

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 18, 2011, 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 2011-09

A request of Furniture Repair Solutions, LLC., applicant, on behalf of Michael McGibben, owner, for approval of a Conditional Use Permit to allow for a Furniture Repair business in the General Business (GB) District, on the following described property, to wit:

Legal Description: All of that certain 0.4784 acre tract situated in the A.C.H. & B. RR Company Survey, Section 1, Abstract No. 147, Brazoria County, Texas, being the inclusive boundary of Tracts I and II, as described in instrument filed for record in Volume 983, Page 714, of the Deed Records of Brazoria County, Texas

General Location: 3520 E. Broadway, Pearland

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 JULY 18, 2011

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General Location: 3520 E. Broadway, Pearland

APPROVAL PROCESS: After this Joint Public Hearing, the requested Conditional Use Permit application will be considered as follows:

Planning and Zoning Commission: July 18, 2011*
City Council for First Reading: August 8, 2011*
City Council for Second Reading: August 22, 2011*

(*dates subject to change)

SUMMARY: Furniture Repair Solutions, applicant, for Michael McGibben, owner, is requesting approval of a Conditional Use Permit to allow the operation of a furniture repair business at the above referenced location. The shopping center consists of two main buildings and the suite where the proposed furniture repair store will be located, if approved, is in the former suite of The Windowbox Florist. The property is currently zoned General Business (GB), and a furniture repair business is permitted in the (GB) zoning district with the approval of a Conditional Use Permit. Other shopping center uses include a church, nail salon, book keeping service, as well as a bridal clothing store. If approved, Furniture Repair Solutions would be leasing the only vacant suite in the shopping center at this time.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	General Business (GB)	Commercial/Pearland ISD
South	General Business (GB)	Multi-Family Residential Units
East	General Business (GB)	Multi-Family Residential Units
West	General Business (GB)	Commercial

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): As previously mentioned, the property is currently zoned General Business (GB). A breakdown between the GB requirements and the site current configuration is provided below:

	<u>General Business</u>	<u>Existing Site</u>
Lot Size:	22,500 sq ft	20,839 sq ft
Lot Width:	150'	260'
Lot Depth:	124.09'	86.50'
Front Setback:	25'	5.8' at closest point
Rear Setback:	25'	0.5' at closest
Side Setback:	10'	21.1'/75'

As the site in question was previously occupied by The Windowbox Florist, the change in tenant to Furniture Repair Solutions would be considered to be an occupancy change. While the site does not meet all of the current bulk requirements for the GB zoning district, an occupancy change does not trigger total site compliance per the City of Pearland's Unified Development Code.

In addition to the requirements listed above, this property is also subject to the City's Corridor Overlay District (COD) regulations. As is the case with the bulk zoning regulations in the Unified Development Code, the requirements of the Corridor Overlay District which are not currently met on the site are not required to be brought into compliance for a tenant occupancy change. If the site were being expanded more than a total of 500 sq ft in floor area these requirements would either need to be met, or receive approval to expand without making these changes from the Zoning Board of Adjustment or City Council. A breakdown between the COD requirements and the site current configuration is provided below:

	<u>Corridor Overlay</u>	<u>Existing Site</u>
Building Façade:	Masonry	Met
Articulation:	1' depth/10' length	Met
Transparency:	25%	Met
Bicycle Parking:	5% of vehicle parking	Not met
Landscaping :	Buffer, trees, parking lot	Not met
Utilities:	Underground	Not met
Sidewalk:	6' curvilinear	Not met

Parking:

The parking requirement for shopping centers is one space per two hundred square feet. For this site, which is a total of 7,392 sq ft, 37 parking spaces are required. Currently the site has 35 parking spaces. The applicant has agreed to add two additional spaces to bring the site into compliance with the City's parking regulations. There is existing paving on the west side of the property where striping may be added for the two additional spaces. Staff recommends adding a condition of approval to the CUP which requires these spaces be added.

As previously mentioned, as the property was developed prior to the adoption of Pearland zoning regulations as well as the Corridor Overlay District regulations, and the site is not being expanded with the current case, this proposed furniture repair facility would be in conformance with the Unified Development Code (UDC), with approval of a Conditional Use Permit, with the recommended condition of approval regarding parking.

PLATTING STATUS: The property is not currently platted. Platting is not required for a tenant occupancy change.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The current Comprehensive Plan (latest update in July 2004) indicates *Retail, Offices, and Services* for the subject property. The Comprehensive Plan further indicates that an appropriate zoning district for *Retail, Offices, and Services* is General Business (GB). Therefore, as the subject property is currently zoned General Business (GB), the proposed use, a furniture repair facility, would be in compliance with the current Comprehensive Plan with the approval of Conditional Use Permit.

