Abutter Map
- Abutters and Owners Area 3&4
- City of Pearland Zoning Area 3&4
- Future Land Use Map
- Aerial Map



## ABUTTER MAP AREAS 3 & 4

↑  
NORTH

LOCATED ALONG KINGSLEY DRIVE SOUTH OF BROADWAY STREET AND NEAR THE INTERSECTION OF CR 59 AND CR48 AND TO THE WEST UP TO WOODFIN

**Abutters and Owners  
Area 3&4**

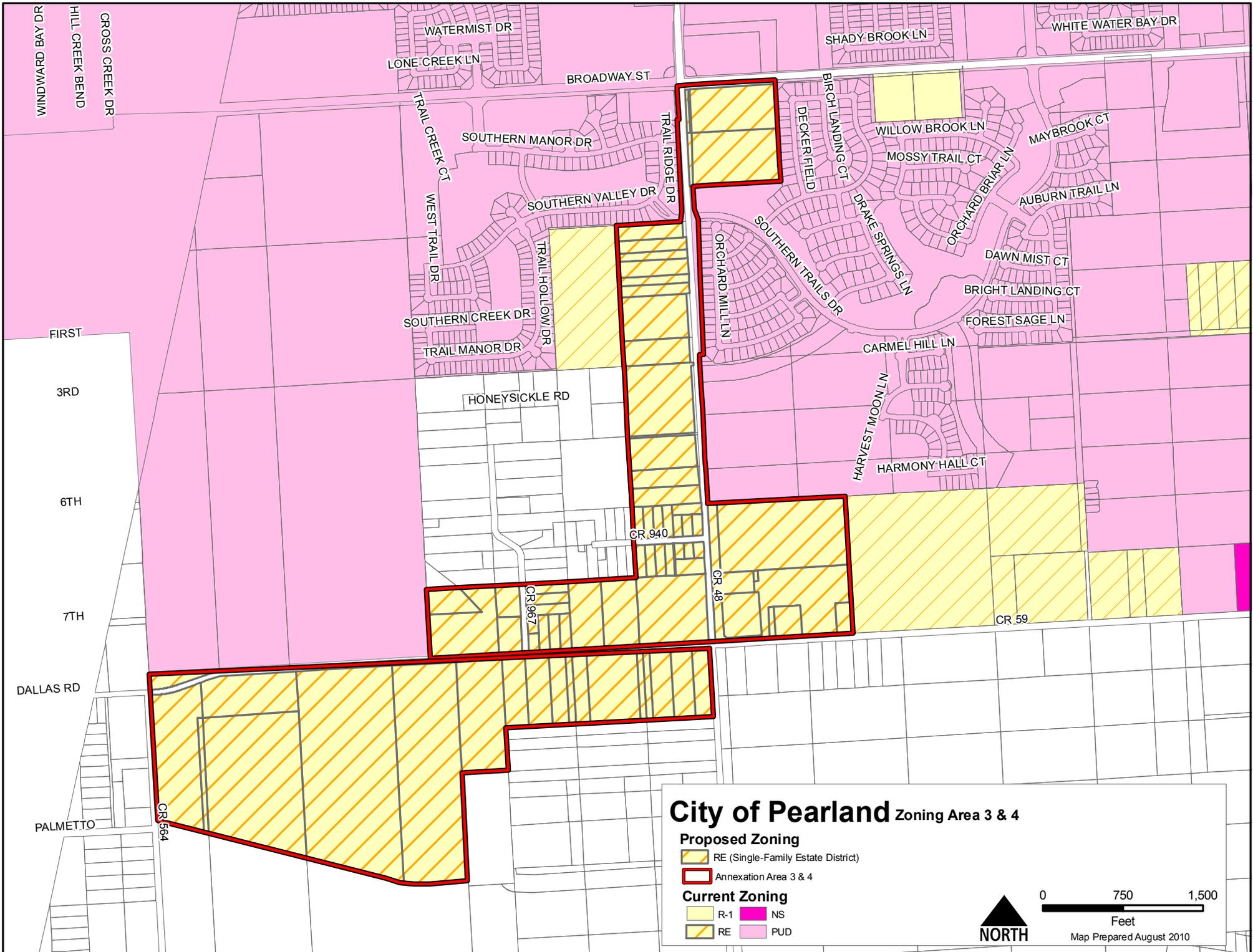
<b>Property Owner</b>	<b>Property Owner Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
2004 MUSTANG CREEK LTD	7676 WOODWAY DR	HOUSTON	TX	77063
ADAIR JIM & LINDA	3011 HONEYSICKLE ST	ROSHARON	TX	77583
ALVARADO JOSE & GUADALUPE	1139 WOODBRIDGE AVE	PEARLAND	TX	77584
ARMSTRONG JAMES DONALD	1440 COUNTY ROAD 59	ROSHARON	TX	77583
ASHTON HOUSTON RESIDENTIAL LLC	11375 S SAM HOUSTON PKWY W STE 100	HOUSTON	TX	77031
ATCHISON MARTIN V III & HEATHER M	12818 SOUTHERN VALLEY DR	PEARLAND	TX	77581
BALLIS BILLY T	382 LEONA LANE	BAY CITY	TX	77414
BEAMAN NED L	1422 COUNTY ROAD 59	ROSHARON	TX	77583
BELLOW LESTER JR & SHEILA H	3110 DECKER FIELD LN	PEARLAND	TX	77584
BELTWAY 23 LTD	5855 SOVEREIGN DR	HOUSTON	TX	77036
BERNARDO FROILAN A & LUCITA BRAZORIA COUNTY COURT HOUSE	1003 HUNTINGTON DR  451 N VELASCO SUITE 230 3200 SOUTHWEST FRWY STE	PEARLAND  ANGLETON	TX  TX	77584  77515
BRAZORIA COUNTY MUD #34	2600 3200 SOUTHWEST FRWY STE	HOUSTON	TX	77027
BRAZORIA COUNTY MUD #34	2600	HOUSTON	TX	77027
BROWN RAYMOND S	3007 1/2 HONEYSICKLE STREET	ROSHARON	TX	77583
BURT CHRISTOPHER C	3001 DECKER FIELD LANE	PEARLAND	TX	77584
BUSH LINDA DENISE	PO BOX 53	STOCKDALE	TX	78160
CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584
CANCINO JOSE L & MARGO	1515 COUNTY ROAD 59	ROSHARON	TX	77583
CANTU DANIEL & SILVIA R	1710 COUNTY ROAD 59	ROSHARON	TX	77583
CANTU GINA DEL RIO	1602 CR 59	ROSHARON	TX	77583
CANTU MARGARITO & MARIA	3004 HONEYSICKLE ST	ROSHARON	TX	77583
CANTU RAMON G & GINA D	3202 COUNTY ROAD 48	ROSHARON	TX	77583
CASTRO BLADIMIR & LAREIN A	1700 COUNTY ROAD 59	ROSHARON	TX	77583
CHAMBERS JAMES M JR	3107 HONEYSICKLE ST	ROSHARON	TX	77583
CHURCHILL JOHN	2406 COUNTY ROAD 48  11375 W SAM HOUSTON PARKWAY S STE 100	ROSHARON  HOUSTON	TX  TX	77583  77031
CL ASHTON WOODS LP	5524 PALM ROYALE	SUGARLAND	TX	77479
COLLINS RICKY				
DAO HOI DUY & VO GIAO-LINH THI	10 LANCELOT LN	CONROE	TX	77304
DEL RIO LENORA GUTIERREZ	PO BOX 481	FRESNO	TX	77545
DELGADO JUAN & MARIA	7112 SCHLEY ST	HOUSTON	TX	77087
DOWNING NICHOLAS & JENNIFER	12805 SOUTHERN VALLEY DRIVE	PEARLAND	TX	77584

DUBOSE ACQUISITION PARTNERS	14405 WALTERS RD	HOUSTON	TX	77014
EVANS ALLEN	1901 COUNTY ROAD 59	PEARLAND	TX	77584
FERNANDEZ ABELARDO	2810 LELIA ST	STAFFORD	TX	77477
FERRER FLORENCE & FERNANDO JR	1335 COUNTY ROAD 59	ROSHARON	TX	77583
FLORENDO JESUS BAUTISTA & JOSEPHINE	1335 CR 59 LOT 2	ROSHARON	TX	77583
GEORGE BENETTA & FLEMING G PANJIKKARAN	3111 TRAIL RIDGE DR	PEARLAND	TX	77581
GEORGE RONALD D & DONNA M VELA	2310 COUNTY ROAD 59	MANVEL	TX	77578
GMAC MODEL HOME FINANCE INC	6802 PARAGON PL STE 350	RICHMOND	VA	23230
GODINEZ REYNALDO D & SUSAN M	3109 DECKER FIELD LN	PEARLAND	TX	77584
GONZALES RAY & ADA	1519 COUNTY ROAD 59	ROSHARON	TX	77583
GONZALEZ JAIME & CAROLINA & ROBERTO S	13126 SYCAMORE HEIGHTS	HOUSTON	TX	77065
GONZALEZ JAIME & CAROLINA & ROBERTO S	13126 SYCAMORE HEIGHTS	HOUSTON	TX	77065
GREEN MARCUS NEAL & CHANDRA M	3008 DECKER FIELD LN	PEARLAND	TX	77584
GROUNDS CYNTHIA LYNN (RIVAS)	PO BOX 1289	FRESNO	TX	77545
GUERRA MARTIN & ILIANA	3011 HONEYSICKLE ST	ROSHARON	TX	77583
GUILLORY BERTINE	2940 COUNTY ROAD 48	ROSHARON	TX	77583
HABARI TRUST NO 2	2101 CRAWFORD ST	HOUSTON	TX	77002
HADDOCK CONSTRUCTION CO	P O BOX 1263	FRIENDSWOOD	TX	77549
HAMMACK CAROL	1434 COUNTY ROAD 59	ROSHARON	TX	77583
HARPER ERIC L & TERI L	3105 TRAIL RIDGE DR	PEARLAND	TX	77584
HEARN LOUIS & SHIRLEY	4142 COUNTY ROAD 48	ROSHARON	TX	77583
HOANG MINHCHAU	11305 PALM BAY ST	PEARLAND	TX	77584
IMPERIAL HOMES TEXAS LTD	10555 RICHMOND AVE	HOUSTON	TX	77042
JESSIE ADRIANNE J	12816 SOUTHERN VALLEY DR	PEARLAND	TX	77584
JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583
JOHNSON MARGARET C	1711 OLEANDER ST	ROSHARON	TX	77583
JOHNSON ROBERT D	1713 OLEANDER ST	ROSHARON	TX	77583
JOWERS BRIAN T	1618 OLEANDER ST	ROSHARON	TX	77583
KINGSLEY PARTNERS LP	1050 EAGLES LANDING PKWY STE 300	STOCKBRIDGE	GA	30281
KOSHY MATHEW	3106 ALEXANDROS CT	PEARLAND	TX	77584
LAM JOHN & SAWEE P	3320 COUNTY ROAD 48	ROSHARON	TX	77583
LANEY JOE R	2018 MUSTANG LN	ROSHARON	TX	77583
LE TRAM	12503 PEPPER CREEK	PEARLAND	TX	77584
LEE JENNIFER C	3107 DECKER FIELD LN	PEARLAND	TX	77584

LEONARD SCOTT P	12507 PEPPER CREEK LN	PEARLAND	TX	77584
LILLEY JUANITA	1714 OLEANDER	ROSHARON	TX	77583
LUPO CATHY LEE	2819 CR 48	ROSHARON	TX	77583
MANESS FERRIS M	PO BOX 482	FRESNO	TX	77545
MAYER CHRISTIAN H	1619 OLEANDER ST	ROSHARON	TX	77583
MCDONALD JOHN & TERRI	3101 DECKER FIELD LN	PEARLAND	TX	77584
MCMAHAN JOHN T	6 HUNTERS RIDGE CT	HOUSTON	TX	77024
MENDOZA LARRY & BRENDA J	2818 COUNTY ROAD 48	ROSHARON	TX	77583
MENIFEE HOWARD S	1507 COUNTY ROAD 59	ROSHARON	TX	77583
	8300 W AIRPORT BLVD APT			
MENIFEE SHANDRA ROCHELLE	1111	HOUSTON	TX	77071
MONGE SANTIAGO & TEJANO				
FRANK	6018 BROUSSARD	ARCOLA	TX	77583
MOORE WAYNE	925 CR 59	ROSHARON	TX	77583
NELSON JACK OR DAWN	1719 OLEANDER ST	ROSHARON	TX	77583
NELSON JACK THOMAS ESTATE	1719 OLEANDER	ROSHARON	TX	77583
NEPOMUCENO SERAFIN & LEISHA	2764 SPRUCE STREET	UNION	NJ	7083
NEWMARK HOMES LP	10455 BRIAR FOREST DR	HOUSTON	TX	77042
NEWMARK HOMES LP	10455 BRIAR FOREST DR	HOUSTON	TX	77042
NG JAYSON & MYLAN NGO &				
KIEM NGO	3108 DECKER FIELD LN	PEARLAND	TX	77584
NGO THONG	3105 DECKER FIELD LN	PEARLAND	TX	77584
NGUYEN DAT V & CYNDI M	3112 DECKER FIELD LN	PEARLAND	TX	77584
NGUYEN PHONG THUY &BANG				
VAN TRAN	4734 LINCOLNSHIRE RD	HOUSTON	TX	77048
NGUYEN PHONG THUY &BANG				
VAN TRAN	4734 LINCOLNSHIRE RD	HOUSTON	TX	77048
NGUYEN STEVEN PHI & HOA LE				
TANG	3109 TRAIL RIDGE DR	PEARLAND	TX	77584
NGUYEN TONY	12807 SOUTHERN VALLEY DR	PEARLAND	TX	77584
NGUYEN TUAN	4106 N WEBBER DR	PEARLAND	TX	77584
NGUYEN VIET LINH	11002 CORONA LN	HOUSTON	TX	77072
NTT FAMILY SUPPLEMENTAL				
NEEDS TRUST	13026 CRESCENT MANOR LN	HOUSTON	TX	77072
OLIVA EPIFANIO G	1503 COUNTY ROAD 59	ROSHARON	TX	77583
OLMOS REYNALDO	1727 OLEANDER	ROSHARON	TX	77583
PAUL PRINCY & SHAJAN U				
POULOSE	3107 TRAIL RIDGE DR	PEARLAND	TX	77584
PEARLAND 5948 LTD	1520 OLIVER ST	HOUSTON	TX	77007
PEARLAND INVESTMENTS LTD	PO BOX 95398	LAS VEGAS	NV	89193
PEDRAZA RAFAEL III	PO BOX 430	MANVEL	TX	77578
PEREZ JESSE & JANET SPRINGS	1622 OLEANDER ST	ROSHARON	TX	77583
PHAM TILLY TRANG	8001 S LOOP EAST 410	HOUSTON	TX	77012
PONDEROSA AT LONESOME PINE,	P O BOX 36069	HOUSTON	TX	77236

