

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

January 16, 2012

6:30 p.m.

**Jerry Koza, Jr.**  
**P&Z CHAIRPERSON**

**Richard Golden**  
**P&Z VICE-CHAIRPERSON**

### COMMISSIONERS

**Neil West**

**Henry Fuyertes**



**Sheila Fishcher**

**Phil Cessac**

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.

**AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 16, 2012 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES – P&Z Regular Meeting November 21, 2011**

**II. EXCUSE ABSENCES OF P&Z COMMISSIONERS RICHARD GOLDEN AND JERRY KOZA Regular Meeting of November 21, 2011**

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE NO. 2012-01Z**

A request of Sherry L. Stockwell-Tarrer, applicant, on behalf of Emil J. Hrbacek, owner, for approval of a zone change from the Single-Family Residential-1 (R-1) zone to General Business (GB) zone for 2.261 acres on the following described property, to wit:

**Legal Description:** Boundary Survey 188' X 523.9', West ½ of lot 48, Allison Richey Gulf Coast Home Company Survey, Section 19, H.T. & B.R.R. Company Survey, Abstract 243, Brazoria County, Texas

**General Location:** 8013 W. Broadway, Pearland, TX

**B. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE NO. 2012-02Z**

A request of J. Kent Marsh, applicant, on behalf of Tom Alexander, Jr., owner, for approval of a zone change from the General Business (GB) zone to Single-Family Residential-3 (R-3) zone for 20.992 acres on the following described property, to wit:

**Legal Description:** 20.992 acre tract in the W.D.C. Hall Survey, Abstract No. 70 in the City of Pearland, Brazoria County, Texas. Said 20.992 is a part of a 36.685 acre tract described in a deed to T & R Realty investment, LLC as recorded in Clerk's File No. 2011028636

**General Location:** 2411 E. Broadway, Pearland, TX

### C. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE NO. 2012-03Z

A request of Louis McKinney, applicant, on behalf of Janice and Bonnie Howard, owner(s), for approval of a zone change from the Planned Development (PD), General Business (GB), Cullen Mixed-Use (C/MU), Single-Family Residential-3 (R-3) and Suburban Residential-12 (SR-12) zone(s) to Planned Development (PD) zone for 133.6907 acres on the following described property, to wit:

**Legal Descriptions:** Houston Memorial Gardens Cemetery Sections 34, 35, 36, 37, 38, 39, 40, A perpetual care cemetery containing 9.982 acres and being a partial replat the amended plat of Paradise Cemetery South, Volume 16, Page 275-276, B.C.P.R. and being in lot 28, of the Allison Richey Gulf Coast Home Company Subdivision, Vol 20, Pg. 67-68, P.R.B.C. out of the H.T. & B.R.R. CO. Survey, Sec. 19, A-243 Brazoria County, Texas;

Final Plat of Houston Memorial Gardens Cemetery, a 20.0737 acre tract of land being lots 13 and 29, and part of lot 12, of the Allison Richey Gulf Coast Home Company Subdivision, Section 19, and being situated in the H.T.& B.R.R. Company Survey, Abstract 243, Brazoria County, Texas;

Boundary survey of a 8.434 acre tract out of Section 19, H.T. & B.R.R. Survey, A-243, Brazoria County, Texas;

Partial Replat of Houston Memorial Garden Cemetery, being a 57.231 acre tract of land, all of tracts 41, 42, 55, 56, 57, & 58 in the Allison Richey Gulf Coast Home Subdivision, as recorded in Plat Book 2, Page(s) 24, of the Brazoria County Plat Records, located in the H.T. & B. Company Survey, Section 20, Abstract No. 506 in Brazoria County, Texas;

Boundary survey of a 19.97 acre tract out of Section 19, H T & B RR Survey, A-243, Brazoria County, Texas;

Lot 44 (10 ac) of the Allison-Richey Gulf Coast Home Company Subdivision, Section 19, H.T. & B.R.R. Company Survey, Abstract 243, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 23 of the plat records of Brazoria County, Texas;

The North ½ of Lot 28 (5ac) of Allison Richey Subdivision out of Section 20, H.T. & B.R.R. Company Survey, Abstract No. 506, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 23, of the plat records of Brazoria County, Texas;

A0506 H T & B R R Co Survey, Tract 54A1, F B Drake, **3.000 Acres.**

**General Location:** 2426 Cullen, Pearland, TX  
Houston Memorial Gardens Cemetery

**D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF THE PRESERVE AT HIGHLAND GLEN SECTION ONE**

Decision  
Date  
01/16/2012

A request of LJA Engineering, applicant, on behalf of Beazer Homes Texas, L.P., owner, for approval of a Final Plat of the Preserve at Highland Glen Section One, a 121 single-family lot subdivision on 68.118 acres, on the following described property, to wit

**Legal Description:** A Subdivision of 68.118 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being a portion of a called 56.233 acre tract conveyed to Beazer Homes Texas, L.P., by an instrument of record in File No. 20110092185, Office Public Records of said Harris County, Texas (H.C.O.P.R.R.P.), being a portion of a called 61.217 acre tract conveyed to Beazer Homes Texas, L.P., by an instrument of record in File No. 20110092165, H.C.O.P.R.R.P. and being a portion of a called 12.810 acre tract conveyed to Beazer Homes Texas, L.P., by an instrument of record in File No. 20110111403, H.C.O.P.R.R.P.

**General Location:** 2800 Block of Barry Rose

**E. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SERENE GARDENS**

Decision  
Date  
01/16/2012

A request by Chris Hendrick of Wilson Survey., applicant, on behalf of HiepPham Incorporated, owner, for approval of a Final Plat Serene Gardens, a proposed eight-lot single-family residential subdivision on the following described property, to wit

**Legal Description:** Being 9.7979 acres of the east one-half of lots 11 & 12E, all of Allison-Richey Gulf Coast Home Company Subdivision of Section 85 in the H.T. & B.R.R. Co. Survey Abstract 304, Brazoria County Texas.

**General Location:** South side of Hughes Ranch Road approximately 930' west of Harrington Drive in Pearland, Texas

#### IV. OLD BUSINESS

##### F. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2011-12

A the request of Esteban V. Rodriguez, owner and applicant, for approval of a Conditional Use Permit to allow for the operation of a Minor Auto Repair Facility in the General Business (GB) District, on the following described property, to wit:

**Legal Description:** Plat of survey of a 0.6984 acre tract being a part of lot “A” of Westgate Park a subdivision of 9.575 acres of land out of lots 47 and 48 of the Allison Richey Gulf Coast Home Company Subdivision of Section 19 of the H. T. & B. Railroad Company survey, Abstract 243, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 16, page 320, of the plat records of Brazoria County, Texas

**General Location:** 7900 Block of Broadway, Pearland, TX

##### G. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2011-13

A request of R D Homes, applicant, at the request of Piper Precision, Inc., owner, for approval of a Conditional Use Permit to allow for Servant, Guest, Caretakers, or Security Quarters in the Light Industrial (M-1) District, on the following described property, to wit:

**Legal Description:** 8.4406 acres of land, being a part of the H. Stevens Survey, Abstract 594, and the H. T. & B. R.R. CO. Survey No. 28, Abstract 551, Brazoria County, Texas and being all of those certain tracts conveyed to Production Rentals, Inc. as a 2.973 acre tract described in a deed recorded in Volume 1393, Page 133, a 0.469 acre tract described in a deed recorded in Volume 1398, Page 963, and a 5.0 acre tract described in a deed recorded in Volume 1600, Page 900, all in the Brazoria County Deed Records, Brazoria County, Texas

**General Location:** 4155 S. Main Street, Pearland, TX

##### H. DISCUSSION ITEMS

1. Commissioners Activity Report.
2. Zoning Update.
3. Project Stars Update.
4. Next P&Z Meeting February 6, 2012.
5. Planning and Zoning Commission Strategic Plan
6. National American Planning Association Conference in Los Angeles

#### IV. 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.

I, Evan DuVall, Planner II of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 12th day of January 2012 A.D., at 5:30 p.m.

\_\_\_\_\_  
Evan DuVall, Planner II

Agenda removed \_\_\_\_\_ day of January 2012 A.D.

#### IV. 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.

I, Evan DuVall, Planner II of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 12th day of January 2012 A.D., at 5:30 p.m.

\_\_\_\_\_  
Evan DuVall, Planner II

Agenda removed \_\_\_\_\_ day of January 2012 A.D.

**APPROVAL**

**OF**

**MINUTES**

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD NOVEMBER 21 2011 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Acting Chairperson Henry Fuertes called the meeting to order at 7:29 p.m. with the following present:

P&Z Commissioner Henry Fuertes  
P&Z Commissioner Phil Cessac  
P&Z Commissioner Neil West  
P&Z Commissioner Sheila Fischer

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Harold Ellis, Planner II Evan DuVall, Assistant City Manager Mike Hodge, Deputy City Attorney Nghiem Doan, and Planning Office Coordinator Judy Krajca.

**APPROVAL OF MINUTES**

P&Z Commissioner Phil Cessac made the motion to approve the minutes of the P&Z Regular Meeting of November 7, 2011, and P&Z Commissioner Neil West seconded.

The vote was 4-0. The minutes of the P&Z Regular Meeting of November 7, 2011 were approved.

**EXCUSE ABSENCE**

P&Z Commissioner Phil Cessac made the motion to excuse P&Z Commissioner Brandon Shimek's absence from the P&Z Regular Meeting of November 7, 2011, and P&Z Commissioner Sheila Fischer seconded.

The vote was 4-0. P&Z Commissioner Brandon Shimek's absence was excused.

**NEW BUSINESS**

**CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP 2011-12**

A the request of Esteban V. Rodriguez, owner and applicant, for approval of a Conditional Use Permit to allow for the operation of a Minor Auto Repair Facility in the General Business (GB) District, on the following described property, to wit:

Legal Description: Plat of survey of a 0.6984 acre tract being a part of lot "A" of Westgate Park a subdivision of 9.575 acres of land out of lots 47 and 48 of the Allison

Richey Gulf Coast Home Company Subdivision of Section 19 of the H. T. & B. Railroad Company survey, Abstract 243, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 16, page 320, of the plat records of Brazoria County, Texas

General Location: 7900 Block of Broadway, Pearland, TX

P&Z Commissioner Neil West made the motion to approve Conditional Use Permit No. CUP 2011-12, and P&Z Acting Chairperson Henry Fuertes seconded.

Senior Planner Harold Ellis read the staff report and stated that City Council had questioned the status of another business owned by Mr. Rodriguez, applicant, and abandonment issues.

P&Z Commissioner Neil West stated he would recommend a monument sign be placed at the site instead of the existing billboard.

P&Z Acting Chairperson Henry Fuertes recommended a site plan be submitted showing how the bays will be laid out.

Much discussion ensued.

P&Z Commissioner Phil Cessac made the motion to postpone until a layout of the building was brought in depicting the bays not facing Broadway Street. P&Z Acting Chairperson Henry Fuertes seconded the motion to approve for postponement.

The vote was 4-0. Conditional Use Permit No. CUP 2011-12 was postponed.

### **CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP 2011-13**

A request of R D Homes, applicant, at the request of Piper Precision, Inc., owner, for approval of a Conditional Use Permit to allow for Servant, Guest, Caretakers, or Security Quarters in the Light Industrial (M-1) District, on the following described property, to wit:

Legal Description: 8.4406 acres of land, being a part of the H. Stevens Survey, Abstract 594, and the H. T. & B. R.R. CO. Survey No. 28, Abstract 551, Brazoria County, Texas and being all of those certain tracts conveyed to Production Rentals, Inc. as a 2.973 acre tract described in a deed recorded in Volume 1393, Page 133, a 0.469 acre tract described in a deed recorded in Volume 1398, Page 963, and a 5.0 acre tract described in a deed recorded in Volume 1600, Page 900, all in the Brazoria County Deed Records, Brazoria County, Texas

General Location: 4155 S. Main Street, Pearland, TX

P&Z Commissioner Neil West made the motion to approve, and P&Z Commissioner Sheila Fischer seconded the motion.

P&Z Commissioner Neil West asked the applicant what Piper Precision manufactured. Mr. Tony Gambini, owner stated they made special metals.

P&Z Commissioner Phil Cessac expressed concern with possibly a family residing in the house.

P&Z Commissioner Sheila Fischer inquired why they did not put in a guard house, instead. Mr. Gambini stated it was due to the cost.

Mr. Gambini asked what the Commission wanted them to do, specifically; and went on to say that their past history has been good. Mr. Gambini added that they have been tax abiding citizens since 1988 and the lights from the house with an occupant will deflect crime.

Planning Director Lata Krishnarao reminded the Commission that they could put conditions on the CUP, such as having them come back in two years for a review, or make the house smaller, or place a definition of family on the building.

P&Z Commissioner Neil West asked if the occupant would be stationary or patrolling the site. Mr. Gambini replied that he would be stationary.

Planning Director Lata Krishnarao stated the applicant is planning to enhance the site on Main Street to improve the aesthetic value of the site.

P&Z Commissioner Neil West recommended a vote be called to give the applicant their house.

P&Z Commissioner Phil Cessac made the motion to approve with the condition that a timeline be placed on the CUP and to ensure the 1300 s.f. house is being used as the servant quarters, only.

Acting P&Z Chairperson Henry Fuertes recessed the P&Z Regular Meeting at 8:14 p.m.

Acting P&Z Chairperson Henry Fuertes reconvened the P&Z Regular Meeting at 8:16 p.m.

Much discussion ensued with regards to postponing the decision.

P&Z Commissioner Phil Cessac made the motion to postpone the decision until January 16, 2012 allowing the owner to bring in drawings of a smaller building, and a list of stolen goods, and P&Z Commissioner Sheila Fischer seconded.

The vote was 4-0. Conditional Use Permit No. CUP 2011-13 was postponed.

## **CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHERN TRAILS SECTION 11**

A request by Pate Engineers, INC., applicant, on behalf of C.L. Ashton Woods, LP, owner for approval of the Final Plat of Southern Trails Section Eleven, generally located approximately 1500 feet south from the southeast corner the intersection of Southern Trails Drive and Kingsley Drive for approximately 23.16 acres, on the following described property, to wit

Legal Description: All that certain 23.16 acres of land, out of the 522.62 acre tract described in the deed from Ashton Southern Trails Joint Venture to CL Ashton Woods, LP., recorded under Doc. #2005016204, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Company Survey, Sec. 80, A-564, Brazoria County.

Planner II Evan DuVall read the staff report stating there were only two remaining items for this plat and recommended approval with the following conditions:

1. Recordation and Courier fees be paid
2. Provide a 2011 Tax Certificate

P&Z Commissioner Phil Cessac made the motion to approve the Final Plat of Southern Trails Section 11, and P&Z Commissioner Sheila Fischer seconded.

Acting Chairperson Henry Fuertes inquired if the amenities were in place, and Planner II Evan DuVall replied they were in place.

Acting Chairperson Henry Fuertes called for the vote.

The vote was 4-0. Final Plat of Southern Trails Section 11 was approved.

## **DISCUSSION ITEMS**

There was no Commissioners Activity Report.

Planning Office Coordinator Judy Krajca passed out and collected completed P&Z Qualification Questionnaires from the Commissioners present: Fuertes, Fischer, West and Cessac.

Acting Chairperson Henry Fuertes stated the next P&Z Meeting would be December 5, 2011, and there would also be a P&Z Workshop on In-City MUD Analysis, presented by the Finance Director Claire Bogard.

There will not be a JPH Meeting on December 19, 2011, or on January 2, 2012 (as it is a City observed holiday).

## **ADJOURNMENT**

Acting P&Z Chairperson Henry Fuertes adjourned the P&Z Regular Meeting at 8:38 p.m.

These minutes are respectfully submitted by:

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Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 16th day of January 2012, A.D.

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P&Z Chairperson Jerry Koza, Jr.

# **NEW BUSINESS**

# **P&Z Agenda Item**

**A**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 16, 2012 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 APPLICATION NO. 2012-01Z**

A request of Sherry L. Stockwell-Tarrer, applicant, on behalf of Emil J. Hrbacek, owner, for approval of a zone change from the Single-Family Residential-1 (R-1) zone to General Business (GB) zone for 2.261 acres on the following described property, to wit:

**Legal Description:** Boundary Survey 188' X 523.9', West ½ of lot 48, Allison Richey Gulf Coast Home Company Survey, Section 19, H.T. & B.R.R. Company Survey, Abstract 243, Brazoria County, Texas

**General Location:** 8013 W. Broadway, Pearland, TX

**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 JANUARY 16, 2012

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### Zone Change No. 2012-01Z

A request of Sherry L. Stockwell-Tarrer, applicant, on behalf of Emil J. Hrbacek, owner, for approval of a zone change from the Single-Family Residential-1 (R-1) zone to General Business (GB) zone for 2.261 acres on the following described property, to wit:

**Legal Description:** Boundary Survey 188' X 523.9', West ½ of lot 48, Allison Richey Gulf Coast Home Company Survey, Section 19, H.T. & B.R.R. Company Survey, Abstract 243, Brazoria County, Texas

**General Location:** 8013 W. Broadway, Pearland, TX

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

Planning and Zoning Commission: January 16, 2012\*  
City Council for First Reading: February 13, 2012\*  
City Council for Second Reading: February 27, 2012\*

(\*dates subject to change)

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**SUMMARY:** Sherry L. Stockwell-Tarrer, applicant, for Emil J. Hrbacek, owner, is requesting approval of a zone change from the Single-Family Residential-1 (R-1) zone, to General Business (GB) zone for 2.261 acres for the above referenced location. The property is currently developed as and is being used as a single-family home. The owner has stated that the reason for the request is to be able to sell the property as a commercial property. With the exception of the rear of the property (to the north), the property is surrounded by commercial zoning districts and developments. Additionally, the City's Comprehensive Plan, discussed in this report, calls for commercial zoning for this area.

**SURROUNDING ZONING AND LAND USES:**

	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North	Single-Family Residential-1 (R-1)	Residential
South	General Business (GB)	Vacant
East	Neighborhood Service (NS) and General Business (GB)	Commercial
West	General Commercial (GC)	Residential

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC):** As previously mentioned, the property is currently zoned Single-Family Residential-1 (R-1). As the property is currently being requested to be rezoned to General Business (GB), a breakdown between those requirements and the site current configuration is provided below:

	<b><u>General Business</u></b>	<b><u>Existing Site</u></b>
Lot Size:	22,500 sq ft	98,491 sq ft
Lot Width:	150'	188'
Lot Depth:	125'	523.90'
Front Setback:	25'	196.60'
Rear Setback:	25'	~200'
Side Setback:	10'	17.9'

As previously mentioned, the property is currently being used as single-family residence and all bulk regulations for the property are currently met, and the property is currently in conformance with the Unified Development Code. If the requested zone change is approved, redevelopment of the property to a land use permitted in the General Business (GB) zoning district would be required to meet all bulk requirements of the Unified Development Code for that zoning district.

**PLATTING STATUS:** The property is not currently platted. Platting will be required at the time of development.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The current Comprehensive Plan (latest update in 2009) indicates *Business Commercial* for the subject property. The existing use, a single-family home, would not be a permitted use in that land use designation. Therefore, the current zoning is not in conformance with the Comprehensive Plan. If the zone change is approved and the property is developed into commercial, the property would be in conformance with the Comprehensive Plan.

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

in conformance with the Thoroughfare Plan.

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

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** It is not anticipated that redevelopment of this property to a business use will have any significant negative impact of existing for future developments in the area. If the zone change is approved, the property will be able to be developed in the same manner as other commercial properties in the area. The only property in the vicinity which is zoned non-commercial, is residential property located to the north, and the site being proposed for rezoning is large enough to provide the required buffer between residential and commercial properties.

As the exact nature of development is not known at this time, a Traffic Impact Analysis (TIA) may be required at the time of site plan review by the City's Engineering department to determine if there are any potentially negative traffic impacts anticipated as a result of the proposed development at that time. If a TIA is required, and mitigation measures are deemed necessary as a result, the applicant would be responsible for implementing those measures.

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

**SITE PLAN CONSIDERATIONS:** A site plan is not required for a zone change. As future development of the site is not known at this time, a site plan has not been submitted for informational purposes.

**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 notification sign was placed on the subject property.

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

**STAFF RECOMMENDATION:** Staff recommends approval of the Zone Change 2012-01Z as proposed by the applicant for the following reasons:

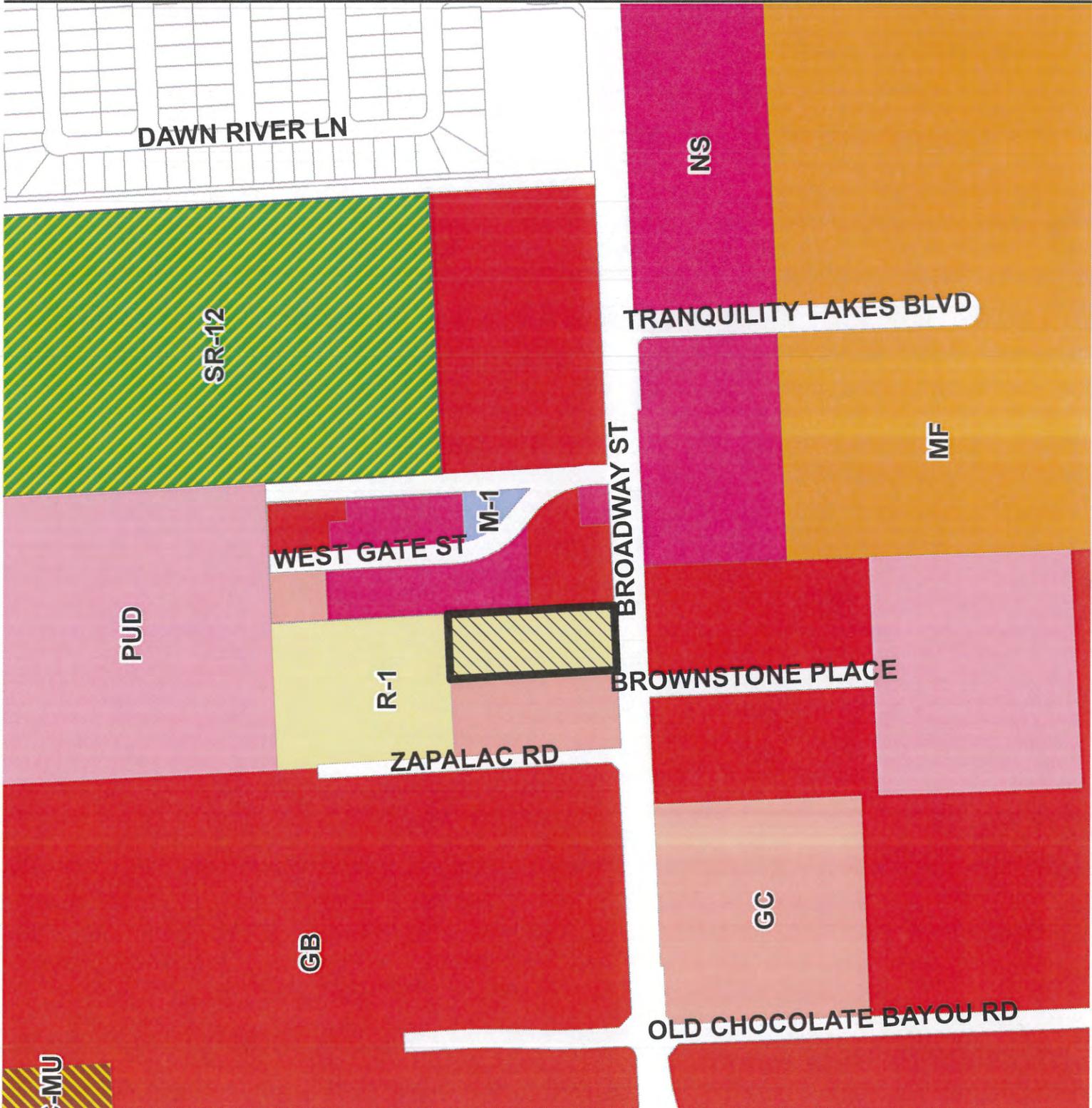
1. Approval of the zone change will result in conformance with the surrounding zoning as well as current and future land uses.
2. The proposed zone change should not have any significant negative impact on the

surrounding properties and developments.

3. The proposed zone change will bring the property into compliance with the approved Future Land Use Plan.
4. The proposed zone change would allow for uses on the property that would be compatible with nearby commercial development, and also be appropriate along Broadway.

**SUPPORTING DOCUMENTS:**

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



**Zoning & Vicinity Map**  
**Zone Change 2012-01Z**  
**8013 Broadway**

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



0.5" = 10' 220 Feet  
 LLLLLLLL



## Abutter Map

### Zone Change 2012-01Z

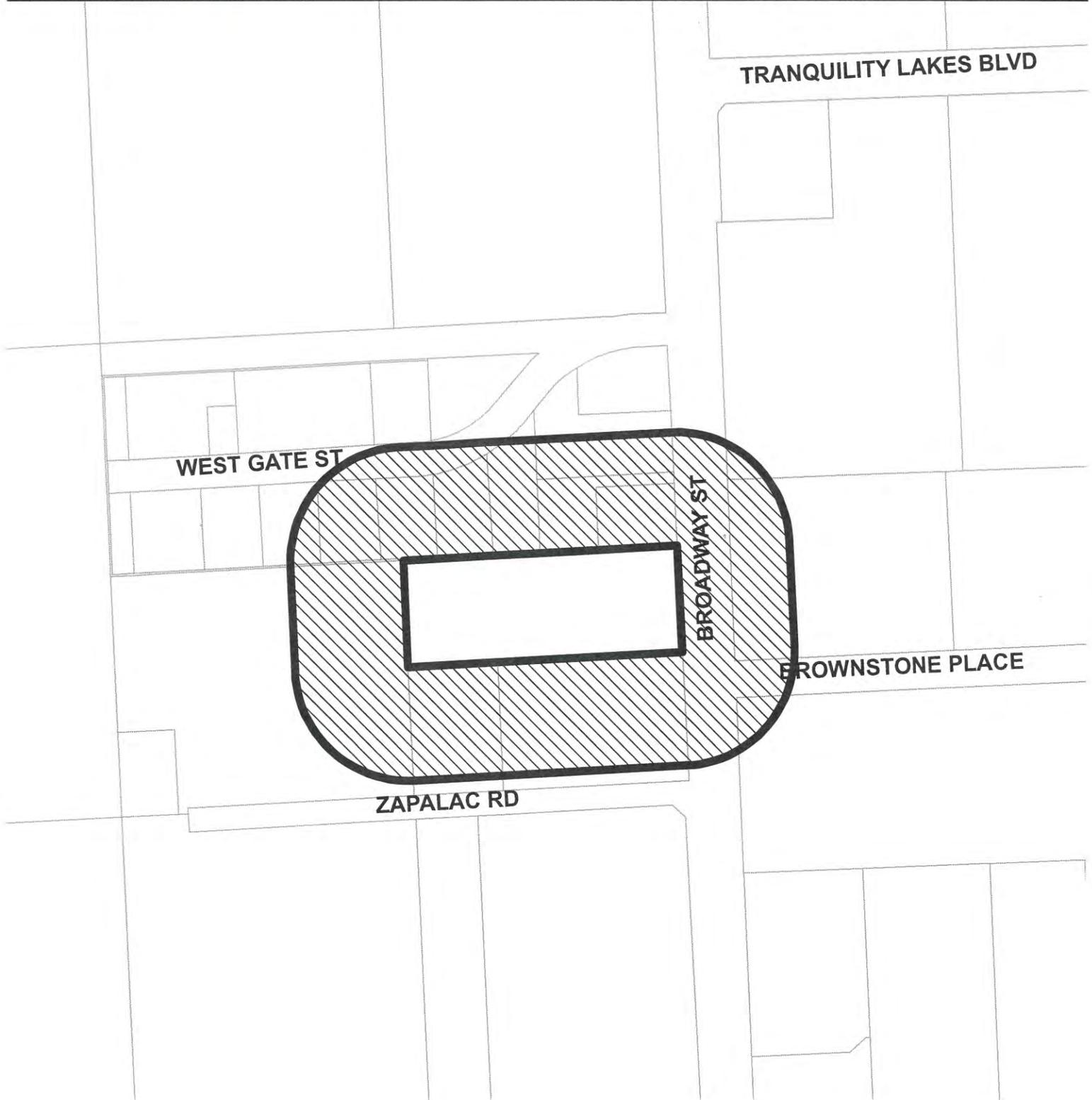
### 8013 W. Broadway

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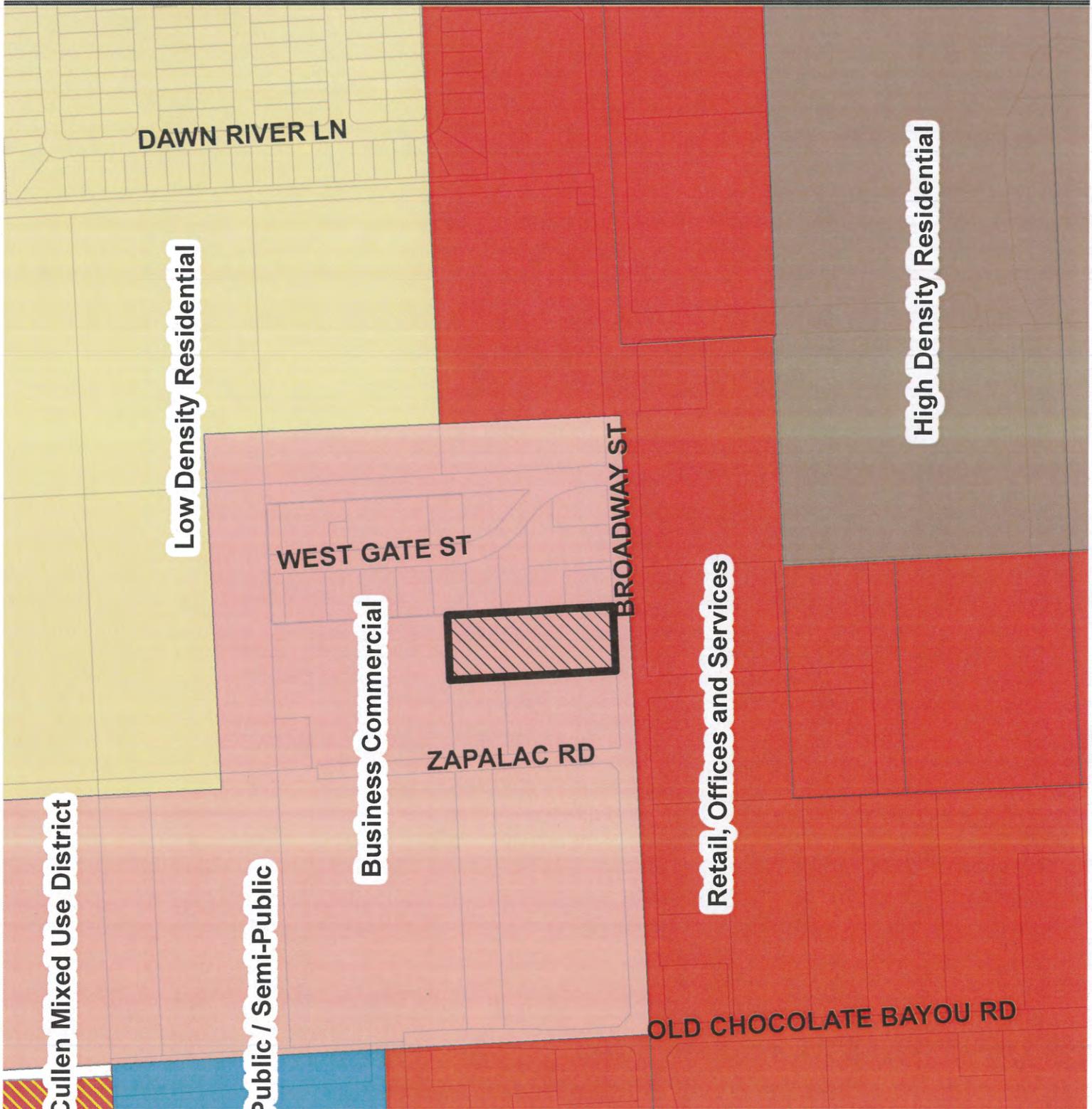
N



620 Feet



Name	Address	City	State	Zip
ZAPALAC ROBIN D	2539 ZAPALAC RD	PEARLAND	TX	77581
GOERIG GILBERT JOSEPH	PO BOX 730	FRIENDSWOOD	TX	77549
BERTRAM RICKY D & KIM	603 LINSON LN	FRIENDSWOOD	TX	77546
BURNS ROBERT	PO BOX 580591	HOUSTON	TX	77258
HRBACEK EMIL J	8013 BROADWAY ST	PEARLAND	TX	77581
FAVOR WILLIAM M	8027 BROADWAY ST	PEARLAND	TX	77581
CORTE LOUIS A	PO BOX 854	PEARLAND	TX	77588
RODRIGUEZ ANA E & ESTEBAN V	PO BOX 84110	PEARLAND	TX	77584
MORENO EMMA E	7937 BROADWAY ST	PEARLAND	TX	77581
HUGHES-WEST INVESTMENTS LTD	7918 BROADWAY ST STE 106	PEARLAND	TX	77581
SHERRY L. STOCKWELL-TARRER	11606 WATERCASTLE CT	PEARLAND	TX	77584



**FLUP Map**

**Zone Change 2012-01Z**

**8013 Broadway**

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0.5310 220 Feet  
 LLLLLL



## Aerial Map

## Zone Change 2012-01Z

## 8013 Broadway

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0 3060 120 Feet  
|||||



# APPLICATION FOR A CHANGE IN ZONING

City of Pearland  
Community Development  
3523 Liberty Drive  
(Community Center)  
Pearland, Texas 77581  
281-652-1639  
281-652-1702 fax  
www.ci.pearland.tx.us

Please check one:

Change in Zoning Classification from: R-1 RESIDENTIAL to: GB GENERAL BUSINESS COMMERCIAL  
(list current zoning) (list proposed zoning)

Specific Use Permit Request for : \_\_\_\_\_  
(list proposed use)

Property Information:

Address: 8013 8313 W. BROADWAY ST.

Subdivision: HT+BRR Lot: 48A1 Block: \_\_\_\_\_

Tax I.D. Number: 0243-0061-000

\*\* For unplatted property, attach a copy of the metes and bounds description\*\*

Current use of property (type of structures on property): RESIDENCE

Future/proposed use of property and reason for zone change: TO SELL

PROPERTY OWNER INFORMATION:

NAME EMIL J. HRBACEK  
ADDRESS 8013 8313 W. BROADWAY  
CITY PEARLAND STATE TX ZIP 77581  
PHONE (281) 485-9578  
FAX ( ) NONE  
E-MAIL ADDRESS NONE

APPLICANT INFORMATION: (SAME)

NAME Sherry L. Stockwell-Tarr  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE (713) 436-6095  
FAX ( )  
E-MAIL ADDRESS \_\_\_\_\_

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: Emil J. Hrbacek Date: 9-19-11

Agent's Signature: Sherry L. Stockwell-Tarr Date: 11/21/2011

OFFICE USE ONLY: FEES PAID: \_\_\_\_\_ DATE PAID: \_\_\_\_\_  
RECEIVED BY: \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

Date: 26 September 2011

To: City of Pearland  
Planning & Zoning Dept

RE: Application to Rezone Property  
8313 Broadway St, Pearland, TX 77581

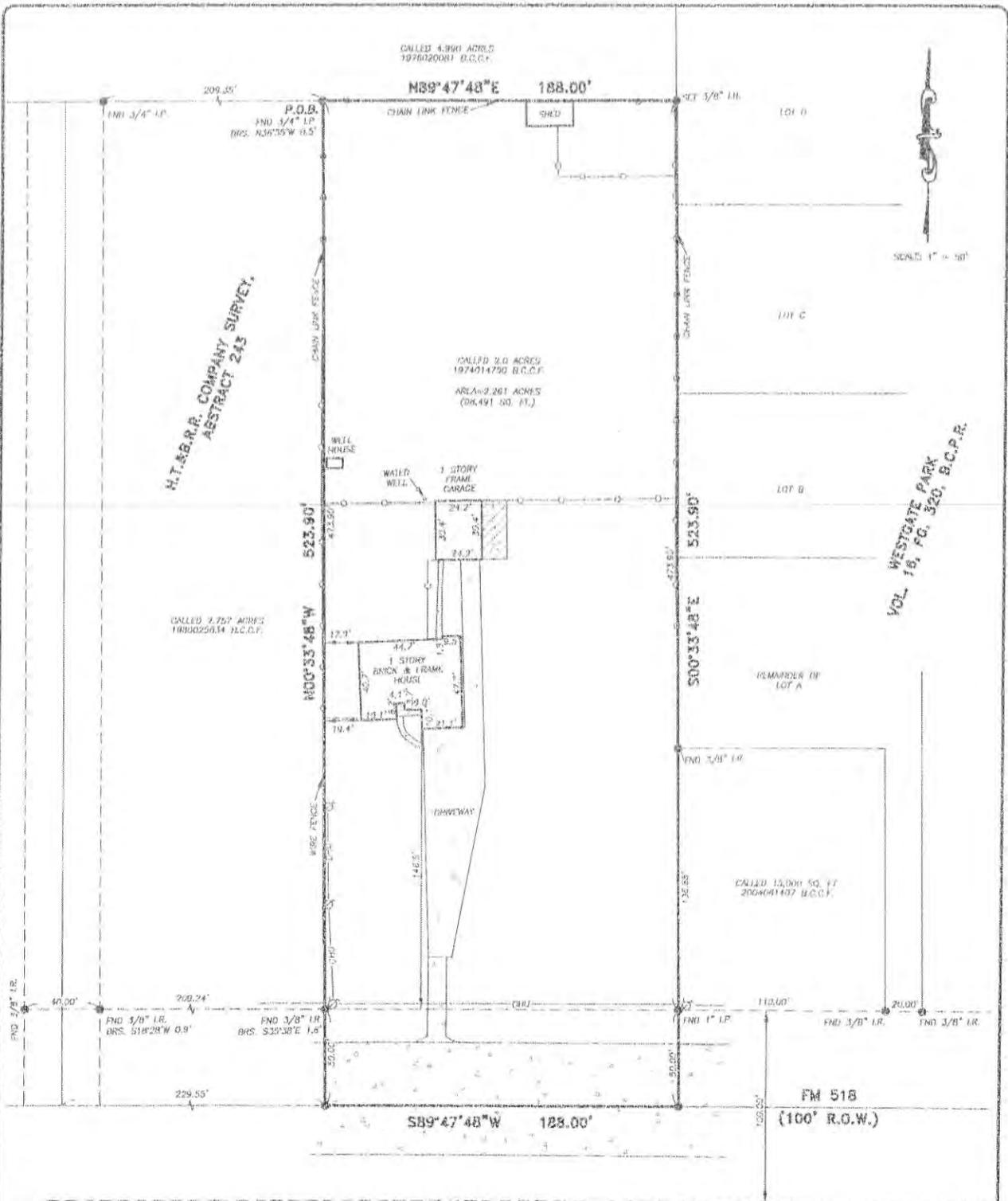
**AGENT AUTHORIZATION**

I hereby authorize Richard A. Tarrer, or Sherry L. Stockwell-Tarrer, to represent me for the above-referenced purpose, before the City of Pearland, and/or the Planning & Zoning Department.

**LETTER OF INTENT**

It is my intention to rezone the above-referenced property from R-1 (Residential) to GB (General Business), the "zoning" recommended by the City of Pearland, for the purpose of either selling, or later development, of said property.

Owner's Signature: Emil J. Hrbacek \_\_\_\_\_  
Emil J. Hrbacek Date



- NOTES:
1. BEARINGS BASED ON WESTGATE PARK VOL. 16, PG. 320, B.C.P.R.
  2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.
  3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
  4. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY, THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

**BOUNDARY SURVEY**  
 188' X 523.9' WEST 1/2 OF LOT 48  
 ALLISON RICHEY GULF COAST HOME  
 COMPANY SUBDIVISION, SECTION 19,  
 H.T.&B.R.R. COMPANY SURVEY, ABSTRACT  
 243, BRAZORIA COUNTY, TEXAS

SEE METES & BOUNDS OF SAME DATE.

F.I.R.M. NO.	48039C	PANEL	0040
EFFECTIVE DATE:	08/22/1999	ZONE	7C

FLOOD INFORMATION: FLOODING INFORMATION IS BASED ON RECORDING THE EXISTENCE OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAP. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD RISK. DAMAGE ONLY AND IS NOT INTENDED TO VERIFY SPECIFIC FLOODING. COMPLAINTS, IF ANY, ARE NOT RETURNED FOR THE FIRM'S ACCURACY.