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

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

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: As this development already exists as a shopping center, a furniture repair business moving into the suite which previously occupied a florist is not anticipated to have any negative impacts on existing or future developments in the immediate area. As proposed business will occupy currently vacant space, it is anticipated the business will have an overall positive impact on the general area as it will result in a reduction in vacant space.

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

SITE PLAN CONSIDERATIONS: A site plan for was submitted with the Conditional Use Permit application. The shopping center currently exists and no changes to configuration are being proposed.

PUBLIC NOTIFICATION: Public notice, comment forms, and a vicinity map were mailed to property owners within 200 feet of the subject property under consideration for the Conditional Use Permit. A legal notice of public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

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

CRITERIA FOR APPROVAL: When considering an application for a Conditional Use Permit, the Planning and Zoning Commission and City Council shall evaluate the impact of the proposed use on and its compatibility with surrounding properties and residential areas to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

- (1) The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
- (2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
- (4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
- (5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
- (6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
- (7) The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

Conditions: The City Council may require such modifications in the proposed use and attach such conditions to the Conditional Use Permit as the City Council deems necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. At this time staff has identified one recommended condition of approval which pertains to parking as previously explained. Should City Council identify impacts which it feels should be mitigated, additional conditions and modifications may be placed on the approval of the Conditional Use Permit.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit No. 2011-09 to allow the operation of a furniture repair business in the General Business (GB) district as proposed by the applicant and owner for the following reasons and condition of approval:

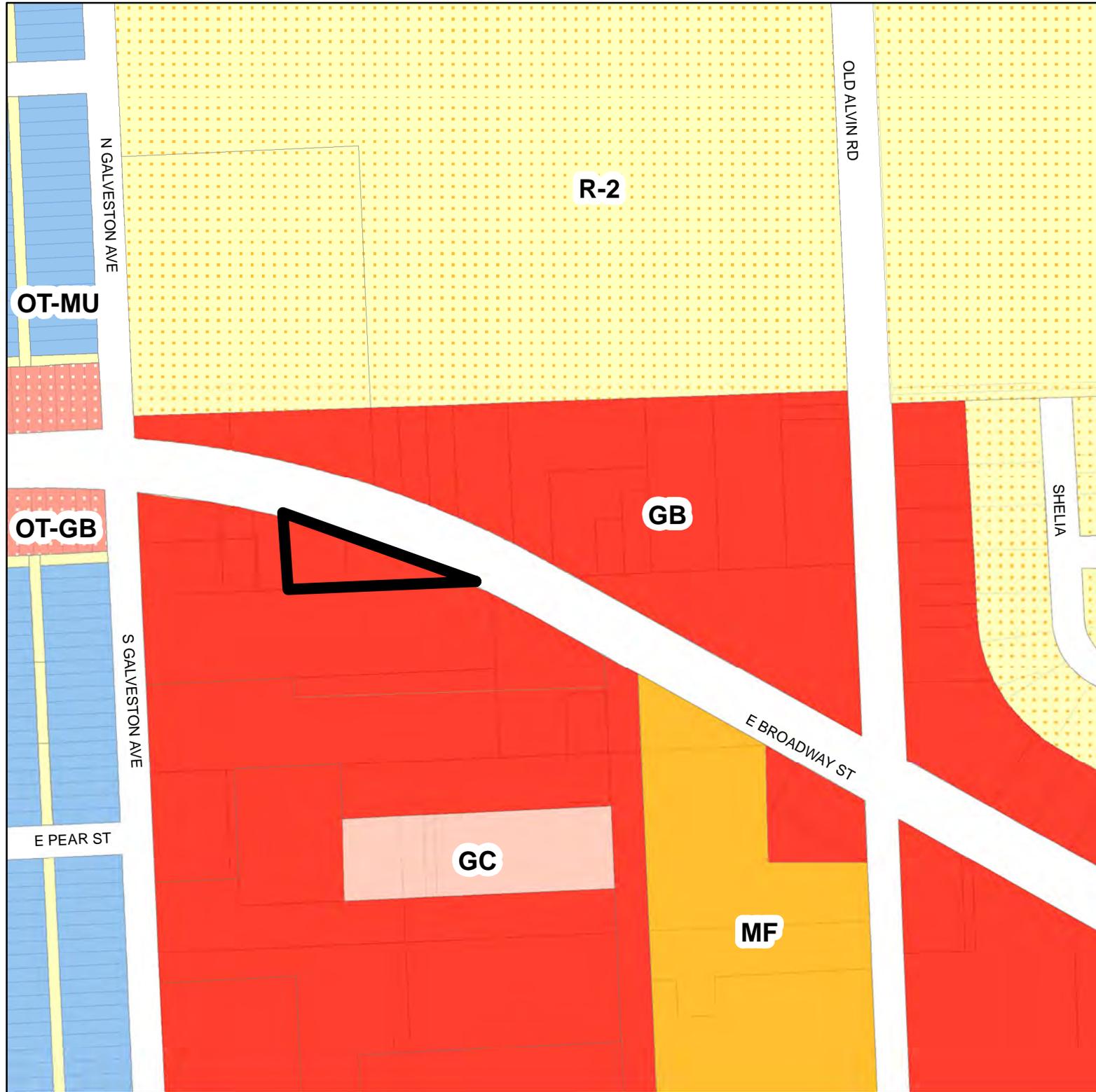
1. The proposed request should not have any significant negative impact on the surrounding properties and developments.
2. The proposed request would be in conformance with the Unified Development Code with the approval of a Conditional use Permit.
3. The proposed request would be in conformance with the Comprehensive Plan with the approval of a Conditional Use Permit.
4. The proposed request appears to be in conformance with the criteria of approval of a Conditional Use Permit listed in the Unified Development Code.
5. The proposed business will occupy currently vacant shopping center space, resulting in a reduction in vacant space.