LLC

RAGER EARLINE	PO BOX 253	FRESNO	TX	77545
RIVAS KATHRYN	PO BOX 1254	FRESNO	TX	77545
SANCHEZ ANGEL	3608 COUNTY ROAD 564	ROSHARON	TX	77583
SCHILD MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583
SCR C20B DEVELOPMENT LP	4201 W BROADWAY	PEARLAND	TX	77584
SHADOW CREEK RANCH MAINTENANCE	% AMI	HOUSTON	TX	77040
SMART LENORAY & ROSALYN	3115 COUNTY ROAD 48	ROSHARON	TX	77583
SPRINT PIPELINE SERVICES LP	3511 COUNTY ROAD 564A	ROSHARON	TX	77583
STEVENS & PRUETT FOUNDATION FOR	PO BOX 100	FRESNO	TX	77545
STODDARD GROUP LTD	6505 W PARK BLVD	PLANO	TX	75093
SUPPATKUL TOMMY SUWAT & JURAIWAN	2750 COUNTY ROAD 48	ROSHARON	TX	77583
SUPPATKUL TOMMY SUWAT & JURAIWAN	2750 COUNTY ROAD 48	ROSHARON	TX	77583
TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584
TEP LARRY M & KELLEY	3338 COUNTY ROAD 48	ROSHARON	TX	77583
TEP SOK	3336 CR 48	ROSHARON	TX	77583
THAI CHINH V & LY K	12019 PALMETTO SHORE DR	HOUSTON	TX	77065
TIERRA GRANDE LLC	11411 GLADEWATER	PEARLAND	TX	77581
TORRES AMILCAR RENE & ROSA ORBELINA	3206 DRAGONWICK DR	HOUSTON	TX	77045
VARUGHESE THOTTINAL A & ANEETA	12801 SOUTHERN MANOR TRL	PEARLAND	TX	77584
VASQUEZ JOHN G & YOLANDA	2330 COUNTY ROAD 48	ROSHARON	TX	77583
VASQUEZ RUFINO	1702 OLEANDER ST	ROSHARON	TX	77583
VILLAZANA JOSE L	1631 COUNTY ROAD 59	ROSHARON	TX	77583
VU NGUYEN T & LUU T BUI	12814 SOUTHERN VALLEY DR	PEARLAND	TX	77584
WILLIAMS JARED & SHACARLA	3101 TRAIL RIDGE DR	PEARLAND	TX	77584
ZHENG ZHONG & SWEE TENG CHIN	3103 DECKER FIELD LN	PEARLAND	TX	77584



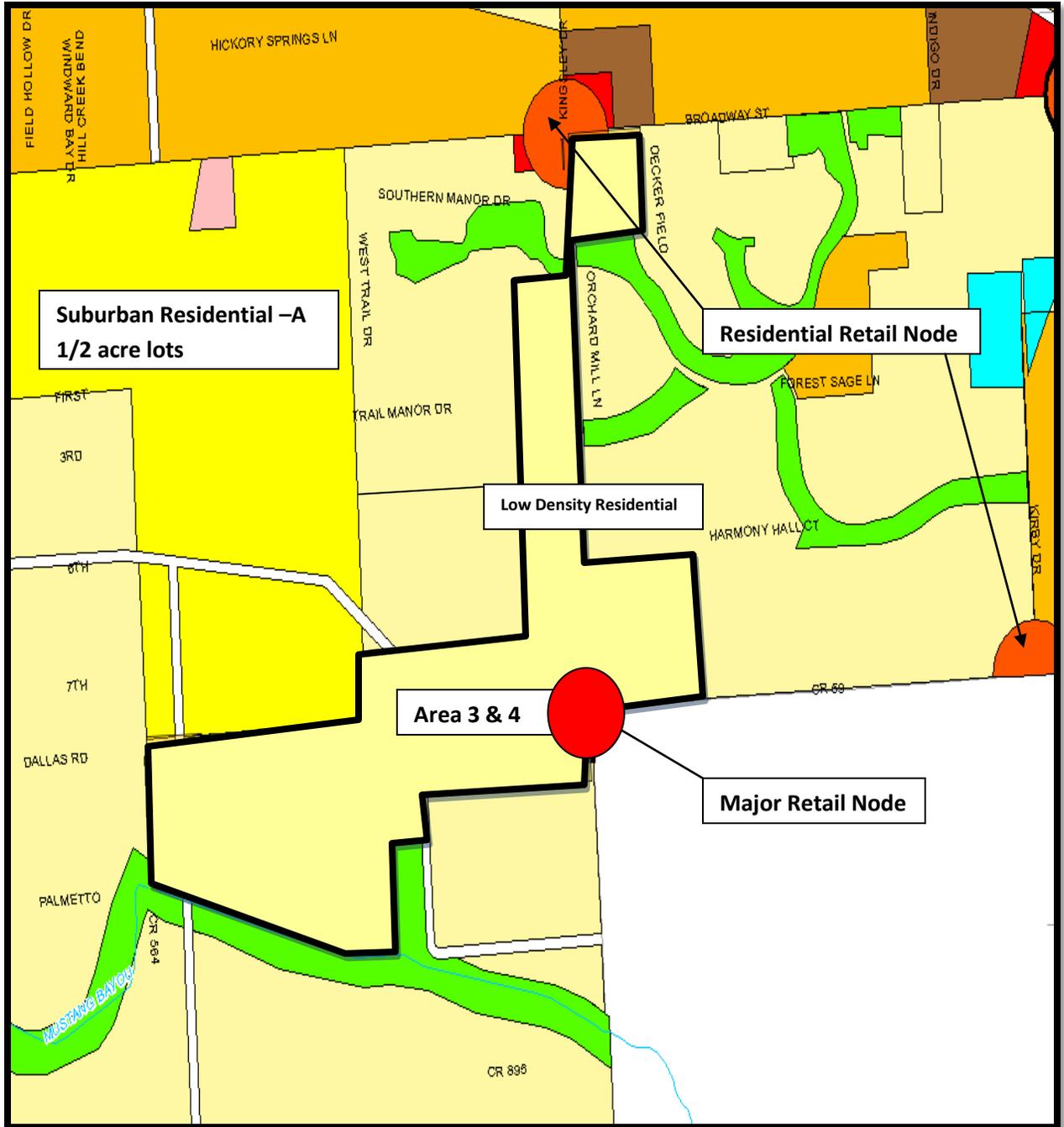
### City of Pearland Zoning Area 3 & 4

- Proposed Zoning**
-  RE (Single-Family Estate District)
  -  Annexation Area 3 & 4

- Current Zoning**
-  R-1
  -  PUD
  -  NS



Map Prepared August 2010



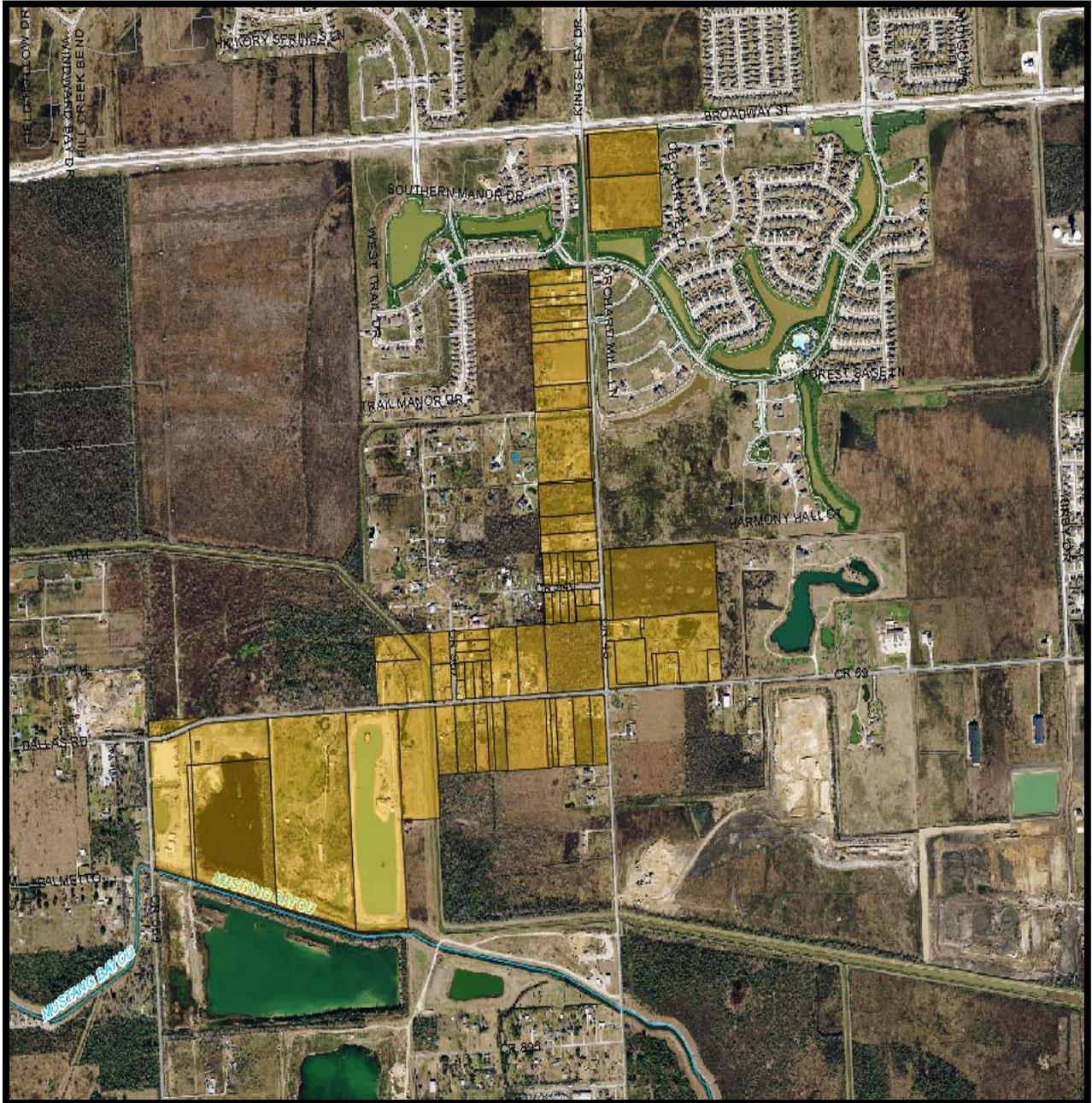
# FUTURE LAND USE MAP



## AREAS 3 & 4

NORTH

LOCATED ALONG KINGSLEY DRIVE SOUTH OF BROADWAY STREET AND NEAR THE INTERSECTION OF CR 59 AND CR48 AND TO THE WEST UP TO WOODFIN



## AERIAL MAP AREAS 3 & 4

↑  
NORTH

LOCATED ALONG KINGSLEY DRIVE SOUTH OF BROADWAY STREET AND NEAR THE INTERSECTION OF CR 59 AND CR48 AND TO THE WEST UP TO WOODFIN

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 16, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

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

**Conditional Use Permit No. CUP 2010-06**

A request of Jack McGuff Jr., applicant, on behalf of Brazoria Cardiology, owners of Pearland Heart Institute for a conditional use permit to allow an increase in height, being located in the General Business (GB) Zoning District, on the following described property

**Legal Description:** Approximately 3.101 Acre Tract of Land in the H.T. & B.R.R. CO. Survey, Abstract 309, Being Part of Lot 7 of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision, as recorded in Volume 2, Page 23, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas, Lot 1, 1 Block.