SUBMITTED FOR: EMIL J. HIRSHBERG  
 ADDRESS: 8015 BROADWAY ST. PEARLAND, TX

TITLE COMPANY: N/A  
 GP. NO.: N/A  
 G.P. EFFECTIVE DATE: N/A  
 JOB NO.: 100703

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

**GGC SURVEY, PLLC**

TEL (832)728-7254  
 4419 Zimmerny Court  
 Sugar Land, Texas 77479 D.D.

GEORGE R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051

**Brazoria CAD**

**Property Search Results > 166499 HRBACEK EMIL J for Year 2011**

**Property**

**Account**

Property ID: 166499      Legal Description: A0243 H T & B R R, TRACT 48A1, ACRES 2.000  
 Geographic ID: 0243-0061-000      Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

**Location**

Address: 8013 W BROADWAY ST FM 518      Mapsco:  
 PEARLAND,  
 Neighborhood: ABST 243,504,234,506, 310 AND SUBS 1990 AND NEWER Map ID:  
 Neighborhood CD: A0243.ARE1

**Owner**

Name: HRBACEK EMIL J      Owner ID: 34198  
 Mailing Address: 8013 BROADWAY ST      % Ownership: 100.0000000000%  
 PEARLAND, TX 77581-7760  
 Exemptions: DV4, HS, OV65

**Values**

(+) Improvement Homesite Value: + \$87,560  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$106,290  
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$193,850  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$193,850  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$193,850

**Taxing Jurisdiction**

Owner: HRBACEK EMIL J  
 % Ownership: 100.0000000000%  
 Total Value: \$193,850

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$193,850	\$181,850	\$0.00	
CPL	CITY OF PEARLAND	0.685100	\$193,850	\$136,850	\$937.56	\$1,065.99
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.156000	\$193,850	\$68,080	\$106.20	
GBC	BRAZORIA COUNTY	0.413101	\$193,850	\$43,080	\$177.97	
RDB	ROAD & BRIDGE FUND	0.060000	\$193,850	\$43,080	\$25.85	
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	1.419400	\$193,850	\$153,050	\$485.36	\$485.36
Total Tax Rate:		2.733601				
					Taxes w/Current Exemptions:	\$1,732.94
					Taxes w/o Exemptions:	\$5,299.09

**Improvement / Building**

Improvement #1:	Residential	State Code:	A1	Living Area:	1814.0 sqft	Value:	\$82,760
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
MA	MAIN AREA	4+	R1	1995	1814.0		
OFP	OPEN PORCH	4+		1995	58.0		
BG	BRICK GARAGE	4+		1995	420.0		

<b>Improvement #2:</b>	<b>Misc Imp</b>	<b>State Code:</b>	<b>A1</b>	<b>Living Area:</b>	<b>sqft</b>	<b>Value:</b>	<b>\$4,590</b>
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
DFG	DETACHED FRAME GARAGE	3		1995	720.0		

<b>Improvement #3:</b>	<b>Misc Imp</b>	<b>State Code:</b>	<b>A1</b>	<b>Living Area:</b>	<b>sqft</b>	<b>Value:</b>	<b>\$210</b>
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
RC2	CANOPY	3		1995	390.0		

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C-HS	COMMERCIAL HOMESTEAD	2.0000	87120.00	0.00	0.00	\$106,290	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2012	N/A	N/A	N/A	N/A	N/A	N/A
2011	\$87,560	\$106,290	0	193,850	\$0	\$193,850
2010	\$90,840	\$106,290	0	197,130	\$0	\$197,130
2009	\$47,030	\$279,920	0	328,950	\$40,348	\$286,604
2008	\$41,110	\$254,480	0	295,590	\$35,041	\$260,549
2007	\$47,920	\$234,520	0	282,440	\$45,577	\$236,863
2006	\$44,950	\$184,320	0	229,270	\$13,940	\$215,330
2005	\$48,890	\$176,620	0	225,510	\$29,760	\$195,750
2004	\$45,680	\$176,620	0	222,300	\$44,350	\$177,950
2003	\$91,260	\$98,210	0	189,470	\$27,700	\$161,770
2002	\$73,400	\$73,660	0	147,060	\$0	\$147,060
2001	\$73,400	\$73,660	0	147,060	\$0	\$147,060

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

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

Website version: 1.2.2.2

Database last updated on: 12/14/2011 5:52 AM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

8013 W. Broadway



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



Scale 1:2,370  
1 in = 198 ft

CITY OF PEARLAND

\*\*\* CUSTOMER RECEIPT \*\*\*

Oper: WWILSON Type: OC Drawer: 1  
Date: 12/13/11 01 Receipt no: 70167

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$275.00
Trans number:		3560638

ZONE CHANGE BA  
8013 BROADWAY  
EMIL J BRBACEK  
SAME AS OWNER

Tender detail		
CK CHECK	2029	\$275.00
Total tendered		\$275.00
Total payment		\$275.00

Trans date: 12/12/11 Time: 15:59:30

**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:

**ZONE CHANGE  
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.

*Emil J. Hubert*

# 2010 TAX STATEMENT

(979) 388-1320  
 (979) 864-1320  
 (281) 756-1320



**Ro'Vin Garrett, RTA**  
**BRAZORIA COUNTY TAX ASSESSOR- COLLECTOR**  
 111 E. LOCUST  
 ANGLETON, TEXAS 77515

Mailing Address

HRBACKE EMIL J  
 8013 BROADWAY ST  
 PEARLAND TX 77581-7760

0079 0117

Legal Description

A0243 H T & B R R, TRACT 48A1, ACRES  
 2.000



Legal Acres: 2.0000  
 Parcel Address: 8013 W BROADWAY

Account No: 0243-0061-000

As of Date: 10/11/10

Print Date: 10/15/11

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Value	Non-Qualifyin Value
Land	Improvement						
\$108,290	\$90,840	\$197,130	\$197,130		\$197,130		

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	2010 Tax
		Code	Amount			
BRAZORIA COUNTY	\$197,130	HOM 065 VET	\$151,426	\$45,704	.40310100	\$184.23
SPECIAL ROAD & BRIDGE	\$197,130	HOM 065 VET	\$151,426	\$45,704	.08000000	\$27.42
PEARLAND ISD	\$197,130	HOM 065 VET	\$40,800	\$156,330	1.41940000	\$485.36
BRAZORIA DRAINAGE DIST 4	\$197,130	HOM 065 VET	\$126,426	\$70,704	.15600000	\$110.30
CITY OF PEARLAND	\$197,130	HOM 065 VET	\$57,000	\$140,130	.66510000	\$932.00

Amount saved by additional sales tax revenue \$34.55

Exemptions:

HOM HOMESTEAD 065 OVER 65  
 VET VETERAN

TOTAL TAX: \$1,739.3  
 TOTAL TAX PAID TO DATE: \$.0  
 TOTAL TAX REMAINING: \$1,739.3

AMOUNT DUE IF PAID BY END OF:

OCTOBER 2010	NOVEMBER 2010	DECEMBER 2010	JANUARY 2011	FEBRUARY 2011	MARCH 2011
\$1,739.31	\$1,739.31	\$1,739.31	\$1,739.31	\$1,861.07	\$1,895.85

**PLEASE PUT YOUR ACCOUNT NUMBER ON ALL CORRESPONDENCE**

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT FEB. 1, 2011. PENALTY AND INTEREST WILL BE ADDED MONTHLY BEGINNING FEB 1, 2011  
 CERTAIN PERSONAL PROPERTY TAXES REMAINING DELINQUENT ON APRIL 1, 2011, MAY INCUR AN ADDITIONAL COLLECTION FEE OF UP TO 20%  
 FEBRUARY -- 7% MARCH -- 9% APRIL -- 11% MAY -- 13% JUNE -- 15% JULY -- 18% + UP TO 20% ATTORNEY FEE

**TO PAY BY CREDIT CARD VISIT [www.brazoria-county.com/tax](http://www.brazoria-county.com/tax)**  
**OR DIAL 1-866-549-1010 - BUREAU CODE 5820032**



MR. EMIL J. HRBACKE  
 8013 BROADWAY ST. P.O. 485-9578  
 PEARLAND, TX 77581

98-2567/1121      1910  
 DATE 1-16-11

PAY TO THE ORDER OF Ro'vin Garrett RTA \$1,739.31

One Thousand Seven Hundred Thirty and 31/100 DOLLARS

**PEARLAND State BANK**  
 12811 ABBOTT  
 12800 E. PEARLAND, TEXAS 77581  
 281-485-1800 24 HOUR TELLER SERVICE

MEMO Emil J. Hrbacek

Acct # 345835, Ck # 1910, 01/20/2011, \$1739.31

# **P&Z Agenda Item**

**B**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 16, 2012, 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 APPLICATION NO. 2012-02Z**

A request of J. Kent Marsh, applicant, on behalf of Tom Alexander, Jr., owner, for approval of a zone change from the General Business (GB) zone to Single-Family Residential-3 (R-3) zone for 20.992 acres on the following described property, to wit:

**Legal Description:** 20.992 acre tract in the W.D.C. Hall Survey, Abstract No. 70 in the City of Pearland, Brazoria County, Texas. Said 20.992 is a part of a 36.685 acre tract described in a deed to T & R Realty investment, LLC as recorded in Clerk's File No. 2011028636

**General Location:** 2411 E. Broadway, Pearland, TX

**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 JANUARY 16, 2012

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### Zone Change No. 2012-02Z

A request of J. Kent Marsh, applicant, on behalf of Tom Alexander, Jr., owner, for approval of a zone change from the General Business (GB) zone to Single-Family Residential-3 (R-3) zone for 20.992 acres on the following described property, to wit:

**Legal Description:** 20.992 acre tract in the W.D.C. Hall Survey, Abstract No. 70 in the City of Pearland, Brazoria County, Texas. Said 20.992 is a part of a 36.685 acre tract described in a deed to T & R Realty investment, LLC as recorded in Clerk's File No. 2011028636

**General Location:** 2411 E. Broadway, Pearland, TX

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

Planning and Zoning Commission: January 16, 2012\*  
City Council for First Reading: February 13, 2012\*  
City Council for Second Reading: February 27, 2012\*

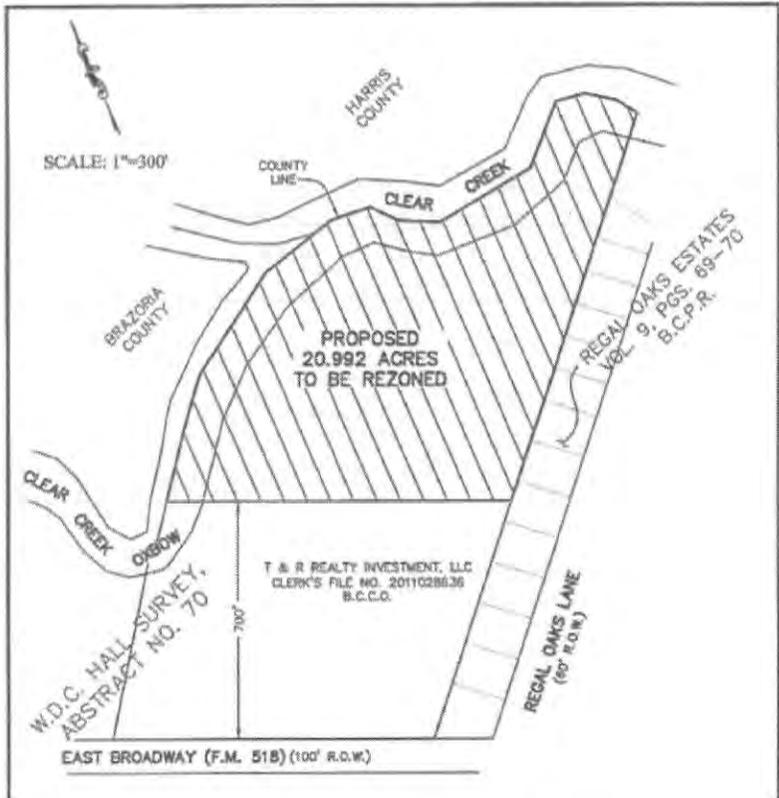
(\*dates subject to change)

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**SUMMARY:** J. Kent Marsh, applicant, for Tom Alexander, Jr., owner, is requesting approval of a zone change from the General Business (GB) zone, to Single-Family Residential-3 (R-3) zone for 20.992 acres for the above referenced location. The 20.992 acres is the rear portion of a larger tract of land containing 36.685 acres, which fronts Broadway, just east of the intersection of Broadway and Liberty Drive. The entire site is currently zoned General Business (GB) and all of the property is currently undeveloped.

Single-Family Residential-3 (R-3) zoning allows for the development of residential lots with a minimum lot size of 6,000 square feet. The applicant is proposing to rezone the rear portion of the property to residential (R-3) and construct one single-family home, and allow for the possibility of one additional lot in the future. Access to the proposed lot will be from Broadway, across the remaining General Business (GB) property, not currently developed. At the time of platting, an access easement formally allowing for access to the rear portion of the property will be dedicated.

The exhibit below illustrates the proposal:



**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	Single-Family Residential-1 (R-1)	Residential
South	General Business (GB)	Vacant/Commercial
East	Single-Family Residential-1 (R-1)	Residential
West	General Business (GB)	Vacant/Commercial

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC):** As previously mentioned, the property is currently zoned General Business (GB). As the property is currently being requested to be rezoned to Single-Family Residential-3 (R-3), a breakdown between those requirements and the site current configuration is provided below:

	<u>Single-Family Residential-3 (R-3)</u>	<u>Existing Site</u>
Lot Size:	6,000 sq ft	914,411 sq ft
Lot Width:	60'	~750'
Lot Depth:	90'	~925'
Front Setback:	25'	n/a (vacant site)
Rear Setback:	20'	n/a (vacant site)
Side Setback:	7' 6"	n/a (vacant site)

As indicated above, the property meets the development regulations of the proposed Single-Family Residential-3 (R-3) zoning district.

**PLATTING STATUS:** The property is not currently platted. Platting will be required at the time of development.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The current Comprehensive Plan (latest update in 2009) indicates *Medium Density Residential and Retail, Offices, and Services* for the entire parcel. The portion of the property shown as *Medium Density Residential* is the rear portion of the property, and makes up the approximate area the applicant is requesting the zone change for. The Comprehensive Plan indicates that appropriate zoning districts for *Medium Density Residential* are Single-Family Residential-2,3, and 4 (R-2, R-3, R-4). The portion of the property shown as *Retail, Offices, and Services* is towards the front of the parcel, fronting Broadway. The Comprehensive Plan indicates that appropriate zoning districts for *Retail, Offices, and Services* are Neighborhood Service (NS), Office Professional (OP), and General Business (GB). Therefore, as the zone change is for Single-Family Residential-3 (R-3), if approved, the zone change would be in conformance with the Comprehensive Plan.

**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 sewer.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The proposed single family home is not anticipated to have any negative impacts on existing surrounding or future developments. As previously mentioned, the Single-Family Residential-3 (R-3) zone allows for residential lots with a minimum area of 6,000 square feet. If Council is concerned the property potentially being developed into a residential subdivision in the future as the zoning being requested would allow, Council may consider a residential zoning district requiring larger lots, such as Single-Family Estate District (RE).

**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:** At this time, a conceptual site plan has not been submitted indicating proposed development of the property. A site plan is not required as part of the zone change 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 notification sign was placed on the subject property.

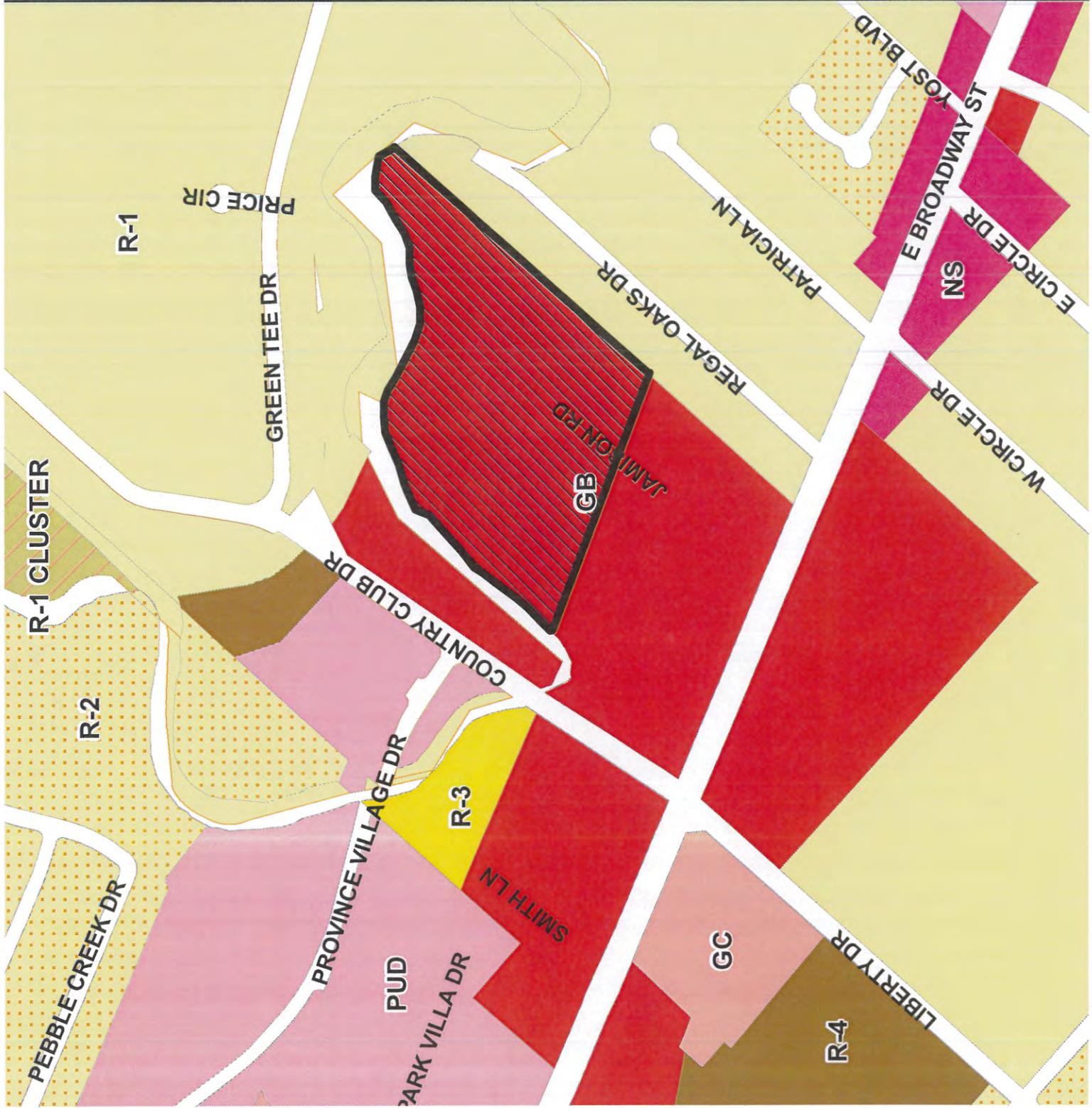
**OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST:** Staff has not received any comments either in opposition to or in support of the proposed zone change request at the time of this report.

**STAFF RECOMMENDATION:** Staff recommends approval of the Zone Change 2012-02Z as proposed by the applicant for the following reasons:

1. Approval of the zone change would be in compatible with surrounding zoning and uses.
2. The proposed zone change should not have any negative impact on the surrounding properties and developments.
3. The proposed zone would be in compliance with the latest approved Future Land Use Plan.
4. Single-Family Residential-3 (R-3) zoning will allow for a density of 4.7 units per acre. If Council is concerned with this density, a Single-Family Estate District (RE) would be an option, which would allow a density of 1.3 units per acre.

**SUPPORTING DOCUMENTS:**

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



## Vicinity & Zoning Map

## Zone Change 2012-02Z

## 2411 E. Broadway

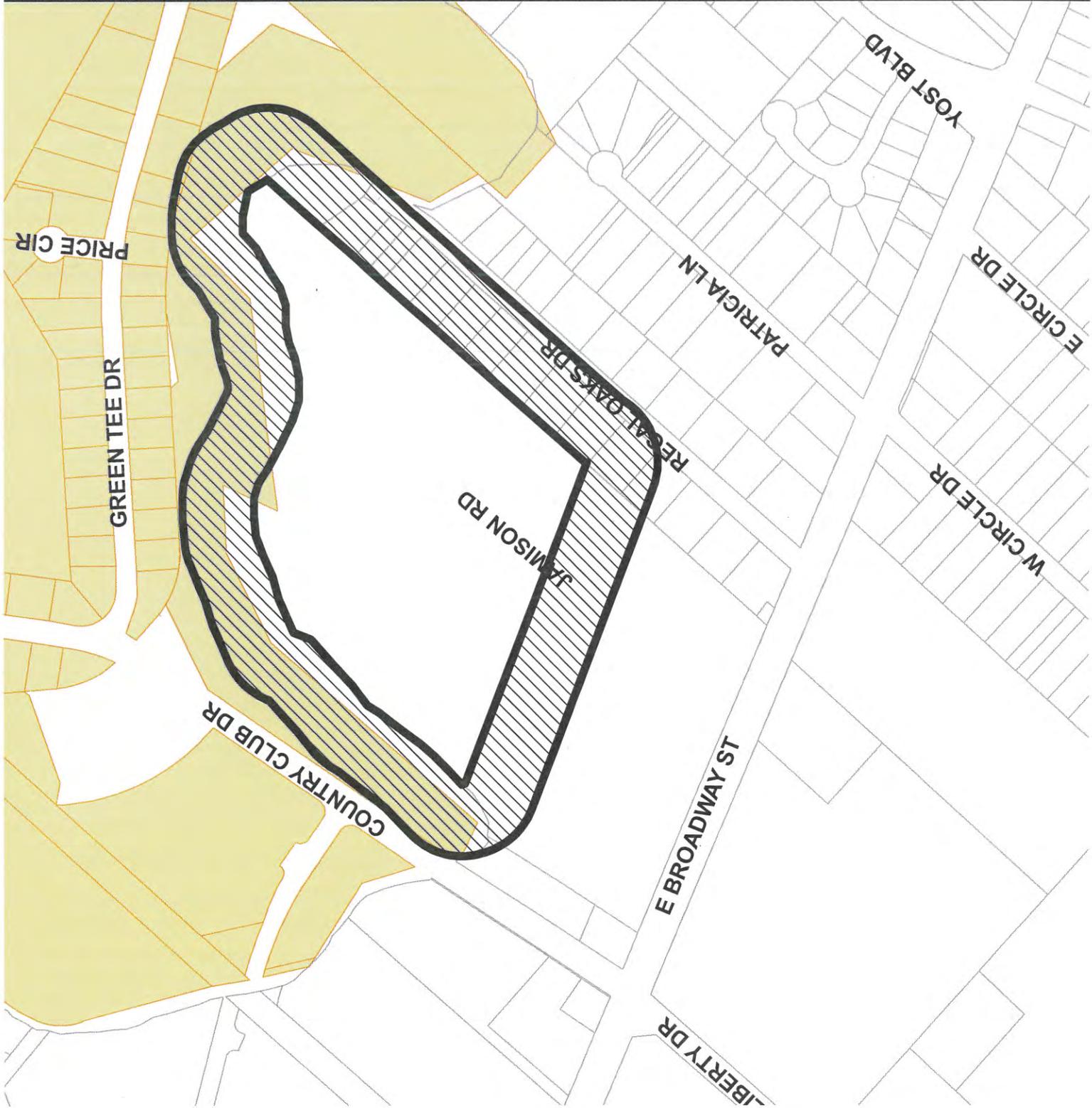
This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N



0 80160 320 Feet





## Abutter Map

## Zone Change 2012-02Z

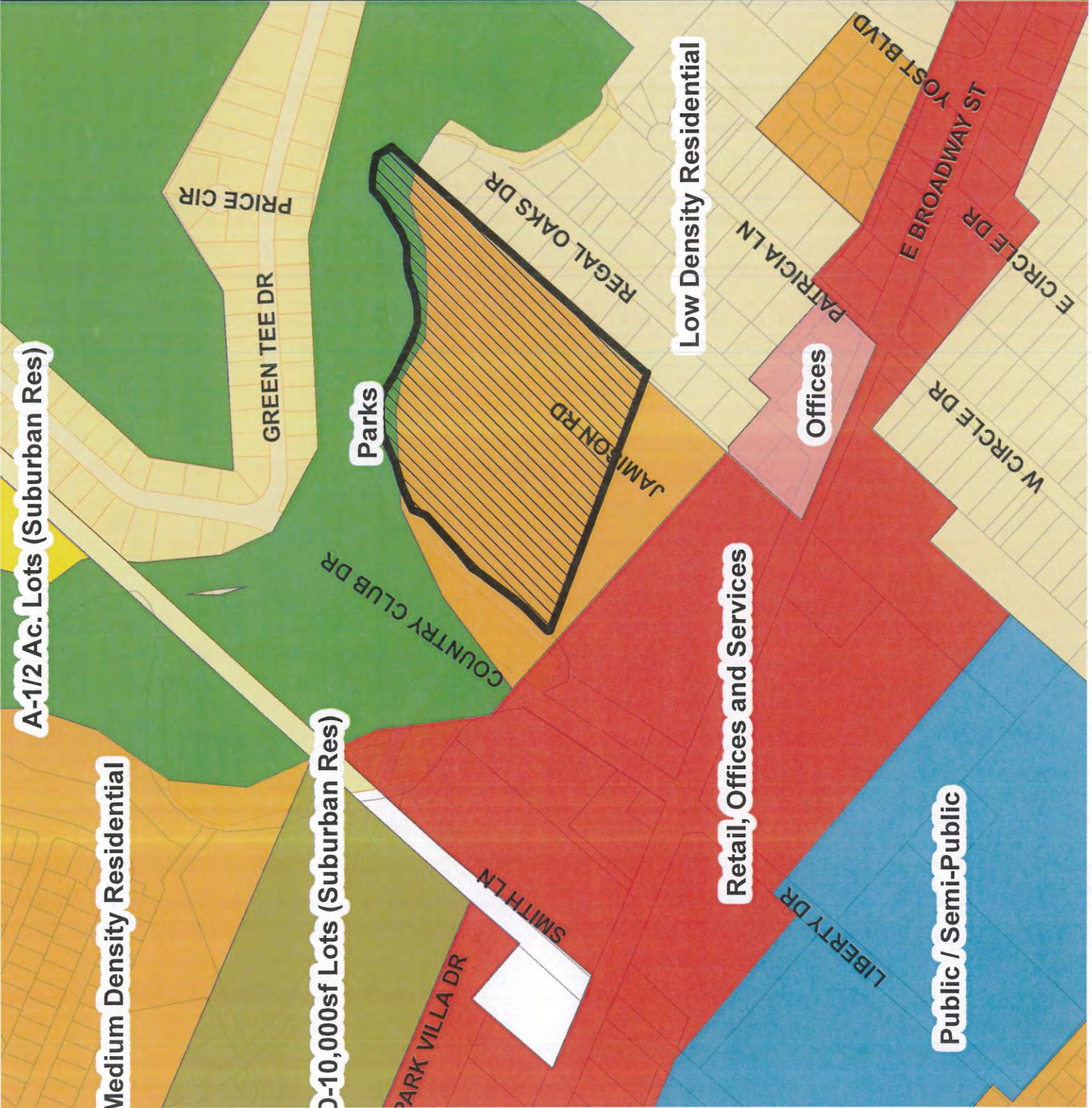
## 2411 E. Broadway

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



062.525 250 Feet  
|||||||

Owner	Address	City	State	Zip
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
ROYSE PAIGE DANELL	PO BOX 3304	PEARLAND	TX	77588
FOWLER ROBERT E & SUZETTE J	3212 REGAL OAKS DR	PEARLAND	TX	77581
ALEXANDER T & B FAMILY LTD PRTNESH	2411 PARK AVE	PEARLAND	TX	77581
LOCKWOOD JOHN W	3214 REGAL OAKS DR	PEARLAND	TX	77581
U S HOUSING & URBAN DEVELOPMENT	5040 ADDISON CIR STE 300	ADDISON	TX	75001
SULLENDER R P	PO BOX 1712	PEARLAND	TX	77588
JAMES JOSEPH E	3220 REGAL OAKS DR	PEARLAND	TX	77581
LAIRD VERNON	3222 REGAL OAKS DR	PEARLAND	TX	77581
LAIRD BILLY LEE	3224 REGAL OAKS DR	PEARLAND	TX	77581
518 HOLDINGS LP	4141 SOUTHWEST FWY STE 300	HOUSTON	TX	77027
GALLIEN LESSIE	3204 REGAL OAKS DR	PEARLAND	TX	77581
DICKSON JAMES & MARGERY M	3017 GREEN TEE DR	PEARLAND	TX	77581
AUSTIN JOHN D	3015 GREEN TEE DR	PEARLAND	TX	77581
MCANINCH GARY L & RAMONA	3019 GREEN TEE DR	PEARLAND	TX	77581
T & B ALEXANDER FAMILY	2411 PARK AVE	PEARLAND	TX	77581
J. KENT MARSH	8955 KATY FWY, STE 215	HOUSTON	TX	77024

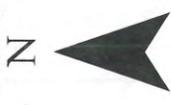


**FLUP Map**

**Zone Change 2012-02Z**

**2411 E. Broadway**

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



0 80160 320 Feet  
 LLLLLLL



## Aerial Map

Zone Change 2012-02Z

2411 E. Broadway

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

N



0 80160 320 Feet





# 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: GB, General Business Retail District

Proposed Zoning District: R-3, Single Family Residential-3 District

### Property Information:

Address or General Location of Property: Tract 7A (PT) in the W.D.C. Hall Survey, A-70, Brazoria County, TX; 2411 E. Broadway St.

Tax Account No. 155200 (Geo ID 0070-0028-000)

Subdivision: N/A Lot: N/A Block: N/A

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

#### PROPERTY OWNER INFORMATION:

Mr. Tom Alexander, Jr. at  
NAME T&R Realty Investments, LLC  
ADDRESS 2411 Park Avenue  
CITY Pearland STATE TX ZIP 77581  
PHONE( 281 ) 485-2455  
FAX( 281 ) 485-2456  
E-MAIL ADDRESS Tompa58121@aol.com

#### APPLICANT/AGENT INFORMATION:

Mr. J. Kent Marsh at  
NAME Marsh Darcy Partners, Inc.  
ADDRESS 8955 Katy Freeway, Suite 215  
CITY Houston STATE TX ZIP 77024  
PHONE( 713 ) 647-9880  
FAX( 713 ) 647-6448  
E-MAIL ADDRESS kmarsh@marshdarcypartners.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: Tom Alexander Jr Date: 12-9-11

Agent's/Applicant's Signature: J. Kent Marsh Date: 12-14-11

#### OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
------------	------------	--------------	-----------------

Application No. \_\_\_\_\_

## 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 zone change or planned development district
- 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)
  - **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.

December 14, 2011

City of Pearland  
Planning & Zoning Commission/City Council  
c/o Community Development Department  
3523 Liberty Drive (Community Center)  
Pearland, Texas 77581

Re: Proposed Re-Zoning of GB, General Business Retail (part of total tract) to R-3, Single-Family Residential -3

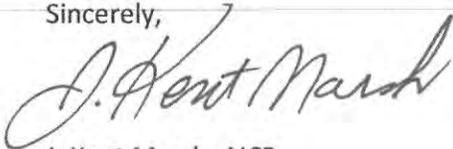
TO WHOM IT MAY CONCERN:

On behalf of our client, T & R Realty Investments LLC, and as their authorized agent, we are submitting this attached application package for re-zoning a part of the subject tract from GB, General Business Retail District to R-3, Single-Family Residential District. We have included with our submission the following:

1. Agent Authorization Letter from the Owner
2. Application Checklist for Zoning Change
3. Application signed by Owner and Agent
4. Metes and bounds description of re-zone area
5. Parcel Map from the City of Pearland GIS website locating the proposed rezoning area
6. Letter of Intent
7. Application fee of \$275.00
8. Sign Installation Communication Emails
9. Current Tax Certificate for paid taxes

Our Pre-Development Meeting with the City of Pearland city staff was held on October 5, 2011. We will post the notice sign, per enclosed sign wording, on site no later than Thursday, January 5, 2012 for an expected Joint Public Hearing of the Planning and Zoning Commission and City Council on Monday, January 16, 2012.

Sincerely,



J. Kent Marsh, AICP  
Vice President

T & R Realty Investments, LLC

2411 Park Avenue

Pearland, Texas 77581

November 15, 2011

RE: 36.685 Acre Tract in the W. D. C. Hall Survey, A-70, in the City of Pearland, Brazoria County, Texas – Owner of Record: T & R Realty Investments, LLC

TO WHOM IT MAY CONCERN:

As legal fee-simple owner of the above referenced property, in conformance with the City of Pearland, Unified Development Ordinance, Article 2 –Universal Procedures, Division 1 – Application Processing, Section 1.2.1.1 – Initiation of Application, (a) – Initiation Only By Owner, I hereby designate Mr. J. Kent Marsh and his firm; Marsh Darcy Partners, Inc., as my designated agent, authorized to file a re-zoning application with the City of Pearland, Texas on my behalf.



Tom Alexander, Jr.

T & R Realty Investments, LLC

Office 281-485-2455

Fax 281-485-2456

T & R Realty Investments, LLC  
Re-Zone Tract  
20.992 Acres

W.D.C. Hall Survey  
Abstract No. 70

STATE OF TEXAS           §

COUNTY OF BRAZORIA      §

METES AND BOUNDS DESCRIPTION of a 20.992 acre tract in the W.D.C. Hall Survey, Abstract No. 70 in the City of Pearland, Brazoria County, Texas. Said 20.992 is a part of a 36.685 acre tract described in a deed to T & R Realty Investment, LLC as recorded in Clerk's File No. 2011028636 in the Brazoria County Clerk's Office and is more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the point of intersection of the northerly right-of-way line of East Broadway, (a.k.a. FM 518, based on a width of 100-feet), with the westerly right-of-way line of Regal Oaks Lane, (based on a width 60-feet), said point is the most southerly corner of Lot 15, Block 1 of Regal Oaks Estates as recorded in Volume 9, Pages 69-70 in the Brazoria County Plat Records;

THENCE, North 66°50'59" West, along the northerly line of said East Broadway, same being the southwesterly line of said Lot 15 for a distance of 171.30 feet to the southwesterly corner of said Regal Oaks Estates;

THENCE, North 41°03'23"E, along the northwesterly line of said Regal Oaks Estates for a distance of 735.63 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, North 66°50'59" West, 700-feet northeasterly and parallel to the northerly line of said East Broadway for a distance of 1003.27 feet to a point for corner in the centerline of the original "oxbow" of Clear Creek;

THENCE, northeasterly along the centerline of said original "oxbow" of Clear Creek with the following four (4) meanders:

1. North 36°41'34" East, for a distance of 226.82 feet to a point for corner;
2. North 39°00'38" East, for a distance of 161.49 feet to a point for corner;
3. North 55°39'05" East, for a distance of 351.44 feet to a point for corner;
4. North 74°32'00" East, for a distance of 249.03 feet to the point of intersection of

the centerline of the present day main channel of Clear Creek, same being the County Line between Harris County and Brazoria County;

THENCE, along the centerline of the present day main channel of Clear Creek, same being the County Line between Harris County and Brazoria County, the following eight (8) meanders:

1. South 84°48'32" East, for a distance of 118.70 feet to a point for corner;
2. South 41°42'51" East, for a distance of 92.98 feet to a point for corner;
3. South 64°34'58" East, for a distance of 117.96 feet to a point for corner;
4. North 82°27'37" East, for a distance of 307.59 feet to a point for corner;
5. North 43°46'48" East, for a distance of 207.41 feet to a point for corner;

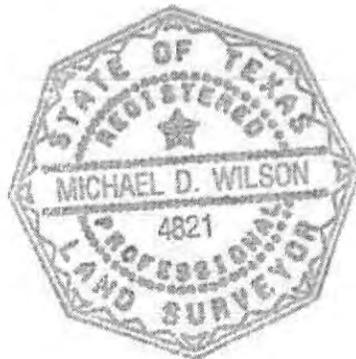
6. South 82°31'58" East, for a distance of 90.95 feet to a point for corner;  
7. South 54°08'08" East, for a distance of 94.08 feet to a point for corner;  
8. South 34°30'55" East, for a distance of 69.18 feet to the northeasterly corner of the herein described tract, said point is the northwesterly corner of the aforementioned Regal Oaks Estates;

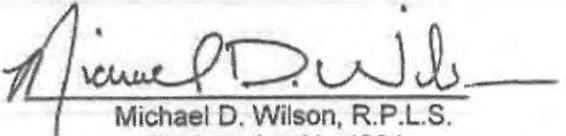
THENCE, South 41°03'23" West, along the northwesterly line of said Regal Oaks Estates for a distance of 1,196.02 feet to the POINT OF BEGINNING, containing a computed area of 20.992 acres (914,417 square feet).

NOTE:

1. The bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (NAD 83).
2. A separate Exhibit Map has been prepared in connection with this description.
3. This tract has not been marked on the ground at the request of the client.

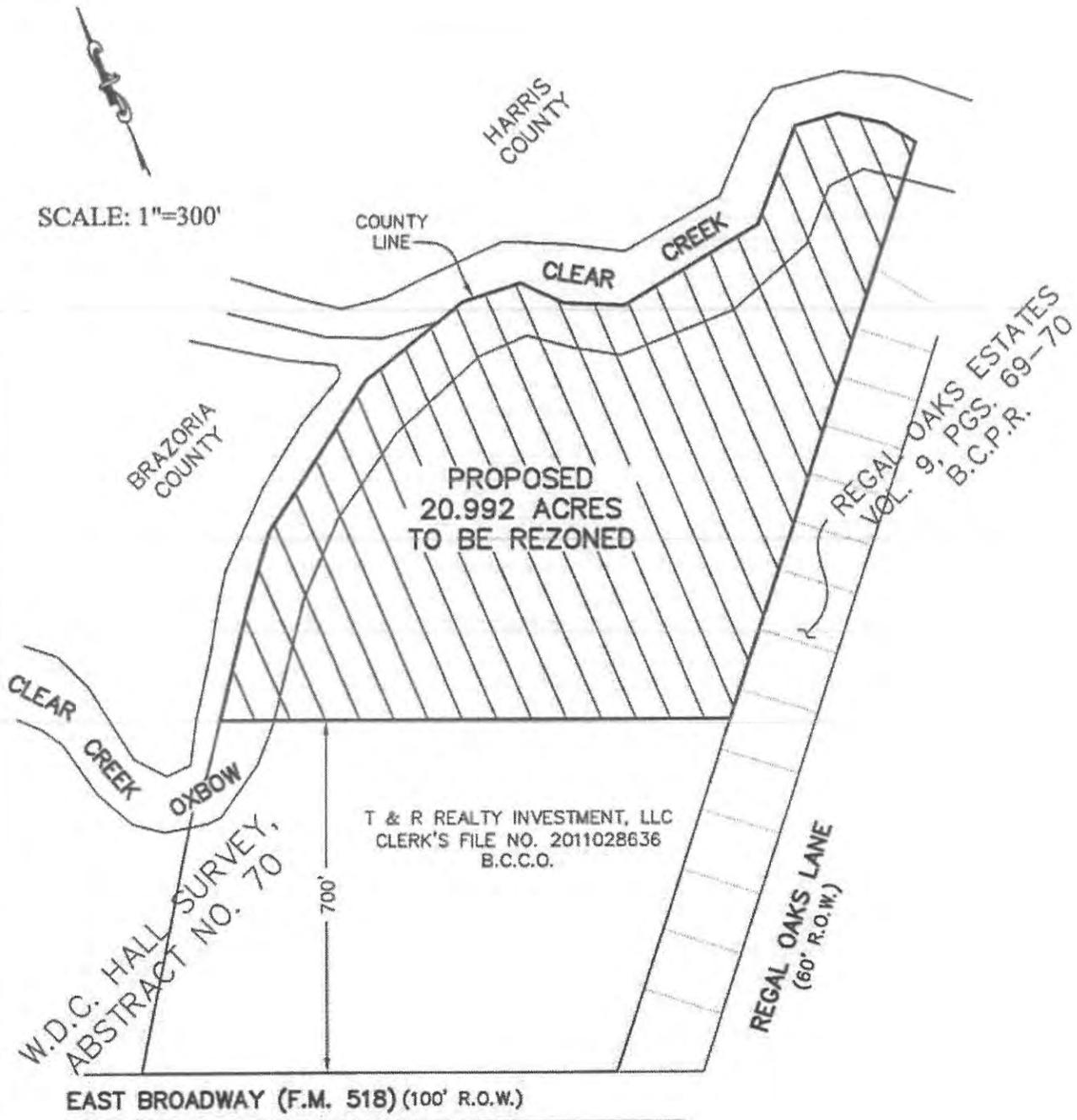
The Wilson Survey Group, Inc.  
2006 East Broadway, Suite 105  
Pearland, Texas 77581  
(281) 485-3991  
Job No. 11-157



  
Michael D. Wilson, R.P.L.S.  
Registration No 4821

12/08/11

SCALE: 1"=300'



PROPOSED  
20.992 ACRES  
TO BE REZONED

T & R REALTY INVESTMENT, LLC  
CLERK'S FILE NO. 2011028636  
B.C.C.O.