Recommended Condition of Approval

1. Two additional parking spaces be constructed on site, as agreed to by the applicant.

SUPPORTING DOCUMENTS:

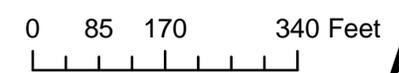
- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Zone Change Application and applicant packet
- Related Documents

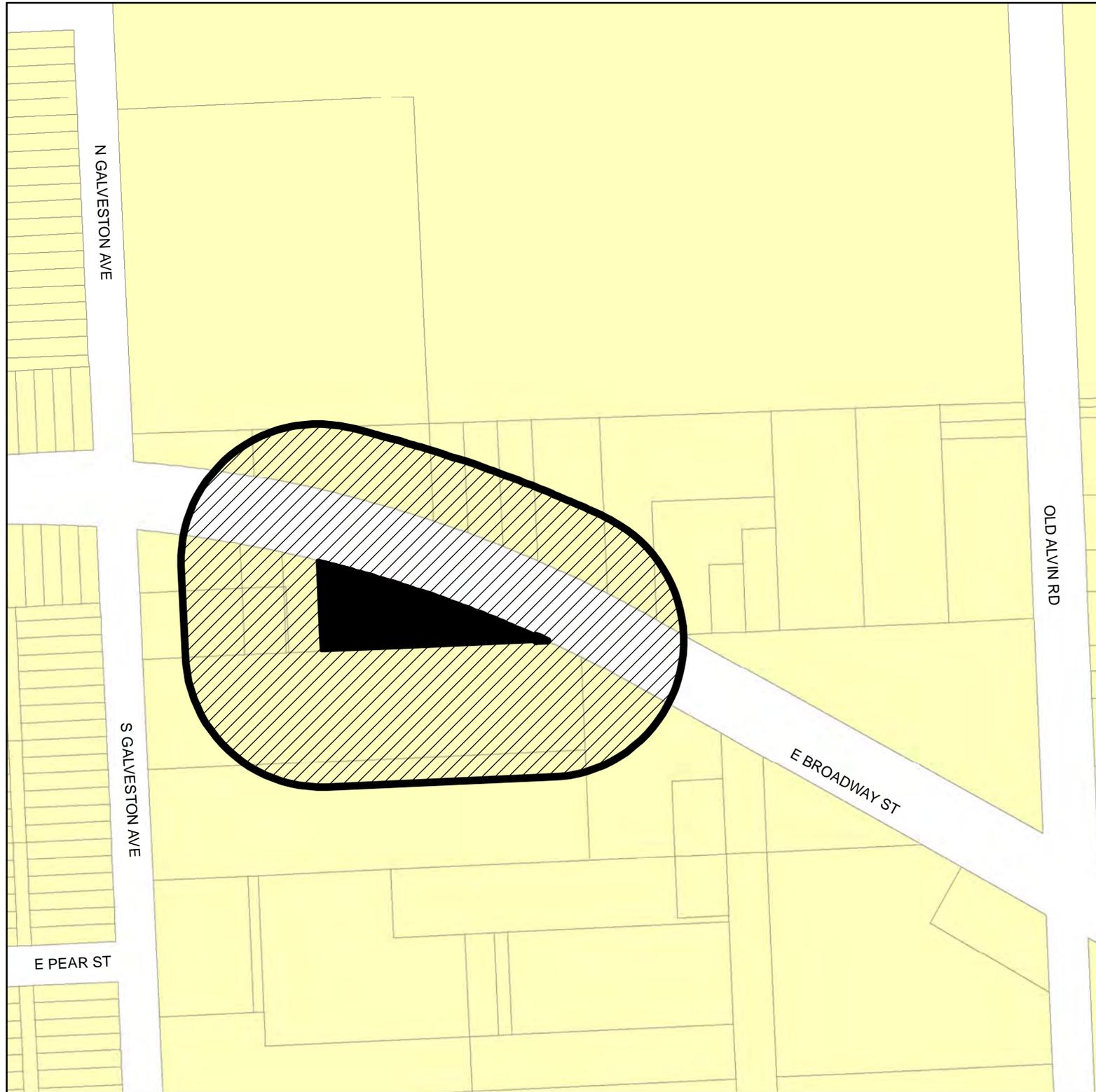


Vicinity and Zoning Map

CUP 2011-09

3520 E. Broadway





Abutter Map

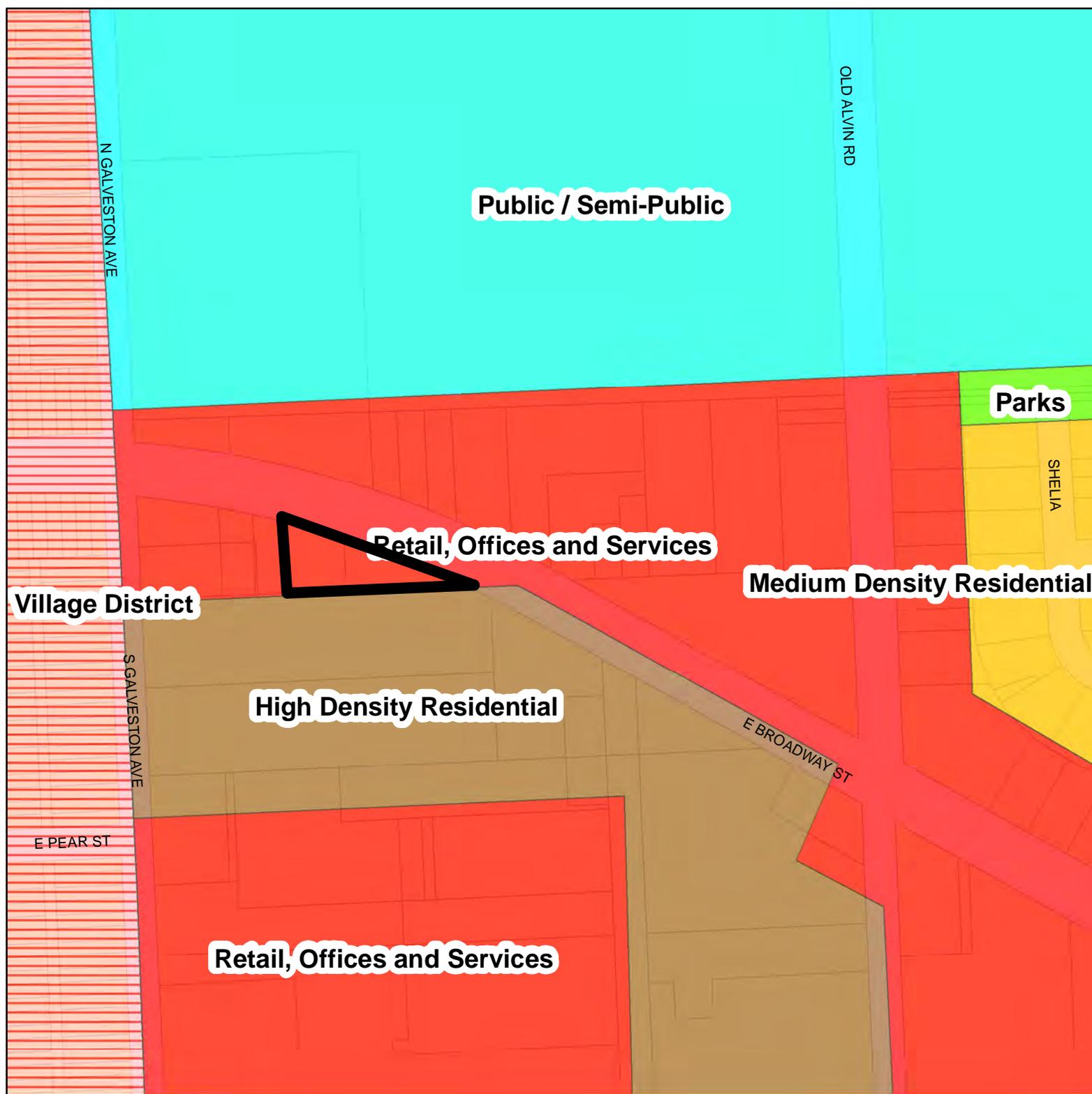
CUP 2011-09

3520 E. Broadway

0 70 140 280 Feet



Owner	Address	City	State	Zip
PEARLAND ISD	2337 GALVESTON	PEARLAND	TX	77581
PEARLAND ISD	3513 BROADWAY	PEARLAND	TX	77581
PEARLAND ISD	3521 BROADWAY	PEARLAND	TX	77581
PEARLAND ISD	3517 FM 518	PEARLAND	TX	77581
3525 BROADWAY LLC	3525 BROADWAY	PEARLAND	TX	77581
CUNNINGHAM LUTHER WAYNE	3533 BROADWAY	PEARLAND	TX	77581
TRAN MAN HOANG	3536 BROADWAY	PEARLAND	TX	77581
POPE PHILIP D	3528 BROADWAY	PEARLAND	TX	77581
PTX LLC	3528A BROADWAY	PEARLAND	TX	77581
MICHALYN ORDENEUX REALTY LTD	3505 BROADWAY	PEARLAND	TX	77581
PTX LLC	3520 BROADWAY	PEARLAND	TX	77581
LIVELY HARRY & JEANNIE	2403 GALVESTON	PEARLAND	TX	77581