**General Location:** South side of Broadway, East of Ower Ln.

- III. APPLICATION INFORMATION AND CASE SUMMARY
  - A. STAFF REPORT
  - B. APPLICANT PRESENTATION
- IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST
- V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION
- 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.

# JOINT PUBLIC HEARING AGENDA ITEM MEETING OF AUGUST 16, 2010

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**General Location:** South side of Broadway, East of Ower Ln.

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

Planning and Zoning Commission: August 16, 2010\*  
City Council for First and Only Reading: August 23, 2010\*

(\*dates subject to change if item is tabled)

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**SUMMARY:** The Applicant is proposing a three story medical complex at the site. The property is zoned General Business (GB) and the proposed use is permitted.

The proposed three (3) story building will reach a total height of fifty feet (50'). The total building height restriction in the GB zoning district is forty five feet (45').

The applicant is seeking a Conditional Use Permit to allow an additional five feet (5') of building height. The additional height will allow for sufficient space between floors for mechanical work and allow for a parapet to screen roof mounted equipment.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	General Business (GB)	Commercial Strip Center
South	Single Family Residential-12 (SR-12)	Vacant
East	General Business (GB)	La Quinta Inn
West	General Business (GB)	Vacant

**CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC):** The subject property is currently zoned General Business (GB). The minimum lot size for the GB zoning district is 22,500 square feet, the minimum lot width is 150 feet, and the minimum lot depth is 125 feet. The subject property exceeds these minimum requirements, as the property is approximately 3 acres in size, 292 in width, and 430 in depth. The subject property is in conformance with the current Unified Development Code. The proposed use is permitted. The proposed height of the building requires approval of a Conditional Use Permit (CUP). The permitted height in the GB zones is forty five feet (45') and the applicant is seeking to build a fifty foot (50') tall structure. The site plan submitted meets all other Unified Development Code requirements except for the articulation requirements which will be dealt with through a variance with the Zoning Board of Adjustments.

**PLATTING STATUS:** The original plat for this property had been submitted to the city and then withdrawn. The plat has now been resubmitted and is in the process for approval.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive Plan recommends "General Business" for the subject property and the surrounding properties to the north, east, and west. The Comprehensive Plan further indicates that the appropriate zoning districts are "Neighborhood Service (NS), General Business (GB), and Office Professional (OP)." The current GB Zoning District conforms to the current Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property has frontage on Broadway, a major thoroughfare with a width of 120 feet. The street is planned to be widened in the future. No additional right of way is required. Ower Ln. will be improved by the applicant in order to meet current city standards. The subject property is in conformance to the current thoroughfare plan.

**AVAILABILITY OF UTILITIES:** The subject parcel is served by public water and sewer lines.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The applicant proposes to build on a vacant parcel on Broadway that is zoned for commercial use. The proposed use (Medical Clinic) is a permitted use within that zone. All properties surrounding the subject parcel, with the exception of the property directly south, are either built out with other commercial uses or zoned for commercial uses. The applicant will be required to provide a thirty foot (30') buffer with a vegetative screen or a twenty five foot (25') buffer with a masonry wall along the southern edge that borders the residential property.

The proposed development (medical clinic) will have driveway access off of Ower Ln. and will share the existing entrance with La Quinta off of Broadway. No additional driveways will be added on Broadway.

The applicant will be required to comply with all other requirements of the Unified Development Code.

The proposed development of a medical clinic at this site and the additional height will not have a negative impact on the surrounding area. The property to the south is zoned SR-12, that requires a 20 foot rear setback. Additionally, a 25 foot buffer would be required to the south along the residential zone, within the subject parcel. Although zoned SR-12, the Comprehensive Plan was updated recently to designate the southern parcel for Offices. So, it is highly unlikely that the parcel in the south will develop as residential.

**ADDITIONAL COMMENTS:** There are no additional comments from other departments.

**SITE PLAN CONSIDERATIONS:** A site plan was submitted with the conditional use permit. The project is in the preliminary stages of the site plan review process.

**PUBLIC NOTIFICATION:** Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

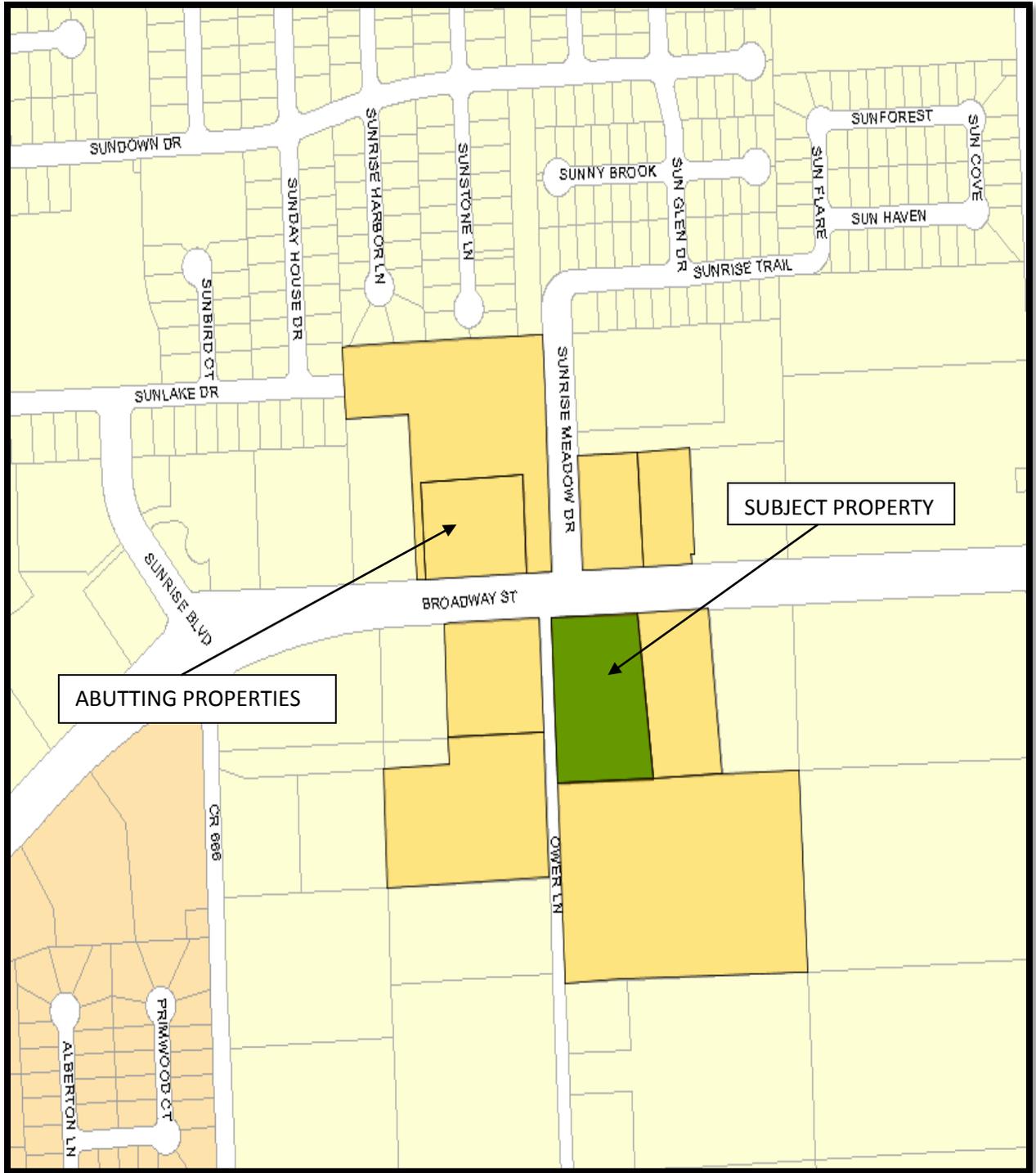
**OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST:** Staff has not received any comments either in opposition to or in support of the proposed zone change request.

**STAFF RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit No. 2010-06 as proposed by the applicant and owner for the following reasons:

1. The proposed use should not have any significant negative impact on the surrounding properties and developments.
2. The proposed use would be conforming to the comprehensive plan with an approved conditional use permit.
3. The proposed use would be conforming to the current Unified Development Code with an approved conditional use permit. The subject property is in conformance with the current Unified Development Code.
4. The proposed use is in line with the existing uses located near subject property due to the commercial nature of Broadway. The residential property to the south will be adequately screened.

**SUPPORTING DOCUMENTS:**

- Zone Change Application
- Vicinity Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Other Maps and Related Documents

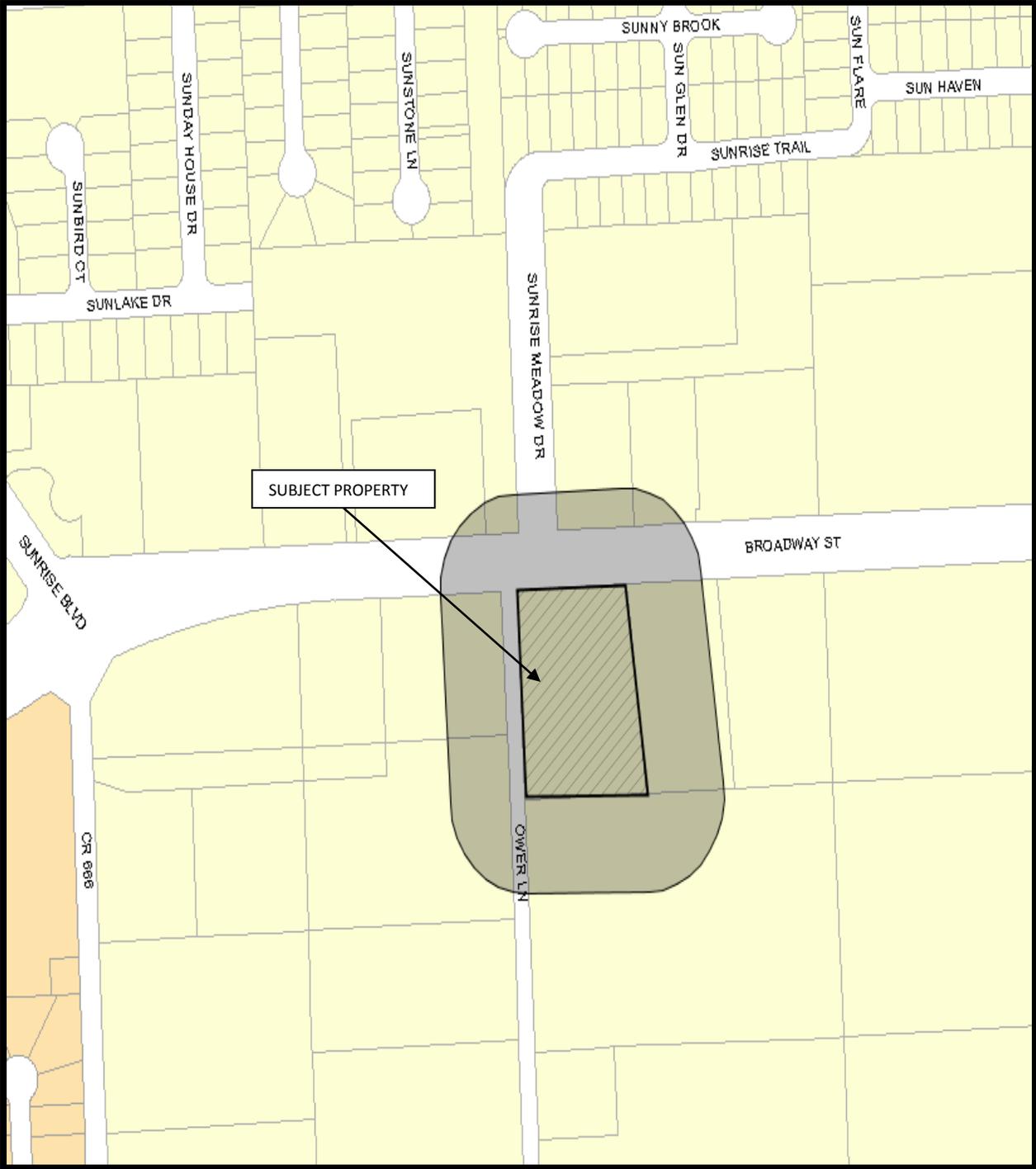


## VICINITY MAP



**CONDITIONAL USE PERMIT CUP 2010-06**  
**SOUTH SIDE OF BROADWAY EAST OF OWER LN.**

**NORTH**



**ABUTTER MAP**

**CONDITIONAL USE PERMIT CUP 2010-06**  
**SOUTH SIDE OF BROADWAY EAST OF OWER LN.**



**CUP 2010-06**

South of Broadway East of Ower Ln.