W.D.C. HALL SURVEY,  
ABSTRACT NO. 70

REGAL OAKS ESTATES  
VOL. 9, PGS. 69-70  
B.C.P.R.

REGAL OAKS LANE  
(60' R.O.W.)

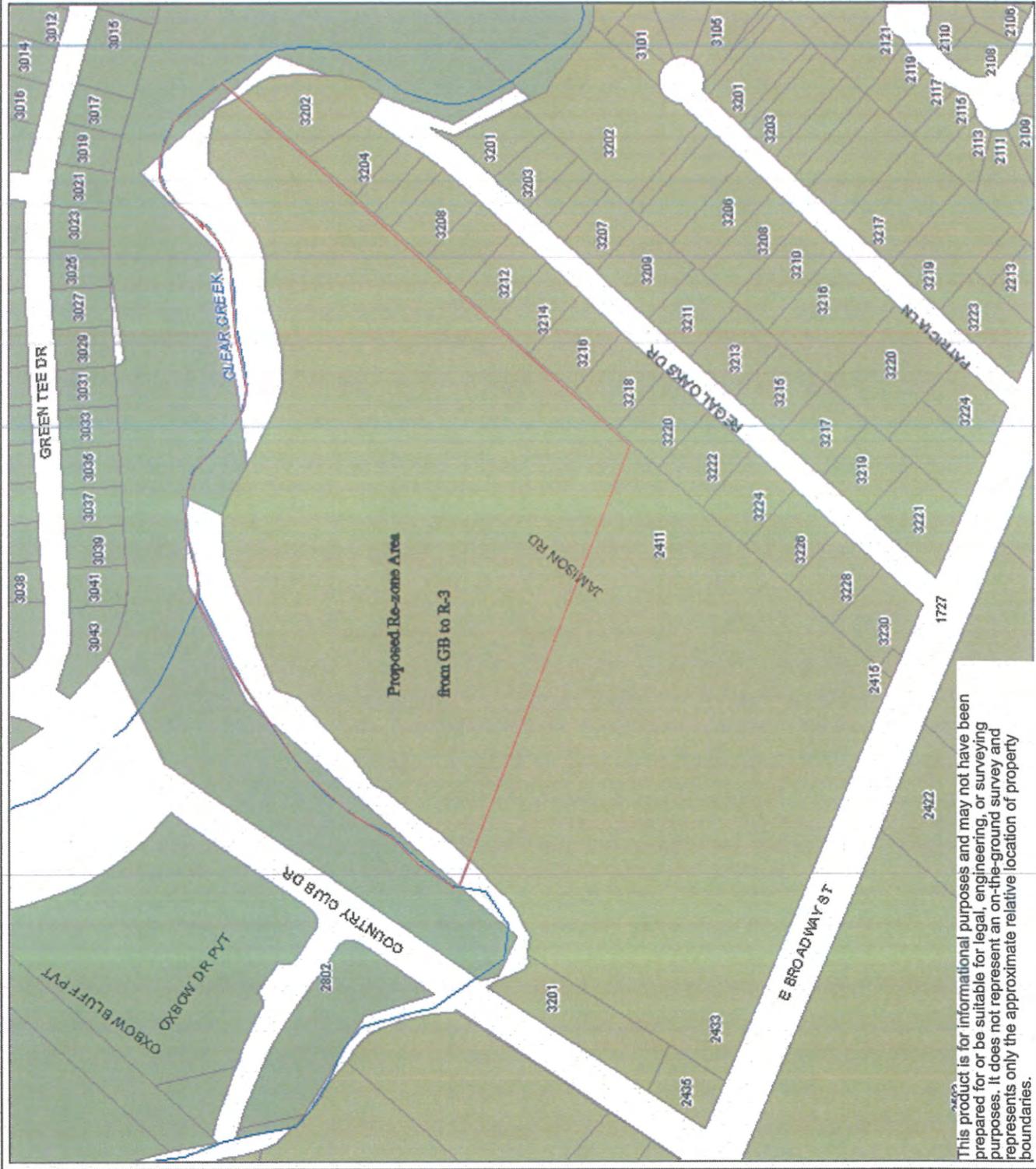
EAST BROADWAY (F.M. 518) (100' R.O.W.)

NOTES:

1. A SEPARATE METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN CONNECTION WITH THIS EXHIBIT MAP.

DWN: C.L.H.	CAD FILE: 11-157(REZONE).dwg	SCALE: 1"=300'
 <b>THE WILSON SURVEY GROUP</b> PROFESSIONAL LAND SURVEYORS 2006 E. BROADWAY PEARLAND, TEXAS	ORIGINAL PLOT DATE: 12/80/11	SHEET 1 / 1 OF 1
	<b>T &amp; R REALTY INVESTMENT, LLC</b>	

Scale 1:3,474  
1 in = 290 ft



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December 16, 2011

City of Pearland  
Planning & Zoning Commission/City Council  
c/o Community Development Department  
3523 Liberty Drive (Community Center)  
Pearland, Texas 77581

Re: Proposed Re-Zoning of GB, General Business Retail (part of total tract) to R-3, Single-Family Residential -3

TO WHOM IT MAY CONCERN:

On behalf of our client, T & R Realty Investments LLC, and as their authorized agent, we are submitting this attached application for re-zoning a part of the subject tract from GB, General Business Retail District to R-3, Single-Family Residential District. The entire 36.685 acre tract is currently zoned as GB, General Business Retail. The owner of the property wishes to plat one single-family residential lot and construct one single-family residence for his family and allow for a possible future replat of the single residential lot into two residential lots. Such use and construction is not allowed within a GB zone. As such, the owner is requesting a portion, that area sufficient for his proposed family home, be re-zoned to allow the proposed single-family use. The proposed area to be rezoned is approximately 21 acres.

As the property owner does not have any plans for the remainder of the overall tract, it is not possible to plat the remainder of the property at this time and it will remain zoned as GB. It should be noted that the current Future Land Use Plan of the currently adopted City of Pearland Comprehensive Plan indicates this portion of the property to be a desired land use of medium-density residential and the property owner, in compliance with the Future Land Use Plan of the City of Pearland is making this request for R-3, Single-Family Residential which is one of three zoning districts (R-2, R-3, and R-4) that are in conformance with the medium-density residential land use. While the minimum lot area for the R-3 District is six thousand (6,000) square feet and such minimum lot size would be in conformance with the Comprehensive Plan, the property owner recognizes the unique character of the site and will provide a subdivision plat restriction that will allow single family lots no smaller than one (1) acre or forty-three thousand, five hundred, and sixty (43,560) square feet.

We will attend the joint public hearing for this request and will be happy to answer questions at that time.

Sincerely,



J. Kent Marsh, AICP  
Vice President (and authorized agent)

CITY OF PEARLAND  
R E P R I N T

\*\*\* CUSTOMER RECEIPT \*\*\*

Oper: AGONZALES      Type: OC    Drawer: 1  
Date: 12/09/11 01    Receipt no: 68309

Description	Quantity	Amount
BA      BOARD OF ADJUSTMENTS		
	1.00	\$275.00
Trans number:		3550673

T&R REALTY INVSTMENTS  
2411 S PARK AVE 77581  
J KENT MARSH  
TON ALEXANDER, JR

Tender detail		
CK CHECK	1024	\$275.00
Total tendered		\$275.00
Total payment		\$275.00

Trans date: 12/09/11    Time: 13:03:44

## Kent Marsh

---

**From:** Kent Marsh  
**Sent:** Wednesday, November 16, 2011 1:58 PM  
**To:** 'printing@parkwaytexas.com'  
**Subject:** Need Sign Quote  
**Attachments:** 111116 ALEX00107 Notice Sign Form.pdf

Luis, attached is sign posting requirements for the City of Pearland. I need a quote that can meet these requirements for one sign to be posted in Pearland (probably after Jan 1). Thanks.

J. Kent Marsh  
Vice President

marshdarcy  
PARTNERS

8955 Katy Freeway, Suite 215  
Houston, Texas 77024  
tel 713.647.9880 | fax 713.647.6448  
[www.marshdarcypartners.com](http://www.marshdarcypartners.com)



Please don't print this e-mail unless you really need to.

## Kent Marsh

---

**From:** PARKWAY PRINTING [PRINTING@PARKWAYTEXAS.COM]  
**Sent:** Wednesday, November 16, 2011 2:42 PM  
**To:** Kent Marsh  
**Subject:** Fwd: Need Sign Quote

Kent,

We have received your request.

We are familiar with the process.

The quote for the preparation, installation and removal of the 2'x3' sign as noted on the attached requirement layout is \$350 + tax.

The installation and material will be identical to what we use on the City of Houston signs we prepare for you.

Please call me if any other questions.

Thanks

Luis

Parkway Printing  
281-798-9198

-----  
Begin forwarded message:

**From:** "Kent Marsh" <[kmarsh@marshdarcypartners.com](mailto:kmarsh@marshdarcypartners.com)>  
**Date:** November 16, 2011 1:58:05 PM CST  
**To:** <[printing@parkwaytexas.com](mailto:printing@parkwaytexas.com)>  
**Subject:** Need Sign Quote

Luis, attached is sign posting requirements for the City of Pearland. I need a quote that can meet these requirements for one sign to be posted in Pearland (probably after Jan 1). Thanks.

J. Kent Marsh  
Vice President

<image001.gif>

8955 Katy Freeway, Suite 215  
Houston, Texas 77024  
tel 713.647.9880 | fax 713.647.6448  
[www.marshdarcypartners.com](http://www.marshdarcypartners.com)

 Please don't print this e-mail unless you really need to.

<111116 ALEX00107 Notice Sign Form.pdf>

North side of FM 518 (E. Broadway St.)

ZONE CHANGE APPLICATION Page 4 of 5 Updated June 2010

between Country Club Dr. & Regal Oaks Dr.

**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

**PROPOSED ZONING CHANGE**

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

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

TAX CERTIFICATE



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

Issued To:

MARSH DAREY PARTNERS
8955 KATY FRWY #215
HOUSTON, TX 77024

Legal Description:

A0070 W D C HALL (PEARLAND), TRACT 7A
(PT), ACRES 36.22

Fiduciary Number: 21515105

Parcel Address: BROADWAY

Legal Acres: 36.2200

>--

Account Number: 0070-0028-000

Print Date: 12/01/2011

Certificate No: 185068649

Paid Date: 12/01/2011

Certificate Fee: \$10.00

Issue Date: 12/01/2011

Operator ID: STAC

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2010. TAXES THRU 2010 ARE PAID IN FULL. TAXES HAVE NOT BEEN CREATED FOR YEAR(S): 2011.

Exemptions:

Certified Owner:

T&R REALTY INVESTMENT LLC
3322 E WALNUT AVE SUITE11
PEARLAND, TX 77581-

Table with 2 columns: Description and Amount. Rows include 2010 Value (1,263,080), 2010 Levy (\$34,148.65), 2010 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Certified Tax Unit(s):

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

Reference (GF) No: N/A

Issued By: [Signature]
RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

# **P&Z Agenda Item**

**C**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 16, 2012, 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 APPLICATION NO. 2012-03Z**

A request of Louis McKinney, applicant, on behalf of Janice and Bonnie Howard, owner(s), for approval of a zone change from the Planned Development (PD), General Business (GB), Cullen Mixed-Use (C/MU), Single-Family Residential-3 (R-3) and Suburban Residential-12 (SR-12) zone(s) to Planned Development (PD) zone for 133.6907 acres on the following described property, to wit:

**Legal Descriptions:**

Houston Memorial Gardens Cemetery Sections 34, 35, 36, 37, 38, 39, 40, A perpetual care cemetery containing 9.982 acres and being a partial replat the amended plat of Paradise Cemetery South, Volume 16, Page 275-276, B.C.P.R. and being in lot 28, of the Allison Richey Gulf Coast Home Company Subdivision, Vol 20, Pg. 67-68, P.R.B.C. out of the H.T. & B.R.R. CO. Survey, Sec. 19, A-243 Brazoria County, Texas;

Final Plat of Houston Memorial Gardens Cemetery, a 20.0737 acre tract of land being lots 13 and 29, and part of lot 12, of the Allison Richey Gulf Coast Home Company Subdivision, Section 19, and being situated in the H.T.& B.R.R. Company Survey, Abstract 243, Brazoria County, Texas;

Boundary survey of a 8.434 acre tract out of Section 19, H.T. & B.R.R. Survey, A-243, Brazoria County, Texas;

Partial Replat of Houston Memorial Garden Cemetery, being a **57.231** acre tract of land, all of tracts 41, 42, 55, 56, 57, & 58 in the Allison Richey Gulf Coast Home Subdivision, as recorded in Plat Book 2, Page(s) 24, of the Brazoria County Plat Records, located in the H.T. & B. Company Survey, Section 20, Abstract No. 506 in Brazoria County, Texas;

Boundary survey of a 19.97 acre tract out of Section 19, H T & B RR Survey, A-243, Brazoria County, Texas;

Lot 44 (10 ac) of the Allison-Richey Gulf Coast Home Company Subdivision, Section 19, H.T. & B.R.R. Company Survey, Abstract 243, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 23 of the plat records of Brazoria County, Texas;

The North ½ of Lot 28 (5ac) of Allison Richey Subdivision out of Section 20, H.T. & B.R.R. Company Survey, Abstract No. 506, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 23, of the plat records of Brazoria County, Texas;

A0506 H T & B R R Co Survey, Tract 54A1, F B Drake, 3.000 Acres.

**General Location:** 2426 Cullen, Pearland, TX  
Houston Memorial Gardens Cemetery

**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 JANUARY 16, 2012

---

### Zone Change No. 2012-03Z

A request of Louis McKinney, applicant, on behalf of Janice and Bonnie Howard, owner(s), for approval of a zone change from the Planned Development (PD), General Business (GB), Cullen Mixed-Use (C/MU), Single-Family Residential-3 (R-3) and Suburban Residential-12 (SR-12) zone(s) to Planned Development (PD) zone for **133.6907** on the following described property, to wit:

#### Legal Descriptions:

Houston Memorial Gardens Cemetery Sections 34, 35, 36, 37, 38, 39, 40, A perpetual care cemetery containing **9.982** acres and being a partial replat the amended plat of Paradise Cemetery South, Volume 16, Page 275-276, B.C.P.R. and being in lot 28, of the Allison Richey Gulf Coast Home Company Subdivision, Vol 20, Pg. 67-68, P.R.B.C. out of the H.T. & B.R.R. CO. Survey, Sec. 19, A-243 Brazoria County, Texas;

Final Plat of Houston Memorial Gardens Cemetery, a **20.0737** acre tract of land being lots 13 and 29, and part of lot 12, of the Allison Richey Gulf Coast Home Company Subdivision, Section 19, and being situated in the H.T.& B.R.R. Company Survey, Abstract 243, Brazoria County, Texas;

Boundary survey of a **8.434** acre tract out of Section 19, H.T. & B.R.R. Survey, A-243, Brazoria County, Texas;

Partial Replat of Houston Memorial Garden Cemetery, being a **57.231** acre tract of land, all of tracts 41, 42, 55, 56, 57, & 58 in the Allison Richey Gulf Coast Home Subdivision, as recorded in Plat Book 2, Page(s) 24, of the Brazoria County Plat Records, located in the H.T. & B. Company Survey, Section 20, Abstract No. 506 in Brazoria County, Texas;

Boundary survey of a **19.97** acre tract out of Section 19, H T & B RR Survey, A-243, Brazoria County, Texas;

Lot 44 (**10 ac**) of the Allison-Richey Gulf Coast Home Company Subdivision, Section 19, H.T. & B.R.R. Company Survey, Abstract 243, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 23 of the plat records of Brazoria County, Texas;

The North ½ of Lot 28 (**5ac**) of Allison Richey Subdivision out of Section 20, H.T. & B.R.R. Company Survey, Abstract No. 506, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 23, of the plat records of Brazoria County, Texas;

A0506 H T & B R R Co Survey, Tract 54A1, F B Drake, **3.000 Acres.**

**General Location:** 2426 Cullen, Pearland, TX  
Houston Memorial Gardens Cemetery

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

Planning and Zoning Commission: January 16, 2012\*  
City Council for First Reading: February 13, 2012\*  
City Council for Second Reading: February 27, 2012\*

(\*dates subject to change)

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**SUMMARY:** Louis C. McKinney, applicant, for Janice and Bonnie Howard, owner(s), is requesting approval of a zone change from the Planned Development (PD), General Business (GB), Cullen Mixed-Use (C/MU), Single-Family Residential-3 (R-3) and Suburban Residential-12 (SR-12) zone(s) to Planned Development (PD) for 133.6907 acres for the above referenced location. This acreage makes up all of the property owned by and operated as Houston Memorial Gardens Cemetery.

As stated by the applicant, Houston Memorial Gardens Cemetery was established in 1954 with an initial 10 acres of land. Since that time, the cemetery has grown to the current total of 133.6907 acres. After completing the most recent addition to the cemetery, in 2011, the owners of Houston Memorial Gardens met with the Planning Department to inquire about a zone change from Suburban Residential-12 (SR-12), which is the existing zoning district for the latest area of expansion, to a General Business (GB) district which would allow for the operation of a cemetery. This would allow the expansion of the cemetery onto the most recently acquired land. As the property does have multiple zoning districts, staff's recommendation to the owners was to amend an existing Planned Development, established in 2007 for 20 acres of Houston Memorial Gardens Cemetery property, to include all of the cemetery site. This would create one unified zoning district for the entire property and cemetery operations for Houston Memorial Gardens.

**SURROUNDING ZONING AND LAND USES:**

	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North	Cullen Mixed-Use (C/MU), General Business (GB), Suburban Residential-12 (SR-12) and Single-Family Residential-3 (R-3)	Residential, Cemetery, vacant
South	Cullen Mixed-Use (C/MU), General Business (GB), and Single-Family Residential-1 (R-1)	Vacant, commercial
East	Suburban Residential-12 (SR-12)	Vacant
West	Single-Family Residential-3 (R-3)	Residential

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC):** As previously mentioned, the property is currently zoned Planned Development (PD), General Business (GB), Cullen Mixed-Use (C/MU), Single-Family Residential-3 (R-3) and Suburban Residential-12 (SR-12) zone. As the property is 133.6907 acres, the bulk regulations of all of the zoning district regulations are met.

**PLATTING STATUS:** As Houston Memorial Gardens has expanded since originally being chartered by the state, the property currently has 8 legal descriptions. These descriptions are both in the form of survey and recorded plat. Unplatted portions of the property will be required to be platted as they are developed. Staff has recommended that the entire property be replatted as one plat which would result in a clear legal description of the entire property, and result in conformance with the Unified Development Code. Without platting of the entire property, portions of the property are landlocked, without required frontage on a public street.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The current Comprehensive Plan (latest update in 2009) indicates *Cullen Mixed Use, Business Commercial, Medium Density Residential, and Low Density Residential* for the entire parcel. A cemetery is a permitted use in the General Business, General Commercial, and Cullen Mixed-Use zoning district with the approval of a Conditional Use Permit. As this is an existing cemetery, and the use is permitted by right in multiple existing zoning districts on the property, and is a permitted use in the proposed Planned Development, if approved, the zone change would be in conformance with the Comprehensive Plan.

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

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

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The proposed expansion of the cemetery is not anticipated to have any negative impacts on existing surrounding or future developments.

**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:** At this time, a conceptual site plan has not been submitted. A site plan is not required as part of the zone change 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 notification sign was placed on the subject property.

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

**STAFF COMMENTS:**

Staff is working with the applicant to generate an amended Planned Development document, based on the original Planned Development being amended with this proposal.

At this time, staff has the following comments on the document submitted:

1. Please add a purpose statement to the Introduction section of the document.
2. The correct acreage of the property, based on submitted legal descriptions, is 133.6907. Please revise (I) (A) and (I) (C) of document.
3. The proposed use for the Planned Development is cemetery use and one existing single-family home. Please revise (I) (B) of document.
4. Please specify acreage for cemetery use and single-family residential use in (I) (C) of document.
5. Please amend chart following (II) (B) in proposed document. The title of the chart should be *Proposed Land Use Table*. There should also be two use rows, one for cemetery, and one for single-family residential.
6. Please remove language under (II) (B) chart referring to density calculations and cemetery use.
7. For (III) (B), please specify that the base zoning district for the cemetery portions of the Planned Development will be General Business and add the base zoning for the residential as Suburban Residential-12 (SR-12).
8. Please remove (III) (B) and (III) (C).
9. Please add the following statement to (III) (D), *No other uses in the General Business (GB) district will be permitted.*

10. Please remove (IV) and (V).

11. For (VI) (A), please remove Design Plan and n/a, and add Location Map.

**STAFF RECOMMENDATION:** Staff recommends approval of the Zone Change 2012-03Z as proposed by the applicant for the following reasons:

1. Approval of the zone change would be in compatible with surrounding zoning and uses.
2. The proposed zone change should not have any negative impact on the surrounding properties and developments.
3. The proposed zone change would expand an existing Planned Developed which was established for a cemetery use and reduce the total number of zoning districts for this property.

**SUPPORTING DOCUMENTS:**

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



# Zoning & Vicinity Map

## Zone Change 2012-03Z

### 2426 Cullen

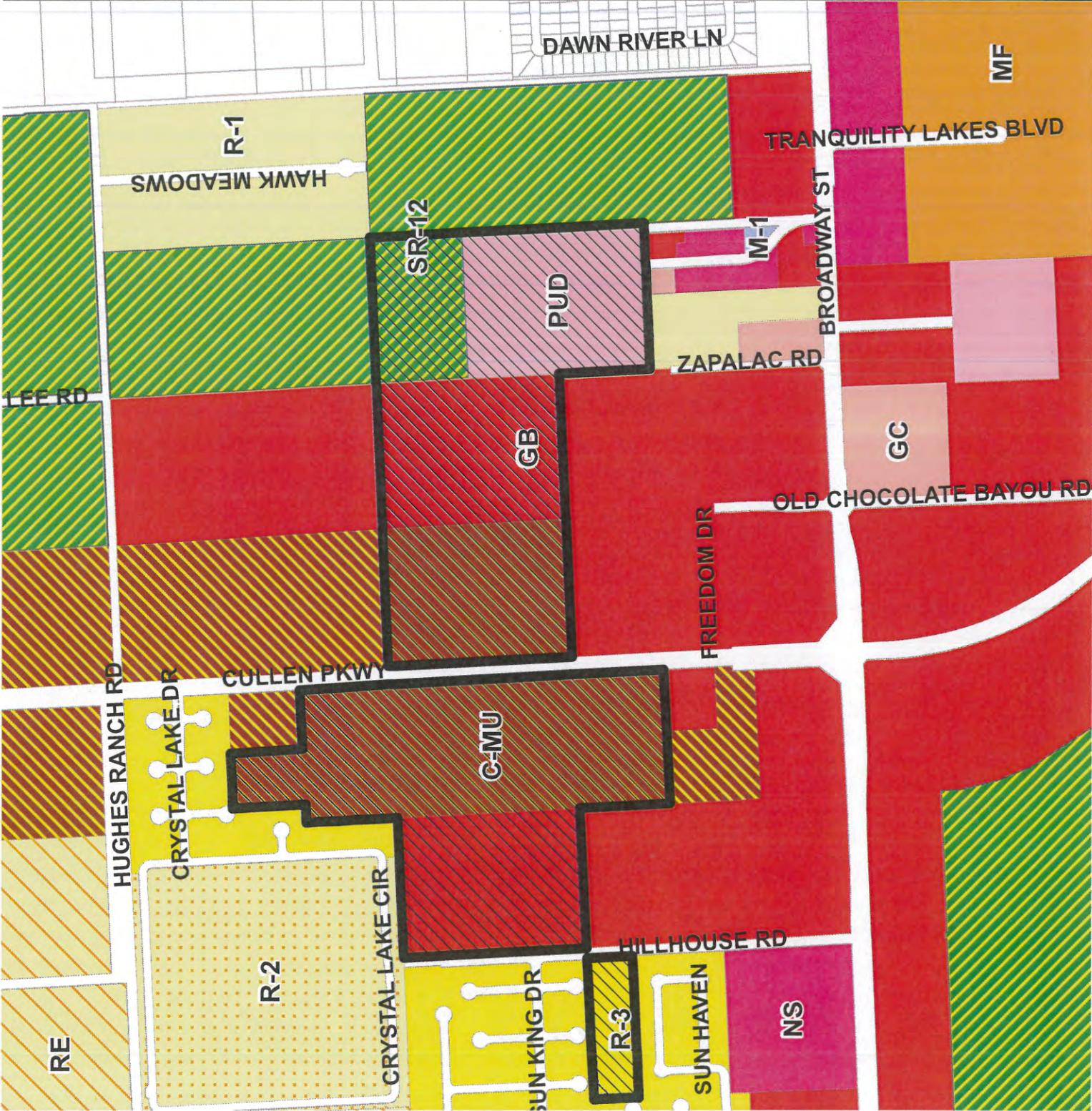
### Houston Memorial Gardens

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N



0 185370 740 Feet





# Abutter Map

## Zone Change 2012-03Z

### 2426 Cullen

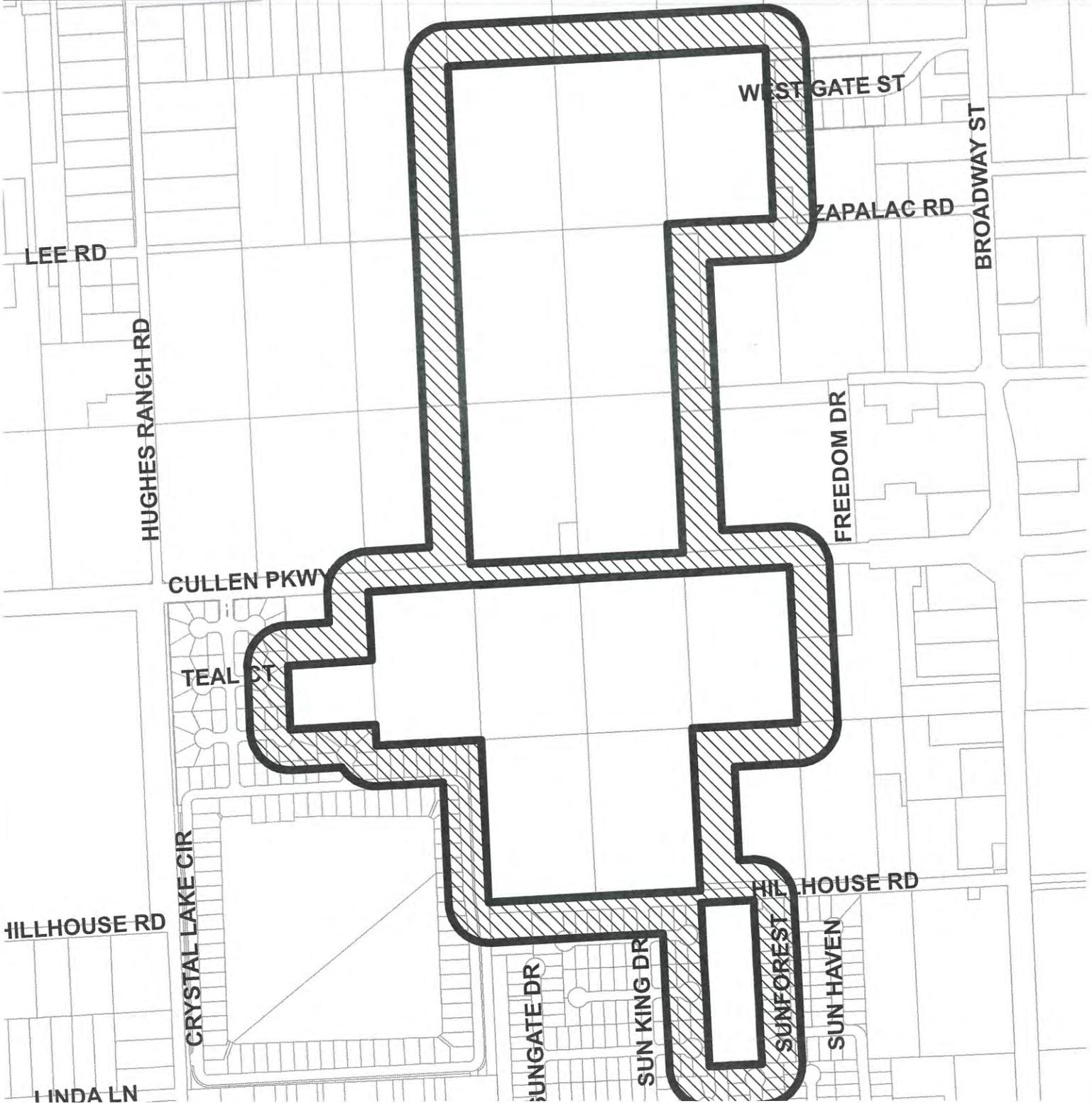
### Houston Memorial Gardens

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N



010200 400 Feet



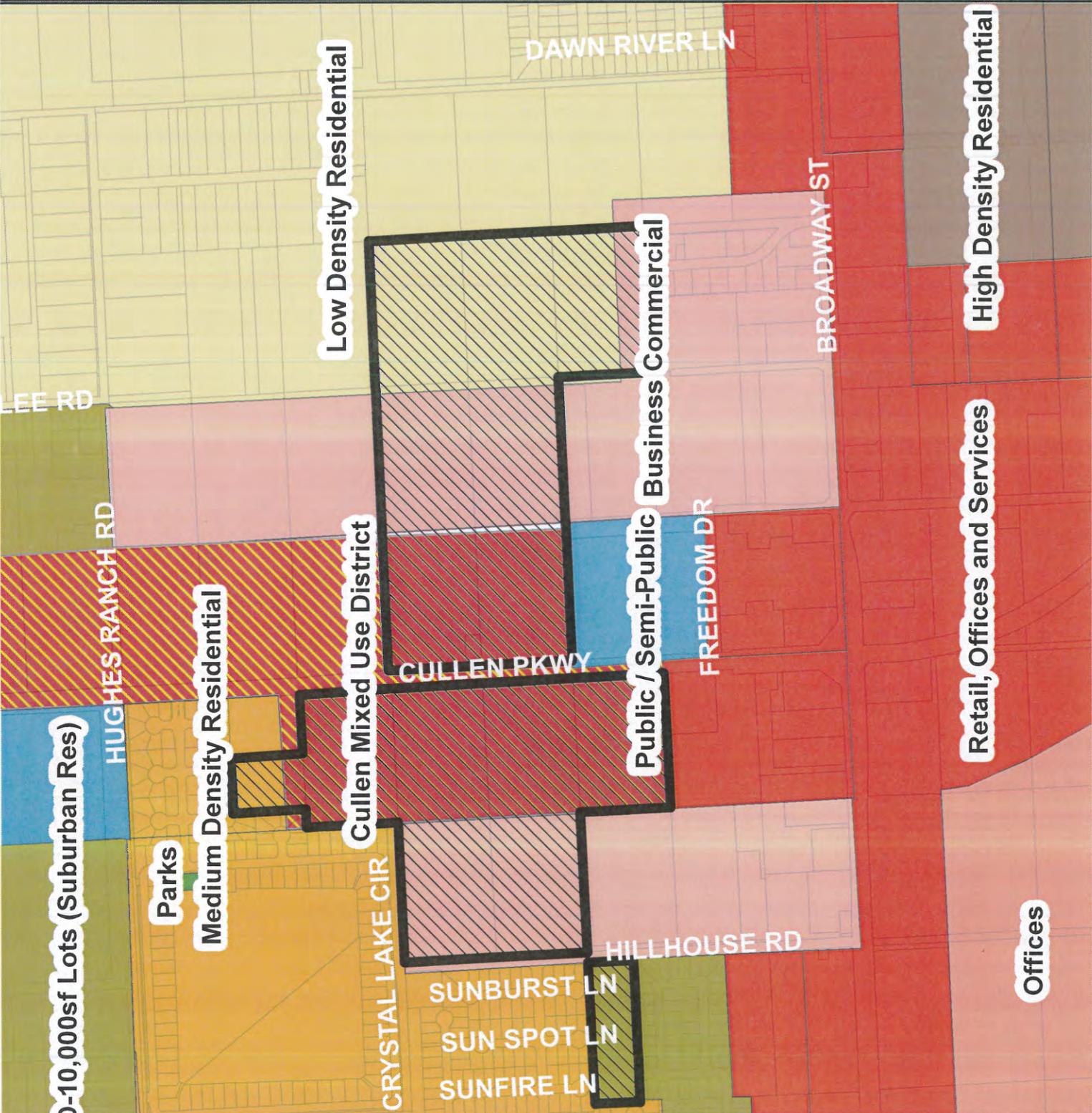
Owner	Address	City	State	Zip
HUNTER ROY D SR	PO BOX 2429	TEXAS CITY	TX	77592
MANSON JOLEAN	1302 TEAL CT S	PEARLAND	TX	77584
BROWN MARSHA M	1303 S KINGFISHER CT	PEARLAND	TX	77581
LA PRADE JOHN DAVID & THERESA L	1302 KINGFISHER CT S	PEARLAND	TX	77584
MOSLEY ERIC & LINDA & DORIS GERARD	1306 SANDPIPER CT S	PEARLAND	TX	77584
MORRISON GREGORY D & IRENE M	1307 TEAL CT S	PEARLAND	TX	77584
CARTER STACEY	1306 TEAL CT S	PEARLAND	TX	77584
PARADISE CEMETARY SOUTH	10401 W MONTGOMERY RD	HOUSTON	TX	77088
JOHNSON JANET G	1307 KINGFISHER CT S	PEARLAND	TX	77584
BRADICICH MARK A	1306 KINGFISHER CT S	PEARLAND	TX	77584
FOLTYN FRANK S & LISA W	1310 SANDPIPER CT S	PEARLAND	TX	77584
HARRISON STEVEN P	1311 TEAL CT S	PEARLAND	TX	77584
DOUGHERTY PATRICK M & KATHRYN G	1310 TEAL CT S	PEARLAND	TX	77584
SEYMOUR EDWARD C JR & JACQUELYN R	1311 KINGFISHER CT S	PEARLAND	TX	77584
BURNS STEVEN O	1315 SANDPIPER CT S	PEARLAND	TX	77584
WILLIAMS MATTHEW J JR & MARIAN A	1310 KINGFISHER CT S	PEARLAND	TX	77584
WILSON STANLEY D & SOLYMAR	1311 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
MARTIN RONALD L	1315 TEAL CT S	PEARLAND	TX	77584
MILLIGAN LAURIE M	1315 KINGFISHER CT S	PEARLAND	TX	77584
LAWRENCE-WALLS LORRAINE D	1314 KINGFISHER CT S	PEARLAND	TX	77584
ELLIOTT DAVID III & SABRINA M ECHOLS-ELLIOTT	1315 CRYSTAL LAKE CIR	PEARLAND	TX	77584
CHAVERO FELIX R	1318 KINGFISHER CT S	PEARLAND	TX	77584
CRYSTAL LAKE PROPERTY OWNERS ASSOC	PO BOX 63178	PIPE CREEK	TX	78063
JONES LATANYA D	1322 KINGFISHER CT S	PEARLAND	TX	77584
MULLINS PEGGY S & SANDRA J LAZEROFF	1319 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
GREINER EDWIN THOMSON	1323 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
4114 FLAMINGO COURT LAND TRUST	PO BOX 684	DEER PARK	TX	77536
BAILEY JEFFREY & GRETZA MARCIE	4110 FLAMINGO CT	PEARLAND	TX	77584
VINING PAUL & SARAH METZ	4106 FLAMINGO CT	PEARLAND	TX	77584
SPENCER JAY V JR	4102 FLAMINGO CT	PEARLAND	TX	77584
BRAZORIA CO DRAINAGE #4	4805 BROADWAY ST	PEARLAND	TX	77581
CARTER CASEY TODD & TONI P	4115 FLAMINGO CT	PEARLAND	TX	77584
PARADISE CEMETARY SOUTH	10401 W MONTGOMERY RD	HOUSTON	TX	77088

URIAS MARIA ANGELA	4107 FLAMINGO CT	PEARLAND	TX	77584
MITCHELL JANIE	4103 FLAMINGO CT	PEARLAND	TX	77584
MORROW DEIDRE XAN	4111 FLAMINGO CT	PEARLAND	TX	77584
PARADISE CEMETARY SOUTH	10401 W MONTGOMERY RD	HOUSTON	TX	77088
HASS JAMES ALFRED & JOANNE	1415 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
RUSSO PATRICIA A ESTATE	1419 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
POSTON WILLIAM S & JUDY	1423 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
MOORE WILLIAM R	1427 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
AUBIN-SAMS KAREN & SAMS TOM	3939 CRYSTAL LAKE CIR S	PEARLAND	TX	77584
RASMUSSEN NORMAN O JR	4035 CRYSTAL LAKE CIR S	PEARLAND	TX	77584
RENFROW JENNIFER ET UX	1431 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
SYED AMUNAL HASAN	5412 STURBRIDGE DR	HOUSTON	TX	77056
ZAREMBA CHESTER & MARY	4027 CRYSTAL LAKE CIR S	PEARLAND	TX	77584
YAO JOSEPH D	4023 CRYSTAL LAKE CIR S	PEARLAND	TX	77584
PHILBROOK ROBERT M TRUST	4019 CRYSTAL LAKE CIR S	PEARLAND	TX	77584
MCLAURIN MARIA MARTHA	4015 CRYSTAL LAKE CIR S	PEARLAND	TX	77584
PONOMAREV ARTEM L	1392 SAN REMO LN	LEAGUE CITY	TX	77573
WELCOME ELAINE T & STEPHEN B	4007 CRYSTAL LAKE CIR S	PEARLAND	TX	77584
LANCASTER ROBERT L & KAREN C	4003 CRYSTAL LAKE CIR S	PEARLAND	TX	77584
SABLATURA DAVID & NORMA	3935 CRYSTAL LAKE CIR S	PEARLAND	TX	77584
ARDOIN PHIL S & VALERIE M	1435 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
JACKSON TERRY D	1439 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
CRYSTAL LAKE PROPERTY OWNERS ASSOC	PO BOX 63178	PIPE CREEK	TX	78063
HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON	TX	77233
MARYFIELD LIMITED	1616 S VOSS RD	HOUSTON	TX	77057
WATKINS STEVEN D REVOCABLE TRUST	2401 SUNBURST LN	PEARLAND	TX	77584
FRANK BILLY	2403 SUNBURST LN	PEARLAND	TX	77584
STEWART GREGORY & TOY	2405 SUNBURST LN	PEARLAND	TX	77584
DAVENPORT DAVID W & FRANCES	2407 SUNBURST LN	PEARLAND	TX	77584
HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON	TX	77233
RUMBAAO RUEL D & BECKY L	2409 SUNBURST LN	PEARLAND	TX	77584
KAATZ MICHAEL J JR & JENNIFER L	2501 SUNBURST LN	PEARLAND	TX	77584
JANKOWSKI BOHDAN & MARIA	2503 SUNBURST LN	PEARLAND	TX	77584
IVERSON ARTHUR	2505 SUNBURST LN	PEARLAND	TX	77584