SILVER MAPLES APARTMENTS LLC	3512 BROADWAY	PEARLAND	TX	77581
PTX LLC	PO BOX 458	FOURFAX	CA	94978
FURNITURE REPAIR SOLUTIONS	5702 APPLE SPRINGS DR	PEARLAND	TX	77584



FLUP Map

CUP 2011-09

3520 E. Broadway

0 85 170 340 Feet

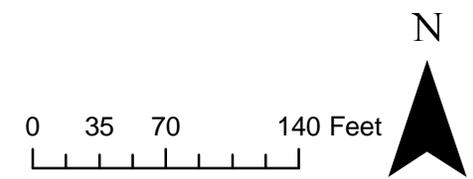




Aerial Map

CUP 2011-09

3520 E. Broadway





APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

CUP APPLICATION Page 1 of 6 (Updated June 2010)

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

Conditional Use Permit Request for: Furniture Repair
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: General Business (GB)

Property Information:

Address or General Location of Property: 3520 E. Broadway
Pearland Tx 77581

Tax Account No. 0147-0071-000, 0147-0071-112

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 PTX LLC (Michael McGibben)
(Majr Member)
ADDRESS PO Box 458
CITY Fairfax STATE CA ZIP 94978
PHONE (415) 686-4757
FAX (415) 747-8435
E-MAIL ADDRESS lwmproperties@
yahoo.com

NAME FURNITURE REPAIR SOLUTIONS, LLC
ADDRESS 5702 APPLE SPRINGS DR.
CITY PEARLAND STATE TX ZIP 77584
PHONE (832) 289-5626
FAX (281) 741-0327
E-MAIL ADDRESS f-solutions1960@aol.com

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

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

Owner's Signature: [Signature] Date: May 31, 11

Agent's/
Applicant's Signature: [Signature] Date: June 1, 11

OFFICE USE ONLY:

FEES PAID: <u>250⁰⁰</u>	DATE PAID: <u>6/6/11</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>226830</u>
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Application No. _____

Subj: **Fw: eFax message from "415 747 8435" - 3 page(s), Caller-ID: 415-747-8435**
Date: 6/5/2011 11:28:59 A.M. Central Daylight Time
From: lwmcpproperties@yahoo.com
To: fsolutions1960@aol.com

Hello Dale,

Attached is a copy of the property Metes and Bounds as well as the recent property tax billing. We pay 1/2 of our taxes in November and the other half in June. The property tax invoice shows the amount due for June as November was paid. Please provide the contact info for the City of Pearland, and I will call them first thing Monday.

To confirm, as the managing member of PTX LLC, I am giving you permission to apply for the Conditional Use Permit for your business. Please call me if you need further assistance in this matter.