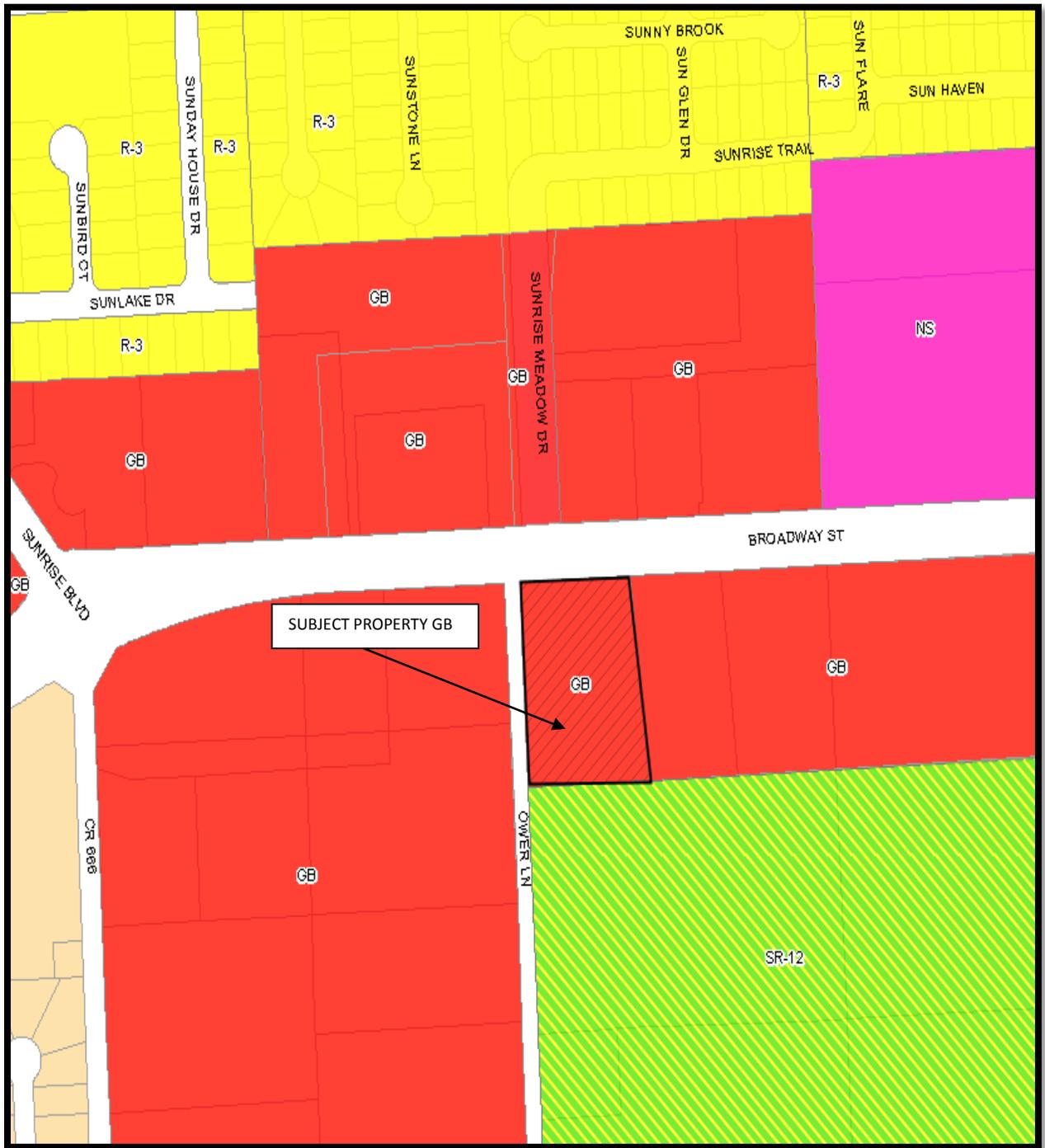
<b>Property Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
PEARLYEH INVESTMENT CO LTD	4708 BRAEBURN DRIVE	BELLAIRE	TX	77401
PEARLYEH INVESTMENT CO LTD	4708 BRAEBURN DRIVE	BELLAIRE	TX	77401
MAA HOSPITALITY INC	4140 LITTLE YORK	HOUSTON	TX	77093
PARMESAN FAMILY TRUSTS	4818 FAST FOX TRAIL	AUSTIN	TX	78746
SAL AND LOU LIMITED LIABILITY COA	9115 BROADWAY ST	PEARLAND	TX	77584
PEARLAND STAR 518 LP	416 76TH ST	HOUSTON	TX	77012
JSC FEDERAL CREDIT UNION	PO BOX 58346	HOUSTON	TX	77258

**Owner**

BRAZOSPORT CARDIOLOGY PA	215 OAK DR S STE L	LAKE JACKSON	TX	77566
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**Applicant**

JACK MCGUFF	5208 BROADWAY	PEARLAND	TX	77581
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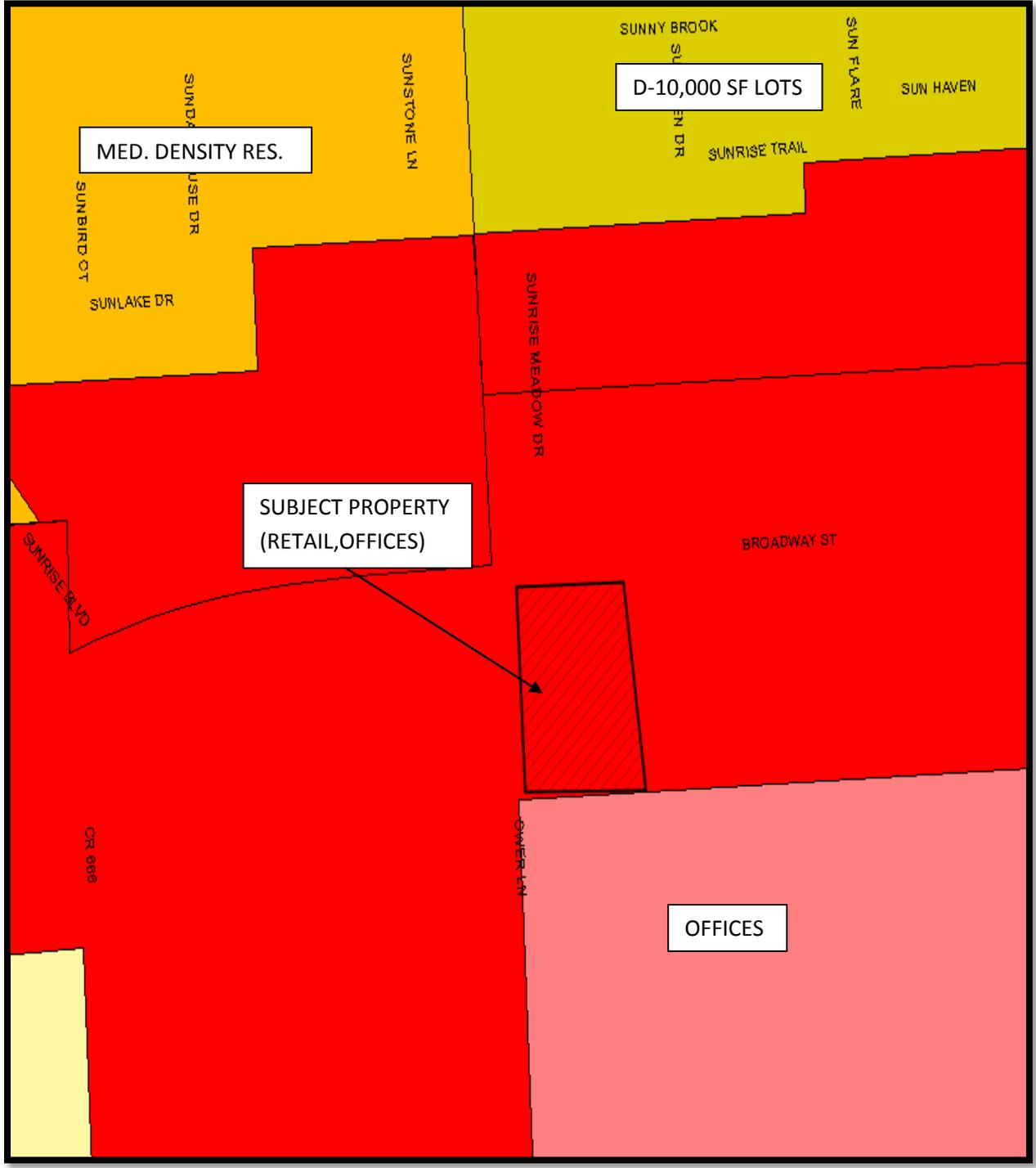


# ZONING MAP



**CONDITIONAL USE PERMIT CUP 2010-06**  
**SOUTH OF BROADWAY EAST OF OWER LN.**

**NORTH**



# FUTURE LAND USE MAP

CONDITIONAL USE PERMIT CUP 2010-06  
 SOUTH OF BROADWAY EAST OF OWER LN.





**AERIAL**



**CONDITIONAL USE PERMIT CUP 2010-06  
SOUTH OF BROADWAY EAST OF OWER LN.**

**NORTH**

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



# APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Conditional Use Permit Request for: ADDITIONAL BUILDING HEIGHT OF  
(list proposed use from the Table of Uses of the UDC)  
5'-0" , TO OVERALL HEIGHT OF 50'-0"

Current Zoning District: GENERAL BUSINESS (GB)

**Property Information:**

Address or General Location of Property: 3.1 ACRES, EAST OF OWEN DRIVE  
AND WEST OF LAQUINTA INN, ON SOUTH SIDE OF BROADWAY (FM 518)

Tax Account No. 26 417 6573

Subdivision: SURREAL GARDENS Lot: 1 Block: 1

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

**PROPERTY OWNER INFORMATION:**

NAME Brazosport Cardiology  
ADDRESS 215 Oak Dr. South Ste L  
CITY Lake Jackson STATE TX ZIP 77566  
PHONE (979) 297-5481  
FAX (979) 297-4924  
E-MAIL ADDRESS bc-sarah@3co.com

**APPLICANT/AGENT INFORMATION:**

NAME JACK MCGUIRE JR., A.I.A.  
ADDRESS 5208 BROADWAY # 208  
CITY PEARLAND STATE TX ZIP 77581  
PHONE (281) 485 5200  
FAX (281) 485 5219  
E-MAIL ADDRESS Joyce.mcj@sbcglobal.net

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

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

Owner's Signature: [Signature] Date: 7/7/10

Agent's/  
Applicant's Signature: [Signature] Date: 07/07/10

FEES PAID: <u>250.00</u>	DATE PAID: <u>7/12/10</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>253404</u>
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Cup 2010-06

PEARLAND HEART INSTITUTE  
Authorization for Agent to file application  
July 12, 2010

This letter will serve as authorization for Jack McGuff, Jr., A.I.A., Architect, to file the Conditional Use Permit application on behalf of the Pearland Heart Institute.

Pearland Heart Institute

A handwritten signature in cursive script, appearing to read "Scott Law", written over a horizontal line.

by:

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, SCOTT L. HARRIS, NABIL BARADHI AND ALPESH SHAH, OWNERS OF THE PROPERTY SHOWN IN THE MAIN AND ONE OF "PEARLAND HEART INSTITUTE" HAVE HEREBY MADE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINE, LOTS, BLOCKS AND CALCULATED SQUARE FEET, AND DO HEREBY DEDICATE TO THE PUBLIC FOR ENJOYMENT, AND DO HEREBY MAKE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT INDICATED, OR OCCASIONED BY THE ALTERATION OF THE CORNER, OF SAID PROPERTY, TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO MAINTAIN AND FOREVER EXTEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT TO ALL MATTERS OF RECORD.

WITNESSES MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

BY: SCOTT L. HARRIS, M.A., F.A.C.S., PRESIDENT  
NABIL BARADHI, M.A., F.A.C.S., VICE PRESIDENT/SECRETARY  
ALPESH SHAH, M.A., F.A.C.S., FISCAL OFFICER/PARTNER

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT L. HARRIS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY,  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NABIL BARADHI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY,  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALPESH SHAH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY,  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF

WE, COMPASS BANK, ACTING BY AND THROUGH COUNTY METROLOGICAL CITY PRESIDENT AND PRESIDENT OF A LIAISON BETWEEN THE ABOVE DESCRIBED PROPERTY, DO HEREBY IN ALL HEREBY COMPLY COMPASS BANK, IS THE PRESENT OWNER OF SAID LOTS AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART THEREOF.

WITNESSES MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

BY:

STATE OF TEXAS  
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CORIN WESTBROOK, OF COMPASS BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID BANK.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF SURVEY**

I, MICHAEL S. WELSH, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SURVEYING IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTH (5/8) INCH AND A LENGTH OF TWO (2) FEET UNLESS OTHERWISE NOTED.