ARMSTRONG CYNTHIA	2507 SUNBURST LN	PEARLAND	TX	77584
BROWN CHARLES W ESTATE	7709 EVALINE LN	AUSTIN	TX	78745
SCHWING ALAN MICHAEL & KATELYN M	9002 SUN KING DR	PEARLAND	TX	77581
CARROLL JOHN W III	9004 SUN KING DR	PEARLAND	TX	77584
HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON	TX	77233
TALBOT JOSEPH E & SANDRA L	2509 SUNBURST LN	PEARLAND	TX	77584
WHITE KEVIN S & LISA B	2510 SUNBURST LN	PEARLAND	TX	77584
THORSON PHILIP K	2510 SUNFIRE LN	PEARLAND	TX	77584
KUMAR HARSH & RITA	4701 SAN JACINTO ST	HOUSTON	TX	77004
MCMINN MICHELLE R & KEVIN T	2509 SUN SPOT LN	PEARLAND	TX	77584
WILLIAMS JAMES M JR & ALVEDA	2510 SUN SPOT LN	PEARLAND	TX	77584
LAM BIEU & DINH NGO	2509 SUNFIRE LN	PEARLAND	TX	77584
KUMAR HARSH & RITA	4701 SAN JACINTO ST	HOUSTON	TX	77004
STROM KYLE B & JODY K	2511 SUNBURST LN	PEARLAND	TX	77584
YANG YAN P	11909 SHADY SANDS PL	PEARLAND	TX	77584
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CHEN DONGNING & YU ZHIYIN	2511 SUN SPOT LN	PEARLAND	TX	77584
STRATTON ROBERT W	2512 SUN SPOT LN	PEARLAND	TX	77584
BRENNAN MARTIN MICHAEL JR & STEFANI A	9001 SUN GLEN CT	PEARLAND	TX	77584
ARENS JOEL & LINDA	2511 SUNFIRE LN	PEARLAND	TX	77584
COLBERT JONIQUE	9003 SUN GLEN CT	PEARLAND	TX	77584
SANDERS MONIQUE	2512 SUNFIRE LN	PEARLAND	TX	77584
HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON	TX	77233
CARR ERIC M & ROXANNE	2513 SUNBURST LN	PEARLAND	TX	77584
BREEDLOVE MICHAEL JR	2514 SUNBURST LN	PEARLAND	TX	77584
CHABARRIA NATHEN N & CYNTHIA A	2513 SUN SPOT LN	PEARLAND	TX	77584
BALLEW KIMBERLY	2514 SUN SPOT LN	PEARLAND	TX	77584
NEWBERRY RENITA C	2513 SUNFIRE LN	PEARLAND	TX	77584
WALKER THOMAS W & DEBORAH R	2514 SUNFIRE LN	PEARLAND	TX	77584
KOCHUMMAN GEORGE & ANIE GEORGE	9002 SUN GLEN CT	PEARLAND	TX	77584
BIGGS TERESA R	9004 SUN GLEN CT	PEARLAND	TX	77584
ATANG AZIEBONG & NCHE CHI	4719 DIAMOND SPRINGS DR	MISSOURI CITY	TX	77459
ROSENBAUM MENNY	128 WHIPPLE DR	BELLAIRE	TX	77401
WHYTE ANDREA D	9005 SUNDOWN DR	PEARLAND	TX	77584

NIELSEN BRIAN	8809 SUNFOREST LN	PEARLAND	TX	77584
HURST RICHARD B	8811 SUNFOREST LN	PEARLAND	TX	77584
LARRY WILLIAM F & SLAID STEPHANIE E	8801 SUNFOREST LN	PEARLAND	TX	77584
JACKSON MICHAEL	175 DICKERSON ST	NEWARK	NJ	07107
PHAM MANH V	8803 SUNFOREST LN	PEARLAND	TX	77584
LODRIGUE RAY & GLADYS	8805 SUNFOREST LN	PEARLAND	TX	77584
CALHOUN RAYMOND & ANNIE M	8807 SUNFOREST LN	PEARLAND	TX	77584
15/21 JAPHET REALTY LTD	PO BOX 22957	HOUSTON	TX	77227
DANG TUONG V & TRINH T TRAN	8813 SUNFOREST LN	PEARLAND	TX	77581
MARTIN PAUL C & ASHLEY	8815 SUNFOREST LN	PEARLAND	TX	77584
DIAZ ROSSYBELL S	8817 SUNFOREST LN	PEARLAND	TX	77584
NGUYEN JONATHON	8819 SUNFOREST LN	PEARLAND	TX	77584
MCGUIRE MATTHEW DAVID & MELISSA R	2602 SUN FLARE LN	PEARLAND	TX	77581
ZHANG SHAOJIE	9004 SUNDOWN DR	PEARLAND	TX	77584
MATUS SHANNON E & JULIUS C II	9006 SUNDOWN DR	PEARLAND	TX	77584
ALSING JASON C	2601 SUN COVE LN	PEARLAND	TX	77584
YIN XING & TING ZHANG	9008 SUNDOWN DR	PEARLAND	TX	77584
ZAPALAC ROBIN D	2539 ZAPALAC RD	PEARLAND	TX	77581
GLASS A RAY	PO BOX 1293	PEARLAND	TX	77588
KUMAR HARSH & RITA	4701 SAN JACINTO ST	HOUSTON	TX	77004
ANDERSON EDWIN D	13403 CHEROKEE ROSE CT	ROSHARON	TX	77583
WAGNER CHRISTOPHER D	2604 SUN FLARE LN	PEARLAND	TX	77584
LARGENT CHARLES E & JO	6210 RAINTREE DR	PEARLAND	TX	77584
NGUYEN JONATHAN & TRAN PHUONG	9001 SUNNY BROOK LN	PEARLAND	TX	77584
TETevi STELLA M DEKUTSE	2603 SUN COVE LN	PEARLAND	TX	77584
ARRAMBIDE JASON	9003 SUNNY BROOK LN	PEARLAND	TX	77584
VEETIL BINDU C & FERNANDAS CHIRAYATH	9005 SUNNY BROOK LN	PEARLAND	TX	77584
STAI SCOTT A & AMBER L	66 OAK RIDGE DR	MANVEL	TX	77578
DOWLER KIMBERLY LYNN	8804 SUNFOREST LN	PEARLAND	TX	77584
SELDNER JORGE H & MARIA T HERRERA	8806 SUNFOREST LN	PEARLAND	TX	77584
HAMMINGS DANIEL P & LINDSAY L WILSON	8808 SUNFOREST LN	PEARLAND	TX	77584
KWAK JUNG HWAN	2621 SUNFISH DR	PEARLAND	TX	77584
PHAM JACQUELINE K	10019 CITRUSWOOD LN	HOUSTON	TX	77089
IBENEME SOPHIA	8812 SUNFOREST LN	PEARLAND	TX	77584

NASH MARK A	8814 SUNFOREST LN	PEARLAND	TX	77584
INVESTCORP BROADWAY 8535	3007 DAVEY OAKS ST	PEARLAND	TX	77584
SMITH GARY W & DAVIS SHARA D	2606 SUN FLARE LN	PEARLAND	TX	77584
CORTE LOUIS A	PO BOX 854	PEARLAND	TX	77588
CAVAZOS JOSE J	2338 HAWK MDWS	PEARLAND	TX	77581
GRIGGS GEORGE W & JACQUELYN C	2350 HAWK MEADOW DR	PEARLAND	TX	77581
ALLBRITTON GLEN W	2615 VAN DEE AVE	GREENBANK	WA	98253
JOY JAMES K & REBECCA	2802 NEWBURY CT	PEARLAND	TX	77584
GORE BLANCHE A TRUSTEE	PO BOX 52	ROUND TOP	TX	78954
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
SIMMONS ANDREW	4830 MALLOW ST	HOUSTON	TX	77033
CRYSTAL LAKE PROPERTY OWNERS ASSOC	PO BOX 63178	PIPE CREEK	TX	78063
WALLS ERIC & THERESA A	5105 MAKENA DR	RALEIGH	NC	27615
SOUTHERN MEMORIAL CEMETERY	PO BOX 33350	HOUSTON	TX	77033
LOUIS C KCKINNEY	16310 QUAIL PARK DRIVE	MISSOURI CITY	TX	77489



**FLUP Map**

**Zone Change 2012-03Z**

**2426 Cullen**

**Houston Memorial Gardens**

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N



0 185370 740 Feet





# Aerial Map

## Zone Change 2012-03Z

### 2426 Cullen

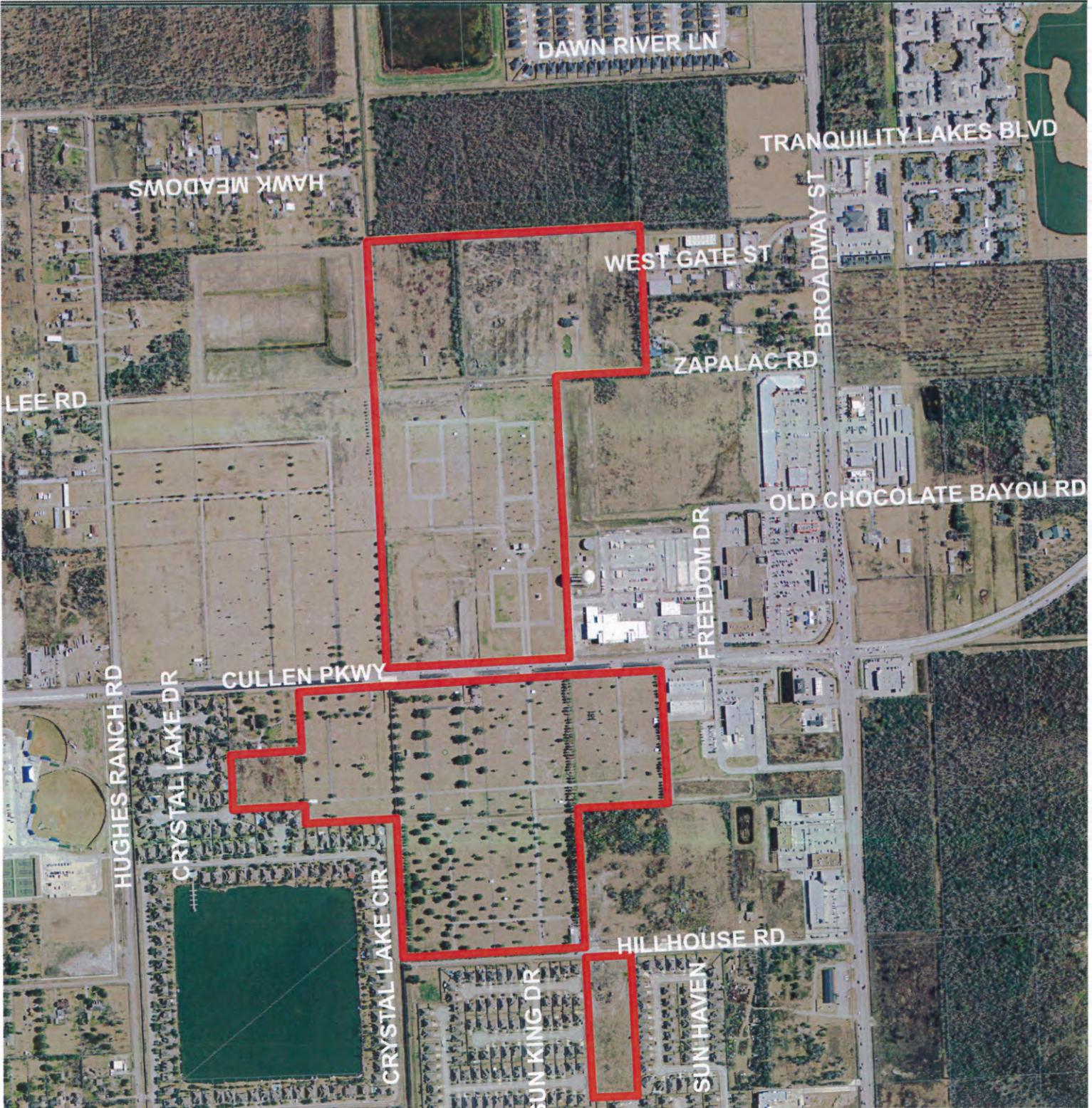
# Houston Memorial Gardens

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N



0 185370 740 Feet





# APPLICATION FOR A CHANGE IN ZONING

ZONE CHANGE APPLICATION Updated April 2010

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

Current Zoning District: General Business District

Proposed Zoning District: Planned Development District

### Property Information:

Address or General Location of Property: 2426 FM 865 Cullen Road  
See Attach legal description

Tax Account No. \_\_\_\_\_

Subdivision: N/A Lot: N/A Block: N/A

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

### PROPERTY OWNER INFORMATION:

NAME Bonnie & Janice Howard  
ADDRESS 2426 FM 865 Cullen Road  
CITY Pearland STATE TX ZIP 77581  
PHONE ( 281 ) 485-2021  
FAX ( \_\_\_\_\_ ) \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

### APPLICANT/AGENT INFORMATION:

NAME Louis C. McKinney  
ADDRESS 16310 Quail Park Dr.  
CITY Missouri City STATE TX ZIP 77409  
PHONE ( 281 ) 684-7459  
FAX ( 281 ) 416-8677  
E-MAIL ADDRESS redtoy@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: Janice Howard  
Bonnie Howard Sr. Date: 12-14-11

Applicant/Agent's Signature: Louis C. McKinney Date: 12-14-11

### OFFICE USE ONLY:

FEES PAID: <u>600.00</u>	DATE PAID: <u>12/16/11</u>	RECEIVED BY: <u>1/2</u>	RECEIPT NUMBER: <u>73599</u>
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Application No. 2012-032

## 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.**
- 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)
  - **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 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.**

JANICE B. HOWARD  
PRESIDENT

BONNIE HOWARD, SR.  
SECRETARY/TREASURER

## Houston Memorial Gardens, Inc.

*"The Cemetery With A Heart"*

P.O. Box 330350 - Houston, Texas 77233-0350

16000 Cullen

(281) 485-2221

December 14, 2011

City of Pearland  
Planning Department  
Pearland, Texas 77581

Attn: Senior Planner Harold Ellis

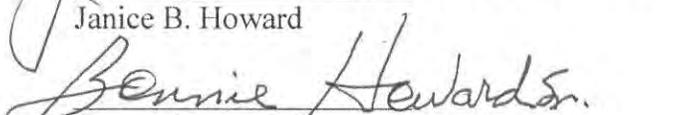
Houston Memorial Gardens, Inc. was chartered by the state of Texas in August 1954 as a perpetual care cemetery. At that time the cemetery was comprised of 10 acres of land. Another charter was issued in 1957 for another (10) ten acres of land under the name of Southern Memorial Gardens (which now operates under the umbrella of Houston Memorial Gardens, Inc.). Over the following 37 years the cemetery grew to 80 acres, all except 20 of these acres were dedicated for cemetery use while in Pearland's ETJ. Since 1994 there has been an additional 58 acres purchased by the company. The difference now is that the cemetery has been annexed by the City of Pearland which requires a zone change before the property can be used. We have now come before the city on many occasions for zone changes and received them. The problem now is that we have various zoning descriptions, which at times can be very confusing.

After meeting with you and the Director of the department, we are in agreement with both of you that one Planned Development District covering all the property belonging to the cemetery would best suit our needs. It is with this in mind that we, (Janice & Bonnie Howard, Sr.) the owners of Houston Memorial Gardens, Inc. authorize Louis McKinney (a licensed real estate broker in the state of Texas), to represent Houston Memorial Gardens, Inc. in the matter of this zone change.

We do not know what the future holds as far as land acquisitions are concerned, should that happen hopefully, those properties could also be added to the existing Planned Development.

Thanking you in advance for all consideration.

  
Janice B. Howard

  
Bonnie Howard, Sr.

STATE OF TEXAS  
COUNTY OF BRAZORIA

Know all men by these presents that the undersigned, the County Clerk of the County of Brazoria, State of Texas, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the County Clerk of the County of Brazoria, State of Texas, to-wit:

That the undersigned, the County Clerk of the County of Brazoria, State of Texas, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the County Clerk of the County of Brazoria, State of Texas, to-wit:

That the undersigned, the County Clerk of the County of Brazoria, State of Texas, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the County Clerk of the County of Brazoria, State of Texas, to-wit:

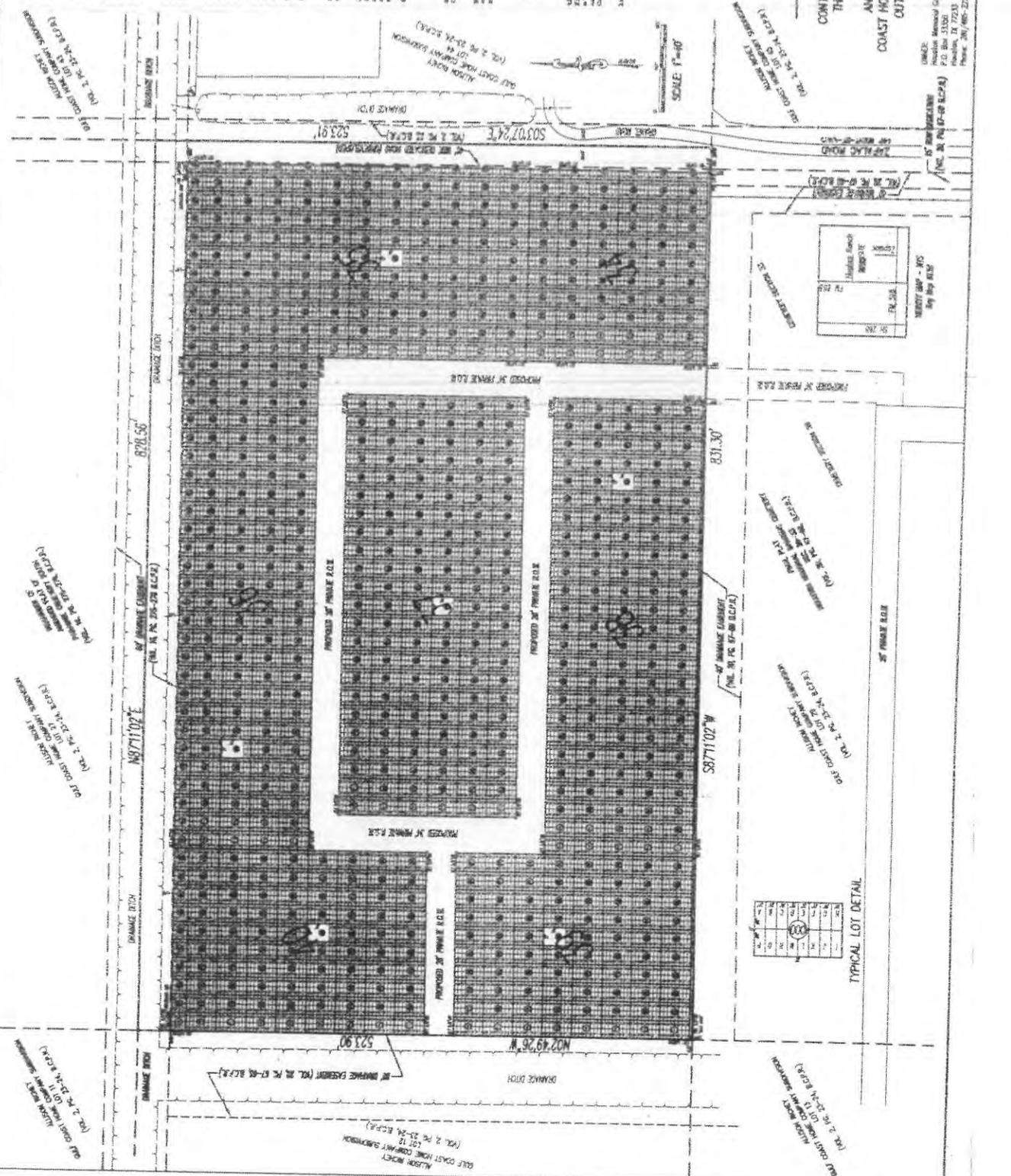
That the undersigned, the County Clerk of the County of Brazoria, State of Texas, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the County Clerk of the County of Brazoria, State of Texas, to-wit:

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That the undersigned, the County Clerk of the County of Brazoria, State of Texas, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the County Clerk of the County of Brazoria, State of Texas, to-wit:









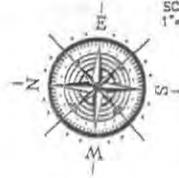


GRIGGS, GEORGE  
V-2005/P-023255  
H.C.D.R.

S.I.R. 1/2"  
25.00'

LOT 60

SCALE  
1"=130'



LOT 81

S 03°08'23" E

523.90'

F.I.R. 1/2"

LOT 44

831.32'

831.47'

LOT 43

LOT 45

N 87°11'02" E

S 87°11'02" W

DRAINAGE DITCH

MANUFACTURED HOME  
13.7' x 50'

10' H.L.&P. ESMT.  
(98-034188)

211.7

10'x16' H.L.&P. AERIAL ESMT.  
(98-034188)

S.I.R. 1/2"  
25.00'

20' ROAD ESMT.

N 03°07'24" W

523.90'

1571.70'

F.I.R. 5/8"

F.I.P. 3/4"

LEE ROAD/C.R. 664

*Francis Howard* *Bonnie Howard Sr.*

LEGEND

- CONTROL MONUMENT
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- POWER POLE
- CHAIN LINK FENCE

LEGAL DESCRIPTION

LOT 44 OF THE ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION 19, H.T.&B.R.R. COMPANY SURVEY, ABSTRACT 243, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

NOTES:  
 - BEARING BASIS: 08-005514, D.R.B.C.  
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS  
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY  
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY  
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS  
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT  
 - THIS PROPERTY DOES LIE IN A F.L.A. DESIGNATED FLOOD ZONE PER MAP NO. 485488 00301 9-22-99 ZONE AE  
 - FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, DUE TO INHERENT INACCURACIES ON FEMA MAPS, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.  
 - CANAL EASEMENTS TO BRAZOS VALLEY RICE COMPANY WAS FILED IN VOL. 485, PG. 396, D.R.B.C.

CLIENT

HOUSTON MEMORIAL GARDENS CEMETERY

ADDRESS

LEE ROAD/C.R. 664 PEARLAND, TEXAS 77581



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1111088  
 DATE 11-10-11  
 GF# 1103931718

**PRO-SURV**  
 P.O. BOX 1366, FRIENDSWOOD, TX 77549  
 PHONE- 281-996-1113 FAX - 281-996-0112  
 EMAIL: pro-surv@sbcglobal.net

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

*SATK Alan*

SCHEDULE A

File No: 9730252140

Policy No: O- 328643

Amount of Insurance: \$25,000.00

Date of Policy: June 18, 1997 at 8:00 A.M.

1. Name of Insured:

HOUSTON MEMORIAL GARDENS, INC.

2. The estate or interest in the land that is covered by this Policy is:

FEE SIMPLE

3. Title to the estate or interest in the land is insured as vested in:

HOUSTON MEMORIAL GARDENS, INC.

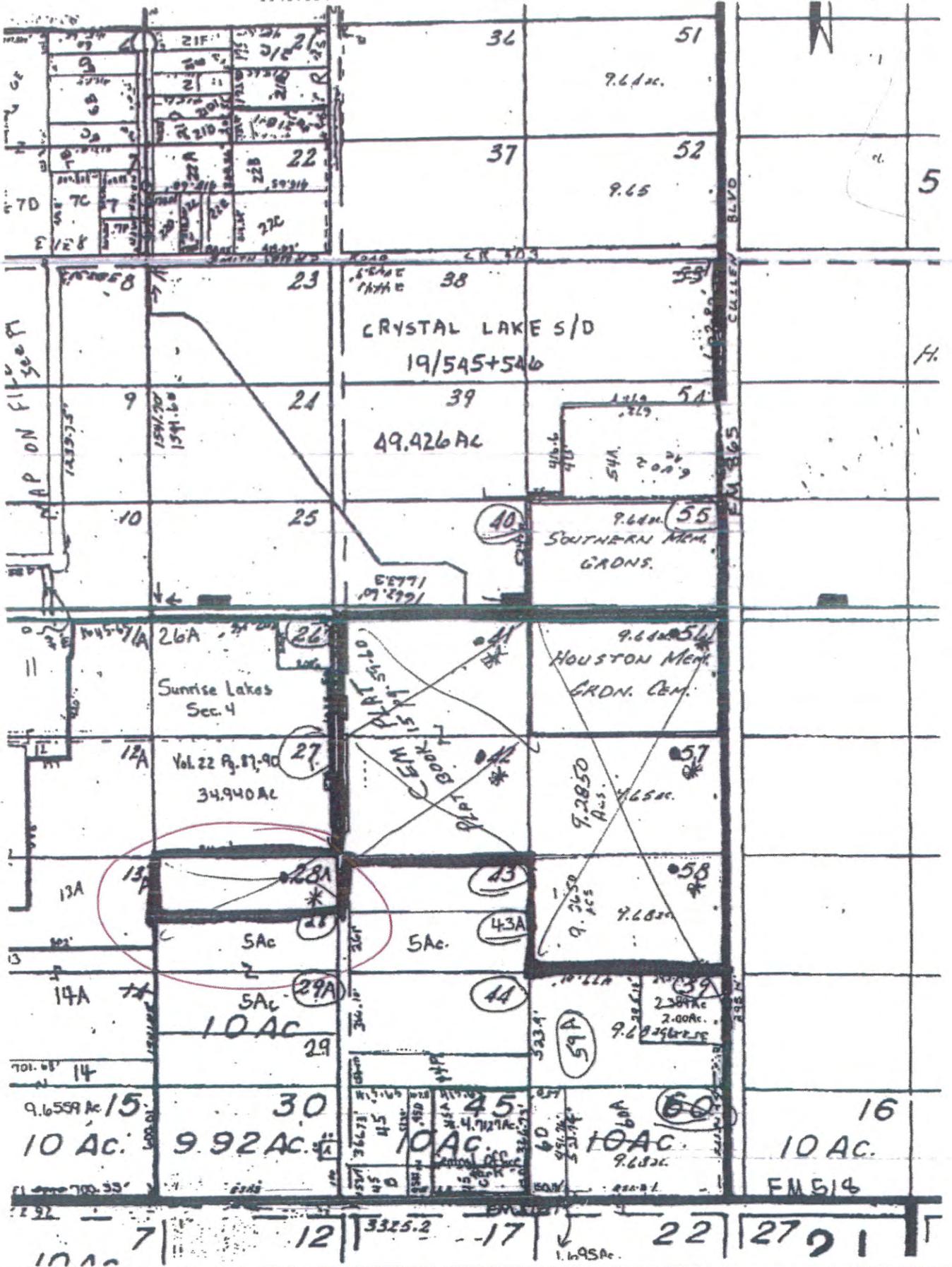
4. The land referred to in this Policy is described as follows:

The North 1/2 of Lot 28 of ALLISON RICHEY SUBDIVISION out of Section 20, H.T. & B.R.R. Company Survey, Abstract No. 506, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 23, of the Plat Records of Brazoria County, Texas.

7



5 acres



**Brazoria CAD**

**Property Search Results > 634927 HOWARD BONNIE & JANICE for Year 2011**

**Property**

**Account**

Property ID: 634927 Legal Description: A0506 H T & B R R, TRACT 54A1, F B DRAKE, ACRES 3.000  
 Geographic ID: 0506-0015-001 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

**Location**

Address: Mapsco:  
 Neighborhood: ABST 243,234,504 AND SUBS Map ID:  
 Neighborhood CD: A0243.ARE0

**Owner**

Name: HOWARD BONNIE & JANICE Owner ID: 1067038  
 Mailing Address: PO BOX 330350 % Ownership: 100.0000000000%  
 HOUSTON, TX 77233  
 Exemptions:

**Values**

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$126,760 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$126,760  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$126,760  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$126,760

**Taxing Jurisdiction**

Owner: HOWARD BONNIE & JANICE  
 % Ownership: 100.0000000000%  
 Total Value: \$126,760

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$126,760	\$126,760	\$0.00
CPL	CITY OF PEARLAND	0.685100	\$126,760	\$126,760	\$868.43
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.156000	\$126,760	\$126,760	\$197.75
GBC	BRAZORIA COUNTY	0.413101	\$126,760	\$126,760	\$523.65
RDB	ROAD & BRIDGE FUND	0.060000	\$126,760	\$126,760	\$76.06
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	1.419400	\$126,760	\$126,760	\$1,799.23
Total Tax Rate:		2.733601			
				Taxes w/Current Exemptions:	\$3,465.12
				Taxes w/o Exemptions:	\$3,465.11

**Improvement / Building**

No improvements exist for this property.

**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	\$126,760	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2012	N/A	N/A	N/A	N/A	N/A	N/A
2011	\$0	\$126,760	0	126,760	\$0	\$126,760

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/22/2010 12:00:00 AM	WD	WARRANTY DEED	WALLS ERIC & THE HOWARD BONNIE	£ 10		045321	

**Questions Please Call (979) 849-7792**

Website version: 1.2.2.2

Database last updated on: 12/14/2011 5:52 AM

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Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.



Tool: Pan X: 3127689.92, Y: 13773197.32, Longitude

CITY OF PEARLAND

\*\*\* CUSTOMER RECEIPT \*\*\*

Oper: AGONZALES      Type: OC    Drawer: 1  
Date: 12/16/11 02    Receipt no: 73599

Description	Quantity	Amount
BA      BOARD OF ADJUSTMENTS	1.00	\$600.00
Trans number:		3564406

HOUSTON MEMORIAL GARDENS  
2426 CULLEN  
LEWIS MCKINNEY  
281.485.2221  
ZONE CHANGE

Tender detail		
CK CHECK	36379	\$600.00
Total tendered		\$600.00
Total payment		\$600.00

Trans date: 12/16/11    Time: 11:13:06

**Planned Development of Property Located at the  
Houston Memorial Gardens Cemetery  
Amendment Number 1**

I. Introduction

- A. The subject property is a 138 acre tract of cemetery land on Cullen Road. The property is on both the west and east side of Cullen Road. **See attached legal descriptions.**
- B. The proposed use of this property is for a cemetery.
- C. The subject property encompasses 138 acres of land.
- D. The subject property will be developed for use as a cemetery.

II. Zoning and Land Use.

- A. This property is currently zoned with a variety of different zoning districts; General Business, Planned Development, Cullen-Mixed Use, Suburban Residential-12, and Single-Family Residential-3. The boundaries are as follows:  
On the west side of Cullen, you have a General Business District, Single-Family Residential-3 and Cullen-Mixed Use District.  
On the east side of Cullen, you have a General Business District, Suburban Residential-12 and the Planned Development District that we are amending.
- B. This Planned Development District will amend and expand previously approved Planned Development District known as, "Planned Development District of property located at 2519 Zaplac Road" approved on 11/26/07 for 20 acres.

Use	Acres	Percentage of Total Acres	Zoning District
General Business/ Commercial	138	100%	PD

Density Calculations for Residential- N/A

D. Cemetery Use

III. Design standards applicable to the development

- A. The base zoning for this Planned Development District is General Business District. (GB)
- B. Signage, Landscaping, Fencing, Parking, Screening, Trees, etc. Be sure to carefully consider all relevant regulations pertaining to the various land use requirements, and if necessary address them in PD. These may be addressed with specific separate plans or as a part of the Design Plan. State that these items are as per the UDC, or list variations. N/A
- C. N/A
- D. The only allowed land use for this Planned Development will be as follows, per city UDC: Funeral Home, Mortuary, Cemetery, including Mausoleum/ Crematorium.
- E. All requirements of the Unified Development Code will be met, unless specifically mentioned in this Planned Development.

IV. Required dedications of land or public improvements. N/A Addressed at time of plating.

V. N/A

VI. Exhibits

A. Design Plan, N/A

**ATTACHMENT:**

**Houston Memorial Gardens**

**Westside of Cullen –**

Subdivision of TRACTS 41, 42, 55, 56, & 58, Allison Richey Gulf Coast Co. 60 ACRES.  
Subdivision of section 20, H.T. & B.R.R. SURVEY ABSTRACT No. 506, Brazoria  
County, Texas ; A0506 HT&BRR, TRACT 28A, ACRES 5.000; A0506 HT&BRR, TRACT  
54A1, F.B. DRAKE, ACRES 3.000

**East Side -**

Allison Richey Gulf Coast Home Co. Subdivision, Section 19, and in the H.T. & B.R.R.  
Company Survey, ABSTRACT 243, 20 ACRES, Brazoria County, Texas; Allison Richey  
Gulf Coast Home Co. Subdivision of Section 19, H.T & B.R.R. Survey, ABSTRACT 243,  
10 ACRES, Brazoria County, Texas; A0243 H.T& B.R.R., TRACT 45-46 (PT) ACRES  
14.875; A0243 H.T&B.R.R., TRACT 46 (PT) ACRES 5.125; Allison Richey Gulf Coast  
Home Co. Subdivision, Section 19, Lot 28, H.T.&B.R.R ABSTRACT No. 243, 10  
ACRES; A0243 H.T.&B.R.R., TRACT 44, 10 ACRES, Brazoria County, Texas

**Properties West Side of Cullen**

<b>Legal Description</b>	<b>Existing Acres</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>	<b>Proposed Use</b>
TRACTS: 41,42,55,56,& 58	<b>60</b>	<b>GB</b>	<b>PD</b>	<b>CEMETERY</b>
A0506, TRACT 28A	<b>5</b>	<b>R-3</b>	<b>PD</b>	<b>CEMETERY</b>
A0506, TRACT 54A1	<b>3</b>	<b>C-M</b>	<b>PD</b>	<b>CEMETERY</b>
<b>TOTAL:</b>	<b>68</b>			

**Properties East Side of Cullen**

<b>Legal Description</b>	<b>Existing Acres</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>	<b>Proposed Use</b>
A0243 HT & BRR TRACT45-A6 (PT)	<b>14.875</b>	<b>PD</b>	<b>PD</b>	<b>Cemetery</b>
A0243 HT & BRR TRACT 46 (PT)	<b>5.125</b>	<b>PD</b>	<b>PD</b>	<b>Cemetery</b>
A0243 HT & BRR TRACT 12 (PT)	<b>3.676</b>	<b>GB</b>	<b>PD</b>	<b>Cemetery</b>
A0243 HT & BRR TRACT 12A	<b>0.360</b>	<b>GB</b>	<b>PD</b>	<b>Cemetery</b>
A0506 HT & BRR TRACT 28A	<b>5.000</b>	<b>GB</b>	<b>PD</b>	<b>Cemetery</b>
A0243 HT & BRR Lot 12	<b>10.000</b>	<b>GB</b>	<b>PD</b>	<b>Cemetery</b>
A0243 HT & BRR Lot 13, 29	<b>20.000</b>	<b>GB</b>	<b>PD</b>	<b>Cemetery</b>
A0243 HT & BRR Lot 28	<b>10.000</b>	<b>GB</b>	<b>PD</b>	<b>Cemetery</b>
<b>Total:</b>	<b>70</b>			

**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**

*ZONE CHANGE*

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

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

*All notify signs will be posted on the properties no later than 01/06/12.  
Rouis C. McInerney D. 12/15/11*

JANICE B. HOWARD  
PRESIDENT

BONNIE HOWARD, SR.  
SECRETARY / TREASURER

## Houston Memorial Gardens, Inc.

*"The Cemetery With A Heart"*

P.O. Box 330350 - Houston, Texas 77233-0350  
16000 Cullen  
(281) 485-2221

December 15, 2011

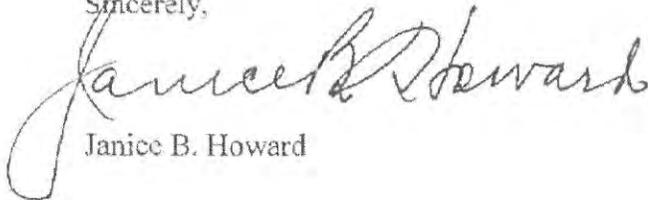
City of Pearland  
Planning Department  
Pearland, Texas 77581

Attn: Senior Planner Harold Ellis

Once property has been dedicated for cemetery use in the state of Texas it becomes tax-exempt. Such is the case with 90 acres of the property owned by Houston Memorial Gardens. Tax certificates have been provided for all of the remaining property except ten acres. The contract for this ten acres track was just completed on November 16, 2011. I am sending a copy of the closing statement showing that all taxes due were paid at the time of closing.

Should there be any questions please feel free to contact me at the above number.

Sincerely,



Janice B. Howard

*Zapalae 10 acres*

11/14/2011 10:33:49 AM

File Number: 1103631713

*11/16/11  
Purchase*

L. Settlement Charges			Paid From	Paid From
700 Total Sales/Broker's Commission based on price \$285,000.00 @ 3.000000% = \$8,550.00			Borrower's	Seller's
Division of commission (line 700) as follows:			Funds at	Funds at
			Settlement	Settlement
701.				
702.	\$8,550.00 to McKinney - Porter Realty Group			
703.	Commission paid at settlement \$8,550.00		\$8,550.00	
704.				
<b>800. Items Payable in Connection with Loan</b>				
801.	Loan origination fee			
802.	Loan discount			
803.	Appraisal fee			
804.	Credit report			
805.	Lender's inspection fee			
806.	Mortgage insurance application fee			
807.	Assumption fee			
808.				
809.				
810.				
811.				
812.				
813.				
<b>900. Items Required by Lender to Be Paid in Advance</b>				
901.	Interest from			
902.	Mortgage insurance premium fee			
903.	Hazard insurance premium for			
904.				
905.				
<b>1000. Reserves Deposited with Lender</b>				
1001.	Hazard insurance			
1002.	Mortgage insurance			
1003.	City property taxes			
1004.	County property taxes			
1005.	Annual assessments			
1006.				
1007.				
1008.				
1009.				
<b>1100. Title Charges</b>				
1101.	Settlement or closing fee			
1102.	Abstract or title search			
1103.	Title examination			
1104.	Title insurance binder			
1105.	Document preparation to Susan B. Strickland, Attorney		\$65.00	
1106.	Notary fees			
1107.	Attorney's fees to			
	Includes above item numbers:			
1108.	Title insurance to Stewart Title Company		\$2,105.65	
	Includes above item numbers:			
1109.	Lender's coverage			
1110.	Owner's coverage	\$285,000.00	\$2,105.65 ARB \$274.65	
1111.	Escrow/Settlement Fee to Stewart Title Company		\$560.00	
1112.	Tax Certificates to Stewart Title Company		\$84.35	
1113.	Messenger/Doc Delivery to Stewart Title Company		\$10.00	
1114.				
1115.	State of Texas Policy Guaranty Fee to Stewart Title Policy Gty Fee		\$5.00	
<b>1200. Government Recording and Transfer Charges</b>				
1201.	Recording fees: Deed \$32.00		\$32.00	
1202.	City/county tax/stamps:			
1203.	State tax/stamps:			
1204.				
1205.				
1206.				
<b>1300. Additional Settlement Charges</b>				
1301.	Survey to Pro-Surv		\$1,346.88	
1302.	Post Inspection			
1303.	2011 Property Taxes to ReVin Garrett, RTA		\$2,733.80	
1304.				
1305.				
1306.				
1307.				
1400.	Total Settlement Charges (enter on lines 100, Section J and 502, Section K)		\$15,463.03	\$0.00

Items marked "POC" were paid outside the closing by Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

# **P&Z Agenda Item**

**D**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Evan M. DuVall  
**DATE:** 1/10/2012  
**AGENDA ITEM SUBJECT:** Final Plat of the Preserve at Highland Glen Section One

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request of LJA Engineering, applicant, on behalf of Beazer Homes Texas, L.P., owner, for approval of a Final Plat of the Preserve at Highland Glen Section One, generally located east of Pearland Parkway, generally located north of Barry Rose and east of Clear Creek, for approximately 68.118 acres, on the following described property

**Staff Recommendation:** Approval with conditions.

*Regular P&Z meetings are held on the first and third Monday of every month. This form must be received 6 calendar days prior to the meeting in order to be included on the agenda.*

**PLANNING AND ZONING COMMISSION  
MEETING OF JANUARY 16, 2012**

---

**Final Plat of the Preserve at Highland Glen Section One**

A request of LJA Engineering, applicant, on behalf of Beazer Homes Texas, L.P., owner, for approval of a Final Plat of the Preserve at Highland Glen Section One, generally located east of Pearland Parkway, generally located north of proposed Hughes Road and east of Clear Creek, for (3) tracts of land including approximately 130 acres, on the following described property, to wit

**Legal Description:** A Subdivision of 68.118 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being a portion of a called 56.233 acre tract conveyed to Beazer Homes Texas, L.P., by an instrument of record in File No. 20110092185, Office Public Records of said Harris County, Texas (H.C.O.P.R.R.P.), being a portion of a called 61.217 acre tract conveyed to Beazer Homes Texas, L.P., by an instrument of record in File No. 20110092165, H.C.O.P.R.R.P. and being a portion of a called 12.810 acre tract conveyed to Beazer Homes Texas, L.P., by an instrument of record in File No. 20110111403, H.C.O.P.R.R.P.