Yours,

Michael C. McGibben
LWMC Properties, Inc.
Cost Segregation Services, Inc.
415-686-4757

----- Forwarded Message -----

From: Michael McGibben <mike@vrgoldengate.com>
To: lwmcpproperties@yahoo.com
Sent: Sun, June 5, 2011 9:07:43 AM
Subject: FW: eFax message from "415 747 8435" - 3 page(s), Caller-ID: 415-747-8435

PTX LLC Metes an Bounds, Prop Tax Info

Sincerely,

Michael McGibben, Managing Director
VR Business Mergers and Acquisitions
California Broker, dre #01839140
Toll Free: 800-780-2313
Direct: 415-686-4757
Fax: 415-449-6088
mike@vrgoldengate.com
www.vrgoldengate.com

All information contained within this e-mail message resulted from representations by either the Seller or the Purchaser. Golden Gate Business Group, Inc., and their agents have not and will not verify the accuracy or completeness of this information. Sellers and Purchasers should look to their legal and financial advisors for issues regarding the sale of a business

From: eFax [<mailto:message@inbound.efax.com>]
Sent: Sunday, June 05, 2011 8:52 AM
To: george@vrgoldengate.com; mike@vrgoldengate.com
Subject: eFax message from "415 747 8435" - 3 page(s), Caller-ID: 415-747-8435

Sunday, June 05, 2011 AOL: fsolutions1960

EXHIBIT "A"**DESCRIPTION OF THE LAND**

THE LAND REFERRED TO HEREIN IS SITUATED IN BRAZORIA COUNTY, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:

All that certain 0.4784 acre tract situated in the A.C.H. & B. RR Company Survey, Section 1, Abstract No. 147, Brazoria County, Texas, being the inclusive boundary of Tracts I and II, as described in instrument filed for record in Volume 983, Page 714, of the Deed Records of Brazoria County, Texas: said 0.4784 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the East right-of-way line of South Galveston Avenue and the South right-of-way line of East Broadway/F.M. 518 (100' ROW);

Thence South $80^{\circ}22'00''$ East along the South line of East Broadway/F.M. 518, a distance of 89.70 feet (call 93.78 feet) to an angle point;

Thence South $77^{\circ}10'00''$ East continuing along the South line of East Broadway/F.M. 518, a distance of 98.00 feet to an angle point;

Thence South $74^{\circ}13'00''$ East continuing along the South line of East Broadway/F.M. 518, a distance of 87.24 feet to an iron rod set for the POINT OF BEGINNING of the herein described tract;

Thence South $74^{\circ}13'00''$ East continuing along the South line of East Broadway/F.M. 518, a distance of 10.73 feet to an angle point;

Thence South $72^{\circ}01'00''$ East continuing along the South line of East Broadway/F.M. 518, a distance of 98.24 feet to an angle point;

Thence South $68^{\circ}52'00''$ East continuing along the South line of East Broadway/F.M. 518, a distance of 98.24 feet to an angle point;

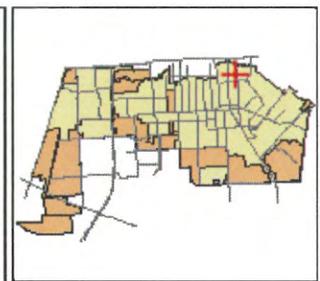
Thence South $64^{\circ}16'00''$ East continuing along the South line of East Broadway/F.M. 518, a distance of 127.70 feet to an iron rod set for the most Easterly corner of the herein described tract;

Thence West with a fence line along the South line of the herein described property, a distance of 310.48 feet to a Fence Post found for the Southwest corner of the herein described tract;

Thence North, a distance of 124.09 feet to the POINT OF BEGINNING and containing 0.4784 acre of land.

PROPERTY ADDRESS: 3518 & 3524 E. Broadway Street, Pearland, Texas 7758

3520 E. Broadway



Scale 1:2,413
1 in = 201 ft

Subj: **FW:**
Date: 6/3/2011 8:58:50 A.M. Central Daylight Time
From: d.jones@sandelius.com
To: fsolutions1960@aol.com

From: Dale Jones
Sent: Thursday, June 02, 2011 12:36 PM
To: 'fsolutions1960@aol.com'
Subject:

FURNITURE REPAIR SOLUTIONS, LLC

OUR BUSINESS IS MAINLY GOING TO CUSTOMERS' HOMES AND REPAIRING THEIR FURNITURE IN THE HOME, RATHER THAN THEM HAVING TO BRING IT TO A FURNITURE REPAIR SHOP. ABOUT 70% OF THE FURNITURE CAN BE REPAIRED IN THE HOME, BUT IF THE REPAIR IS GOING TO BE TOO TIME CONSUMING OR HAS EXTENSIVE DAMAGE (I.E. WATER DAMAGE ON WOOD), WE WILL BRING IT TO OUR SHOP TO REPAIR.