MICHAEL S. WELSH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4821

**NOTES:**

- 1. PROJECT BENCHMARK: MARLBORO SPIC AT THE POWER POLE ALONG THE NORTH RIGHT OF WAY LINE OF F.A.S.H.E. (BROWNSVILLE) ELEV. = 84.42 NOV 1929, 1997 ADJUSTMENT AS PROVIDED BY DODM ENGINEERING & SURVEYING.
- 2. PROJECT TIE: TIE IS A POINT AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL AT THE SOUTH SIDE OF F.A.S.H.E. AND WEST SIDE OF THE 40-FOOT PLATTED ROAD. ELEV. = 54.81 NOV 1929, 1997 ADJUSTMENT.
- 3. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 14D ZONE 23.
- 4. ACCORDING TO F.I.M. COMPANY-PANEL NUMBER 485330001 L EFFECTIVE DATE: SEPTEMBER 22, 1999, THE SUBJECT TRACT LIES IN ZONE "X".
- 5. A SIX (6) FOOT WIDE SIDEWALK IS REQUIRED TO BE CONSTRUCTED ALONG WEST BOUNDARY AT THE TIME OF DEVELOPMENT.
- 6. A FOUR (4) FOOT WIDE SIDEWALK IS REQUIRED TO BE CONSTRUCTED ALONG OTHER ROAD AT THE TIME OF DEVELOPMENT.
- 7. MUTUAL ACCESS IS HEREBY GRANTED UPON APPROVAL OF THE CITY OF PEARLAND TO ALL ADJOINING TRACTS AND LOTS.

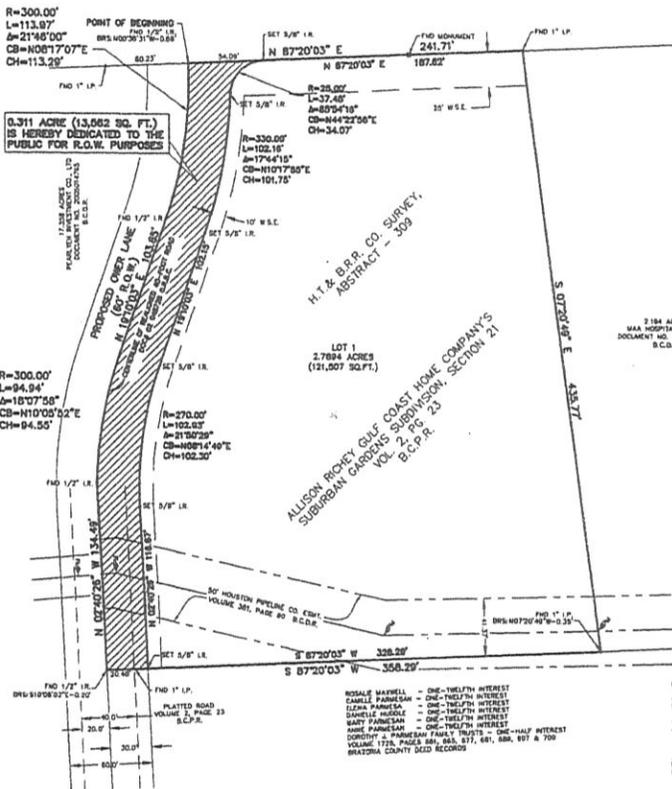
PEARLAND STAR 218  
DOCUMENT NO. 20080348  
S. C. R.

FEDERAL CREDIT UNION PEARLAND  
DOCUMENT NO. 20080348  
BRAZORIA COUNTY OFFICIAL RECORDS

FM 518  
120' R.O.W.

**LEGEND**

- B.C.D.R. BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
- B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
- FND FOUND
- LP IRON PIPE
- IRN IRON ROD
- R.O.W. RIGHT OF WAY
- PM PIPELINE MARKER



STATE OF TEXAS  
COUNTY OF BRAZORIA

METS AND BOUNDARY DESCRIPTION OF A 3.101 acre tract in the H. T. & B. R. Co. Survey Abstract No. 309 in Brazoria County, Texas. Said 3.101 acre tract being a part of Lot 7 of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision, Section 23 according to the Plat recorded in Volume 2, Page 23 in the Brazoria County Plat Records. Said 3.101 acre tract being also a part of a 2.402 acre tract described in Volume 1881, Page 01 of the Deed Records of Brazoria County and is more particularly described by metes and bounds as follows:

BEING OF A POINT IN THE NORTHEAST CORNER OF THE TRACT DESCRIBED TRACT FROM WHICH A 1/2-INCH IRON ROD BEARS NORTH 07°20'31\"/>

THENCE, NORTH 07°20'31\"/>

THENCE, SOUTH 07°20'48\"/>

THENCE, SOUTH 87°20'07\"/>

THENCE, NORTH 02°40'28\"/>

THENCE, NORTH 19°10'31\"/>

THENCE, CONTINUING ALONG THE CENTERLINE OF THE SAID ADJACENT 40-FOOT ROAD FOR A DISTANCE OF 103.85 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A 60-FOOT TANGENT CURVE TO THE LEFT.

THENCE, CONTINUING ALONG THE CENTERLINE OF THE SAID ADJACENT 40-FOOT ROAD AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 182°20'31\"/>

**MINOR SUBDIVISION PLAT OF  
PEARLAND HEART INSTITUTE**

A SUBDIVISION OF 3.101 ACRES IN THE H.T. & B.R. CO. SURVEY, ABSTRACT 309, BEING A PART OF LOT 7 OF THE ALLISON RICHEY GULF COAST HOME COMPANY'S SUBURBAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 23, BRAZORIA COUNTY PLAT RECORDS, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

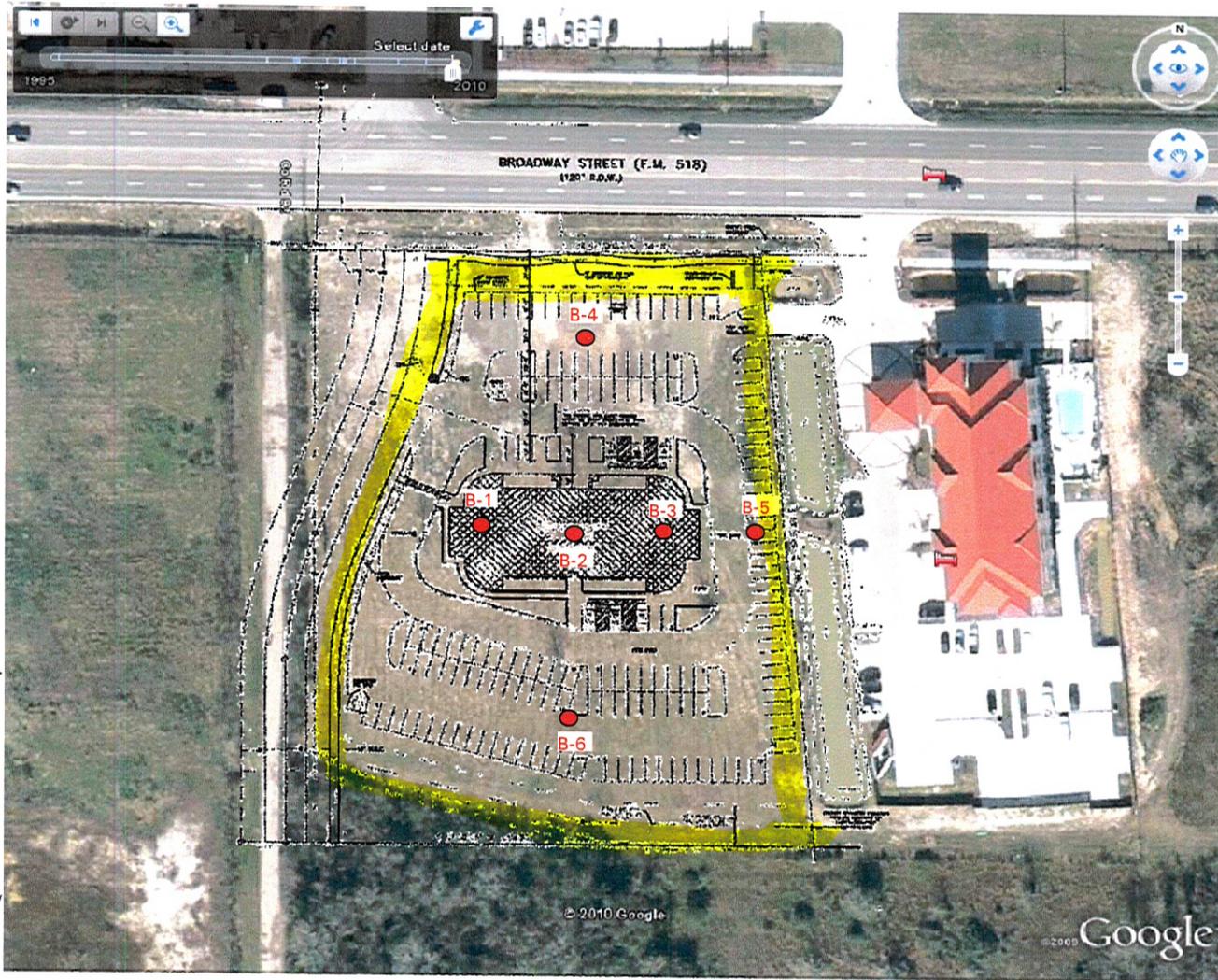
1 LOT, 1 BLOCK

DECEMBER 2009

OWNERS:  
SCOTT L. HARRIS  
NABIL BARADHI  
ALPESH SHAH  
215 OAK DRIVE SOUTH, SUITE L  
JACKSON, TEXAS 77066  
PH. (978) 297-5481

ENGINEER:  
LENTZ ENGINEERING LC  
4700 BELLAME BLVD, SUITE 200  
BELLAME, TX 77401  
(713) 428-2000  
CONTACT: JAMES D. AGEN

SURVEYOR:  
THE WILSON SURVEY GROUP  
PROFESSIONAL LAND SURVEYORS  
2008 S. BROADWAY - PEARLAND, TEXAS 77656  
(937) 486-2991 FAX (937) 486-2998  
CONTACT: CHRIS L. HENDRICK



# MCGUFF ARCHITECTS

5208 BROADWAY #208  
PEARLAND, TEXAS 77581

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PEARLAND HEART INSTITUTE  
Request for Conditional Use Permit  
July 12, 2010

City of Pearland  
Zoning Board of Adjustment  
Letter of Intent

This request is for a Conditional Use Permit in reference to the Unified Development Code, Section 2.4.4.4 General Business District (d) Height Restrictions.

The Pearland Heart Institute is a proposed medical facility, 32,000 square foot three story building design, one hundred fifty feet in length and **fifty feet (50') in height**. The conditional use permit request is for an afftional 5'-0" in height over the UDC limit of forty five feet (45').

The additional height allows sufficient space between floors for structural components and mechanical equipment.

Respectfully submitted.  
**MCGUFF ARCHITECTS**  
Jack McGuff, Jr., A.I.A.



A handwritten signature in black ink, appearing to read "Jack McGuff, Jr.", written over the right side of the professional seal.



FEE \$72.42		<b>TAX CERTIFICATE</b>		REMIT CERT FEE TO:	
		DATA TRACE		DATATRACE	
		15020 W. SAM HOUSTON PKWY N. SUITE 400		P.O. BOX 848244	
		HOUSTON, TX 77064		DALLAS, TX 75284	
		PHONE (281)890-0381 FAX (281)890-2114			
CUST: FIRST AMERICAN TITLE CO, LLC		BRANCH: 1978 HOW LEACH PEARLAND-199		DATE: 03/22/2010	
ORDER: 1304997	CLOSER:	ORDER TYPE: A	SUBTYPE: R		

CAD ACCOUNT NUMBER SUMMARY

0309-0008-110
---------------

SUMMARY OF ALL ACCOUNT(S)

	SUMMARY OF CURRENT YEAR		SUMMARY OF ALL TAXES DUE	
	TAX YEAR	BASE TAX	DUE 03/10	DUE 04/10
BRAZORIA CORRELATED ENTI	2009	2,878.20	0.00	0.00
CITY OF PEARLAND	2009	4,408.22	0.00	0.00
ISD - PEARLAND	2009	9,583.50	0.00	0.00
BC DRAINAGE DIST #4	2009	971.21	0.00	0.00
BC MUD 17/PAY TO ASSMTS	2009	4,051.08	0.00	0.00
<b>TOTAL TAX</b>		<b>21,892.21</b>	<b>0.00</b>	<b>0.00</b>

COMMENTS CAUTION READ BEFORE CLOSING	
BRAZORIA CORRELATED ENTI	- RATE INCLUDES COUNTY (323288) ROAD BRIDGE (0300) MOSQUITO DISTRICT (00800) ROAD BRIDGE SPECIAL (05) EXEMPTS: HS-20%; OGS-100,000; DIS-100,000
CITY OF PEARLAND	- EXEMPTS: HS-0; OGS-40,000; DIS-40,000
ISD - PEARLAND	- EXEMPTS: HS-15,000; OVRGS-13,800; DIS-10,000
BC DRAINAGE DIST #4	- EXEMPTS: HS-20%; OGS-75,000; DIS-75,000
BC MUD 17/PAY TO ASSMTS OF	- BONDS APPROVED & BONDS ISSUED: 0
	- BONDS APPROVED: 00,000,000 BONDS ISSUED: 14,285,000
	HS: 0; OGS: 0; DIS: 0