**General Location:** 2800 Block of Barry Rose

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**SUMMARY:** On behalf of Beazer Homes, LJA Engineering, Inc. has applied for the Final Plat approval for Section One of a proposed 285-lot single-family subdivision. The Preserve at Highland Glen Section One will include approximately 121 single-family residential lots, varying in size between three typical sizes. The three typical dimensions found in this development are 55-foot x 120-foot, 65-foot x 120-foot and 75-foot x 120 foot lots.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	Highland Glen PUD & City of Houston	Vacant/Single-Family Residential
South	Single-Family Residential-1 Single-Family Residential-3 Office Professional (OP)	Vacant/Approved Ridge Creek Cluster Development
East	City of Houston & Single-	Single-Family Residential and

	Family Residential-1	Vacant
West	Highland Glen PUD & Single-Family Residential-3	Single-Family Residential and Vacant

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC):** The subject property is currently zoned as Single-Family Estate District (R-1). A cluster development plan was approved on 03/07/2011, which allows the developer to vary the size of lots as long as the overall density of the development does not go over 3.2 dwelling units an acre. This proposed development is in accordance to the Cluster Development Plan for the Preserve at Clear Creek. The minimum lot sizes and density requirements for the Single-Family Residential-1 (R-1) are as follows:

	<u>R-1</u>
<u>Lot Area:</u>	8,800 sq. ft.
<u>Lot Depth:</u>	80'
<u>Lot Width:</u>	90'
<u>Density for Cluster Development:</u>	3.2 units/acre

**CLUSTER DEVELOPMENT PLAN REQUIREMENTS:**

The applicant has applied for a Cluster Development Plan with the Planning and Zoning Commission. The following are criteria which will be considered for the Cluster Development Plan:

(a) **Factors.** The Planning and Zoning Commission, or the City Council on appeal, shall apply the following factors in taking action on the Cluster Development Plan application:

- (1) The Cluster Development Plan meets the standards for residential density as outlined in the following in relation to each zoning district:
- (2) The Cluster Development Plan is consistent with other zoning district regulations, except minimum lot size, width and depth.
- (3) The Cluster Development Plan contains sufficient buffering to assure compatibility with adjacent uses and the character of the neighborhood.
- (4) The Cluster Development Plan provides open space or amenities to the development that could not be achieved through application of minimum lot size standards. As referred to herein, open space and amenities do not include any land dedicated to the City under the parkland dedication requirement in Chapter 3, Article 2, Division 10.

(b) **Conditions.** The Planning and Zoning Commission, or the Council on appeal, may impose such conditions on approval of the Cluster Development Plan as are necessary to assure compatibility with adjoining uses and neighborhood

character.

**ANALYSIS OF THE CLUSTER DEVELOPMENT PLAN:**

1. The approved Cluster Development Plan satisfies the dwelling units an acre for the R-1 (Single-Family Residential-1) zoning district. This proposal is requesting density of approximately 2.66 dwelling units an acre requirements as the density is below 3.2 dwelling units an acre.

<b>Cluster Development Plan: Density Calculation</b>				
<b>Type</b>	<b>Acreage</b>	<b>Lots</b>	<b>Du/Acre</b>	<b>Required</b>
The Preserve at Clear Creek	130	285		
Detention (Two Areas)	22.8			
<b>Net Acreage</b>	107.2	285	2.66	3.2

2. The approved Cluster Development Plan is consistent with the R-1 (Single-Family Residential-1) zoning district, besides for the variations on lot size, width and depth. The smallest lot dimensions proposed in this development are 55-foot x 120-foot lots, 6,600 square feet. As compared to an R-1 (Single-Family Residence-1) zoning district this is a 25% decrease from the 8,000 square feet requirement. This development has a mixture of sized lots, with the smallest being the 6,600 square-foot lots.
3. This Cluster Development Plan will be adjoining a single-family residential development to the northeast. This development will be done in a matter that adheres to the Unified Development Code, including setbacks and landscaping and therefore will not be detrimental to the adjacent subdivision.
4. The approved Cluster Development Plan will provide amenities and open space that would not be able to be provided by standard lot sizes. There are three neighborhood parks within this development which will include seating, playground, benches, shade structure and a picnic area. This development will incorporate an trail system thorough the development, including landscaping and seating. The drainage ditch will also be an amenity with landscaping and incorporating adjacent sections of trails.

The applicant has submitted density calculations proposal indicating the development would not exceed 3.2 units per acre. Therefore, the proposed development would be in general conformance with the Unified Development Code for the Single-Family Residential-1 (R-1) zoning district. For reference, gross residential density is calculated by including all retention/detention areas, platted streets, open space, recreational areas and parks, provided the applicant is able to indicate these areas will be amenities for the development.

Areas excluded in calculating density are easements and thoroughfare rights-of-way. It should be noted that with the particular proposed Cluster Development, there is effectively

more open area due to the large amount of area within floodway land.

**PLATTING STATUS:** This request is for the Final Plat for Preserve at Highland Glen Section One, which has 121 of the 285 single family residential homes. The Preliminary Plat of the Preserve at Highland Glen Section One was approved on 03/17/2011 and is this request is allotted two year time period.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The Future Land Use designation for the subject land is Suburban Residential Development. This land use designation is in compliance with the Comprehensive Plan as this property is zoned R-1 (Single Family Residential-1).

**CONFORMANCE WITH THE THOROUGHFARE PLAN:** The subject property will have frontage on the future Barry Rose expansion, a proposed secondary thoroughfare with sufficient width for right-of-way of 100 feet. The construction is in the process of being finalized. The City will be constructing this extension (including the involved bridge) from Pearland Pkwy to the first entrance into the proposed development. The remainder will be constructed by the developer of Ridge Creek, and is not needed for the proposed Preserve at Highland Glen. Additionally, the property will have access from existing Azure Brook Lane, located in the Clear Brook subdivision, outside the City limits of Pearland. Interior to the roads have been built to the local road standards of the City of Pearland.

**AVAILABILITY OF UTILITIES:** The subject parcel is served by public water and sewer lines. These lines have been constructed along with the required infrastructure within this subdivision.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The proposed Final Plat should not have any significant adverse impacts on any surrounding structures or uses. This would also permit the applicant to develop the property in overall accordance with the Future Land Use Plan recommendations. The densities in the general area of the proposal would not be adversely affected due to a large portion in floodway within the development which would remain undeveloped. The applicant will be required to comply with the requirements of the Unified Development Code.

**AMENITIES PLANNED IN PHASE ONE:** The following amenities will occur in phase I of the Preserve at Clear Creek.

1. Linear Park with Meandering Trail and Seating (6' wide concrete).
2. One Pocket Park
  - a. One with seating, shade structure, open lawn and picnic tables.
3. Improved drainage ditch with landscaping.

**POCKET PARK PLANNED IN PHASE ONE:** The City of Pearland has requested an expected timetable for completion for the Pocket Park (Entry Park) at the main entrance of the subdivision. This schedule is expected to be obtained prior to the Planning and Zoning Commission meeting on January 16, 2012.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this Final Plat as proposed by the applicant with the following conditions, and for the following reasons:

Reasons for approval recommendation:

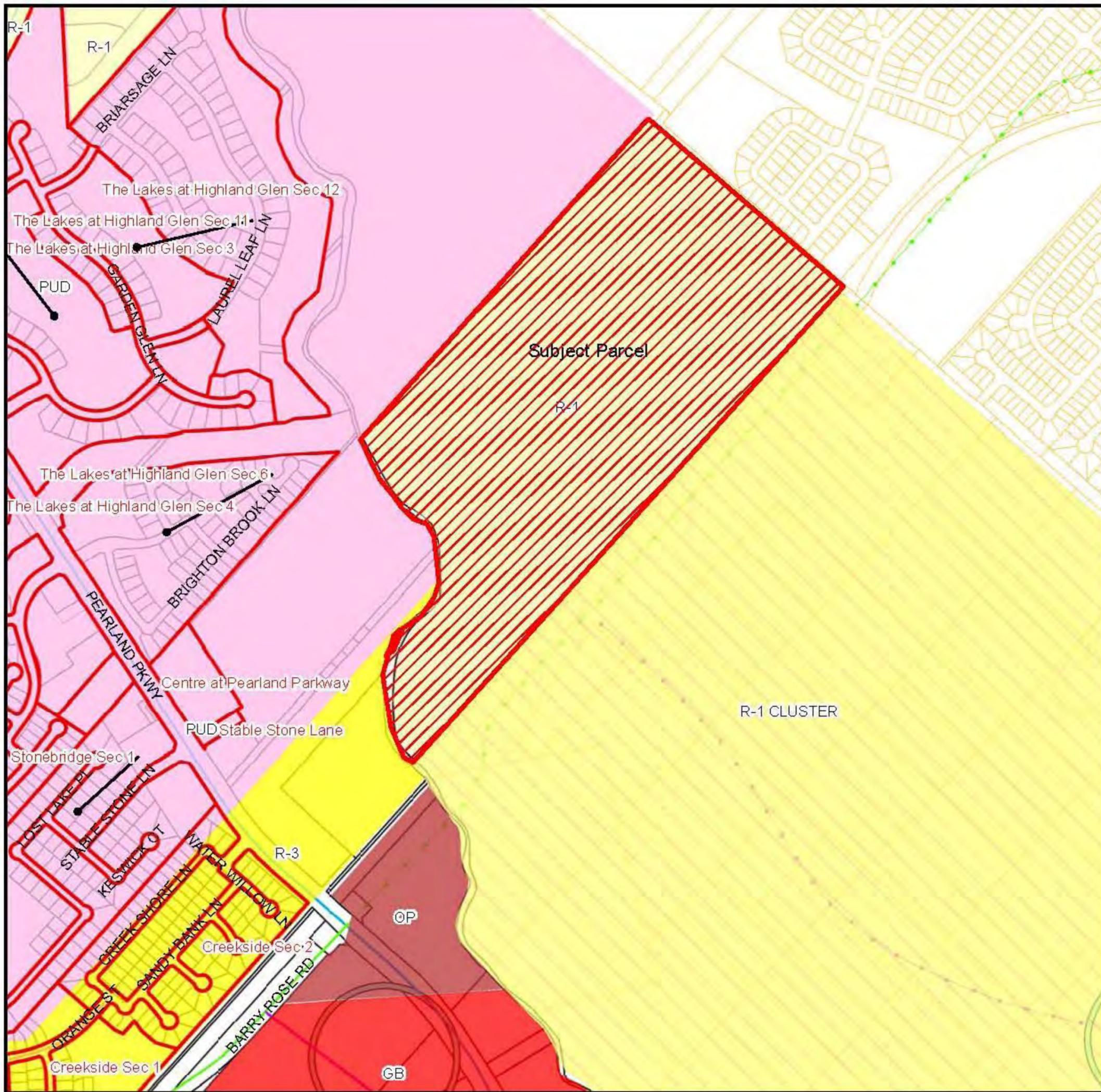
1. Approval of the Final Plat would be in conformance with the surrounding zoning and future land uses.
2. The Final Plat will not have any significant adverse impact on the surrounding properties and developments.
3. The proposed development will be in conformance to the approved Cluster Development Plan and the guidelines of the Unified Development Code.

**RECOMMENDED CONDITIONS OF APPROVAL:**

1. Mylars of the Final Plat
2. 2011 Tax Certificates
3. Letter with schedule of Pocket Park (Entry Park)

**SUPPORTING DOCUMENTS:**

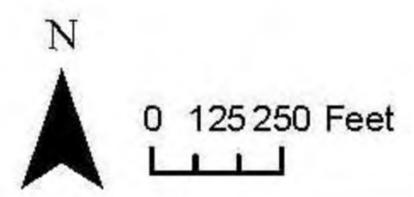
- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Landscaping Exhibit
- Open Space Exhibit
- Final Plat of the Preserve at Highland Glen Section One

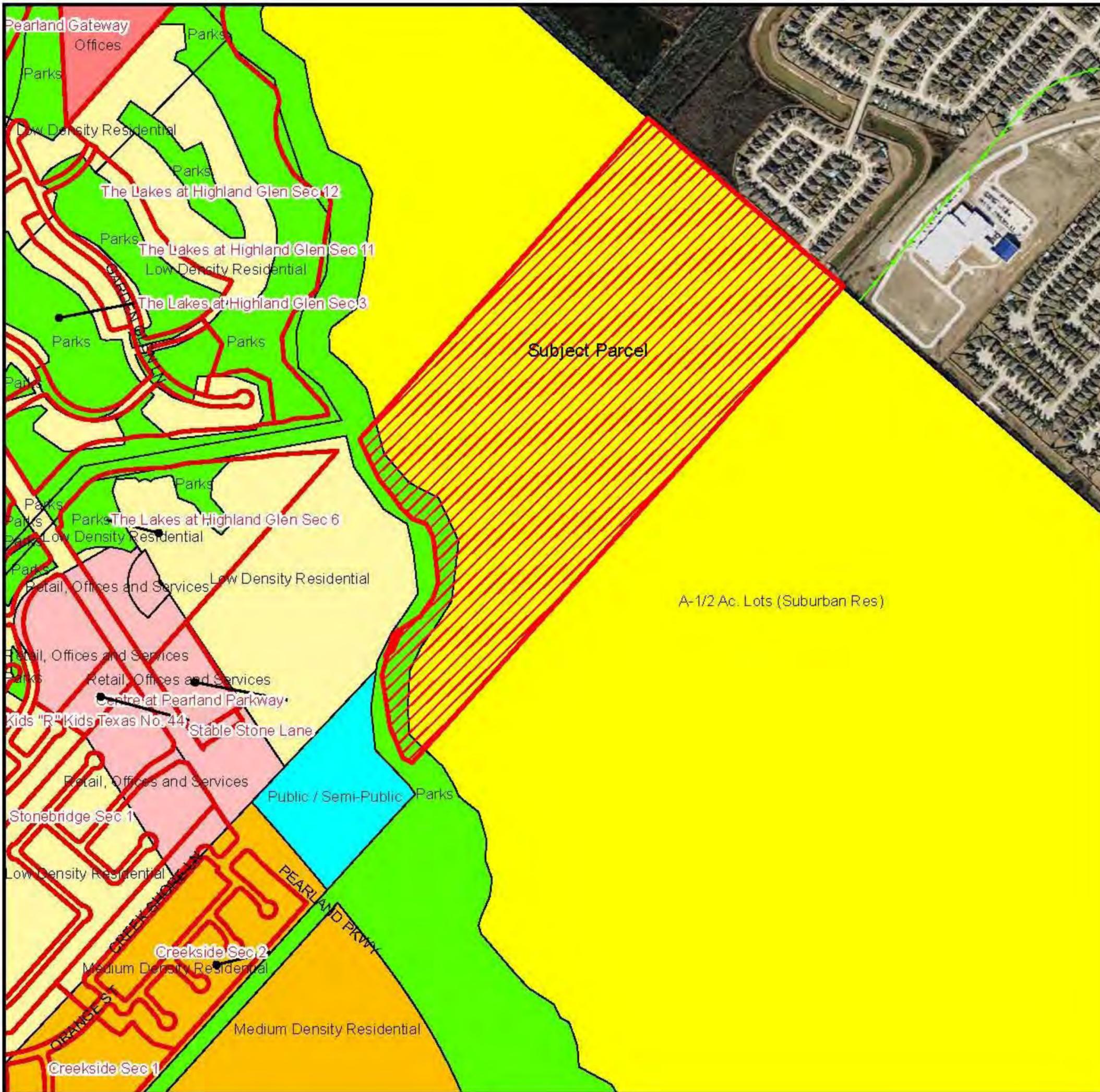


**Final Plat of the  
Preserve at Highland  
Glen Section One**

**Zoning and Vicinity Map**

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

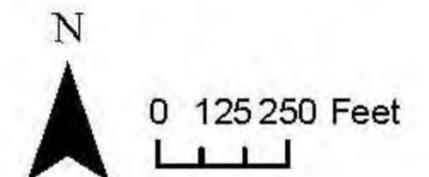




Final Plat of the  
Preserve at Highland  
Glen Section One

Future Land Use Plan

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Final Plat of the  
Preserve at Highland  
Glen Section One

Aerial Map

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



0 125 250 Feet  
[Scale bar with three segments]



**GREENSPACE PLANTINGS**

- GREENWAY/PARK ZONE**
- 8,000 SF OF SHRUBS AND GROUNDCOVER
  - 640 CALIPER INCHES OF TREES
- DITCH ZONE**
- 190,000 SF OF NATIVE GRASS & WILDFLOWER SEED
  - 25,000 SF OF AQUATIC PLANTING
  - 273 CALIPER INCHES OF TREES
- DETENTION ZONE**
- AREAS TO BE GRADED AND SEED WITH NATIVE GRASSES
  - WHERE POSSIBLE, EXISTING TREES TO BE PRESERVED

PASSIVE PARK WITH MEANDERING TRAIL AND SEATING

TUBE STEEL FENCE ALONG LOTS THAT BACK TO HUGHES ROAD

LIFT STATION SITE TO BE SCREENED

DITCH ZONE IMPROVEMENTS WITHIN 130' DRAINAGE EASEMENT. R.O.W. IMPROVEMENTS ALONG HUGHES ROAD ARE NOT PART OF THIS DEVELOPMENT

LINEAR PARK WITH MEANDERING TRAIL AND SEATING

UPGRADED WOOD FENCE WITH EVERGREEN SHRUB SCREENING FOR SIDE LOTS THAT FACE HUGHES ROAD

DETENTION

POCKET PARK WITH SEATING, SHADE STRUCTURE, OPEN LAWN AND PICNIC TABLES

HUGHES ROAD

PRIMARY ENTRY WITH ENHANCED CULVERT CROSSING ENTRY FEATURE, MONUMENT SIGN AND PLANTING

TUBE STEEL FENCE ALONG LOTS THAT BACK TO HUGHES ROAD

FUTURE CITY OF PEARLAND TRAIL - PER CITY TRAILS MASTER PLAN

POCKET PARK WITH PLAYGROUND, SPLASH PAD, BENCHES, SHADE STRUCTURE AND PICNIC AREA

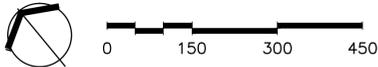
CLEAR CREEK

DETENTION

FUTURE CITY OF PEARLAND TRAIL - PER CITY TRAILS MASTER PLAN

**CONNECTIVITY LEGEND**

- BUILDER WALK/CONNECTOR - 4' WIDE (CONCRETE)
- COMMUNITY AMENITY TRAIL - 6' WIDE (CONCRETE)
- FUTURE CITY OF PEARLAND TRAIL (CONCRETE)

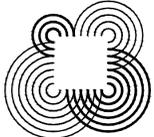


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CONCEPTUAL PLAN  
MARCH 01, 2011  
CCA PROJECT NO. 110-042

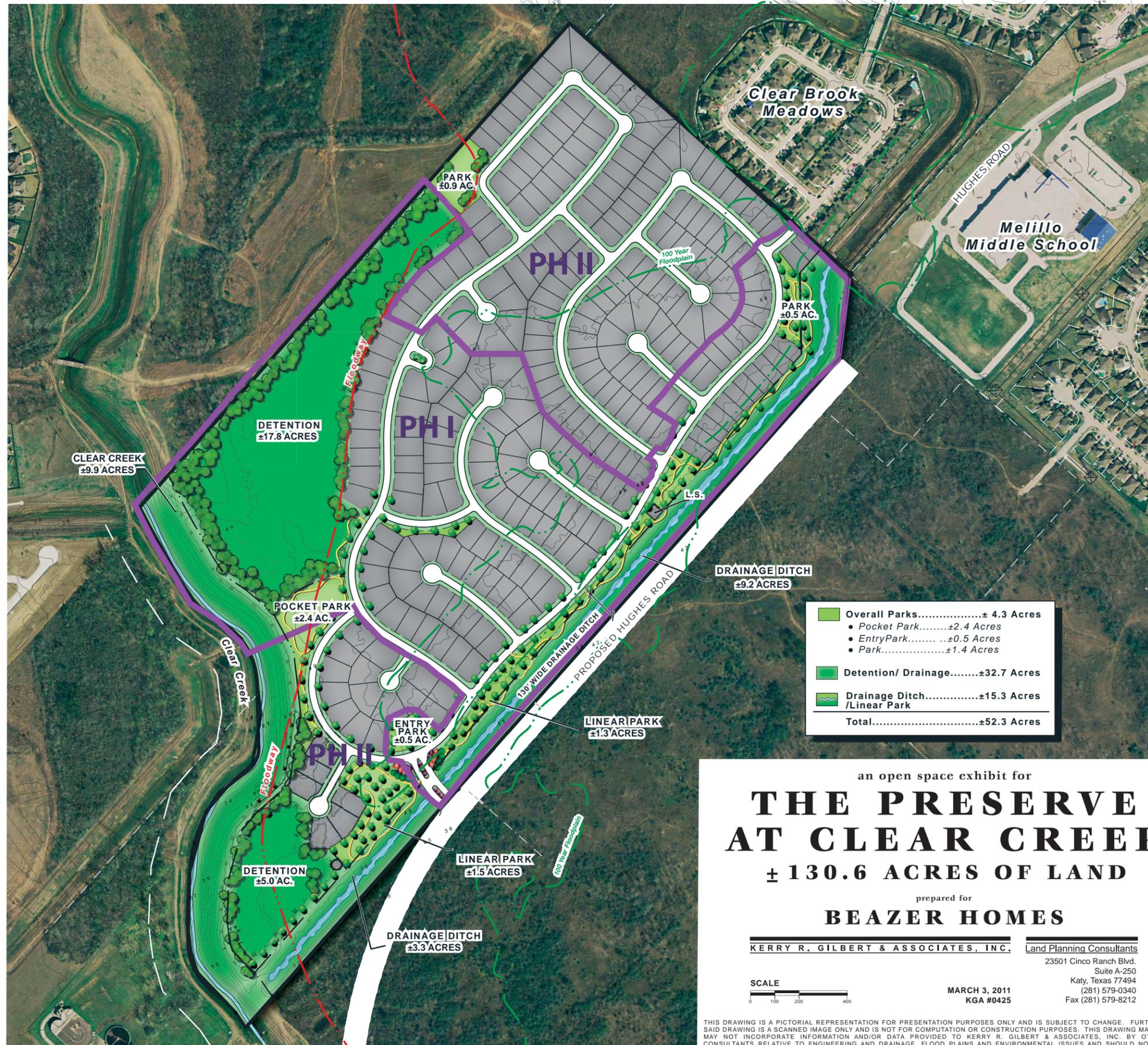
**THE PRESERVE AT CLEAR CREEK**

Programming Diagram  
Landscape Improvements  
Beazer Homes Texas  
Pearland, Texas



**CLARK CONDON ASSOCIATES**  
LANDSCAPE ARCHITECTURE

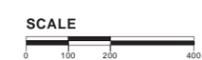
10401 Stella Link Road Houston, Texas 77025  
TEL 713.871.1414 FAX 713.871.0888  
www.clarkcondon.com



an open space exhibit for  
**THE PRESERVE  
 AT CLEAR CREEK**  
 ± 130.6 ACRES OF LAND

prepared for  
**BEAZER HOMES**

**KERRY R. GILBERT & ASSOCIATES, INC.** Land Planning Consultants  
 23501 Cinco Ranch Blvd.  
 Suite A-250  
 Katy, Texas 77494  
 (281) 579-0340  
 Fax (281) 579-8212



MARCH 3, 2011  
 KGA #0425

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LEGEND

- ⊕ T.B.M. TEMPORARY BENCHMARK
- ☼ PROPOSED STREET LIGHT
- ⊛ EXISTING STREET LIGHT
- ⊙ FUTURE STREET LIGHT
- E.E. ELECTRICAL EASEMENT
- U.E. UTILITY EASEMENT
- W.S.E. WATER AND SEWER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- SIM.S.E. STORM SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- F.N. FILE NUMBER
- B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.O.P.R. BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- H.C.O.P.R.P. HARRIS COUNTY OFFICIAL PUBLIC RECORDS REAL PROPERTY
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- STREET NAME CHANGE

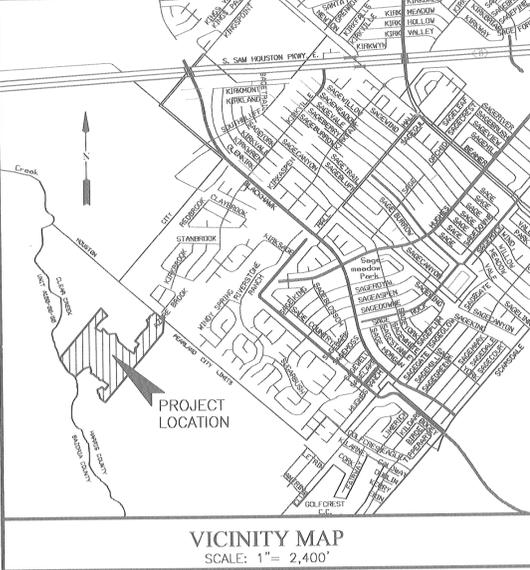
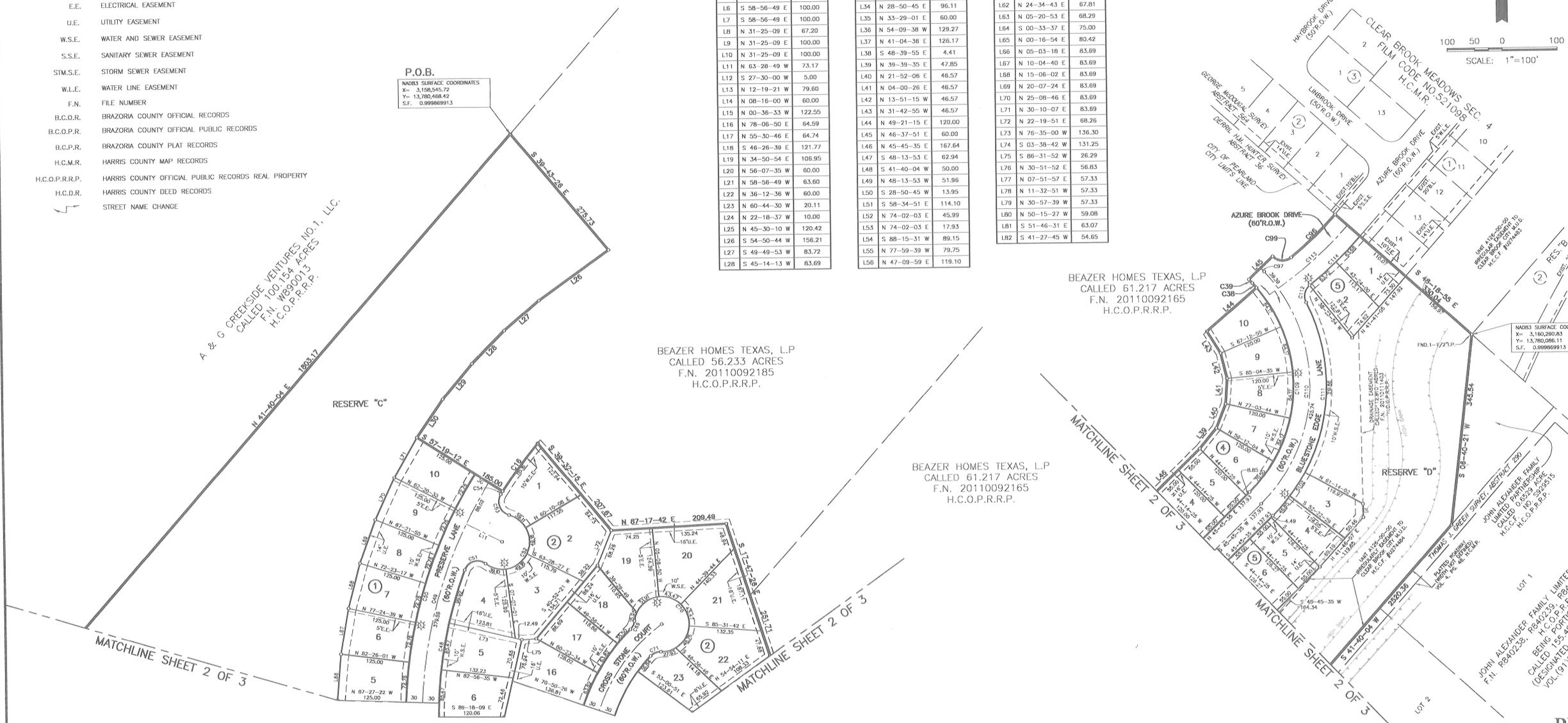
RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.194	8,454	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.509	22,175	RESTRICTED TO OPEN SPACE
C	20.196	879,744	RESTRICTED TO DETENTION/DRAINAGE
D	11.017	479,899	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
E	0.066	2,867	RESTRICTED TO LIFT STATION
F	0.202	8,809	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	32.184	1,401,948	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00-52-53 W	24.24
L2	S 50-27-28 W	67.77
L3	S 50-27-28 W	100.00
L4	S 50-27-28 W	100.00
L5	N 28-50-45 E	127.61
L6	S 58-56-49 E	100.00
L7	S 58-56-49 E	100.00
L8	N 31-25-09 E	67.20
L9	N 31-25-09 E	100.00
L10	N 31-25-09 E	100.00
L11	N 83-28-49 W	73.17
L12	S 27-30-00 W	5.00
L13	N 12-19-21 W	79.60
L14	N 08-16-00 W	60.00
L15	N 00-36-33 W	122.55
L16	N 78-06-50 E	64.59
L17	N 55-30-46 E	64.74
L18	S 46-26-39 E	121.77
L19	N 34-50-54 E	106.95
L20	N 56-07-35 W	60.00
L21	N 58-56-49 W	63.60
L22	N 36-12-36 W	60.00
L23	N 60-44-30 W	20.11
L24	N 22-18-37 W	10.00
L25	N 45-30-10 W	120.42
L26	S 54-50-44 W	156.21
L27	S 49-49-53 W	83.72
L28	S 45-14-13 W	83.69

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S 40-12-51 W	83.69
L30	S 35-11-29 W	83.69
L31	S 53-32-02 E	100.00
L32	S 54-39-03 E	108.83
L33	S 57-24-49 E	117.77
L34	N 28-50-45 E	96.11
L35	N 33-29-01 E	60.00
L36	N 54-09-38 W	129.27
L37	N 41-04-36 E	126.17
L38	S 48-39-55 E	4.41
L39	N 39-39-35 E	47.85
L40	N 21-52-06 E	46.57
L41	N 04-00-26 E	46.57
L42	N 13-51-15 W	46.57
L43	N 31-42-55 W	46.57
L44	N 49-21-15 E	120.00
L45	N 46-37-51 E	60.00
L46	N 45-45-35 E	167.64
L47	S 48-13-53 E	62.94
L48	S 41-40-04 W	50.00
L49	N 48-13-53 W	51.96
L50	S 28-50-45 W	13.95
L51	S 58-34-51 E	114.10
L52	N 74-02-03 E	45.99
L53	N 74-02-03 E	17.93
L54	S 88-15-31 W	89.15
L55	N 77-59-39 W	79.75
L56	N 47-09-59 E	119.10

LINE TABLE		
LINE	BEARING	DISTANCE
L57	N 57-03-41 W	68.68
L58	N 27-58-07 W	64.62
L59	N 03-05-23 W	64.62
L60	N 21-46-39 E	65.62
L61	N 31-25-09 E	75.00
L62	N 24-34-43 E	67.81
L63	N 05-20-53 E	68.29
L64	S 00-33-37 E	75.00
L65	N 00-16-54 E	80.42
L66	N 05-03-18 E	83.69
L67	N 10-04-40 E	83.69
L68	N 15-06-02 E	83.69
L69	N 20-07-24 E	83.69
L70	N 25-08-46 E	83.69
L71	N 30-10-07 E	83.69
L72	N 22-19-51 E	68.26
L73	N 76-35-00 W	136.30
L74	S 03-38-42 W	131.25
L75	S 86-31-52 W	26.29
L76	N 30-51-52 E	56.83
L77	N 07-51-57 E	57.33
L78	N 11-32-51 W	57.33
L79	N 30-57-39 W	57.33
L80	N 50-15-27 W	59.08
L81	S 51-46-31 E	63.07
L82	S 41-27-45 W	54.65

P.O.B.  
 NAD83 SURFACE COORDINATES  
 X= 3,158,545.72  
 Y= 13,780,488.42  
 S.F. 0.999968913



CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C1	285.00	19.07	38.06	38.09	007°39'27"	S 85-33-44 W
C2	285.00	21.70	43.27	43.31	008°42'27"	N 39-12-08 E
C3	25.00	22.83	33.72	37.01	084°48'55"	N 07-33-33 W
C4	1770.00	101.46	202.59	202.70	006°33'41"	N 53-14-51 W
C5	25.00	24.97	35.34	39.24	089°56'10"	S 78-30-13 W
C6	630.00	1.86	3.71	3.71	000°20'16"	S 33-42-16 W
C7	25.00	26.26	36.21	40.50	092°49'14"	N 12-32-12 W
C8	330.00	61.22	120.38	121.06	021°01'06"	N 48-26-16 W
C9	25.00	24.28	34.82	38.52	088°16'53"	N 82-04-10 W
C10	430.00	6.80	13.20	13.20	001°45'31"	N 54-40-09 E
C11	25.00	19.37	30.63	32.96	075°37'33"	N 17-46-39 E
C12	330.00	58.54	115.28	115.87	020°07'05"	N 09-06-05 W
C13	441.00	153.70	290.27	295.78	036°25'43"	S 67-34-25 W
C14	300.00	50.47	99.55	100.01	019°06'03"	N 51-11-28 W
C15	350.00	97.96	188.66	191.03	031°16'17"	N 45-06-21 W
C16	770.00	54.36	108.45	108.54	008°04'36"	N 36-43-06 E
C17	25.00	23.15	33.98	37.35	085°36'36"	N 13-57-33 W
C18	1830.00	3.96	7.91	7.91	000°14'52"	N 56-38-25 W
C19	25.00	26.23	36.19	40.47	092°45'01"	N 77-06-31 E
C20	25.00	26.50	36.37	40.72	093°19'43"	N 88-19-55 E
C21	25.00	10.51	19.36	19.91	045°37'12"	N 23-49-14 W
C22	405.00	68.65	135.38	136.00	019°14'25"	S 35-23-01 E
C23	450.00	119.49	230.98	233.59	029°44'31"	S 33-50-07 E
C24	495.00	96.16	188.79	189.95	021°59'13"	N 35-38-13 W
C25	25.00	22.21	33.21	36.32	083°13'44"	S 15-51-03 W

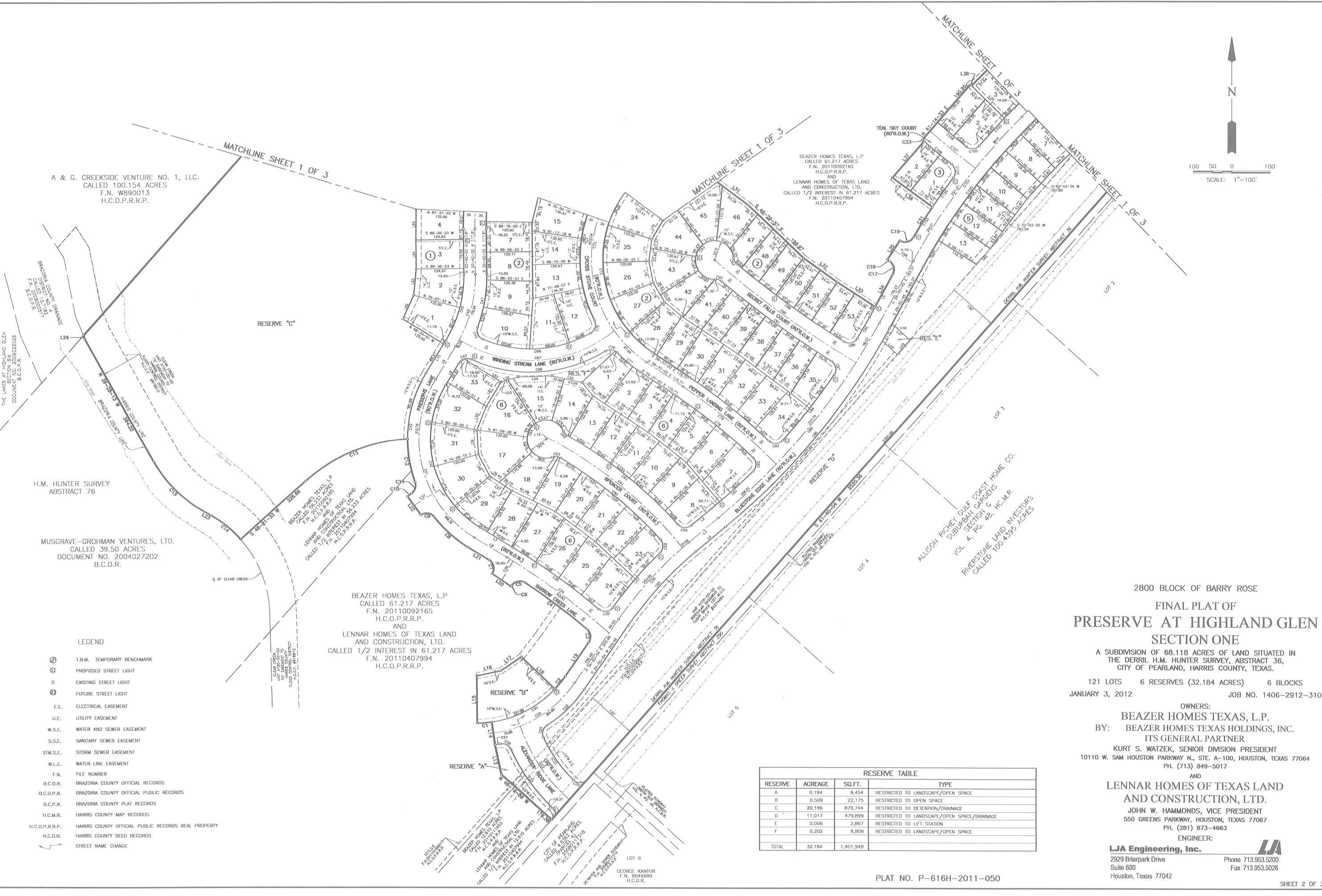
CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C26	25.00	19.55	30.80	33.18	076°02'16"	N 62-39-45 W
C27	345.00	7.27	14.54	14.54	002°24'53"	S 80-31-34 W
C28	345.00	68.99	135.30	136.19	022°37'01"	S 46-09-25 W
C29	315.00	136.59	290.63	297.76	046°53'06"	N 58-17-27 E
C30	285.00	123.58	226.76	233.21	046°53'06"	N 58-17-27 E
C31	1630.00	46.83	93.62	93.63	003°17'28"	N 32-22-45 E
C32	25.00	26.79	36.56	41.00	093°57'49"	N 82-44-50 E
C33	2030.00	2.94	5.87	5.87	000°09'57"	N 48-50-26 W
C34	1800.00	166.69	331.95	332.43	010°34'53"	N 53-39-23 W
C35	1830.00	138.82	276.85	277.11	008°40'34"	N 54-36-32 W
C36	600.00	28.84	57.61	57.63	005°30'13"	N 31-07-18 E
C37	400.00	28.92	57.70	57.75	008°16'17"	S 57-55-32 W
C38	270.00	5.72	11.44	11.44	002°25'41"	N 41-51-36 W
C39	1770.00	4.56	9.12	9.12	000°17'43"	N 43-13-18 W
C40	270.00	271.73	383.08	425.84	090°21'58"	S 13-45-50 E
C41	300.00	301.92	425.62	473.16	090°21'58"	S 13-45-50 E
C42	330.00	158.86	286.28	296.12	051°24'46"	N 05-42-45 E
C43	25.00	22.04	33.07	36.13	082°48'17"	S 72-49-17 W
C44	25.00	23.91	34.56	38.16	087°27'01"	S 23-17-46 E
C45	320.00	92.02	176.87	179.20	032°05'08"	N 15-22-34 E
C46	350.00	100.64	193.45	196.00	032°05'08"	N 15-22-34 E
C47	380.00	70.76	139.12	139.91	021°05'44"	S 09-52-53 W
C48	770.00	148.32	287.49	288.18	021°31'05"	S 10-05-33 W
C49	800.00	239.81	459.06	465.61	033°20'48"	S 18-00-24 W
C50	830.00	248.59	476.28	483.07	033°20'48"	N 16-00-24 E

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C51	25.00	33.68	40.15	46.62	106°50'11"	S 74-16-11 W
C52	50.00	253.26	98.11	176.57	202°20'11"	S 26-31-11 W
C53	25.00	33.68	40.15	46.62	106°50'11"	S 21-13-50 E
C54	770.00	3.31	6.62	6.62	000°29'33"	S 32-26-02 W
C55	970.00	132.95	263.45	264.26	015°36'34"	S 42-39-11 W
C56	1000.00	137.07	271.59	272.43	015°36'34"	S 42-39-11 W
C57	10300.00	94.33	187.88	188.14	010°27'56"	S 40-59-53 W
C58	25.00	24.37	34.90	38.63	088°32'03"	N 01-57-50 E
C59	25.00	23.87	34.53	38.12	087°21'16"	S 85-51-54 E
C60	1120.00	170.74	337.59	338.88	017°20'09"	N 50-58-17 W
C61	1150.00	233.33	457.34	460.41	022°56'19"	N 51-01-51 W
C62	1180.00	188.13	371.57	373.12	018°07'02"	N 51-14-47 W
C63	25.00	11.56	20.99	21.66	049°38'10"	N 84-27-28 W
C64	50.00	54.80	73.87	231.04	264°45'24"	S 23-06-11 W
C65	25.00	8.07	15.36	15.61	035°47'11"	S 42-24-42 E
C66	320.00	157.59	282.75	292.87	052°56'17"	N 86-45-35 E
C67	350.00	249.41	406.23	433.39	070°56'49"	N 86-43-47 E
C68	380.00	199.13	352.75	366.83	055°18'38"	N 86-34-08 E
C69	25.00	8.80	16.60	16.92	038°46'48"	N 26-28-38 E
C70	50.00	54.31	73.57	231.49	265°10'08"	S 40-16-42 E
C71	25.00	11.16	20.37	20.98	048°05'38"	S 88-18-35 W
C72	290.00	351.05	447.16	510.60	100°52'50"	S 06-10-37 E
C73	320.00	464.96	527.21	619.53	110°55'34"	S 01-09-15 E
C74	350.00	258.22	415.58	444.94	072°50'14"	N 09-26-56 E
C75	25.00	23.94	34.58	38.18	087°30'37"	N 16-47-07 E

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C76	25.00	19.95	31.19	33.68	077°10'55"	N 82-29-45 W
C77	350.00	38.99	77.50	77.66	012°42'44"	S 50-15-40 E
C78	1420.00	126.30	255.55	256.90	010°19'31"	N 51-27-17 W
C79	1450.00	159.24	316.57	317.20	012°32'02"	N 50-21-01 W
C80	1480.00	133.71	266.34	266.70	010°19'29"	S 51-27-18 E
C81	1730.00	74.17	148.20	148.25	004°54'35"	N 48-00-10 E
C82	25.00	25.82	35.92	40.07	091°50'24"	N 00-22-19 W
C83	25.00	25.82	35.92	40.08	091°51'23"	N 87-46-45 E
C84	1730.00	108.98	217.53	217.67	007°12'33"	N 38-14-47 E
C85	1760.00	335.93	689.94	683.87	021°36'43"	N 39-39-07 E
C86	1790.00	341.65	671.19	675.18	021°36'43"	S 39-39-07 W
C87	25.00	26.31	36.24	40.54	092°55'10"	N 11-49-04 W
C88	25.00	25.32	35.92	39.59	090°43'49"	N 76-18-33 E
C89	2470.00	173.26	345.66			



100 50 0 100  
SCALE: 1"=100'



A & G. CREEKSIDE VENTURE NO. 1, LLC.  
CALLED 100.154 ACRES  
F.N. W890013  
H.C.O.P.R.R.P.