THE REPAIRS THAT ARE DONE BY OUR COMPANY CONSISTS OF REPAIRING OR REPLACING MECHANISMS ON MOTION FURNITURE (I.E. RECLINERS), REPAIRING OR REPLACING PARTS ON CASE GOODS (I.E. DRESSERS, DINING CHAIRS, ETC.), REPAIRING FRAMES AND SPRING SYSTEMS ON UPHOLSTERY (I.E. SOFAS, LOVESEATS, ETC.) AND REPAIRING UPHOLSTERY BY SEWING TEARS, RE-STUFFING CUSHIONS, OR REPLACING CUSHION CORES.

NOW, AS FAR AS THE MATERIALS THAT WE USE ON WOOD FURNITURE TO REPAIR AND RESTAIN THE DAMAGED AREA IS EITHER A SPRAY CAN TONER OR IF WE HAVE TO STRIP THE AREA, ONLY A WATER-BASED STRIPPER IS USED BY OUR COMPANY.

THE HOURS OF OPERATION THAT WE WOULD HAVE THE DOORS OPEN WOULD BE MONDAY THROUGH FRIDAY, 10AM TO 8PM, SATURDAY 10AM TO 6PM., AND WE WILL BE CLOSED ON SUNDAY.

IN CLOSING, I HOPE THIS ANSWERS ALL YOUR QUESTIONS AS TO WHAT OUR COMPANY WILL BE DOING. IF YOU HAVE ANY FURTHER QUESTIONS, FEEL FREE TO CALL MY WIFE, SHEILA, AT (832) 289-5626 OR MYSELF AT (713)0540-6273.

THANK YOU,

DALE JONES

CITY OF FEARLAND

*** CUSTOMER RECEIPT ***

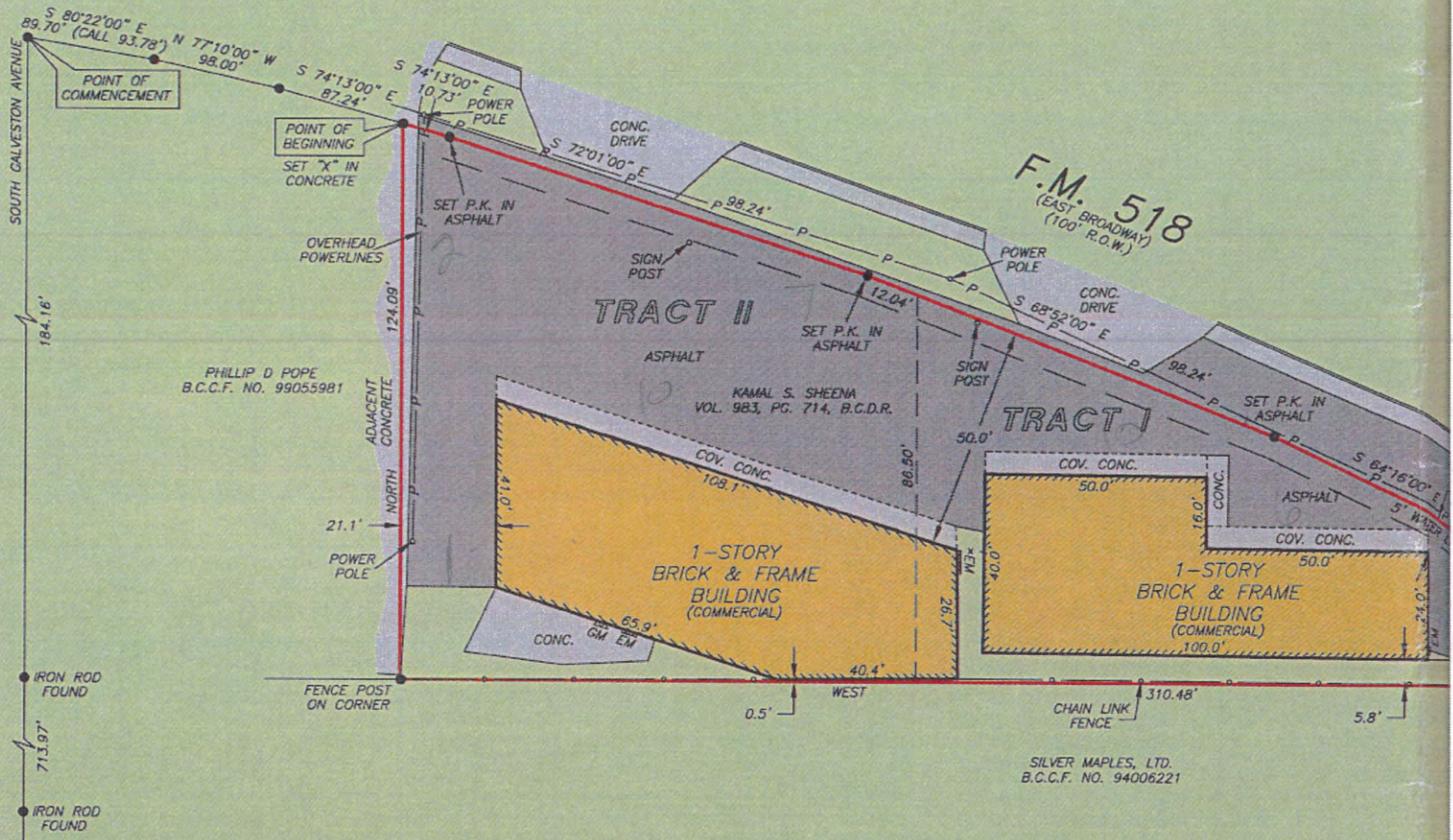
Oper: RMCDEVITT Type: CC Drawer: 1
Date: 6/06/11 01 Receipt no: 228800