CAD#	0309-0008-110	CPL DR#	GSC M17 SPL
DESC	ADDS N T & B R R. TRACT 7A, ACRES 3.19 ABS7/SUB ID A0309		F80/50W
ACREAGE	3.190		
SITUS	FM #18 CPL	DEED	04-072130
MAIL	215 OAK OR 5 STE L LAKE JACKSON TX 77568-5818		
ASSESSED OWNER(S)	BRAZOSPORT CARDIOLOGY PA		2009 ASSESSED VALUES
		LAND	675,150
		IMPROVEMENT	0
		TOTAL VALUE	675,150
ASSESSED AS LAND ONLY			

TAX ENTITY INFORMATION

BRAZORIA CORRELATED ENTITIES	PAYMENTS AS OF			03/01/2010
111 E. LOCUST SUITE 300 ARGLETON, TX 77016-4692	ON FAX RATE			0.428200
PHONE 281-758-1320	WHO EXEMPT			2,878.20
EXEMPTIONS NONE	TR	BASE TAX	BASE DUE	DUE 03/10
	00	2,878.20	0.00	0.00
	SUBTOTAL	2,878.20	0.00	0.00

<b>TAX CERTIFICATE</b>		<b>REMIT CERT FEE TO:</b>
<b>DATA TRACE</b>		<b>DATATRACE</b>
10830 W. SAM HOUSTON PKWY N. SUITE 400		<b>P.O. BOX 843244</b>
HOUSTON, TX. 77064		<b>DALLAS, TX 75284</b>
PHONE (281)890-0081 FAX (281)890-2114		
<b>CUST: FIRST AMERICAN TITLE CO.,LLC</b>	<b>BRANCH: 1875 HOU LEACH-PEARLAND-109</b>	
<b>ORDER: 1304896</b>	<b>CLOSER:</b>	<b>DATE: 03/22/2010</b>
	<b>ORDER TYPE: A</b>	<b>SUBTYPE: R</b>

<b>CITY OF PEARLAND</b>		<b>PAYMENTS AS OF</b>		<b>03/01/2010</b>
<b>COLLECTED BY COUNTY</b>		<b>09 TAX RATE</b>		<b>0.6526000</b>
<b>PHONE 281-756-1320</b>		<b>WHO EXEMPT</b>		<b>4,406.22</b>
<b>EXEMPTIONS NONE</b>	<b>YR</b>	<b>BASE TAX</b>	<b>BASE DUE</b>	<b>DUE 03/10</b>
	<b>09</b>	<b>4,406.22</b>	<b>0.00</b>	<b>DUE 04/10</b>
				<b>PAID ***</b>
	<b>SUBTOTAL</b>	<b>4,406.22</b>	<b>0.00</b>	<b>0.00</b>

<b>ISD - PEARLAND</b>		<b>PAYMENTS AS OF</b>		<b>03/01/2010</b>
<b>COLLECTED BY COUNTY</b>		<b>09 TAX RATE</b>		<b>1.4104000</b>
<b>PHONE 281-756-1320</b>		<b>WHO EXEMPT</b>		<b>9,583.50</b>
<b>EXEMPTIONS NONE</b>	<b>YR</b>	<b>BASE TAX</b>	<b>BASE DUE</b>	<b>DUE 03/10</b>
	<b>09</b>	<b>9,583.50</b>	<b>0.00</b>	<b>DUE 04/10</b>
				<b>PAID ***</b>
	<b>SUBTOTAL</b>	<b>9,583.50</b>	<b>0.00</b>	<b>0.00</b>

<b>BC DRAINAGE DIST #4</b>		<b>PAYMENTS AS OF</b>		<b>03/01/2010</b>
<b>COLLECTED BY COUNTY</b>		<b>09 TAX RATE</b>		<b>0.1438450</b>
<b>PHONE 281-756-1320</b>		<b>WHO EXEMPT</b>		<b>971.21</b>
<b>EXEMPTIONS NONE</b>	<b>YR</b>	<b>BASE TAX</b>	<b>BASE DUE</b>	<b>DUE 03/10</b>
	<b>09</b>	<b>971.21</b>	<b>0.00</b>	<b>DUE 04/10</b>
				<b>PAID ***</b>
	<b>SUBTOTAL</b>	<b>971.21</b>	<b>0.00</b>	<b>0.00</b>

<b>BC MUD TOPAY FOR ASSESSMENTS OF GW</b>		<b>PAYMENTS AS OF</b>		<b>03/04/2010</b>
<b>BOX 1368 FRIENDSWOOD, TX 77548 REF ACCT # BELOW NEW</b>		<b>09 TAX RATE</b>		<b>0.6000000</b>
<b>PHONE 281-482-0218</b>		<b>WHO EXEMPT</b>		<b>4,051.08</b>
<b>EXEMPTIONS UNAVAILABLE</b>	<b>YR</b>	<b>BASE TAX</b>	<b>BASE DUE</b>	<b>DUE 03/10</b>
<b>ACA 0403090000110</b>	<b>09</b>	<b>4,051.08</b>	<b>0.00</b>	<b>DUE 04/2010</b>
				<b>PAID ***</b>
	<b>SUBTOTAL</b>	<b>4,051.08</b>	<b>0.00</b>	<b>0.00</b>

**CERTIFICATION, CONDITIONS AND EXCLUSIONS**

THIS CERTIFIES THAT ALL AD VALOR TAXES APPLICABLE TO THE ABOVE REFERENCED PROPERTY HAVE BEEN CHECKED AND FOUND TO HAVE THE STATUS INDICATED

1. THIS CERTIFICATION DOES NOT COVER ANY CHANGES MADE TO THE TAX ROLL OR RECORDS AFTER THE PAYMENT AS OF DATES LISTED ABOVE.
2. THIS DOCUMENT DOES NOT CONSTITUTE AN EXEMPT OR CERTIFICATION OF AGRICULTURAL, PRODUCTIVE AND NON-PRODUCTIVE TAXES, LEASES, FEDERAL PROPERTY TAXES OR OTHER NON-AD VALOR TAXES SUCH AS PAYMENT LINES, STAND BY CHARGES OR WASTEWATER AGREEMENTS. THESE FEES MAY BE INCLUDED FOR CONVENIENCE PURPOSES ONLY.
3. THIS CERTIFICATE IS NOT TRANSFERABLE AND IS ENFORCEABLE ONLY BY THE PARTY TO WHOM IT HAS BEEN ISSUED.

**PRINTED BY FRUSDA**

<b>NOA CERTIFICATE</b> <b>DATA TRACE</b> 10820 W. SAM HOUSTON PKWY N SUITE 400 HOUSTON, TX. 77064 PHONE (281)890-0081 FAX (281)890-2114		<b>RENT CERT FEE TO:</b> <b>DATATRACE</b> P.O. BOX 848244 DALLAS, TX 75284
CUST: FIRST AMERICAN TITLE CO, LLC ORDER: 1304856      CLOSER:		BRANCH: 1975 HOU LEACH-PEARLAND-109 ORDER TYPE: A      SUBTYPE: R      DATE: 03/23/2010

SELLER      BRAZOSPORT CARDIOLOGY PA  
 BUYER      BRAZOSPORT CARDIOLOGY PA  
 COUNTY      BRAZOS  
 SUBD NAME / BLK ADJ09 HT & B RR  
 NO NOA FOUND FOR ADJ09 HT & B RR

\*\*\* OUR RESEARCH DOES NOT INDICATE THE EXISTENCE OF AN \*\*\*  
 \*\*\* NOA. PLEASE VERIFY WITH YOUR TITLE REPORT. IF AN \*\*\*  
 \*\*\* NOA IS KNOWN, PLEASE CONTACT DATA TRACE \*\*\*  
 SUMMARY OF ACCOUNT 0028-0008-110

DESC      A0309 HT & B RR TRACT PA, ACRES 3 10 A3ST/SUB ID A0309  
 SITUS      FM 51R CPL

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 16, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

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

**Zone Change No. 2010-03Z**

A request of Crown Warehouse Service Inc, applicant and owner, for approval of a zone change from Botanical Landscape Design Planned Development (PD) Zoning District to General Business (GB) Zoning District, on the following described property

**Legal Description:** Approximately 3.0 Acre Tract of land out of a 10 Acre Tract, a residue of D. H, Stripling 12.000 Acre Tract recorded Volume 868, Page 239 of the Brazoria County Deed Records. All being part of the South 99 Acres of the H.T. & B. R. R. Co. Survey, Sec. 7, A-219 as recorded in Volume 595, Page 63 of the Deed of Records of Brazoria County, Texas

**General Location:** 6301 Broadway Street

- III. APPLICATION INFORMATION AND CASE SUMMARY
  - A. STAFF REPORT
  - B. APPLICANT PRESENTATION
- IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST
- V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION
- 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.

# JOINT PUBLIC HEARING AGENDA ITEM MEETING OF AUGUST 16, 2010

---

## Zone Change No. 2010-03Z

A request of Crown Warehouse Service Inc, applicant and owner, for approval of a zone change from Botanical Landscape Design Planned Development (PD) Zoning District to General Business (GB) Zoning District, on the following described property

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**General Location:** 6301 Broadway Street

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

Planning and Zoning Commission: August 16, 2010\*

City Council for First Reading: September 13, 2010\*

City Council for Second Reading: September 27, 2010\*

(\*dates subject to change if item is tabled)

---

**SUMMARY:** The applicant is requesting approval of a zone change from Planned Development (PD) to General Business (GB). The current PD was approved in March of 2002. The PD was approved for a landscape design business which enabled them to change the fencing requirements and allowed them to utilize outside storage for landscaping materials.. The property had been zoned Suburban Development (SD) at the time. The PD states that the underlying zoning should be GB.

Botanical Landscape Design ceased its operation in November of 2009. A new tenant, seeking to open a fine arts studio, would like to move into the existing facility. The PD only permits landscape operations at that site. The applicant is looking to change the

zoning classification from PD-GB to GB.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Residential-1 (R-1)	Single Family
South	General Commercial (GC)	Wells Fargo Building
East	General Commercial (GC) and Single Family Residential-1 (R-1)	Church Single Family
West	General Business (GB)	Dental Office

**CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC):** The subject property is currently zoned a planned Development (PD). The minimum size for a non-residential PD is 3 acres. The subject property is just over 3 acres. The GB zoning district requires 22,500 square feet and 150 feet in width and 125 feet in depth. The Subject parcel is 198 feet wide and 693 feet deep. The subject parcel meets the requirements of the GB zoning district. The parcel would need to meet all current requirements of the Unified Development Code for the proposed use (parking, screening, etc.).

**PLATTING STATUS:** The property has not been platted at this point.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive Plan recommends “Business Commercial” for the subject property and the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts are “General Business (GB) and General Commercial (GC)”. The proposed GB zoning district matches the current Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property has frontage on Broadway, a major thoroughfare with sufficient width for right-of-way of 120 feet. There are not any dedications required for Broadway. The proposed zone change is in conformance with the Thoroughfare Plan.

**AVAILABILITY OF UTILITIES:** The subject parcel is served by public water and sewer lines.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The applicant is requesting approval of a zone change from Planned Development (PD) to General Business (GB).

The underlying zoning for the PD is stated as GB but because of the nature of the PD, only landscape businesses may occupy the site. All of the properties abutting the subject parcel, with the exception of the property to the north and portions to the east, are zoned either GB or GC and are used as such. The property to the north is zoned R-1 and currently has one single home on site that is located approximately 300 feet from the subject parcels property line. A fence already exists which acts as a screening element for the residential use. Fences also exist along the eastern portion of the property where two single family homes are located approximately 100 feet from the subject parcels property line.

Due to the nature of the building and the size of the lot, most of the uses permitted in GB or GC that could utilize this property would potentially be less intense than the previous landscaping business. In the GB zone, any outdoor activity, including storage would require a Conditional Use Permit.

**ADDITIONAL COMMENTS:**

There are no additional comments from other departments.

**SITE PLAN CONSIDERATIONS:** A site plan was not submitted with the application. The site contains an existing building and no new construction is planned at this time. At the time of review for a tenant occupancy or build out, a site plan will be required to ensure compliance with all development requirements including parking, screening, landscaping, and facade materials.

**PUBLIC NOTIFICATION:** Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning 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.

**STAFF RECOMMENDATION:** Staff recommends approval of the Zone Change 2010-03Z as proposed by the applicant with the following conditions, and for the following reasons:

1. The proposed zone change should not have any significant negative impact on the surrounding properties and developments.
2. The proposed Zone Change is in conformance with the current land use plan.