BEAZER HOMES TEXAS, L.P.  
CALLED 61.217 ACRES  
F.N. 20110092165  
H.C.O.P.R.R.P.  
AND  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
CALLED 1/2 INTEREST IN 61.217 ACRES  
F.N. 20110407994  
H.C.O.P.R.R.P.

BEAZER HOMES TEXAS, L.P.  
CALLED 61.217 ACRES  
F.N. 20110092165  
H.C.O.P.R.R.P.  
AND  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
CALLED 1/2 INTEREST IN 61.217 ACRES  
F.N. 20110407994  
H.C.O.P.R.R.P.

2800 BLOCK OF BARRY ROSE  
FINAL PLAT OF  
**PRESERVE AT HIGHLAND GLEN**  
SECTION ONE

A SUBDIVISION OF 68.118 ACRES OF LAND SITUATED IN  
THE DERRIL H.M. HUNTER SURVEY, ABSTRACT 36,  
CITY OF PEARLAND, HARRIS COUNTY, TEXAS.  
121 LOTS 6 RESERVES (32.184 ACRES) 6 BLOCKS  
JANUARY 3, 2012 JOB NO. 1406-2912-310

OWNERS:  
**BEAZER HOMES TEXAS, L.P.**  
BY: **BEAZER HOMES TEXAS HOLDINGS, INC.**  
ITS GENERAL PARTNER  
KURT S. WATZEK, SENIOR DIVISION PRESIDENT  
10110 W. SAM HOUSTON PARKWAY N., STE. A-100, HOUSTON, TEXAS 77064  
PH. (713) 849-5017

AND  
**LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.**  
JOHN W. HAMMONDS, VICE PRESIDENT  
550 GREENS PARKWAY, HOUSTON, TEXAS 77067  
PH. (281) 873-4663

ENGINEER:  
**LJA Engineering, Inc.**  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026

- LEGEND
- ⊕ T.B.M. TEMPORARY BENCHMARK
  - ⊙ PROPOSED STREET LIGHT
  - ⊙ EXISTING STREET LIGHT
  - ⊙ FUTURE STREET LIGHT
  - E.E. ELECTRICAL EASEMENT
  - U.E. UTILITY EASEMENT
  - W.S.E. WATER AND SEWER EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - STM.S.E. STORM SEWER EASEMENT
  - W.L.E. WATER LINE EASEMENT
  - F.N. FILE NUMBER
  - B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
  - B.C.O.P.R. BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
  - B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
  - H.C.M.R. HARRIS COUNTY MAP RECORDS
  - H.C.O.P.R.P. HARRIS COUNTY OFFICIAL PUBLIC RECORDS REAL PROPERTY
  - H.C.D.R. HARRIS COUNTY DEED RECORDS
  - STREET NAME CHANGE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.194	8,454	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.509	22,175	RESTRICTED TO OPEN SPACE
C	20.196	879,744	RESTRICTED TO DETENTION/DRAINAGE
D	11.017	479,899	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
E	0.066	2,867	RESTRICTED TO LIFT STATION
F	0.202	8,809	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	32.184	1,401,948	

PLAT NO. P-616H-2011-050

STATE OF TEXAS  
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC. ACTING BY AND THROUGH KURT S. WATZEK, SENIOR DIVISION PRESIDENT AND GREG COLEMAN, AUTHORIZED AGENT, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P., OWNERS; AND WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHN W. HAMMOND, VICE PRESIDENT AND NANETTE PEAVY, AUTHORIZED AGENT, BEING OFFICERS OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF PRESERVE AT HIGHLAND GLEN SECTION ONE, 68.118 ACRES OUT OF THE DERRIL H.M. HUNTER SURVEY, ABSTRACT 36, HARRIS COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBTRICTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBTRICTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY KURT S. WATZEK, ITS SENIOR DIVISION PRESIDENT, ATTESTED HEREUANTO, BY IT AUTHORIZED AGENT, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

BEAZER HOMES TEXAS, L.P.  
A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDINGS, INC.  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
KURT S. WATZEK, SENIOR DIVISION PRESIDENT

ATTEST: \_\_\_\_\_  
GREG COLEMAN, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KURT S. WATZEK, SENIOR VICE PRESIDENT OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ OF \_\_\_\_\_, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG COLEMAN, AUTHORIZED AGENT, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ OF \_\_\_\_\_, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY HERETO, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN W. HAMMOND, ITS VICE PRESIDENT, ATTESTED HEREUANTO, BY IT AUTHORIZED AGENT, NANETTE PEAVY, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
JOHN W. HAMMOND, VICE PRESIDENT

ATTEST: \_\_\_\_\_  
NANETTE PEAVY, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ OF \_\_\_\_\_, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NANETTE PEAVY, AUTHORIZED AGENT OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ OF \_\_\_\_\_, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PRESERVE AT HIGHLAND GLEN SECTION ONE, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 20110407996 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BEAZER HOMES TEXAS, L.P.  
A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDINGS, INC.  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
KURT S. WATZEK, SENIOR DIVISION PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KURT S. WATZEK, SENIOR VICE PRESIDENT OF BEAZER HOMES TEXAS HOLDINGS, INC. GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PRESERVE AT HIGHLAND GLEN SECTION ONE, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 20110407996 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
JOHN W. HAMMOND, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT. (SEE NOTE 5)

GARY D. NUTTER, R.P.L.S.  
TEXAS REGISTRATION NO. 5659

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF PRESERVE AT HIGHLAND GLEN SECTION ONE AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

JERRY KOZA, JR., CHAIRPERSON  
PLANNING & ZONING COMMISSION  
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS \_\_\_\_\_ OF \_\_\_\_\_, 2012.

DARRIN M. COKER  
CITY ATTORNEY

NARCISO LIRA III, P.E.  
CITY ENGINEER

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2012, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_ OF \_\_\_\_\_, 2012, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND AT FILM CODE NO. \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

STAN STANART  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

BEING 68.118 ACRES OF LAND LOCATED IN THE DERRIL H. M. HUNTER SURVEY, ABSTRACT 36, HARRIS COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF A CALLED 56.233 ACRE TRACT CONVEYED TO BEAZER HOMES TEXAS, L.P., BY AN INSTRUMENT OF RECORD IN FILE NO. 20110092185, OFFICIAL PUBLIC RECORDS OF SAID HARRIS COUNTY, TEXAS (H.C.O.P.R.R.P.), BEING A PORTION OF A CALLED 61.217 ACRE TRACT CONVEYED TO BEAZER HOMES TEXAS, L.P., BY AN INSTRUMENT OF RECORD IN FILE NO. 20110092165, H.C.O.P.R.R.P. AND BEING A PORTION OF A CALLED 12.810 ACRE TRACT CONVEYED TO BEAZER HOMES TEXAS, L.P., BY AN INSTRUMENT OF RECORD IN FILE NO. 20110111403, H.C.O.P.R.R.P., SAID 68.118 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT);

COMMENCING FOR REFERENCE AT A PREVIOUSLY FOUND 1/2-INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 56.233 ACRE TRACT, THE EAST CORNER OF THAT CERTAIN CALLED 100.154 ACRE TRACT CONVEYED TO A & G CREEKSIDE NO. 1, LLC, BY AN INSTRUMENT OF RECORD IN FILE NO. W990013, H.C.O.P.R.R.P., ON THE SOUTHWESTERLY LINE OF THAT CERTAIN CALLED 3.41462 ACRE TRACT CONVEYED TO THE COUNTY OF HARRIS AND THE CITY OF HOUSTON, BY AN INSTRUMENT OF RECORD IN FILE NO. J853244, H.C.O.P.R.R.P. AND ON THE COMMON SURVEY LINE OF SAID DERRIL H. M. HUNTER SURVEY AND THE H.T.&B.R.R. SURVEY, ABSTRACT 410;

THENCE, WITH THE COMMON LINE OF SAID 56.233 AND 100.154 ACRE TRACT, SOUTH 41° 40' 04" WEST, 875.04 FEET TO THE POINT OF BEGINNING;

THENCE, LEAVING SAID COMMON LINE, SOUTH 39° 43' 26" EAST, 275.73 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 54° 50' 44" WEST, 156.21 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 49° 49' 53" WEST, 83.72 FEET TO A POINT FOR CORNER;  
THENCE, SOUTH 45° 14' 13" WEST, 83.69 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 40° 12' 51" WEST, 83.69 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 35° 11' 29" WEST, 83.69 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 57° 19' 12" EAST, 185.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 108.54 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 08° 04' 36" AND A CHORD WHICH BEARS NORTH 36° 43' 08" EAST, 108.45 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 39° 32' 15" EAST, 207.67 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 17' 42" EAST, 209.49 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 17° 47' 26" EAST, 251.71 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 53° 32' 02" EAST, 100.08 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 46° 29' 57" EAST, 199.97 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 46° 29' 03" EAST, 108.83 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 57° 24' 49" EAST, 117.77 FEET TO A POINT FOR CORNER;

THENCE, NORTH 28° 50' 45" EAST, 96.11 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 37.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 36' 36" AND A CHORD WHICH BEARS NORTH 13° 57' 33" WEST, 33.98 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 7.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,830.00 FEET, A CENTRAL ANGLE OF 00° 14' 52" AND A CHORD WHICH BEARS NORTH 56° 38' 25" WEST, 7.91 FEET TO A POINT FOR CORNER;

THENCE, NORTH 53° 29' 01" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 40.47 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92° 45' 01" AND A CHORD WHICH BEARS NORTH 77° 06' 31" EAST, 36.19 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 93.63 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,630.00 FEET, A CENTRAL ANGLE OF 03° 17' 28" AND A CHORD WHICH BEARS NORTH 32° 22' 45" EAST, 93.62 FEET TO A POINT FOR CORNER;

THENCE, NORTH 54° 09' 38" WEST, 129.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH 41° 04' 36" EAST, 126.17 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 5.87 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 00° 09' 57" AND A CHORD WHICH BEARS NORTH 48° 50' 26" WEST, 5.87 FEET TO A POINT FOR CORNER;

THENCE, NORTH 41° 14' 33" EAST, 190.20 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 39' 55" EAST, 4.41 FEET TO A POINT FOR CORNER;

THENCE, NORTH 45° 45' 35" EAST, 187.64 FEET TO A POINT FOR CORNER;

THENCE, NORTH 39° 39' 35" EAST, 47.85 FEET TO A POINT FOR CORNER;

THENCE, NORTH 21° 52' 06" EAST, 46.57 FEET TO A POINT FOR CORNER;

THENCE, NORTH 04° 00' 26" EAST, 46.57 FEET TO A POINT FOR CORNER;

THENCE, NORTH 13° 51' 15" WEST, 46.57 FEET TO A POINT FOR CORNER;

THENCE, NORTH 31° 42' 55" WEST, 46.57 FEET TO A POINT FOR CORNER;

THENCE, NORTH 49° 21' 15" EAST, 120.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 11.44 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 02° 25' 41" AND A CHORD WHICH BEARS NORTH 41° 51' 36" WEST, 11.44 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 9.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,770.00 FEET, A CENTRAL ANGLE OF 00° 17' 43" AND A CHORD WHICH BEARS NORTH 43° 13' 18" WEST, 9.12 FEET TO A POINT FOR CORNER;

THENCE, NORTH 48° 37' 51" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 37.31 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 30' 01" AND A CHORD WHICH BEARS SOUTH 86° 07' 10" EAST, 33.94 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 111.51 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 09° 32' 09" AND A CHORD WHICH BEARS NORTH 46° 21' 45" EAST, 111.38 FEET TO A POINT FOR CORNER ON THE NORTHEASTERLY LINE OF THE AFOREMENTIONED 61.217 ACRE TRACT, SAME BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AZURE BROOK DRIVE (CALLED 60 FEET WIDE) AS SHOWN ON CLEAR BROOK MEADOWS SEC. 4, A SUBDIVISION OF RECORD IN FILM CODE NO. 521100, MAP RECORDS OF SAID HARRIS COUNTY, TEXAS AND ON THE COMMON SURVEY LINE OF THE AFOREMENTIONED DERRIL H. M. HUNTER SURVEY AND THE GEORGE MCDUGGAL SURVEY, ABSTRACT 364;

THENCE, WITH THE NORTHEASTERLY LINES OF SAID 61.217 AND THE AFOREMENTIONED 12.810 ACRE TRACTS AND WITH SAID COMMON SURVEY LINE, SOUTH 48° 18' 55" EAST, 330.04 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID 12.810 ACRE TRACT;

THENCE, WITH AN EASTERLY LINE OF SAID 12.810 ACRE TRACT, SOUTH 06° 40' 21" WEST, 345.54 FEET TO ANGLE POINT IN THE EASTERLY LINE OF SAID 12.810 ACRE TRACT, SAME BEING ON THE COMMON LINE OF SAID DERRIL H. M. HUNTER SURVEY AND THE THOMAS J. GREEN SURVEY, ABSTRACT 290;

THENCE, WITH THE EASTERLY LINE OF SAID 12.810 ACRE TRACT AND SAID COMMON SURVEY LINE, SOUTH 41° 40' 04" WEST, 2,520.36 FEET TO A POINT FOR CORNER;

THENCE, LEAVING SAID EAST LINE AND SAID COMMON SURVEY LINE, NORTH 48° 19' 56" WEST, 176.38 FEET TO A POINT FOR CORNER;

THENCE, NORTH 12° 19' 21" WEST, 79.60 FEET TO A POINT FOR CORNER;

THENCE, NORTH 08° 16' 00" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 38.09 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 07° 39' 27" AND A CHORD WHICH BEARS SOUTH 85° 33' 44" WEST, 38.06 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00° 36' 33" WEST, 122.55 FEET TO A POINT FOR CORNER;

THENCE, NORTH 78° 06' 50" EAST, 64.59 FEET TO A POINT FOR CORNER;

THENCE, NORTH 55° 30' 46" EAST, 64.74 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 46° 26' 39" EAST, 121.77 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 43.31 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 08° 42' 27" AND A CHORD WHICH BEARS NORTH 39° 12' 08" EAST, 43.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH 34° 50' 54" EAST, 106.95 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 37.01 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84° 48' 53" AND A CHORD WHICH BEARS NORTH 07° 33' 33" WEST, 33.72 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 202.70 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,770.00 FEET, A CENTRAL ANGLE OF 06° 33' 41" AND A CHORD WHICH BEARS NORTH 53° 14' 51" WEST, 202.59 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 39.24 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 56' 10" AND A CHORD WHICH BEARS SOUTH 78° 30' 13" WEST, 35.34 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 3.71 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 00° 20' 16" AND A CHORD WHICH BEARS SOUTH 53° 42' 16" WEST, 3.71 FEET TO A POINT FOR CORNER;

THENCE, NORTH 58° 07' 35" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 40.50 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,830.00 FEET, A CENTRAL ANGLE OF 92° 49' 14" AND A CHORD WHICH BEARS NORTH 12° 32' 12" WEST, 36.21 FEET TO A POINT FOR CORNER;

THENCE, NORTH 58° 56' 49" WEST, 63.60 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 121.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 21° 01' 06" AND A CHORD WHICH BEARS NORTH 48° 28' 16" WEST, 120.38 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86° 16' 53" AND A CHORD WHICH BEARS NORTH 82° 04' 10" WEST, 34.82 FEET TO A POINT FOR CORNER;

THENCE, NORTH 36° 12' 36" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 13.20 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND A CHORD WHICH BEARS NORTH 54° 40' 09" EAST, 13.20 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 32.96 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 75° 32' 33" AND A CHORD WHICH BEARS NORTH 17° 46' 39" EAST, 30.63 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 115.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 20° 07' 05" AND A CHORD WHICH BEARS NORTH 09° 56' 05" WEST, 115.28 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 295.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 441.00 FEET, A CENTRAL ANGLE OF 38° 25' 43" AND A CHORD WHICH BEARS SOUTH 67° 34' 25" WEST, 290.27 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 21' 33" WEST, 226.66 FEET TO A POINT FOR CORNER ON THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED 56.233 ACRE TRACT, SAME BEING ON THE CENTERLINE OF CLEAR CREEK AND BEING ON THE COMMON COUNTY LINE OF SAID HARRIS AND BRAZORIA COUNTIES, THE BEGINNING OF A CURVE;

THENCE, WITH THE SOUTHWESTERLY LINE SAID 56.233 ACRE TRACT, CENTERLINE OF CLEAR CREEK AND SAID COMMON COUNTY LINE, THE FOLLOWING FIVE (5) COURSES:

# **P&Z Agenda Item**

**E**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Evan M. DuVall  
**DATE:** 1/10/2012  
**AGENDA ITEM SUBJECT:** Final Plat of Serene Gardens

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Chris Hendrick of Wilson Survey., applicant, on behalf of Hieppham Incorporated owner, for approval of a Final Plat of Serene Gardens, a proposing eight-lot single-family residential subdivision.

**Staff Recommendation:** Approval with conditions.

*Regular P&Z meetings are held on the first and third Monday of every month. This form must be received 6 calendar days prior to the meeting in order to be included on the agenda.*

# PLANNING AND ZONING COMMISSION MEETING OF JANUARY 16, 2012

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## PLANNING AND ZONING FINAL PLAT

A request by Chris Hendrick of Wilson Survey., applicant, on behalf of Hiepgham Incorporated owner, for approval of a Final Plat of Serene Gardens, a proposed eight-lot single-family residential subdivision on the following described property, to wit

**Legal Description:** A 9.7979 acre tract in the east one-half (1/2) of Lot 11 and Lot 12 in the Allison-Richey Gulf Coast Home Company Subdivision of Section 85, H.T. & B.R.R. Company Survey, Abstract 304, Brazoria County, Texas as recorded in Volume 2, Page 107 & 108 of Plat Records of Brazoria County, Texas. Said 9.7979 acre tract is further described in a Special Warranty deed to Hiepgham, Incorporated d/b/A/ Argo Pearland Investment as recorded under Document No. 2007051199 of the Official Records of Brazoria County.

**General Location:** South side of Hughes Ranch Road approximately 930' west of Harrington Drive in Pearland, Texas

**Planning and Zoning Commission:** January 16<sup>th</sup>, 2012

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**SUMMARY:** The applicant is requesting approval of a Final Plat for an eight-lot single-family subdivision. This subdivision will be a combination of 1/2 acre or larger single family residential lots and one reserve for detention purposes. This development is within the City of Pearland within the R-3 (Single-Family Residential-3) District.

**UNIFIED DEVELOPMENT CODE: R-3 (SINGLE-FAMILY RESIDENTIAL 3) DISTRICT**

<b>Area Regulations: R-3 (Single-Family Residential-3)</b>		
<b>Size of Lots</b>	<b>Required</b>	<b>Proposed</b>
a) Minimum Lot Area	6,000 SF	21,781 SF
b) Minimum Lot Width	60 Feet	93.12 Feet
c) Minimum Lot Depth	90 Feet	183.26 Feet
d) Maximum Lot Coverage	50%	=< 50%

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	R-3 (Single-Family Residential-3)	Single Family Residential Subdivision
South	R-3 (Single-Family Residential-3)	Vacant/Drainage
East	R-3 (Single-Family Residential-3)	Single Family Residential Subdivision
West	R-3 (Single-Family Residential-3)	Vacant

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The subject property is within the Medium-Density Residential land use plan designation. This Land Use Designation allows for 6,000 square-foot or larger single family residential lots. This proposal satisfies the minimum requirements for the Medium-Density Residential land use designation.

**PLATTING STATUS:** A Preliminary Plat was approved on April 18, 2011 to allow the continued development of this eight-lot subdivision. The approval of the Final Plat of Serene Gardens would allow this subdivision to be recorded and the subdivision to be created.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property accessed through Hughes Ranch Road, a Secondary Thoroughfare. This designation requires a 100-foot wide right-of-way, so that Hughes Ranch Road satisfies the Comprehensive Plan requirement for a Secondary Thoroughfare. This subdivision is dedicating 30 feet to achieve the full width of Hughes Ranch Road.

**SITE PLAN CONSIDERATIONS:** A site plan has not been submitted with this proposed development. All future development will have to conform to the Unified Development Code.

**TRAFFIC AND TRANSPORTATION:** A traffic Impact analysis is not required for this subdivision.

**UTILITIES AND INFRASTRUCTURE:** Water and sewer service are available for this subdivision along Hughes Ranch Road.

**STORMWATER MANAGEMENT:** Storm water management is provided by a detention pond within a 1.576 acre reserve. This detention pond will provide drainage for the whole subdivision.

**PARKS, OPEN SPACE, AND TREES:** Park fees have not been paid and are required as a condition of approval prior to the recordation of the Final Plat.

**FINAL PLAT CONSIDERATIONS:** Prior to the recordation of the Final Plat, landscaping and conforming subdivision fence on the north property line will have to be constructed in adherence to the Unified Development Code.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of the Final Plat for Serene Gardens as proposed by the applicant, for the following reasons:

1. Approval of the Final Plat would be in conformance with the surrounding zoning and future land uses.
2. The Final Plat will not have any significant adverse impact on the surrounding properties and developments.
3. The proposed development will be in conformance to the approved Unified Development Code.

**OUTSTANDING ITEMS:**

1. Subdivision landscaping as required for Hughes Ranch Road by the Unified Development Code prior to recording the plat.
2. Park Fees for the eight lots
3. Recordation and Courier Fees

**SUPPORTING DOCUMENTS:**

- Vicinity/Zoning Map
- Land Use Map
- Aerial Map

- Serene Gardens Final Plat

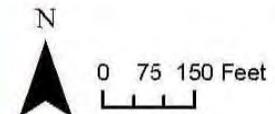




## Final Plat of Serene Gardens

## Future Land Use Map

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

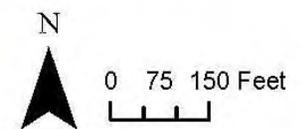




Final Plat of  
Serene Gardens

Aerial Map

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



STATE OF TEXAS  
COUNTY OF BRAZORIA

I, HIEP PHAM (CEO HIEPPHAM INC. D/B/A/ ARGO PEARLAND INVESTMENT), OWNER OF THE PROPERTY SUBDIVIDED IN THE MAP HEREON OF THE "SERENE GARDENS", IN PEARLAND, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, AND EASEMENTS SHOWN HEREON, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SUCH, THE LAND SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR EASEMENT AND RIGHT-OF-WAY, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OF AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

THIS IS TO CERTIFY FURTHER THAT I, HIEP PHAM, OWNER OF THE PROPERTY SUBDIVIDED AS SHOWN HEREON HAVE COMPLIED OR WILL COMPLY WITH ALL RULES AND REGULATIONS.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

BY:  
HIEP PHAM, OWNER

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HIEP PHAM, 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 \_\_\_\_\_, 2011.

SIGNATURE \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF BRAZORIA

I, DOLLY BAILEY, COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS DULY RECORDED ON \_\_\_\_\_, 2011 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE BRAZORIA COUNTY PLAT RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT BRAZORIA COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

DOLLY BAILEY  
COUNTY CLERK OF BRAZORIA COUNTY, TEXAS

**CERTIFICATE OF SURVEYOR**

I, MICHAEL D. WILSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING. I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT 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 RODS HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTH (5/8) INCH AND A LENGTH OF TWO (2) FEET, UNLESS OTHERWISE NOTED.

MICHAEL D. WILSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4821

**NOTES:**

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY (OR HARRIS COUNTY OR FORT BEND COUNTY) AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY AMERPOINT TITLE IN THE CITY PLANNING LETTER DATED MARCH 4, 2011.
- BEARINGS AND DISTANCES SHOWN HEREON ARE SURFACE AND BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD83), SCALE FACTOR: 0.99987.
- CITY OF PEARLAND G.P.S. MONUMENT # 9, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO STATE HIGHWAY 288 AND COUNTY ROAD 92 (F.M. 518) ELEVATION = 59.03', NGVD 1929 (87 ADJ.).
- TBM NO. 1 IS AN "X" CUT IN CONCRETE CURB ALONG THE NORTH SIDE OF HUGHES RANCH ROAD AT THE ENTRANCE OF SOUTHDOWN SUBDIVISION HAVING A TEXAS STATE PLANE SURFACE COORDINATE OF N 13,774,652.65', E 3,119,125.86', ELEVATION = 56.90' NGVD 29, (87 ADJ.).
- ACCORDING TO THE F.I.R.M. NO. 48038000101 DATED SEPTEMBER 22, 1999 THE SUBJECT TRACT LIES IN A ZONE "X" AREA. ALL FLOODPLAIN INFORMATION NOTED ON THIS PLAT IS EFFECTIVE AT THE TIME OF RECORDING. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM INFORMATION IS UPDATED.
- A SIX-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG HUGHES RANCH ROAD PRIOR TO RECORDING OF THE FINAL PLAT.
- CONTOURS SHOWN HEREON ARE BASED ON TOPOGRAPHIC INFORMATION COLLECTED IN THE FIELD IN APRIL 2004.
- A SUBDIVISION FENCE WILL HAVE TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE PRIOR TO RECORDING OF THE FINAL PLAT.
- SIDE LOT LINES ARE CENTERLINES OF A SIX-FOOT WIDE DRAINAGE EASEMENT TO EACH ADJACENT LOT.
- THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION POND.
- LOT 1 AND LOT 8 DO NOT HAVE DIRECT ACCESS TO HUGHES RANCH ROAD.
- THERE ARE SIX (6) PROPOSED STREETLIGHTS FOR THIS SITE.
- ANY PROPOSED CONSTRUCTION WITHIN AN EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN REMOVAL OF ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS), OR 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (WHICHEVER IS HIGHER).
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.

**ABBREVIATIONS / LEGEND**

B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.C.O.	BRAZORIA COUNTY CLERK'S OFFICE
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
O.R.B.C.	OFFICIAL RECORDS OF BRAZORIA COUNTY
A.E.	AGRIAL EASEMENT
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
E.E.	ELECTRICAL EASEMENT
F.H.E.	FIRE HYDRANT EASEMENT
FND.	FOUND
I.R.	IRON ROD
STM.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.S.E.	WATER & SEWER EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
☼	PROPOSED STREETLIGHT

**CERTIFICATE OF CITY PLANNING COMMISSION**

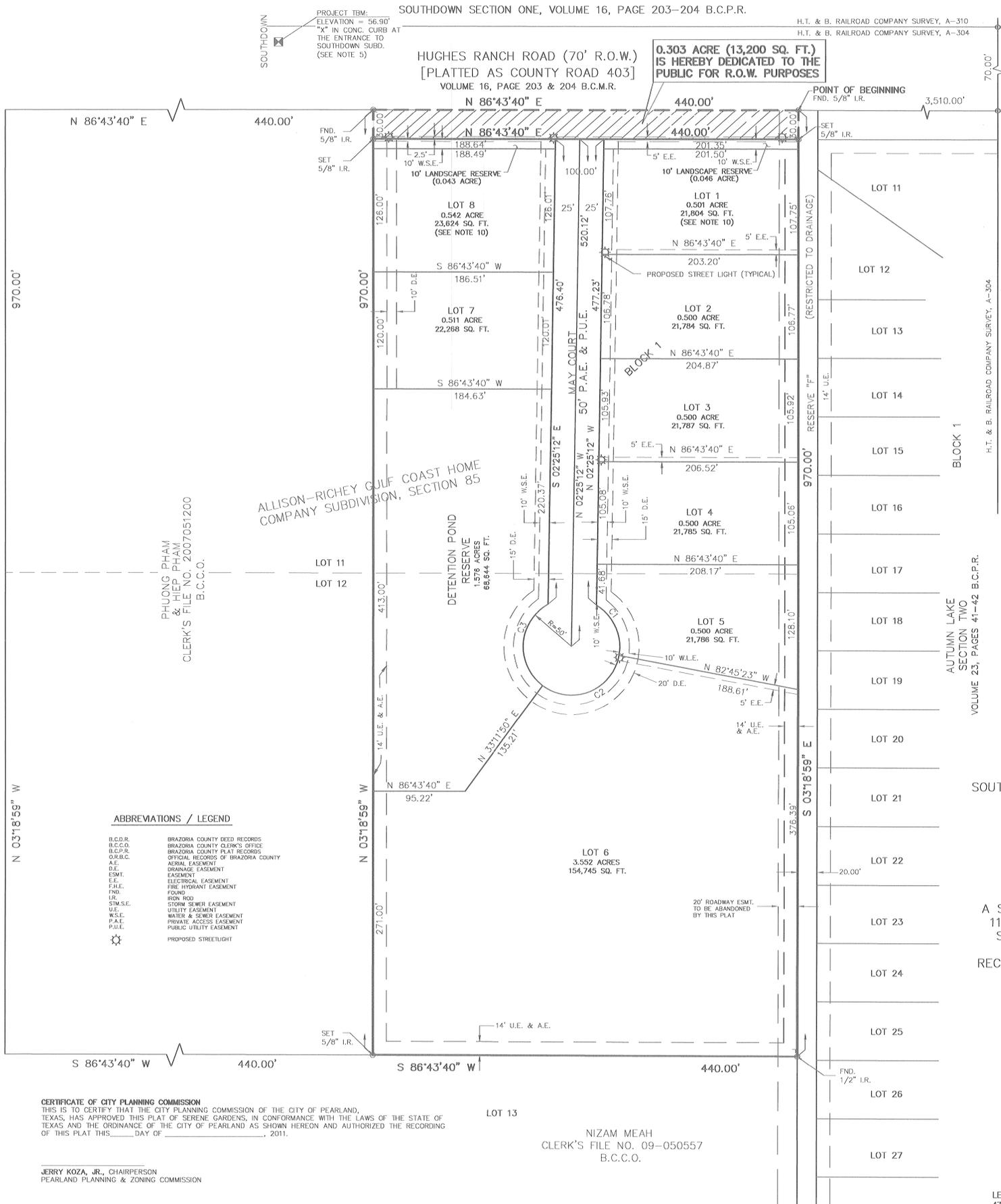
THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS PLAT OF SERENE GARDENS, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

JERRY KOZA, JR., CHAIRPERSON  
PEARLAND PLANNING & ZONING COMMISSION

NARCISO LIRA III, P.E.  
CITY ENGINEER

DARRIN COKER, CITY ATTORNEY

NIZAM MEAH  
CLERK'S FILE NO. 09-050557  
B.C.C.O.



SOUTHDOWN SECTION ONE, VOLUME 16, PAGE 203-204 B.C.P.R.

HUGHES RANCH ROAD (70' R.O.W.)  
[PLATTED AS COUNTY ROAD 403]  
VOLUME 16, PAGE 203 & 204 B.C.M.R.

0.303 ACRE (13,200 SQ. FT.)  
IS HEREBY DEDICATED TO THE  
PUBLIC FOR R.O.W. PURPOSES

POINT OF BEGINNING  
FND. 5/8" I.R.

SET 5/8" I.R.



**PROJECT BENCHMARK**  
CITY OF PEARLAND G.P.S. MONUMENT # 9, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO STATE HIGHWAY 288 AND COUNTY ROAD 92 (F.M. 518) ELEVATION = 59.03', NGVD 1929 (87 ADJ.).

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	50.00'	60.70'	34.72'	69°33'40"	S27°32'13"W - 57.04'
C2	50.00'	101.18'	79.94'	115°57'13"	S65°13'14"W - 84.77'
C3	50.00'	99.89'	77.70'	114°29'07"	N00°26'24"E - 84.09'

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION OF A 9.7979 acre tract in the east one-half (1/2) of Lot 11 and Lot 12 in the Allison-Richey Gulf Coast Home Company Subdivision of Section 85, H.T. & B.R.R. Company Survey, Abstract No. 304, Brazoria County, Texas as recorded in Volume 2, Pages 107 & 108 of the Plat Records of Brazoria County, Texas. Said 9.7979 acre tract is further described in a Special Warranty deed to Hieppham, Incorporated d/b/a/ Argo Pearland Investment as recorded under Document No. 2007051199 of the Official Records of Brazoria County and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northeast corner of said Lot 11, same being the northwest corner of Autumn Lake Subdivision, Section Two as recorded in Volume 23, Pages 41 & 42 of the Brazoria County Plat Records, said point is in the south line of County Road 403 (a.k.a. Hughes Ranch Road, based on a width of 70-feet);

THENCE, South 03° 18' 59" East, along the common lines between the said Autumn Lake Subdivision and the above mentioned Lots 11 and 12 for a distance of 970.00 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 12 and of the herein described tract;

THENCE, South 86° 43' 40" West, along the common line between Lot 12 and Lot 13 for a distance of 440.00 feet to a 5/8 inch iron rod with cap set for the southwest corner of the herein described tract;

THENCE, North 03° 18' 59" West, along the east line of a parallel to the East line of Lot 12 and Lot 11 for a distance of 970.00 feet to a 5/8 inch iron rod found for the northwest corner of the herein described tract, said point is in the aforementioned south line of County Road 403;

THENCE, North 86° 43' 40" East, along the South line of County Road 403 for a distance of 440.00 feet to the POINT OF BEGINNING containing a computed area of 9.7979 acres (426,795 sq. ft.) of land.

SOUTH SIDE OF HUGHES RANCH ROAD APPROXIMATELY 930' WEST OF HARRINGTON DRIVE IN PEARLAND, TEXAS

**FINAL PLAT  
OF  
SERENE GARDENS**

A SUBDIVISION OF 9.7979 ACRES OF THE EAST ONE-HALF OF LOTS 11 & 12E, ALL OF ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 85 IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 304, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 107 AND 108 OF THE PLAT RECORDS OF BRAZORIA COUNTY, CITY OF PEARLAND, TEXAS  
8 LOTS, 3 RESERVES (1.8156 ACRES) IN 1 BLOCK

DECEMBER 2011

OWNER:  
HIEPPHAM, INCORPORATED  
D/B/A ARGO PEARLAND INVESTMENT  
4318 WEST FUQUA  
HOUSTON, TX 77045  
TEL. NO. 713-498-3417  
CONTACT: HIEP PHAM

ENGINEER:

LENTZ ENGINEERING, L.C.  
4710 BELLAIRE BLVD., SUITE 250  
BELLAIRE, TX 77401  
(713) 859-8800  
CONTACT: JARROD D. ADEN

SURVEYOR:

THE WILSON SURVEY GROUP  
PROFESSIONAL LAND SURVEYORS  
2006 E. BROADWAY PEARLAND, TEXAS  
(713) 859-8800 FAX (281) 485-3998  
CONTACT: CHRIS L. HENDRICK

# **P&Z Agenda Item**

**F**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission

**REQUESTOR:** Harold Ellis, Senior Planner

**DATE:** January 10, 2012

**AGENDA ITEM SUBJECT:** CUP 2011-12

---

Old Business     New Business     Discussion Item     Workshop

**1. Summary: The Planning and Zoning Commission postponed this request at their November 21, 2011 meeting. The main concerns that the Commission had with the request are listed below:**

- a. Proposed bays facing Broadway
- b. Existing billboard sign on property
- c. Existing partially constructed building at 6830 Broadway

Staff has worked with the applicant who has proposed a new site plan, attached, which no longer shows the bays fronting on Broadway.