Description	Quantity	Amount
EA BOARD OF ADJUSTMENTS	1.00	\$250.00
Trans number:		0070642

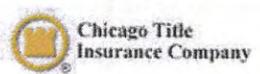
SHEILA JONES
FURNITURE REPAIR SOL
RMM

Tender detail	
BR CREDIT CARD	\$250.00
Total tendered	\$250.00
Total payment	\$250.00

Trans date: ~~6/06/11~~ Time: 11:48:34



Stelia Jones
 3520 E. Broadway
 Pearland TX 77581
 832-289-5626



JULIE SULLIVAN
 713-665-6575





Office of South County

13750





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:

Conditional Use Permit
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.

2ND HALF REMINDER NOTICE



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

Certified Owner:
PTX LLC
DBA PEARLAND STRIP CENTER LLC
PO BOX 458
FAIRFAX, CA 94978-0458

Legal Description:
LT C1A1B 147 A C H & B PEARLAND, ACRES
0.140

Legal Acres: .1400
Parcel Address: 3520 BROADWAY
Print Date: 05/05/2011

Account Number: 0147-0071-000
Appr. Dist. No.: 162897

As of Date: 05/05/2011

Table with columns: Year, Rec Type, Tax Units, Delinq. Date, Remaining Levy, IF PAID IN MAY 2011 (Penalty Interest, Coll. Pen.), IF PAID IN JUNE 2011 (Penalty Interest, Coll. Pen.), IF PAID IN JULY 2011 (Penalty Interest, Coll. Pen.). Includes sub-totals for 2010 and total amount due.

Tax Unit Codes:

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

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

Summary table with columns: ACCOUNT NUMBER, DATE OF BILL, DURING MAY 2011, DURING JUNE 2011, DURING JULY 2011. Values: 0147-0071-000, MAY 5, 2011, \$1,989.85, \$1,989.85, \$2,248.54

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

Print Date: 05/05/2011
delinquent_tax_reminder v1.102

RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515
NOTE: ADDRESS CORRECTION REQUESTED



PTX LLC
DBA PEARLAND STRIP CENTER LLC
PO BOX 458
FAIRFAX, CA 94978-0458

AMOUNT PAID:
\$

U.S. CURRENCY ONLY

2ND HALF REMINDER NOTICE



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

Certified Owner:
PTX LLC
DBA PEARLAND STRIP CENTER LLC
PO BOX 458
FAIRFAX, CA 94978-0458

Legal Description:
LT CIAIC 147 A C H & B PEARLAND, ACRES
0.280

Account Number: 0147-0071-112
Appr. Dist. No.: 162898

As of Date: 05/05/2011

Legal Acres: .2800
Parcel Address: 3528 A BROADWAY
Print Date: 05/05/2011

Table with columns: Year, Rec Type, Tax Units, Delinq. Date, Remaining Levy, IF PAID IN MAY 2011 (Penalty Interest, Coll. Pen.), IF PAID IN JUNE 2011 (Penalty Interest, Coll. Pen.), IF PAID IN JULY 2011 (Penalty Interest, Coll. Pen.). Includes sub-totals for 2010 and total amount due.

Tax Unit Codes:

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

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

Table with columns: ACCOUNT NUMBER, DATE OF BILL, DURING MAY 2011, DURING JUNE 2011, DURING JULY 2011. Row 1: 0147-0071-112, MAY 5, 2011, \$2,652.72, \$2,652.72, \$2,997.58

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

RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515
NOTE: ADDRESS CORRECTION REQUESTED

Print Date: 05/05/2011
delinquent_tax_reminder v1.102



PTX LLC
DBA PEARLAND STRIP CENTER LLC
PO BOX 458
FAIRFAX, CA 94978-0458

AMOUNT PAID:
\$

U.S. CURRENCY ONLY