3. This proposed Zone Change is compatible with the neighboring properties zoning classification
  
4. Under the PD, GB was the underlying zone.

**SUPPORTING DOCUMENTS:**

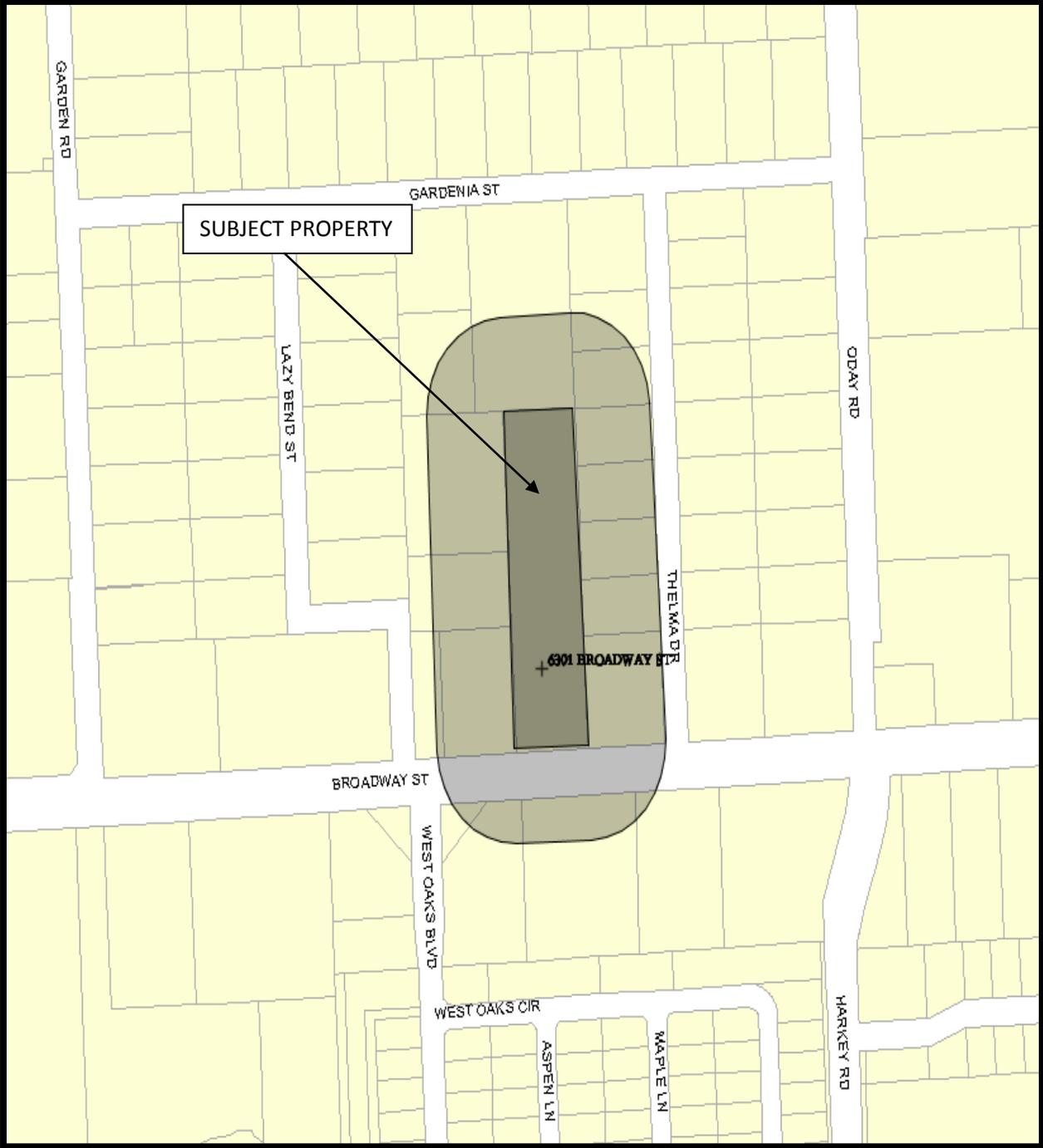
- Zone Change Application
- Vicinity Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Other Maps and Related Documents



# VICINITY MAP

**ZONE CHANGE NO. 2010-03Z**  
**6301 BROADWAY**

↑  
**NORTH**



**ABUTTER MAP**

**ZONE CHANGE NO. 2010-03Z**  
**6301 BROADWAY**



**Zone Change 2010-03Z**

6301 Broadway

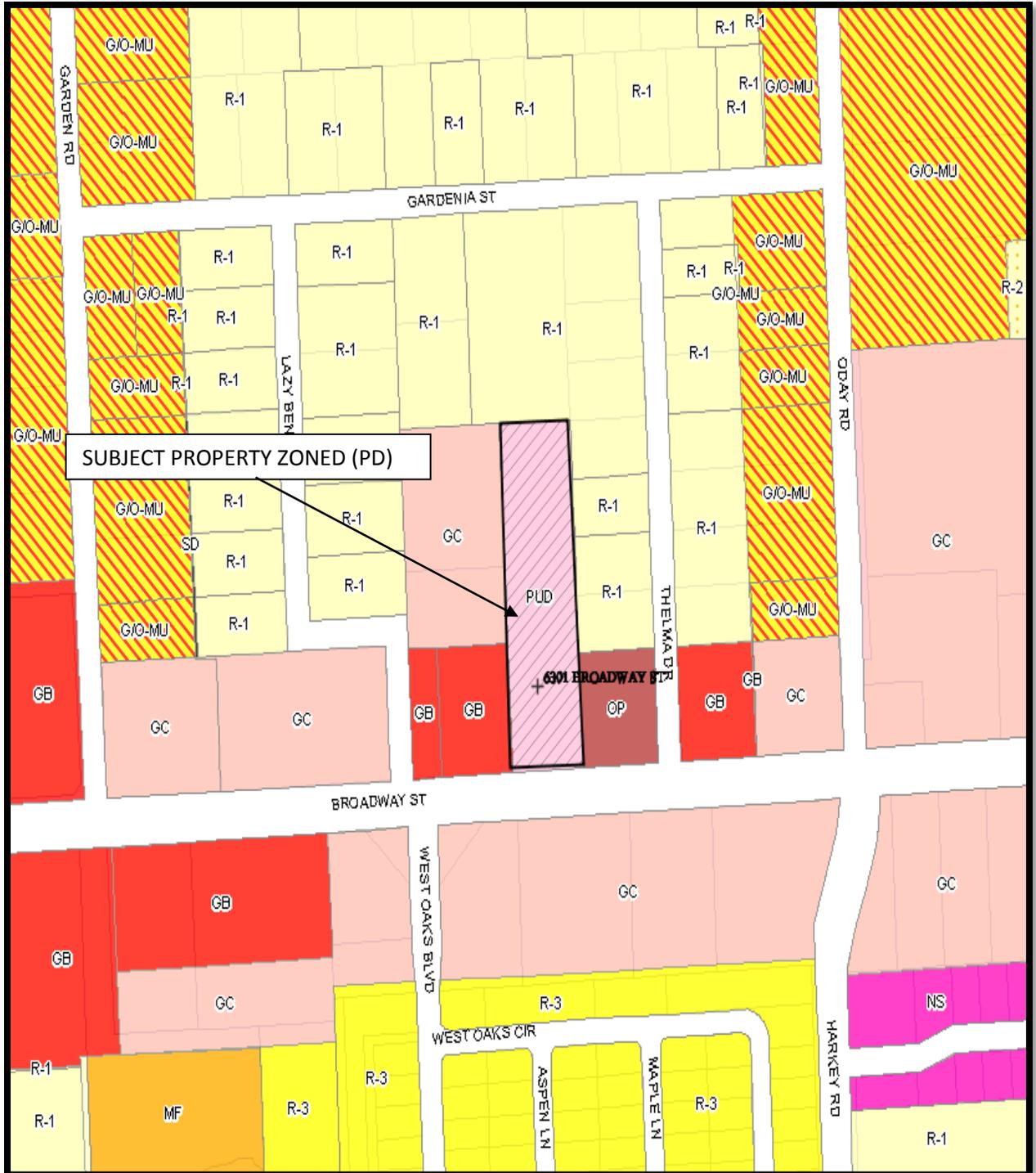
<b>Property Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
AGUIRRE JOHNNY A & CRUZ J	2626 THELMA ST	PEARLAND	TX	77581
OVIEDO LARRY & ANA CECILIA & ENRIQUE DEL CID	PO BOX 2757	PEARLAND	TX	77588
TIKVA INVESTMENTS LLC	4612 OLEANDER ST	BELLAIRE	TX	77401
QUAIL CHASE ASSOCIATES	438 CAMBRIDGE AVE	PALO ALTO	CA	94306
ASSOCIATED CREDIT UNION	PO BOX 2850	TEXAS CITY	TX	77592
WEST OAKS H.O.A.	12000 WESTHEIMER	HOUSTON	TX	77077
OSTEEN ROBERT L	2550 THELMA ST	PEARLAND	TX	77581
AGUIRRE JOHNNY A & CRUZ J	2626 THELMA ST	PEARLAND	TX	77581
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
TDNT LLC	3114 W OAKS BLVD	PEARLAND	TX	77584
WESTSIDE CHURCH OF CHRIST-	6203 BROADWAY ST	PEARLAND	TX	77581
OSTEEN ROBERT L	2550 THELMA ST	PEARLAND	TX	77581
CROWN WAREHOUSE SERVICE IN	7919 MONTGLEN ST	HOUSTON	TX	77061
OVIEDO LARRY & ANA CECILIA & ENRIQUE DEL CID	PO BOX 2757	PEARLAND	TX	77588
ROSINSKI THOMAS EDWARD & MELINDA WALSH	6220 GARDENIA ST 13030 WOOD	PEARLAND	TX	77581
CLEAVER RONALD LEE & JUNE	HARBOR	MONTGOMERY	TX	77356
OSTEEN ROBERT L	2550 THELMA ST	PEARLAND	TX	77581
MCMASTER DAN R	PO BOX 1366	VICTORIA	TX	77902

**Owner**

Crown Warehouse Service	7915 Montglen	Houston	TX	77061
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**Applicant**

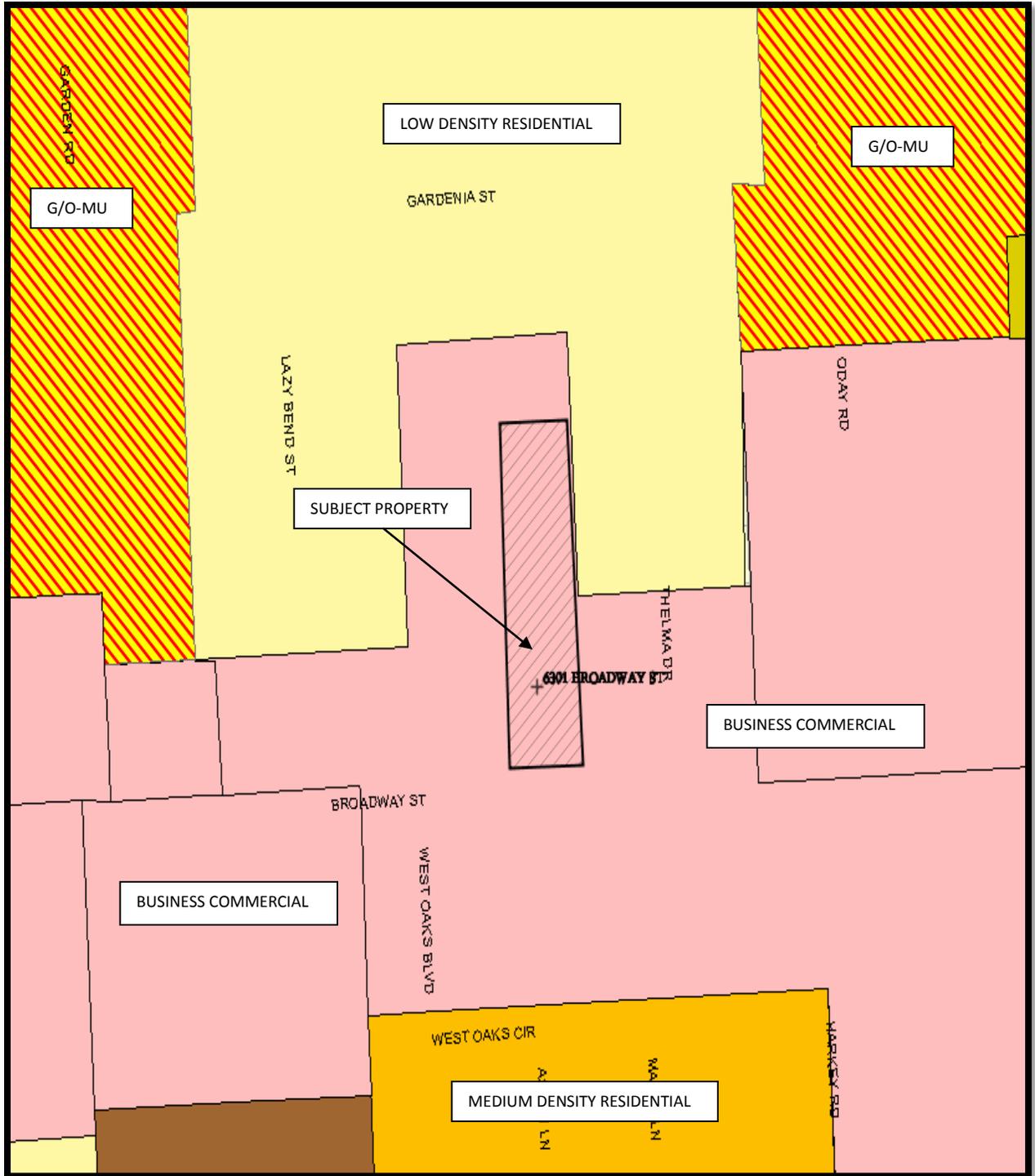
Same as Owner



# ZONING MAP

**ZONE CHANGE NO. 2010-03Z**  
**6301 BROADWAY**





# FUTURE LAND USE MAP

**ZONE CHANGE NO. 2010-03Z**  
**6301 BROADWAY**



**NORTH**



**AERIAL MAP**

**ZONE CHANGE NO. 2010-03Z  
6301 BROADWAY**





# APPLICATION FOR A CHANGE IN ZONING

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

Current Zoning District: PD

Proposed Zoning District: GB, ~~GB~~

### Property Information:

Address or General Location of Property: 6301 BROADWAY

Tax Account No. 0219-0038-120

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

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

### PROPERTY OWNER INFORMATION:

### APPLICANT/AGENT INFORMATION:

NAME CROWN WAREHOUSE SERVICE INC  
ADDRESS 7915 MONTGLEN  
CITY HOUSTON STATE TX ZIP 77061  
PHONE( 713 ) 225 2929 OR (832) 434 5201  
FAX( 713 ) 225 2934 OR (281) 582 7651  
E-MAIL ADDRESS n.murphy002@comcast.net

NAME SAME  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE( \_\_\_\_\_ ) \_\_\_\_\_  
FAX( \_\_\_\_\_ ) \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

\*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: Nancy Murphy Date: 1/12/10

Agent's/Applicant's Signature: Nancy Murphy Date: 1/14/10

### OFFICE USE ONLY:

PAID: 275 PAID: 7-14-10 BY: [Signature] NUMBER: 255195

Application No. 2010-032

## 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.**

Metes and Bounds Description, (Survey, or a Plat of the property that provides or contains the metes and bounds description).

Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.

Letter of Intent, explaining the 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:**

- \$ 250.00, plus \$25.00 per each type of zoning district requested; or
- \$ 400.00 if requesting a Planned Development (PD)

\$275<sup>00</sup>

- **25 to less than 50 acres:**

- \$ 300.00, plus \$25.00 per each type of zoning district requested; or
- \$ 450.00 if requesting a Planned Development (PD)

- **50 to less than 75 acres:**

- \$ 350.00, plus \$25.00 per each type of zoning district requested; or
- \$ 500.00 if requesting a Planned Development (PD)

- **75 to less than 100 acres:**

- \$ 400.00, plus \$25.00 per each type of zoning district requested; or
- \$ 550.00 if requesting a Planned Development (PD)

- **100 acres and above:**

- \$ 450.00, plus \$25.00 per each type of zoning district requested; or
- \$ 600.00 if requesting a Planned Development (PD)

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

- Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing.
- 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.**

*Nancy Murphy 7/14/10*

**Additional Information:**

- Upon making an application for a zoning change or conditional use permit, the applicant shall place sign(s) as required. The City shall inspect such sign(s) to ensure compliance as required by the UDC.
- After the zoning change or conditional use permit request is approved by the City Council, denied by the City Council, or withdrawn by the applicant, the applicant shall remove the sign from the area of the request within ten (10) days of such event.
- It shall be unlawful for anyone to remove, destroy, deface or obstruct the view of a sign which gives notice that a zoning change or conditional use permit has been requested.
- In the event the applicant shall fail to erect and/or maintain signs in accordance with this section, then the public hearing before the Planning and Zoning Commission/City Council shall be postponed to a date in the future, which would allow time for compliance.
- The erection of any sign required by this section shall not require a permit under Section 4.1.2.6 of this UDC.
- The owner or applicant shall promptly notify the Planning Department of any sign required by this section, which becomes lost, stolen or vandalized. The Planning and Zoning Commission shall have the power to decide whether or not there has been substantial compliance with the posting requirements in the case of lost, stolen or vandalized signs.

July 13, 2010

City of Pearland  
Community Development  
3523 Liberty Drive  
Pearland, TX 77581

RE: Application for a Change in Zoning -  
6301 Broadway, Pearland, TX 77581

Prior to November, 2009, the above referenced address was leased to Botanical Landscape Design. At some point in the past, the zoning designation was changed to accommodate a landscape business. In mid-November, 2009, Botanical Landscape Design vacated the property.

As the property owner, it is hereby requested that the zoning for the property located at 6301 Broadway be changed from a "PD" designation to "GB" and/or "GC." A change in the zoning designation will allow the property owner to lease the property to a variety of businesses that meet the "GB/GC" definition.

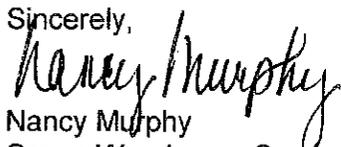
At the present time, the property owner has a potential tenant that is seriously interested in relocating her business into the building. The potential tenant is a fine arts studio (sing and play). To accommodate this type of business, a zoning change is necessary.

I have attached the following documents pursuant to the Application Checklist:

- Application for a Change in Zoning
- Metes and Bounds Description
- Parcel Map
- Application Fee
- Acknowledgement of Public Hearing Sign
- Receipt for Paid Property Taxes – 2009

Should you require any further information, please do not hesitate to contact the undersigned.

Sincerely,



Nancy Murphy  
Crown Warehouse Service, Inc.  
7915 Montglen  
Houston, TX 77061  
832-434-5201

**REVISED July 23, 2010**

VIA EMAIL  
RECD 7/23/10  
11:00 AM  
DJF

July 13, 2010

City of Pearland  
Community Development  
3523 Liberty Drive  
Pearland, TX 77581

RE: Application for a Change in Zoning -  
6301 Broadway, Pearland, TX 77581

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As the property owner, it is hereby requested that the zoning for the property located at 6301 Broadway be changed from a "PD" designation to "GB." A change in the zoning designation will allow the property owner to lease the property to a variety of businesses that meet the "GB" definition.

At the present time, the property owner has a potential tenant that is seriously interested in relocating her business into the building. The potential tenant is a fine arts studio (sing and play). To accommodate this type of business, a zoning change is necessary.

I have attached the following documents pursuant to the Application Checklist:

- Application for a Change in Zoning
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Sincerely,

Nancy Murphy  
Crown Warehouse Service, Inc.  
7915 Montglen  
Houston, TX 77061  
832-434-5201

**POSTING OF ZONING NOTIFICATION SIGNS  
ON PROPERTY UNDER CONSIDERATION  
FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)**

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 feet (30') 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 2 feet by 3 feet, but no larger than 4 feet by 4 feet
  - At least 2 feet above the ground
  - Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
  - Message content as follows:

**PROPOSED (SPECIFY REQUEST)**  
**Contact City of Pearland**  
**281-652-1768**

**\*Signs must be professionally made; handwritten signs are not allowed.**

**\*Signs must be freestanding and cannot be attached to a tree, fence, or building.**

*Murphy*  
1.1.10  
11:11

Elmer E. Coon, Surveyor  
6402 Acorn Forest, Houston, Texas 77088  
Off. 466-0958

Date: January 3, 1978

FIELD NOTES:

For a 3.000 Acre Tract of land out of a 10.000 Acre Tract, a residue of D. H. Stripling, 12.000 Acre Tract recorded in Volume 868, Page 239 of the Brazoria County Deed Records.

All being a part of the South 99 Acres of the H.T.& B.R.R. Co. Survey, Sec. 7, A-219 as recorded in Volume 595, Page 63 of the Deed Records of Brazoria County, Texas. Being more particularly described by metes and bounds as follows to-wit:

- BEGINNING: At a ½" iron rod found in the North Right-Of-Way of F.M. 518, the Southeast corner of the 10.000 Acre Tract, the same being the Southeast corner of this Tract.
- THENCE: N 89° 40' 00" W, 187.17 feet with the North Right-Of-Way of F.M. 518 to a ½" iron rod set for the Southwest corner of this Tract. In the South property line of the 10.000 Acre Tract.
- THENCE: North, 698.20 feet, severing the 10.000 Acre Tract, to a ½" iron rod set for the Northwest corner of this Tract.
- THENCE: S 89° 40' 00" E, 187.17 feet to a ½" iron rod set the East property line of the 10.000 Acre Tract, the Northeast corner of this Tract.
- THENCE: South, 698.20 feet, with the East property line of the 10.000 Acre Tract, the same being the East line of this Tract to the place of beginning. Containing 3.000 Acres of land.
- SUBJECT TO: A 5.0 foot utility easement to H.L.& P. Co. record in Volume 920, Page 534 of The Brazoria County Deed Records.

I, Elmer E. Coon, a Texas Registered Public Surveyor, Registration Number 1679, do hereby certify that I performed a true and accurate survey on the ground and set the necessary property pins, to establish said tract on this 26th day of December, 1977. I further certify that there are no encroachments either way across any property lines at this time.



Elmer E. Coon  
Texas Registered Public Surveyor  
Texas Registration No. 1679

Property Search Results > 164487 CROWN WAREHOUSE SERVICE IN for Year 2009

Property

Account

Property ID: 164487 Legal Description: A0219 H T & B R R, TRACT 36H2, ACRES 3.000  
 Geographic ID: 0219-0038-120 Agent Code: ID:304  
 Type: Real

Location

Address: 6301 BROADWAY FM 518 PEARLAND, Mapsco:  
 Neighborhood: Map ID:  
 Neighborhood CD:

Owner

Name: CROWN WAREHOUSE SERVICE IN Owner ID: 32682  
 Mailing Address: 7919 MONTGLEN ST HOUSTON, TX 77061-1319 % Ownership: 100.000000000000%  
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$104,470	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$432,040	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$536,510	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$536,510	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$536,510	

Taxing Jurisdiction

Owner: CROWN WAREHOUSE SERVICE IN  
 % Ownership: 100.000000000000%  
 Total Value: \$536,510

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$536,510	\$536,510	\$0.00
CPL	CITY OF PEARLAND	0.652600	\$536,510	\$536,510	\$3,501.27
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.143845	\$536,510	\$536,510	\$771.74
GBC	BRAZORIA COUNTY	0.366286	\$536,510	\$536,510	\$1,965.17
RDB	ROAD & BRIDGE FUND	0.060000	\$536,510	\$536,510	\$321.91
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	1.419400	\$536,510	\$536,510	\$7,615.22
Total Tax Rate:		2.642131			
					Taxes w/Current Exemptions: \$14,175.31
					Taxes w/o Exemptions: \$14,175.30

Improvement / Building

**Improvement #1:** Commercial **State Code:** F1 **Living Area:** 6250.0 sqft **Value:** \$79,980  
 Type Description Class CD Exterior Wall Year Built SQFT  
 406 STORAGE WAREHOUSE S 1978 6250.0

**Improvement #2:** Misc Imp **State Code:** F1 **Living Area:** sqft **Value:** \$24,240  
 Type Description Class CD Exterior Wall Year Built SQFT  
 YPA1 ASPHALT PAVING \* 2003 15144.0

**Improvement #3:** Commercial **State Code:** F1 **Living Area:** sqft **Value:** \$250

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	3.0000	130680.00	0.00	0.00	\$432,040	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2010	\$82,320	\$413,820		0 496,140	\$0	\$496,140
2009	\$104,470	\$432,040		0 536,510	\$0	\$536,510
2008	\$67,960	\$432,040		0 500,000	\$0	\$500,000
2007	\$67,960	\$432,040		0 500,000	\$0	\$500,000
2006	\$67,960	\$432,040		0 500,000	\$0	\$500,000
2005	\$110,170	\$392,040		0 502,210	\$0	\$502,210
2004	\$63,490	\$392,040		0 455,530	\$0	\$455,530
2003	\$54,950	\$261,360		0 316,310	\$0	\$316,310
2002	\$51,850	\$174,240		0 226,090	\$0	\$226,090
2001	\$51,850	\$174,240		0 226,090	\$0	\$226,090

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
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**Questions Please Call (979) 849-7792**

DUPLICATE TAX RECEIPT



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

Certified Owner:

CROWN WAREHOUSE SERVICE IN  
7919 MONTGLEN ST  
HOUSTON, TX 77061-1319

Legal Description:

A0219 H T & B R R, TRACT 36H2, ACRES 3.0  
00

Parcel Address: 6301 BROADWAY  
Legal Acres: 3.0000

Deposit No: 91050004  
Validation No: 1409  
Account No: 0219-0038-120  
Operator Code: SAND

Remit Seq No: 15112528  
Receipt Date: 12/31/2009  
Deposit Date: 01/06/2010  
Print Date: 07/12/2010

Year	Tax Unit Name	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2009	Brazoria County	536,510	0.366286	1,965.16	0.00	0.00	1,965.16
2009	Special Road & Bridge	536,510	0.060000	321.91	0.00	0.00	321.91
2009	Pearland Isd	536,510	1.419400	7,615.22	0.00	0.00	7,615.22
2009	Brazoria Drainage Dist 4	536,510	0.143845	771.74	0.00	0.00	771.74
2009	City Of Pearland	536,510	0.652600	3,501.26	0.00	0.00	3,501.26
				<b>\$14,175.29</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$14,175.29</b>

Check Number(s):  
014415

PAYMENT TYPE:

Checks: \$14,175.29

Exemptions on this property:

Total Applied: \$14,175.29

Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER:  
CROWN WAREHOUSE SERVICE IN  
7919 MONTGLEN ST  
HOUSTON, TX 77061-1319