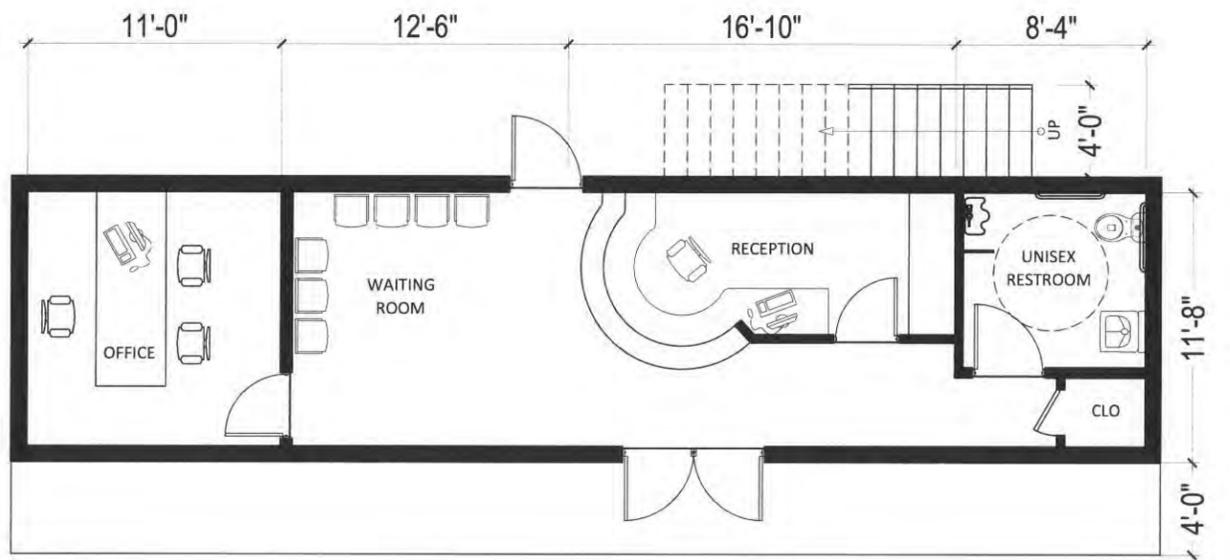
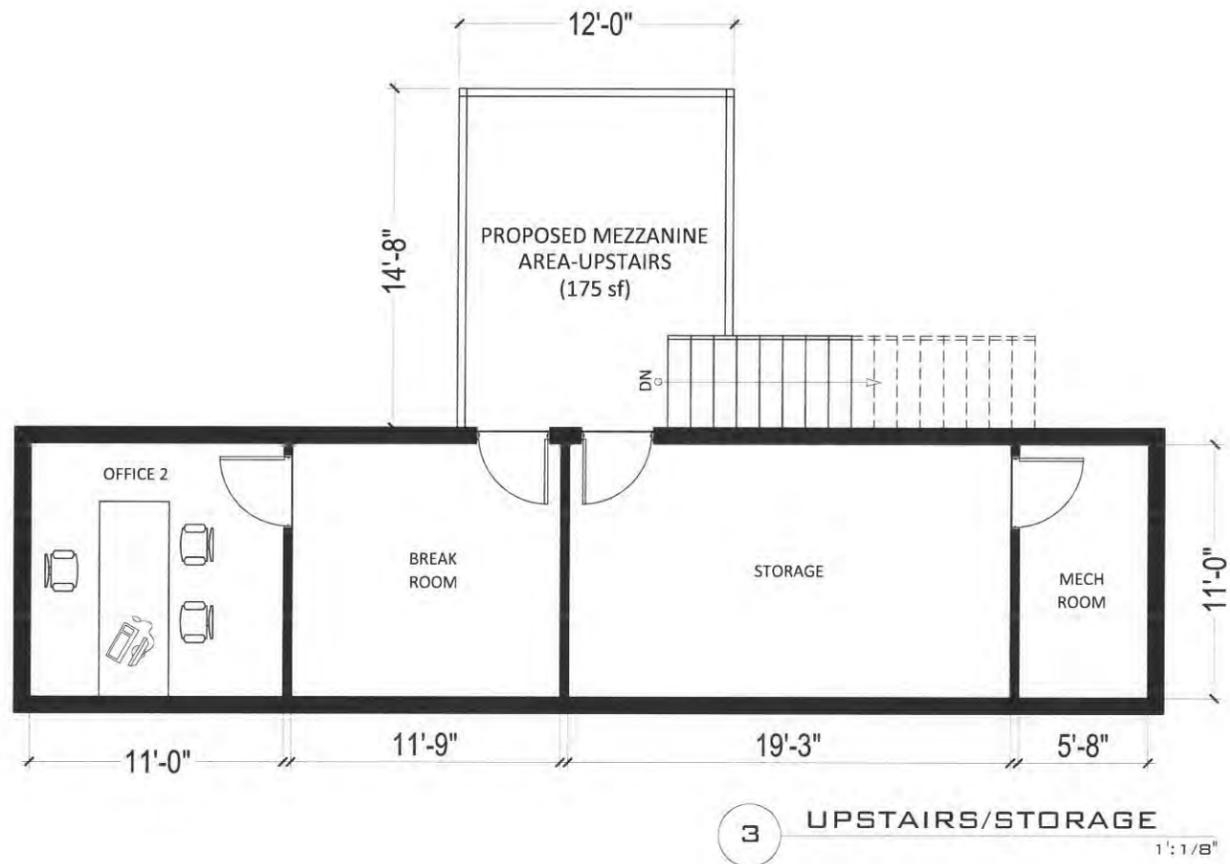
The applicant has indicated that he would like to retain the existing billboard. The applicant has also indicated that he is willing to complete construction at 6830 Broadway.

**2. Staff Recommendation: Approval with recommended conditions of approval.**

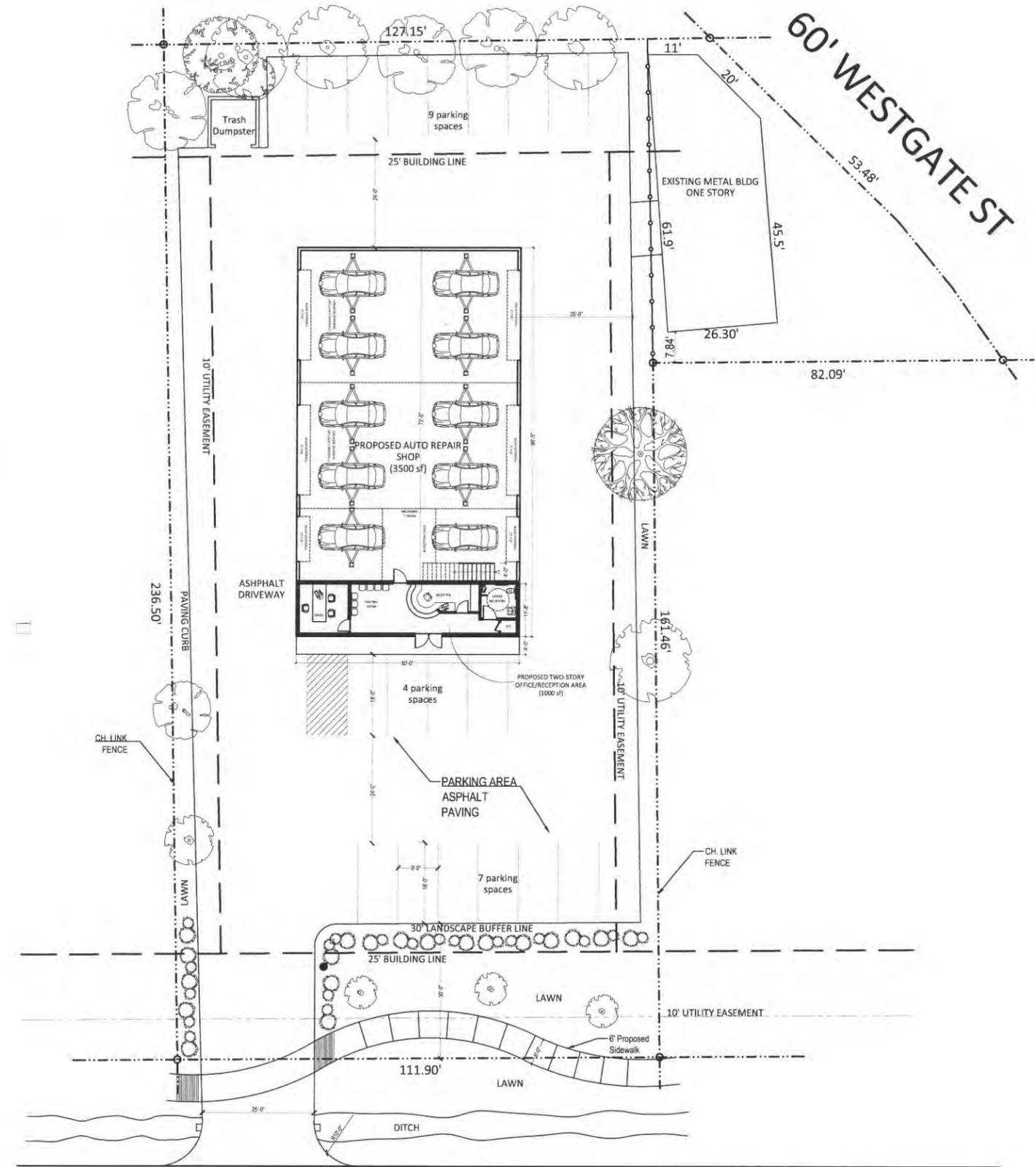
**Recommended Conditions of Approval:**

1. The property should be developed in accordance with the site plan submitted
2. The existing billboard should be brought into full compliance with the Unified Development Code
3. The applicant shall complete construction or remove the building at 6830 Broadway prior to a Certificate of Occupancy being issued for the facility at 7929 Broadway

Note:  
Building Location & Boundaries shown based on survey document provided by owner. Refer to original and latest survey plan for final construction and location of boundaries.



SQUARE FOOTAGE  
3500 sf Proposed Shop Area  
1000 sf Proposed Office/Reception  
4500 sf of Total Proposed Areas



Engineering Consultant:

JORGE L. TREVINO & ASSOCIATES P.L.L.C.  
9800 Northwest Fwy., Suite 511  
Houston, TX 77092

THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHALL BE USED ONLY FOR INFORMATIONAL PURPOSES. IT IS NOT AN ENGINEERING DESIGN OR CONSTRUCTION DOCUMENT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL SURVEY DATA. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR ANY PROBLEMS WHICH MAY ARISE FROM THE USE OF THIS DOCUMENT.

CONDOR AUTO CENTER  
7929 BROADWAY, PEARLAND, TX

DESIGN BY

JAM

DRAWN BY

AM

DATE

DEC 2011

SCALE

REVISIONS

PRELIMINARY



**M3 GROUP**

2619 ROSEWOOD PL

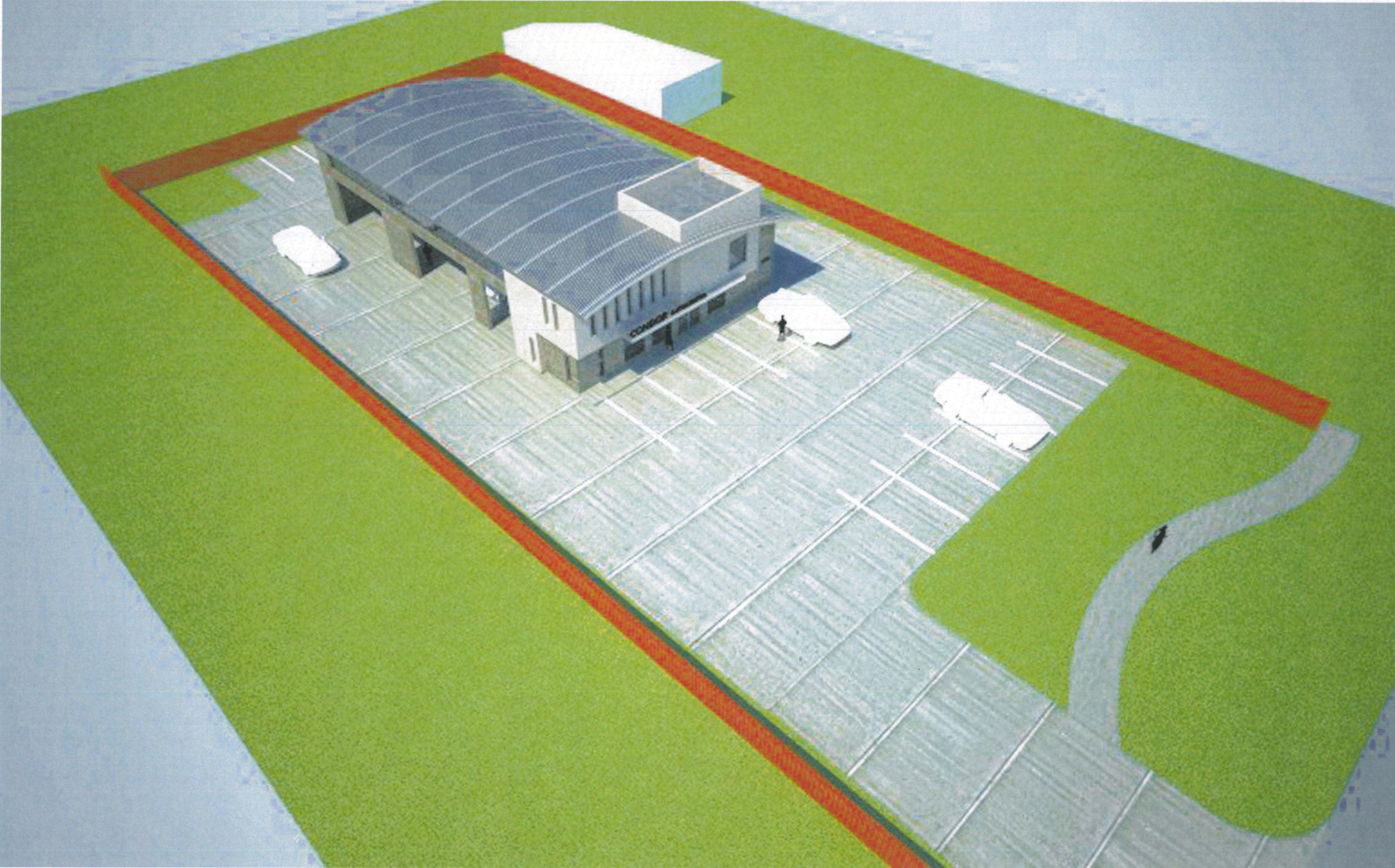
THE WOODLANDS, TX 77380

832 . 330 . 0396

angelm3group@gmail.com

SITE PLAN

**A.1.0**





CONDOR AUTOCENTER

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 21, 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 2011-12**

A the request of Esteban V. Rodriguez, owner and applicant, for approval of a Conditional Use Permit to allow for the operation of a Minor Auto Repair Facility in the General Business (GB) District, on the following described property, to wit:

**Legal Description:** Plat of survey of a 0.6984 acre tract being a part of lot "A" of Westgate Park a subdivision of 9.575 acres of land out of lots 47 and 48 of the Allison Richey Gulf Coast Home Company Subdivision of Section 19 of the H. T. & B. Railroad Company survey, Abstract 243, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 16, page 320, of the plat records of Brazoria County, Texas

**General Location:** 7900 Block of Broadway, Pearland, TX

**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 NOVEMBER 21, 2011

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### Conditional Use Permit No. CUP 2011-12

A the request of Esteban V. Rodriguez, owner and applicant, for approval of a Conditional Use Permit to allow for the operation of a Minor Auto Repair Facility in the General Business (GB) District, on the following described property, to wit:

**Legal Description:** Plat of survey of a 0.6984 acre tract being a part of lot "A" of Westgate Park a subdivision of 9.575 acres of land out of lots 47 and 48 of the Allison Richey Gulf Coast Home Company Subdivision of Section 19 of the H. T. & B. Railroad Company survey, Abstract 243, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 16, page 320, of the plat records of Brazoria County, Texas

**General Location:** 7900 Block of Broadway, Pearland, TX

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

Planning and Zoning Commission: November 21, 2011\*  
City Council for First Reading: December 12, 2011\*  
City Council for Second Reading: December 12, 2011\*

(\*dates subject to change)

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**SUMMARY:** Esteban V. Rodriguez, owner and applicant, is requesting approval of a Conditional Use Permit to allow the operation of a Minor Auto Repair Facility at the above referenced location. The site is currently zoned General Business (GB) and there are not currently any business operations ongoing on the site. The most recent commercial use on the site was an auto sales lot which is no longer in operation. The property has an existing residential home structure on site; however the structure is not being used as a home and is currently vacant.

The property owner is proposing to redevelop the site to be used as a Minor Auto Repair facility. The conceptual plans submitted to the City indicate the existing home will be remodeled and turned into the auto repair facility. The City's Unified Development Code does allow a Minor Auto Repair Facility in the General Business (GB) zone with the approval of a Conditional use Permit.

If the Conditional Use Permit is approved, the site plan process will commence with the Planning and Building departments. A Pre-development meeting was held between staff and the property owner to discuss the City's current regulations for development which will be required to be met for this property when redeveloped.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	Neighborhood Service (NS)	Commercial
South	Neighborhood Service (NS)	Commercial
East	Neighborhood Service (NS) and General Business (GB)	Commercial
West	General Business	Commercial/Residential

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

	<u>General Business</u>	<u>Existing Site</u>
Lot Size:	22,500 sq ft	~30,690 sq ft
Lot Width:	150'	111.90'
Lot Depth:	125'	236.50'
Front Setback:	25'	130'
Rear Setback:	25'	39'
Side Setback:	10'	4'/10'

At the time of development, all aspects of the Unified Development Code (UDC) will be required to be met. At this time, all aspects of the UDC appear to be met with the exception of the side carport.

**PLATTING STATUS:** The property is currently platted as Westgate Park.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The current Comprehensive Plan (latest update in 2009) indicates *Business Commercial* for the subject property. The proposed use, a Minor Auto Repair Facility, is a permitted use in the General Business zoning district with the approval of a Conditional Use Permit. Furthermore, as the subject

property is currently zoned General Business (GB), and that zoning district is a correlating zoning district in the City's Comprehensive Plan for a Business Commercial, the zoning is in compliance with the Comprehensive Plan.

**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:** The proposed redevelopment of this site is not anticipated to have any negative impacts on existing surrounding or future developments. The traffic impact of the proposed development will be reviewed by the City's Engineering Department at the time of formal site plan submittal.

**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 conceptual site plan for was submitted with the Conditional Use Permit application. This plan appears to meet the City's Corridor Overlay District regulations. A complete review will occur at time of formal site plan submittal.

**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.

The proposed facility will have automotive repair bays as an integral part of the use. The design and layout of the facility indicates that these bays will open towards Broadway, a Corridor Overlay District within the City. In order to lessen the visual impact of vehicle repair bays along this corridor, staff recommends that a condition of approval be added to the Conditional Use Permit, if approved, which requires that a vegetative screening wall, comprised of shrubbery and trees be planted and maintained in the "Lawn" area shown on the conceptual site plan between the two main outside parking areas.

Should City Council identify additional 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. 2011-12 to allow the operation of a Minor Auto Repair Facility in the General Business (GB) district as proposed by the applicant and owner for the following reasons and with the following condition:

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 is in conformance with the criteria of approval of a Conditional Use Permit listed in the Unified Development Code.
4. The proposed request would result in redevelopment of a currently non-occupied residential home in a commercial zoning district.
5. The proposed request would enhance the property from its current state, particularly with the recommended condition of approval, listed below.

Condition:

1. A vegetative screening wall comprised of shrubbery and trees shall planted and maintained in the "Lawn" area shown on the conceptual site plan between the two main outside parking areas prior to the issuance of a Certificate of Occupancy by the City of Pearland

**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



Vicinity and Zoning Map

CUP 2011-12

7900 Block Broadway



0 55110 220 Feet  
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

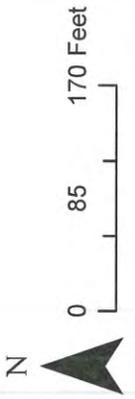




**Abutter Map**

**CUP 2011-12**

**7900 Block Broadway**



Owner	Address	City	State	Zip
GARNER FARRELL B & DONNA S TAPUZ LTD	PO BOX 84205 PO BOX 22957	PEARLAND HOUSTON	TX TX	77584-0017 77227-2957
HRBACEK EMIL J	8013 BROADWAY ST	PEARLAND	TX	77581-7760
O DAY & O DAY - ASTRO PLUMBING	PO BOX 149	PEARLAND	TX	77588-0149
BURNS ROBERT	PO BOX 580591	HOUSTON	TX	77258-0591
CORTE LOUIS A	PO BOX 854	PEARLAND	TX	77588-0854
RODRIGUEZ ANA E & ESTEBAN V	PO BOX 84110	PEARLAND	TX	77584-0018
LEBON CHARLES	3681 LYON SPRINGS RD	SEVIERVILLE	TN	37862-8257
MORENO EMMA E	7937 BROADWAY ST	PEARLAND	TX	77581-7784
HUGHES-WEST INVESTMENTS LTD	7918 BROADWAY ST, STE 106	PEARLAND	TX	77581-7930



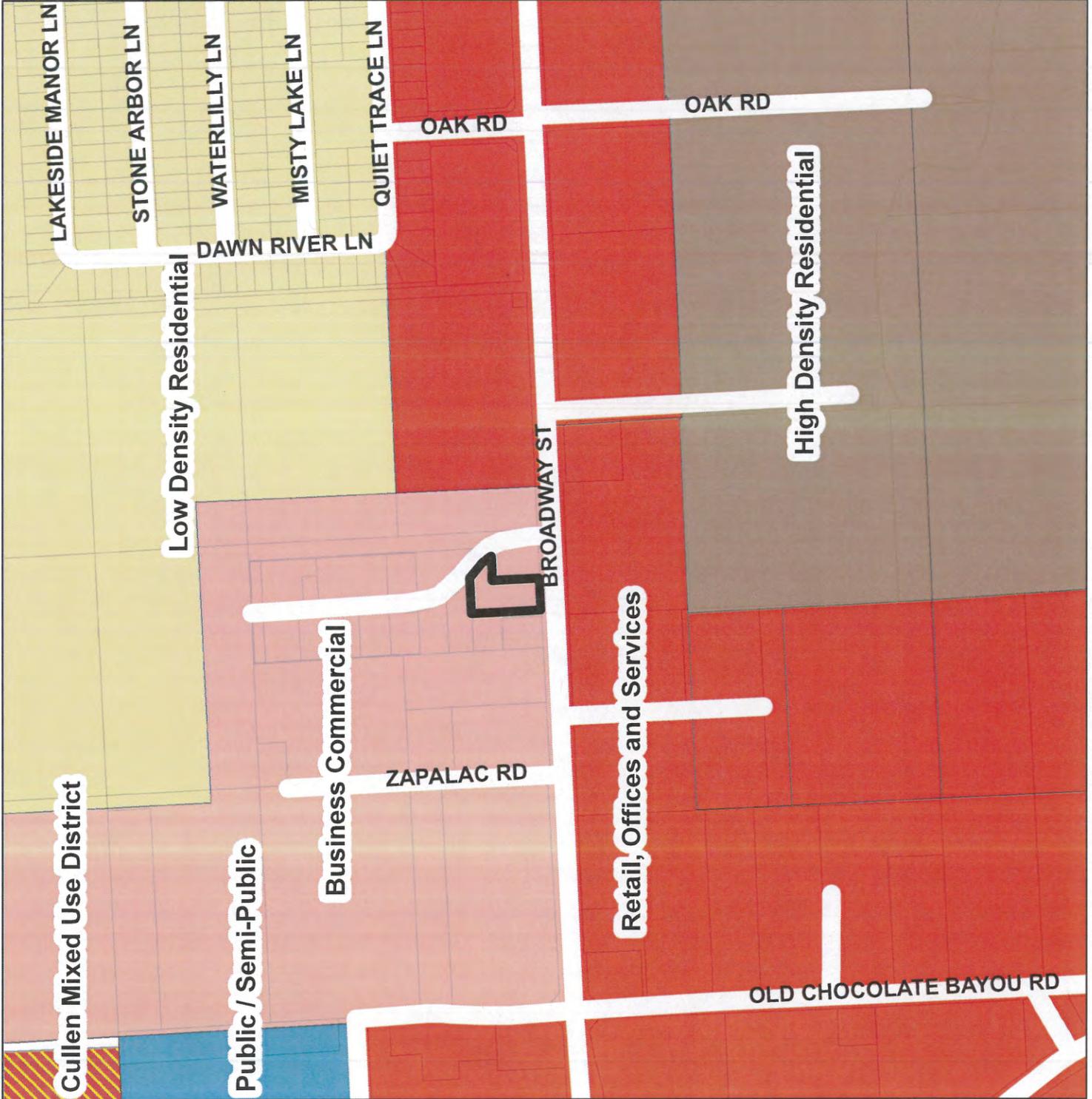
FLUP Map

CUP 2011-12

7900 Block Broadway



0.87.975 350 Feet





Aerial Map

CUP 2011-12

7900 Block Broadway

0 20 40 80 Feet





# APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

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: MINOR AUTO REPAIR  
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: GB

**Property Information:**

Address or General Location of Property: 7929 BROADWAY  
PEARLAND, TEXAS 77581

Tax Account No. 8228-0001-120

Subdivision: WESTGATE PARK Lot: A3 Block: \_\_\_\_\_

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

**PROPERTY OWNER INFORMATION:**

NAME ESTEBAN V. RODRIGUEZ  
ADDRESS P.O BOX 84110  
CITY PEARLAND STATE Tx ZIP 77584  
PHONE (832) 276-3709  
FAX (866) 867-7396  
E-MAIL ADDRESS er1@medicalplussupplies.com

**APPLICANT/AGENT INFORMATION:**

NAME ESTEBAN V. RODRIGUEZ  
ADDRESS P.O BOX 84110  
CITY PEARLAND STATE Tx ZIP 77584  
PHONE (832) 276-3709  
FAX (866) 276-3709  
E-MAIL ADDRESS er1@medicalplussupplies.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.

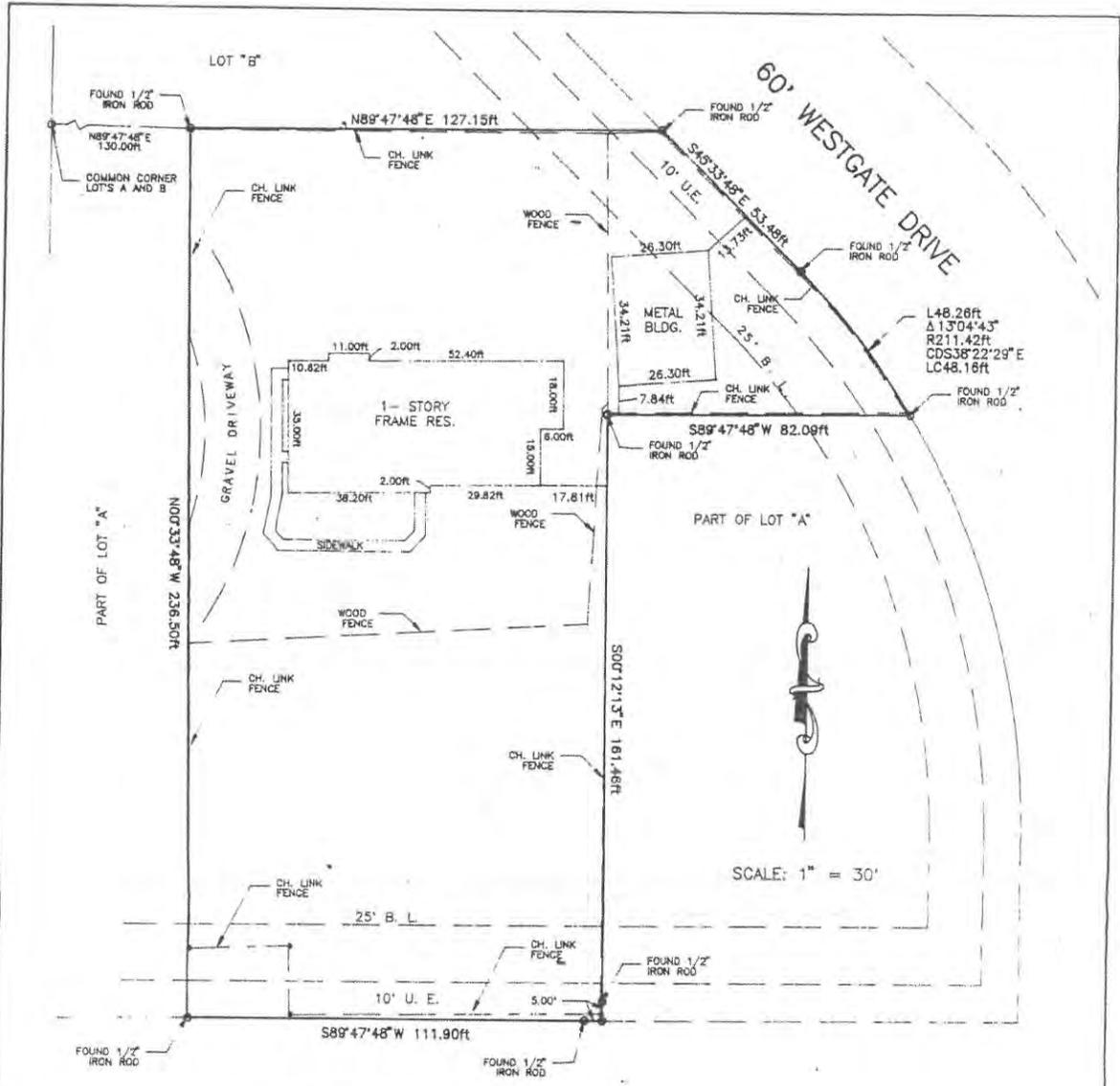
Owner's Signature: E Rodriguez Date: 10/20/2011

Agent's/  
Applicant's Signature: E Rodriguez Date: 10/20/2011

**OFFICE USE ONLY:**

FEES PAID: <u>250.00</u>	DATE PAID: <u>10/21/11</u>	RECEIVED BY: <u>HR</u>	RECEIPT NUMBER: <u>19513</u>
--------------------------	----------------------------	------------------------	------------------------------

Application No. 2011-12



100' WIDE F. M. 518 (BROADWAY)

PLAT OF SURVEY

OF A 0.6984 ACRE TRACT BEING A PART OF LOT "A" OF WESTGATE PARK A SUBDIVISION OF 9.575 ACRES OF LAND OUT OF LOT'S 47 AND 48 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 19 OF THE H. T. & B. RAILROAD COMPANY SURVEY, ABSTRACT 243, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 320, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. BEARING REFERENCE: RECORD PLAT CALL OF WESTGATE SUBDIVISION.

OWNER: H. LOUIE TASHAKORI AND WIFE  
MARY E. TASHAKORI

ALAMO TITLE COMPANY, COMMITMENT No. 01-51401230

DATE OF SURVEY: DECEMBER 7, 2001

*H. Louie Tashakori*

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OVER OR ACROSS NOR CONFLICTS OF BOUNDARY LINES OTHER THAN SHOWN, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

*J. Ray Laney*  
J. RAY LANEY, REG. PROFESSIONAL LAND SURVEYOR NO. 1718  
2018 MUSTANG LANE  
ROSHARON, TEXAS 77583 (281) 489-8445



7929 Broadway



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

Scale 1:1,087  
 1 in = 91 ft

Esteban Rodriguez  
PO Box 84110  
Pearland, Tx 77584  
Cell. 832.276.3709

---

October 19, 2011

City of Pearland  
Planning Department  
3523 Liberty Drive  
Pearland, Texas 77581

RE: 7929 Broadway, Pearland, Tx  
Conditional Use Permit (CUP) Application

To Whom It May Concern,

My name is Esteban Rodriguez owner of the property located at the address mentioned above. The reason for this letter is to request approval for the Conditional Use Permit on my property for a new project I am planning. This procedure is necessary to allow my property to comply with the land use dictated by the City of Pearland for new commercial projects in the GP land use zone. The following is a detail description of the proposed project on my property:

**Current Condition:** At the moment on my property there is an existing 2400 sf one-story single family residence which is in poor condition and requires a remodel. The house is not occupied at the moment. In the past, this property has functioned as Car Dealership which is the current occupancy permit. The house has been used as business office and the front parking to display cars.

**Proposed Project:** I currently rent a building for my minor auto repair business, Condor Auto Repair on 6905 Broadway in Pearland, Tx. My business is growing and I need to move out, and instead of looking for a new place to rent, I would like to develop my property and stop paying rent. The vision I have for the property mentioned above is to convert, retrofit and expand the existing house into my new Auto Repair/Mechanic Shop building. The building will have approximately a total of 1000 sf added to the existing house, for a total of 3400 sf, to accommodate 4 open working bays with car lifts & front/back access doors. There will be an office space for staff as well as a reception/waiting area. The main use & services offered for this auto repair building will be the ones described under the Development Code Land Use Matrix as: Minor Auto Repair. The hours of operation will be Monday-Saturday from 8:00 am – 5:00 pm. Our architectural vision for the proposed design is to provide a nice contemporary look front facing Broadway. This will not look like the typical "metal-building shop" ,Instead, It will look like a modern auto repair center. Please refer to preliminary drawings to see the intended concept.

Should you have any questions concerning this project, please do not hesitate to contact me.

Sincerely



Esteban Rodriguez (owner)

CITY OF PEARLAND  
R E P R I N T

\*\*\* CUSTOMER RECEIPT \*\*\*

Oper: WWILSON      Type: OC    Drawer: 1  
Date: 10/21/11 01    Receipt no: 19513

Description	Quantity	Amount
BA	BOARD OF ADJUSTMENTS	
	1.00	\$250.00

Trans number:      3506350

ZONE CHANGE OR VARIANCE  
ZONED BA  
7929 BROADWAY ST  
ESTEBAN RODRIGUEZ  
OWNER  
CUP  
HAROLD

Tender detail		
CX CHECK	2102	\$250.00
Total tendered		\$250.00
Total payment		\$250.00

Trans date: 10/21/11    Time: 8:31:04



**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.

**ACKNOWLEDGEMENT:**

OWNER: ESTEBAN V. RODRIGUEZ

SIGNATURE: ERODRIGUEZ

# 2010 TAX STATEMENT

(979) 388-1320  
 (979) 864-1320  
 (281) 756-1320



**Ro'Vin Garrett, RTA**  
**BRAZORIA COUNTY TAX ASSESSOR- COLLECTOR**  
 111 E. LOCUST  
 ANGLETON, TEXAS 77515

Mailing Address

RODRIGUEZ ANA E & ESTEBAN V  
 PO BOX 84110  
 PEARLAND TX 77584-0018

Legal Description

WESTGATE PARK (A0243 H T & B R R 19),  
 LOT A3, ACRES 0.698

Legal Acres: .6980  
 Parcel Address: 7929 BROADWAY

Account No: 8228-0001-120

As of Date: 10/11/10

Print Date: 10/15/10

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Value	Non-Qualifying Value
Land	Improvement						
\$117,060	\$40,020	\$157,080	\$157,080		\$157,080		

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	2010 Tax
		Code	Amount			
BRAZORIA COUNTY	\$157,080		\$0	\$157,080	.40310100	\$633.19
SPECIAL ROAD & BRIDGE	\$157,080		\$0	\$157,080	.06000000	\$94.25
PEARLAND ISD	\$157,080		\$0	\$157,080	1.4194000	\$2,229.59
BRAZORIA DRAINAGE DIST 4	\$157,080		\$0	\$157,080	.15600000	\$245.04
CITY OF PEARLAND	\$157,080		\$0	\$157,080	.66510000	\$1,044.74

Amount saved by additional sales tax revenue \$118.76

TOTAL TAX: \$4,246.81  
 TOTAL TAX PAID TO DATE: \$.00  
 TOTAL TAX REMAINING: \$4,246.81

**AMOUNT DUE IF PAID BY END OF:**

OCTOBER 2010	NOVEMBER 2010	DECEMBER 2010	JANUARY 2011	FEBRUARY 2011	MARCH 2011
\$4,246.81	\$4,246.81	\$4,246.81	\$4,246.81	\$4,544.08	\$4,629.02

**PLEASE PUT YOUR ACCOUNT NUMBER ON ALL CORRESPONDENCE**

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT FEB. 1, 2011. PENALTY AND INTEREST WILL BE ADDED MONTHLY BEGINNING FEB 1, 2011. LATE PAYMENT PENALTY -- 18% + UP TO 20% ATTORNEY FEE

**OFFICIAL TAX RECEIPT**

RO'VIN GARRETT, RTA  
 BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR  
 111 E. LOCUST  
 ANGLETON, TEXAS 77515  
 Account No: 8228-0001-120  
 Certified Owner: RODRIGUEZ ANA E & ESTEBAN V  
 2010 VALUE: 157,080

FIRST CLASS  
 U.S. POSTAGE PAID  
 PERMIT NO. 4  
 ANGLETON TX

WESTGATE PARK (A0243 H T & B R R 19),  
 LOT A3, ACRES 0.698



<b>Jr</b>	<b>Year</b>	<b>Levy Paid</b>	<b>P&amp;I</b>	<b>Parcel Address: 7929 BROADWAY</b>
1	2010	633.19	0.00	Legal Acres: 0.6980
9	2010	94.25	0.00	Appr No: 263875
28	2010	2,229.59	0.00	Deposit No: 01250001
54	2010	245.04	0.00	Paid Date: 01/25/2011
96	2010	1,044.74	0.00	Total Paid: \$4,246.81
				Check No: 00001550
				Exemption(s): NONE

RODRIGUEZ ANA E & ESTEBAN V  
 PO BOX 84110  
 PEARLAND, TX 77584-0018



# **P&Z Agenda Item**

**G**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Harold Ellis, Senior Planner  
**DATE:** January 10, 2012  
**AGENDA ITEM SUBJECT:** CUP 2011-13

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Old Business     New Business     Discussion Item     Workshop

1. **Summary:** The Planning and Zoning Commission postponed this request at their November 21, 2011 meeting. The main concerns that the Commission had with the request pertained to the type of structure being proposed, looking into other security options, and possible negative ramifications on the proposal. The applicant is still in the process of evaluating these concerns and possibly amending the request, and has therefore requested the item be postponed. Please see the attached email.

2. **Staff Recommendation:** Approval with recommended conditions of approval.



RE: Status of CUP request  
Antonio Gambini  
to:  
HEllis  
01/09/2012 02:50 PM  
Show Details

1 Attachment



image001.gif

Dear Mr. Ellis

This is to confirm that I would like to postpone to the February 6 meeting.  
Best Regards

**Antonio Gambini**

**Proteas Del Sol Andino Inc. ([www.proteassolandino.ec](http://www.proteassolandino.ec))**  
**Industrial Instrumentation Inc. ([www.instrumental.com.ec](http://www.instrumental.com.ec))**  
**Piper Precision Inc. ([www.piperprecision.com](http://www.piperprecision.com))**

**Cell 1-713 898 9222**

**Houston, Texas**

**From:** HELLIS@ci.pearland.tx.us [<mailto:HELLIS@ci.pearland.tx.us>]  
**Sent:** Monday, January 09, 2012 2:36 PM  
**To:** Antonio Gambini  
**Subject:** RE: Status of CUP request

The next date would be February 6. In order to be on that agenda - we need you to send me an email formally asking to postpone your meeting until then. I think waiting is the best way to do it to give us more time to meet and discuss your latest plan, however as the Commission specifically postponed until the January 16 meeting, we need to get a formal request from you to move it to the next meeting, which is in February.

Harold Ellis  
Senior Planner  
City of Pearland  
281.652.1742 tel  
281.652.1702 fax



Skill is successfully walking a tightrope over Niagra Falls. Intelligence is not trying.  
-Author Unknown

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 21, 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 2011-13**

A request of R D Homes, applicant, at the request of Piper Precision, Inc., owner, for approval of a Conditional Use Permit to allow for Servant, Guest, Caretakers, or Security Quarters in the Light Industrial (M-1) District, on the following described property, to wit:

**Legal Description:** 8.4406 acres of land, being a part of the H. Stevens Survey, Abstract 594, and the H. T. & B. R.R. CO. Survey No. 28, Abstract 551, Brazoria County, Texas and being all of those certain tracts conveyed to Production Rentals, Inc. as a 2.973 acre tract described in a deed recorded in Volume 1393, Page 133, a 0.469 acre tract described in a deed recorded in Volume 1398, Page 963, and a 5.0 acre tract described in a deed recorded in Volume 1600, Page 900, all in the Brazoria County Deed Records, Brazoria County, Texas

**General Location:** 4155 S. Main Street, Pearland, TX

**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 NOVEMBER 21, 2011

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### Conditional Use Permit No. CUP 2011-13

A request of Piper Precision, Inc., owner, for approval of a Conditional Use Permit to allow for Servant, Guest, Caretakers, or Security Quarters in the Light Industrial (M-1) District, on the following described property, to wit:

**Legal Description:** 8.4406 acres of land, being a part of the H. Stevens Survey, Abstract 594, and the H. T. & B. R.R. CO. Survey No. 28, Abstract 551, Brazoria County, Texas and being all of those certain tracts conveyed to Production Rentals, Inc. as a 2.973 acre tract described in a deed recorded in Volume 1393, Page 133, a 0.469 acre tract described in a deed recorded in Volume 1398, Page 963, and a 5.0 acre tract described in a deed recorded in Volume 1600, Page 900, all in the Brazoria County Deed Records, Brazoria County, Texas

**General Location:** 4155 S. Main Street, Pearland, TX

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

Planning and Zoning Commission: November 21, 2011\*  
City Council for First Reading: December 12, 2011\*  
City Council for Second Reading: December 12, 2011\*

(\*dates subject to change)

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**SUMMARY:** R D Homes, applicant, for Piper Precision, Inc., owner, is requesting approval of a Conditional Use Permit to allow for Servant, Guest, Caretakers, or Security Quarters at the above referenced location. The site is currently zoned Light Industrial (M-1), with a small portion also zoned Single-Family Residential-4 (R-4). Site operations and improvements are located solely within the (M-1) portion of the property.

The property owner, Piper Precision, Inc., would like to construct an on-site security quarters to house after hours security personnel. The structure is proposed to be a

manufactured home, provided by R D Homes, of Pearland. The structure is proposed to be located behind a large existing building located towards the center of the site, and would not be visible from Main Street, a Corridor Overlay District in the City. A Servant, Guest, Caretakers, or Security Quarters, as classified in the Unified Development Code's Land Use Matrix, is a permitted use in the Light-Industrial (M-1) zoning district with the approval of a Conditional Use Permit (CUP).

Per the Unified Development Code (UDC), expansions over 500 square feet trigger full site compliance for development regulations. As the proposed structure is approximately 1,300 square feet, there are a number of site improvements that would be required by adding the security quarters to the property. These improvements would relate to both the site and existing structures on the site and will be discussed in more detail in the *Conformance with the Unified Development Code* section of this report.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	Light Industrial/Planned Development	Commercial/Residential
South	Light Industrial	Commercial
East	Planned Development	Vacant
West	Heavy Industrial	Vacant

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC):** As previously mentioned, the portion of the property being discussed is currently zoned Light Industrial (M-1). A breakdown between those requirements and the site current configuration is provided below:

	<u>Light Industrial</u>	<u>Existing Site</u>
Lot Size:	40,000 sq ft	~370,000 sq ft
Lot Width:	150'	285'
Lot Depth:	150'	1,356'
Front Setback:	35'	~75'
Rear Setback:	25'	~850'
Side Setback:	25'	25'

Based on the information above, it appears that the site is in conformance with the Unified Development Code in terms of bulk regulations.

As previously mentioned, the requested use, a Servant, Guest, Caretakers, or Security Quarters is a permitted use in the Light Industrial (M-1) zoning district with a Conditional Use Permit. Therefore, if the CUP is granted, the site will be in conformance with the Unified Development Code in terms of land use.

At the time of expansion (addition of the security quarters), all requirements of the Unified Development Code, including the Corridor Overlay District regulations for this property will be required to be met as the expansion exceeds 500 square feet, as discussed above. A breakdown between these regulations and existing site conditions is listed below:

	<u>Dev. Regs. (Basic + COD)</u>	<u>Existing Site</u>
Subdivision Plat	No recorded plat on file	Will be required
Façade	n/a*	n/a*
Landscaping	30' buffer + site requirements	Will be required
Sidewalks	6' curvilinear	Will be required – may pay in lieu
Parking	1:300 office/1:2000 warehouse	Will be required – existing paving
Screening/Fencing	Multiple options in UDC	Will be required - Storage/dumpster will need screen and relocation Existing perimeter fence to meet UDC

\*n/a – Existing structures built on site prior to 2001, and new structure will be more than 250' from the roadway, therefore the façade requirements are not applicable in this case.

**PLATTING STATUS:** The property is not currently platted. The applicant has been advised that platting will be required at the time of building permit.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The current Comprehensive Plan (latest update in 2009) indicates *Light Industrial* for the subject property. The existing use, a machining company, is a permitted use in the Light Industrial zoning district. The proposed expansion/use, a security quarters, is a permitted use in the Light Industrial zoning district with the approval of a Conditional Use Permit. Therefore, the existing use and proposed expansions would be in compliance with the Comprehensive Plan with the approval of a Conditional Use Permit.

**CONFORMANCE WITH THE THOROUGHFARE PLAN:** The subject property has frontage on South Main Street (Hwy 35), 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 with no known negative impacts, the proposed expansion is not anticipated to have any negative impacts on existing surrounding or future developments.

**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 plan shows the existing operations and area of proposed expansion.

**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 not identified any negative impacts as a result of the proposed expansion, and are not covered by the triggered UDC regulations, which need to be mitigated with a condition of approval. Should City Council identify impacts which it feels should be mitigated, 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. 2011-13 to allow for Servant, Guest, Caretaker, or Security Quarters in the Light Industrial (M-1) district as proposed by the applicant and owner for the following reasons and with the following condition:

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 is in conformance with the criteria of approval of a Conditional Use Permit listed in the Unified Development Code.
4. The existing business is currently in operation with no known negative impacts to surrounding properties or developments.

**SUPPORTING DOCUMENTS:**

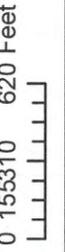
- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Zone Change Application and applicant packet



# Vicinity & Zoning Map

CUP 2011-13

4155 S. Main St.





**Abutter Map**

**CUP 2011-13**

**4155 S. Main Street**



0 145 290 Feet



Owner	Address	City	State	Zip
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416
PIPER PRECISION INC	PO BOX 1186	FRIENDSWOOD	TX	77549-1186
PIPER PRECISION INC	4155 S. Main St.	PEARLAND	TX	77581-6090
FOURNET ROBERT L, C/O ENERGY				
MAINTENANCE SERVICES	2000 BERING DR, STE 800	HOUSTON	TX	77057-3746
U-STOR MOR INC	4147 S MAIN ST	PEARLAND	TX	77581-6090
RAVENWOOD SECTION 3 LTD	7918 BROADWAY ST, STE 106	PEARLAND	TX	77581-7930
SMITH EDWIN B	10919 SAGEWIND DR	HOUSTON	TX	77089-3822
BARR JAMES MICHAEL III	Site notification			
HORTMAN FAMILY TRUST C/O CURTIS B AND BARBARA J HORTMAN	PO BOX 294	SARATOGA	TX	77585-0294
D AGOSTARO REAL ADVENTURES LTD	4170A S MAIN ST	PEARLAND	TX	77581-6089
VARCO LP	10000 RICHMOND AVE, STE 600	HOUSTON	TX	77042-4393
VILLAGES OF TOWNE LAKE LP	7918 BROADWAY ST, STE 106	PEARLAND	TX	77581-7930

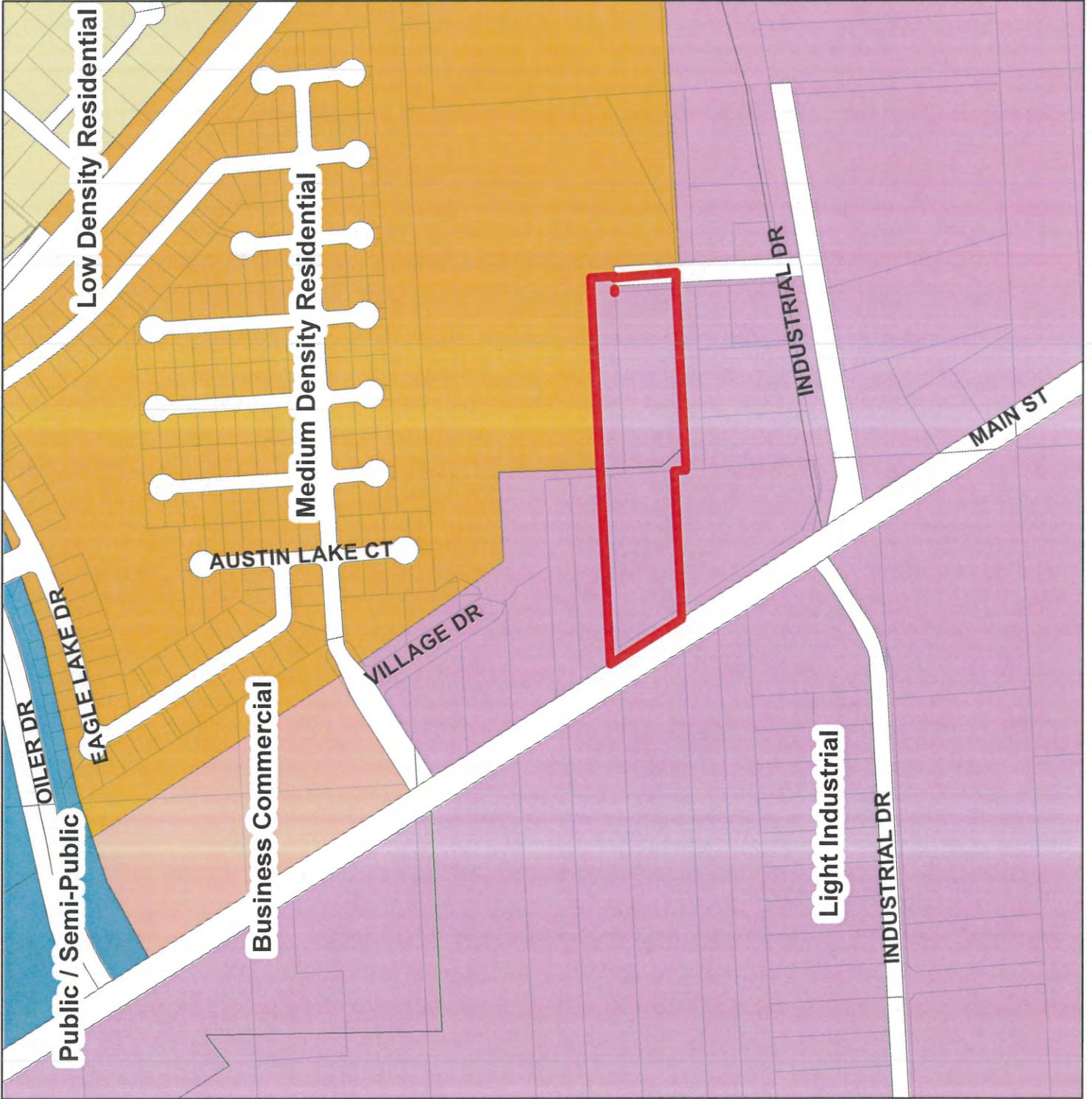


FLUP Map

CUP 2011-13

4155 S. Main St.

0 110220 440 Feet

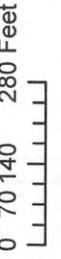




Aerial Map

CUP 2011-13

4155 S. Main St.





# APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

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: HOUSE NIGHT SECURITY EMPLOYEES - SHIPPING AND RECEIVING  
(list proposed use from the Table of Uses of the UDC)  
FOR PIPER PRECISION, INC.

Current Zoning District: COMMERCIAL

**Property Information:**

Address or General Location of Property: 4155 S MAIN ST.

Tax Account No. 05940005120 / A0594 H Stevens, Parcel 4A (Access 297)

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 PIPER PRECISION, INC.  
ADDRESS 4155 S MAIN ST.  
CITY PEARLAND STATE TX ZIP 77581  
PHONE( 281 ) 482-8168  
FAX( 281 ) 482-7168  
E-MAIL ADDRESS agambini@piperprecision.com

NAME R D HOMES  
ADDRESS 4030 S MAIN ST.  
CITY PEARLAND STATE TX ZIP 77581  
PHONE( 281 ) 992-5900  
FAX( 281 ) 992-5909  
E-MAIL ADDRESS juan@rdtexas.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: 9/7/11

Agent's/  
Applicant's Signature: [Signature] Date: 9/7/11  
Juan W. Erives

**OFFICE USE ONLY:**

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
------------	------------	--------------	-----------------

Application No. \_\_\_\_\_

**PIPER PRECISION**

**4155 S MAIN ST.**

**PEARLAND, TX 77581**

**281-482-8168**

Oct. 7, 2011

City of Pearland  
Building Permit Department  
3519 Liberty Drive  
Pearland, TX 77581-5416

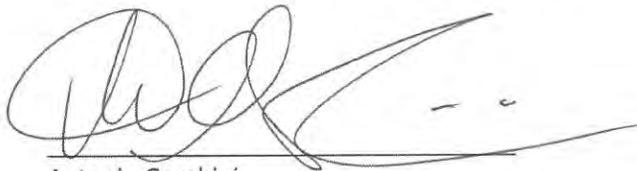
Re: Proposed placement of manufactured HUD code home/office on commercial property to house night security, shipping and receiving at our place of business.

Greetings

By this letter I, Antonio Gambini, authorize:

Juan W Erives, Assoc. of  
R D Homes  
4030 S Main St.  
Pearland, TX 77581

To represent our interest in obtaining a conditional use permit.

A handwritten signature in black ink, appearing to read 'Antonio Gambini', is written over a horizontal line. The signature is stylized and cursive.

Antonio Gambini

## DEED OF TRUST

## RECORDATION REQUESTED BY:

Patriot Bank  
 Friendswood Branch  
 102 West Parkwood  
 Friendswood, TX 77548

## WHEN RECORDED MAIL TO:

Patriot Bank  
 Loan Operations  
 7800 San Felipe Street, Suite 220  
 Houston, TX 77062

## SEND TAX NOTICES TO:

PIPER PRECISION INC  
 4155 S MAIN ST  
 PEARLAND, TX 77581-6090

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

THIS DEED OF TRUST is dated June 2, 2011, among PIPER PRECISION INC, whose address is 4155 S MAIN ST, PEARLAND, TX 77581-6090 ("Grantor"); Patriot Bank, whose address is Friendswood Branch, 102 West Parkwood, Friendswood, TX 77548 (referred to below sometimes as "Beneficiary"); and Gary S Gunn, whose address is 333 Clay, 29th Floor, Houston, TX 77002 (referred to below as "Trustee").

**CONVEYANCE AND GRANT.** For valuable consideration, Grantor conveys to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, the following described real property, together with all existing or subsequently created or added buildings, improvements and fixtures; and all easements, rights of way, and appurtenances; all water and water rights; and all other rights, royalties, and profits relating to the real property, including without limitation such rights as Grantor may have in all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in BRAZORIA County, State of Texas:

8.4406 ACRES OF LAND, BEING A PART OF THE H. STEVENS SURVEY, ABSTRACT 694, AND THE H. T. & S. R.R. CO. SURVEY NO. 28, ABSTRACT 551, BRAZORIA COUNTY, TEXAS AND BEING ALL THOSE CERTAIN TRACTS CONVEYED TO PRODUCTION RENTALS, INC. AS A 2.973 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1393, PAGE 133, A 0.469 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1398, PAGE 963, AND A 5.0 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1800, PAGE 900, ALL IN THE BRAZORIA COUNTY DEED RECORDS, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREBY

The Real Property or its address is commonly known as -4155 S MAIN ST, PEARLAND, TX 77581-6090.

**CROSS-COLLATERALIZATION.** In addition to the Note, this Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise. However, this Deed of Trust shall not secure, and the "indebtedness" shall not include, any obligations arising under Subchapters E and F of Chapter 242 of the Texas Finance Code, as amended.

Grantor hereby absolutely assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THE DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Deed of Trust, Grantor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Grantor's obligations under the Note, this Deed of Trust, and the Related Documents.

**PURPOSE OF LOAN.** The Note in the amount of \$480,000.00 represents, in part or in whole, cash or other financial accommodations advanced or committed by Lender to Grantor on June 2, 2011 at Grantor's request and which Grantor will use under its charter powers to discharge corporate debts. Grantor represents to Lender that its board of directors has authorized its legally elected, qualified, and acting officers to execute the Note and this Deed of Trust.

**POSSESSION AND MAINTENANCE OF THE PROPERTY.** Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

**Possession and Use.** Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

**Duty to Maintain.** Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

**Compliance With Environmental Laws.** Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Deed of Trust, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Deed of Trust and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

**Nuisance, Waste.** Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to

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the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, silt, gravel or rock products without Lender's prior written consent. This restriction will not apply to rights and easements (such as gas and oil) not owned by Grantor and of which Grantor has informed Lender in writing prior to Grantor's signing of this Deed of Trust.

**Removal of Improvements.** Grantor shall not demolish or remove any improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such improvements with improvements of at least equal value.

**Lender's Right to Enter.** Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Deed of Trust.

**Compliance with Governmental Requirements.** Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may consent in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

**Duty to Protect.** Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

**DUE ON SALE - CONSENT BY LENDER.** Lender may, at Lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property of any right, title or interest in the Real Property, whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Texas law.

**TAXES AND LIENS.** The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

**Payment.** Grantor shall pay when due (and in all events prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due and except as otherwise provided in this Deed of Trust.

**Right to Contest.** Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and Lender's reasonable attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

**Evidence of Payment.** Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

**Notice of Construction.** Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialman's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

**PROPERTY DAMAGE INSURANCE.** The following provisions relating to insuring the Property are a part of this Deed of Trust.

**Maintenance of Insurance.** Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Trustee and Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption, and boiler insurance, as Lender may reasonably require. Policies shall be written in form, amounts, coverages and basis reasonably acceptable to Lender, with losses made payable to Lender. GRANTOR MAY FURNISH THE REQUIRED INSURANCE WHETHER THROUGH EXISTING POLICIES OWNED OR CONTROLLED BY GRANTOR OR THROUGH EQUIVALENT INSURANCE FROM ANY INSURANCE COMPANY AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF TEXAS. If Grantor fails to provide any required insurance or fails to continue such insurance in force, Lender may, but shall not be required to, do so at Grantor's expense, and the cost of the insurance will be added to the indebtedness. If any such insurance is procured by Lender, Grantor will be so notified, and Grantor will have the option of furnishing equivalent insurance through any insurer authorized to transact business in Texas. Grantor, upon request of Lender, will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender, including stipulations that coverage will not be cancelled or diminished without at least fifteen (15) days prior written notice to Lender. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Director of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

**Application of Proceeds.** Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Deed of Trust. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Deed of Trust, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

**Grantor's Report on Insurance.** Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

**LENDER'S EXPENDITURES.** If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Deed of Trust or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Deed of Trust or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures paid by Lender for such purposes will then bear interest at the Note rate from the date paid by Lender to the date of repayment by Grantor. To the extent permitted by applicable law, all such expenses will become a part of

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the indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Deed of Trust also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

**WARRANTY; DEFENSE OF TITLE.** The following provisions relating to ownership of the Property are a part of this Deed of Trust:

**Title.** Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust, and (b) Grantor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

**Defense of Title.** Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Trustee or Lender under this Deed of Trust, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

**Compliance With Laws.** Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

**Survival of Representations and Warranties.** All representations, warranties, and agreements made by Grantor in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's indebtedness shall be paid in full.

**CONDEMNATION, JUDGMENTS AND AWARDS.** The following provisions relating to condemnation proceedings, judgments, decrees and awards for injury to the Property are a part of this Deed of Trust:

**Proceedings.** If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

**Application of Net Proceeds.** To the extent permitted by applicable law, all judgments, decrees and awards for injury or damage to the Property, or any part of the Property, and awards pursuant to proceedings for condemnation of the Property, are hereby absolutely assigned to Lender, and if all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the indebtedness or the repair or restoration of the Property. The net proceeds of the award, judgment or decree shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the condemnation.

**SECURITY AGREEMENT; FINANCING STATEMENTS.** The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust:

**Security Agreement.** This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

**Security Interest.** Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Real and Personal Property. In addition to recording this Deed of Trust in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Deed of Trust as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

**Addresses.** The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Deed of Trust.

**FURTHER ASSURANCES; ATTORNEY-IN-FACT.** The following provisions relating to further assurances and attorney-in-fact are a part of this Deed of Trust:

**Further Assurances.** At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or re-recorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Deed of Trust, and the Related Documents, and (2) the liens and security interests created by this Deed of Trust as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

**Attorney-in-Fact.** If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

**FULL PERFORMANCE.** If Grantor pays all the indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Deed of Trust, Lender shall execute and deliver to Grantor a release of this Deed of Trust and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Real and Personal Property. However, it is agreed that the payment of all the indebtedness and performance of such obligations shall not terminate this Deed of Trust unless the liens and interests created hereby are released by Lender by a proper recordable instrument. Any filing fees required by law shall be paid by Grantor, if permitted by applicable law.

**EVENTS OF DEFAULT.** Each of the following, at Lender's option, shall constitute an Event of Default under this Deed of Trust:

**Payment Default.** Grantor fails to make any payment when due under the indebtedness.

**Other Defaults.** Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Deed of Trust or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

**Compliance Default.** Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note or in any of the Related Documents.

**Default on Other Payments.** Failure of Grantor within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

**False Statements.** Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Deed of Trust or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

**Defective Collateralization.** This Deed of Trust or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

**Insolvency.** The dissolution or termination of Grantor's existence as a going business, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

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**Creditor or Forfeiture Proceedings.** Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

**Breach of Other Agreement.** Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

**Events Affecting Guarantor.** Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

**Adverse Change.** A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

**Right to Cure.** If any default, other than a default in payment is curable, it may be cured if Grantor, after Lender sends written notice to Grantor demanding cure of such default: (1) cures the default within twenty (20) days; or (2) if the cure requires more than twenty (20) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

**RIGHTS AND REMEDIES ON DEFAULT.** If an Event of Default occurs under this Deed of Trust, at any time thereafter, Trustee or Lender may exercise any one or more of the following rights and remedies:

**Election of Remedies.** Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Deed of Trust, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

**Accelerate Indebtedness.** Lender may declare the unpaid principal balance of the Indebtedness due and payable. In no event will Grantor be required to pay any unearned interest.

**Foreclosure.** If Lender invokes the power of sale, Trustee, at the request of Lender, may sell all or any portion of the Property at public auction to the highest bidder for cash at the location within the courthouse designated by the County Commissioners Court, or if no such area has been designated, at the area designated in the notice of sale within the courthouse, between the hours of 10:00 A.M. and 4:00 P.M. on the first Tuesday of any month, after the Trustee or its agent has given notice of the time and place of sale and of the property to be sold as required by the Texas Property Code, as then amended.

**UCC Remedies.** With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

**Collect Rents.** As additional security for the payment of the Indebtedness, Grantor hereby absolutely assigns to Lender all Rents as defined in the Definitions section of this Deed of Trust. Until the occurrence of an Event of Default, Grantor is granted a license to collect and retain the Rents; however, upon receipt from Lender of a notice that an Event of Default exists under this Deed of Trust, Lender may terminate Grantor's license, and then Lender, as Grantor's agent, may collect the Rents. In addition, if the Property is vacant, Lender may rent or lease the Property. Lender shall not be liable for its failure to rent the Property, to collect any Rents, or to exercise diligence in any matter relating to the Rents; Lender shall be accountable only for Rents actually received. Lender neither has nor assumes any obligation as lessor or landlord with respect to any occupant of the Property. Rents so received shall be applied by Lender first to the remaining unpaid balance of the Indebtedness, in such order or manner as Lender shall elect, and the residue, if any, shall be paid to the person or persons legally entitled to the residue.

**Trustee's Powers.** Grantor hereby jointly and severally authorizes and empowers Trustee to sell all or any portion of the Property together or in lots or parcels, as Trustee may deem expedient, and to execute and deliver to the purchaser or purchasers of such Property good and sufficient deeds of conveyance of fee simple title, or of lesser estates, and bills of sale and assignments, with covenants of general warranty made on Grantor's behalf. In no event shall Trustee be required to exhibit, present or display at any such sale any of the Property to be sold at such sale. The Trustee making such sale shall receive the proceeds of the sale and shall apply the same as provided below. Payment of the purchase price to Trustee shall satisfy the liability of the purchaser at any such sale of the Property, and such person shall not be bound to look after the application of the proceeds.

**Appoint Receiver.** Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

**Tenancy at Sufferance.** If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, (2) vacate the Property immediately upon the demand of Lender, or (3) if such tenant refuses to surrender possession of the Property upon demand, the purchaser shall be entitled to institute and maintain the statutory action of forcible entry and detainer and procure a writ of possession thereunder, and Grantor expressly waives all damages sustained by reason thereof.

**Other Remedies.** Trustee or Lender shall have any other right or remedy provided in this Deed of Trust or the Note or available at law or in equity.

**Sale of the Property.** To the extent permitted by applicable law, Grantor hereby waives any and all rights to have the Property marshalled. In exercising its rights and remedies, the Trustee or Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property. Trustee may convey all or any part of the Property to the highest bidder for cash with a general warranty binding Grantor, subject to prior liens and to other exceptions to conveyance and warranty. Grantor waives all requirements of appraisal, if any. The affidavit of any person having knowledge of the facts to the effect that proper notice as required by the Texas Property Code was given shall be prima facie evidence of the fact that such notice was in fact given. Recitals and statements of fact in any notice or in any conveyance to the purchaser or purchasers of the Property in any foreclosure sale under this Deed of Trust shall be prima facie evidence of the truth of such facts, and all prerequisites and requirements necessary to the validity of any such sale shall be presumed to have been performed. Any sale under the powers granted by this Deed of Trust shall be a perpetual bar against Grantor, Grantor's heirs, successors, assigns and legal representatives.

**Proceeds.** Trustee shall pay the proceeds of any sale of the Property (a) first, to the expense of foreclosure, including reasonable fees or charges paid to the Trustee, including but not limited to fees for enforcing the lien, posting for sale, selling, or releasing the Property, (b) then to Lender the full amount of the Indebtedness, (c) then to any amount required by law to be paid before payment to Grantor, and (d) the balance, if any, to Grantor.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as Lender's attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including Lender's reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appraisals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveys' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law. In the event of foreclosure of this Deed of Trust, Lender shall be entitled to recover from Grantor Lender's reasonable attorneys' fees and actual disbursements that Lender necessarily incurs in pursuing such foreclosure.

**POWERS AND OBLIGATIONS OF TRUSTEE.** The following provisions relating to the powers and obligations of Trustee are part of this Deed of

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Trust:

**Powers of Trustee.** In addition to all powers of trustee arising as a matter of law, Trustee shall have the power to take the following actions with respect to the Property upon the written request of Lender and Grantor: (a) join in preparing and filing a map or plat of the Real Property, including the dedication of streets or other rights to the public; (b) join in granting any easement or creating any restriction on the Real Property; and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender under this Deed of Trust.

**Obligations to Notify.** Trustee shall not be obligated to notify any other lienholder of the Property of the commencement of a foreclosure proceeding or of the commencement of any other action to which Lender may avail itself as a remedy, except to the extent required by applicable law or by written agreement.

**Trustee.** In addition to the rights and remedies set forth above, with respect to all or any part of the Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure; in either case in accordance with and to the full extent provided by applicable law.

**Substitute Trustee.** Lender, at Lender's option, from time to time, and more than once, may appoint in writing a successor or substitute trustee, with or without cause, including the resignation, absence, death, inability, refusal or failure to act of the Trustee. The successor or substitute trustee may be appointed without ever requiring the resignation of the former trustee and without any formality except for the execution and acknowledgment of the appointment by the beneficiary of this Deed of Trust. The successor or substitute trustee shall then succeed to all rights, obligations, and duties of the Trustee. This appointment may be made on Lender's behalf by the President, any Vice President, Secretary, or Cashier of Lender.

**NOTICES.** Any notice required to be given under this Deed of Trust, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by registered mail unless otherwise required by law, when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Deed of Trust. Any party may change its address for notices under this Deed of Trust by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

**IMAGING OF DOCUMENTS.** The Undersigned acknowledges, understands and agrees that Lender's document retention policy involves the imaging of the Loan Documents and the destruction of paper originals thereof. In connection therewith, the Undersigned hereby waives any and all rights they have or may have to claim, for any and all purposes whatsoever, that imaged copies of any or all of the Loan Documents are not originals thereof.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Deed of Trust:

**Amendments.** This Deed of Trust, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Deed of Trust. No alteration of or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**Annual Reports.** If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

**Caption Headings.** Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

**Merger.** There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Governing Law.** This Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Texas without regard to its conflicts of law provisions. This Deed of Trust has been accepted by Lender in the State of Texas.

**Choice of Venue.** If there is a lawsuit, and if the transaction evidenced by this Deed of Trust occurred in Harris County, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Harris County, State of Texas.

**No Waiver by Lender.** Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right, or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Deed of Trust. Unless otherwise required by law, the legality, validity, or enforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

**Successors and Assigns.** Subject to any limitations stated in this Deed of Trust on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Deed of Trust or liability under the indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Deed of Trust.

**DEFINITIONS.** The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

**Beneficiary.** The word "Beneficiary" means Patriot Bank, and its successors and assigns.

**Borrower.** The word "Borrower" means PIPER PRECISION INC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

**Deed of Trust.** The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

**Default.** The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

**Environmental Laws.** The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-495 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 9601, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

**Grantor.** The word "Grantor" means PIPER PRECISION INC.

**Guarantor.** The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

**Guaranty.** The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

**Hazardous Substances.** The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

**Improvements.** The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Trustee or Lender to enforce Grantor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Deed of Trust.

**Lender.** The word "Lender" means Patriot Bank, its successors and assigns.

**Note.** The word "Note" means the promissory note dated June 2, 2011, in the original principal amount of \$480,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The maturity date of the Note is June 2, 2016. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

**Personal Property.** The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessories, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds including without limitation all insurance proceeds and refunds of premiums from any sale or other disposition of the Property.

**Property.** The word "Property" means collectively the Real Property and the Personal Property.

**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

**Rents.** The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

**Trustee.** The word "Trustee" means Gary S Gunn, whose address is 333 Clay, 29th Floor, Houston, TX 77002 and any substitute or successor trustee.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

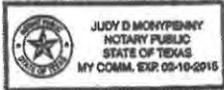
PIPER PRECISION INC

By:   
ANTONIO G GAMBINI, President of PIPER PRECISION INC

CORPORATE ACKNOWLEDGMENT

STATE OF Texas )  
 ) SS  
COUNTY OF Harris )

This instrument was acknowledged before me on June 2, 2011 by ANTONIO G GAMBINI, President of PIPER PRECISION INC a Texas corporation, on behalf of said corporation.



  
Notary Public, State of Texas

## EXHIBIT "A"

### 8.4406 Acre Tract

8.4406 ACRES OF LAND, BEING A PART OF THE H. STUBBS SURVEY, ABSTRACT 394, AND THE H. T. & O. E.R. CO. SURVEY NO. 26, ABSTRACT 531, BASKIN COUNTY, TEXAS, AND BEING ALL THOSE CERTAIN TRACTS OWNED BY PRODUCTION REVENUE, INC. AS A 2.973 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1393, PAGE 125, A 0.489 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1393, PAGE 981 AND A 5.0 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1600, PAGE 90, ALL IN THE BASKIN COUNTY DEED RECORDS, BASKIN COUNTY, TEXAS, SAID 8.4406 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the intersection of the Northwest right of way line of State Highway No. 35 and the common line of the H. Stubbs Survey, Abstract 394 and the H. T. & O. E.R. Co. Survey, Abstract 308, said point being the Southwest corner of the aforementioned 2.973 acre tract;

THENCE North 28 deg. 38 min. West, along the Northwest right of way line of State Highway No. 35 a distance of 281.34 feet to a 1/2" iron rod found for corner;

THENCE South 89 deg. 37 min. 35 sec. East, along the North line of the aforementioned 0.489 acre tract a distance of 67.39 feet to a 1/2" iron rod found in the common line of Abstracts 531 and 594, said point being the Northwest corner of the aforementioned 5.0 acre tract;

THENCE North 89 deg. 38 min. East, along the North line of said 5.0 acre tract, at 652.5 feet pass a 1/2" iron rod and continue for a total distance of 697.5 feet to a 1/2" iron rod found for the Northwest corner of the herein described tract;

THENCE South 00 deg. 02 min. East, along the East line of the aforementioned 5.0 acre tract a distance of 216.8 feet to a 1/2" iron rod found for corner;

THENCE South 89 deg. 58 min. West, along the South line of the aforementioned 5.0 acre tract a distance of 687.5 feet to a 1/2" iron rod found in the common line of Abstracts 308 and 531;

THENCE North 00 deg. 02 min. West, along the common line of said surveys a distance of 67.07 feet to a 1" iron pipe found at the Northeast corner of Abstract 308;

THENCE South 89 deg. 58 min. West, along the common line of Abstracts 308 and 594 a distance of 531.0 feet to the PLACE OF BEGINNING and containing 8.4406 acres of land.

e-Recording  
Doc# 2011023830  
# Pages 8  
06/13/2011 16:05:03 PM  
Official Public Records of  
BRAZORIA COUNTY  
JOYCE HUDMAN  
COUNTY CLERK  
Fees 40.00

*Joyce Hudman*



Scale 1:3,762  
1 in = 314 ft



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

**R D HOMES**  
4030 S. Main  
Pearland, TX 77581  
(281) 992-5900 fax: 281-992-5909  
juan@rdtexas.com

September 7, 2011

City of Pearland  
Building Permit Department  
3519 Liberty Drive  
Pearland, TX 77581-5416

Re: Proposed placement of manufactured HUD code home/office on commercial property to house night security, shipping and receiving at:

Piper Precision, Inc.  
4155 S Main St.  
Pearland, TX 77581

Greetings:

Enclosed please find a building permit application for placement of a manufactured home/office to house security personal at Piper Precision, Inc.

The structure will be built to wind zone 3 HUD code specifications.

The structure will be installed to TDHCA wind zone 3 installation and manufacture instructions.

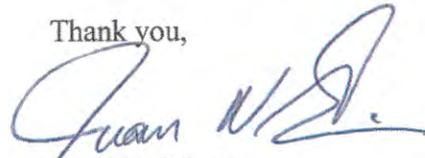
All utilities to the structured will be connected to the existing electric, water and sewer at Piper Precision, Inc. and will not require new utility services to the site.

This structure will be installed behind an existing metal shop and will not be visible from Main St.

Piper Precision, Inc. would like to have this building permit as they see this as been in used for at least the next ten to twenty years.

If the conditional use permit would be more appropriate for this project please view this application as such.

Thank you,

  
Juan W. Erives  
General Manager

Enclosure: application, plat and placement plan

CITY OF PEARLAND  
\*\*\* CUSTOMER RECEIPT \*\*\*

Oper: MHARRIS      Type: DC    Drawer: 1  
Date: 11/01/11 01    Receipt no: 29123

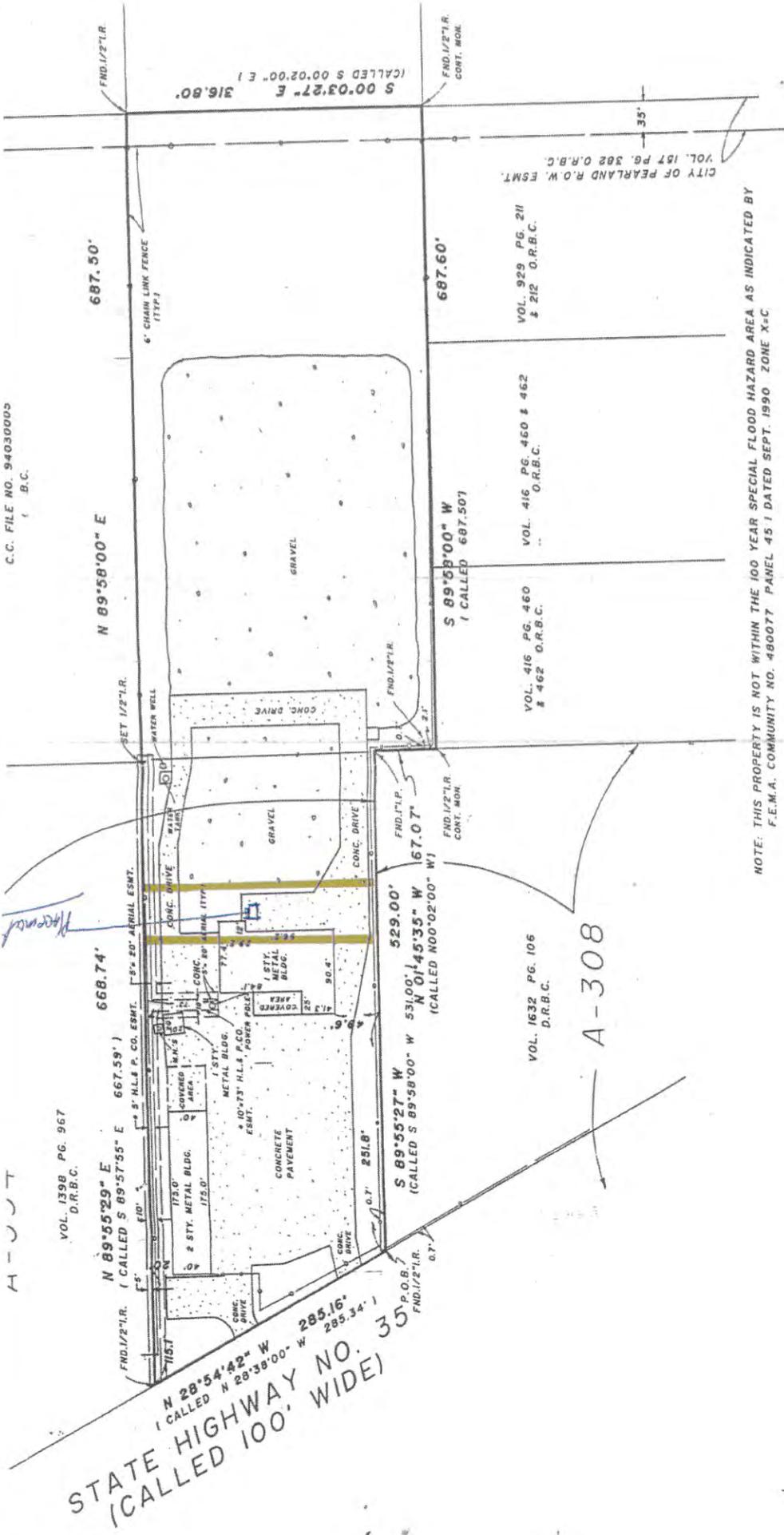
Description	Quantity	Amount
BA	BOARD OF ADJUSTMENTS	
	1.00	\$250.00
Trans number:		3518305

JUAN W ERIVES  
2123 MASTERS LN  
MISSOURI CITY, TX 77459  
4155 S MAIN ST  
RD HOMES  
PIPER PRECISION, INC  
MJH

Tender detail		
CK CHECK	1212	\$250.00
Total tendered		\$250.00
Total payment		\$250.00

Trans date: 10/31/11    Time: 12:14:57

C.C. FILE NO. 94030005  
B.C.



STATE HIGHWAY NO. 35  
(CALLED 100' WIDE)

A-308

NOTE: THIS PROPERTY IS NOT WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA AS INDICATED BY F.E.M.A. COMMUNITY NO. 480077 PANEL 45 1 DATED SEPT. 1990 ZONE X-C

NOTE: ALL BEARINGS ARE REFERENCED TO A CALLED 4.745 ACRE TRACT OF LAND AS RECORDED IN COUNTY CLERK'S FILE NO. 94030005 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

- \* 5' H.L. & P. CO. ESMT. TOGETHER WITH A 5'x 20' AERIAL ESMT. VOL.1433 PG.236 D.R.B.C.
- \* 10'x 73' H.L. & P. CO. ESMT. TOGETHER WITH A 5'x 20' AERIAL ESMT. VOL.1433 PG.236 D.R.B.C.



Map of:  
4155 S Main St  
Pearland, TX 77581

Notes

PIPER PERCISION, INC.  
4155 S MAIN ST.  
PEARLAND, TX 77581  
281-482-8168



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*Proposed Placement of Manufactured Home/office*

**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.

*From W.D. - 10/27/11*  
*R.D. Homes*

Wednesday, August 24 2011

**Property Tax Status**[Begin a New Search](#) [Go to Your Portfolio](#) [Tax Office FAQ's](#)[Request a Tax Statement](#)

Make your check or money order payable to:  
 Ro'Vin Garrett, RTA  
 111 E Locust  
 Angleton, Texas 77515



A Convenience Fee of up to 2.65% will be charged for all credit card payments by the vendor providing this service. For eChecks, a convenience fee of \$1.50 will be charged for each transaction. The fee covers the cost of making payments by credit card possible. The fee will appear as a charge to 'Certified Payments'. No part of this fee is retained by Brazoria County.

Unless otherwise noted, all data refers to tax information for 2010. All amounts due include penalty, interest, and attorney fees when applicable. Due to the large volume of work during heavy payment periods amounts due may not reflect payments that have been received but not yet processed.

**Account Number: 05940005120****Address:**

PIPER PRECISION INC  
 PO BOX 1186  
 FRIENDSWOOD, TX 77549-1186

**Property Site Address:**

4155 S MAIN

**Legal Description:**

A0594 H STEVENS, TRACT 4A (PEARLAND),  
 ACRES 2.97

**Current Tax Levy:** \$15,438.38**Current Amount Due:** \$0.01**Prior Year Amount Due:** \$0.00**Total Amount Due:** \$0.01**Last Payment Amount for Current Year Taxes:** \$17,445.37**Pending Credit Card or E-Check Payments:**

No Payment Pending

**Jurisdictions:**

BRAZORIA COUNTY  
 BRAZORIA DRAINAGE DIST 4  
 CITY OF PEARLAND  
 PEARLAND ISD  
 SPECIAL ROAD & BRIDGE

**Market Value:** \$571,030**Land Value:** \$109,970**Improvement Value:** \$461,060**Capped Value:** \$0**Agricultural Value:** \$0**Exemptions:** None**Last Certified Date:** 09/14/2010[Taxes Due Detail by Year and Jurisdiction](#)[Payment Information](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

**Tax Office:**[Search & Pay Taxes](#)[Appraisal District](#)[Your Tax Portfolio](#)**Brazoria County:**[Home](#)[Holiday Schedule](#)[Job Postings](#)[Tax Rates & Entities](#)[Related Links](#)[County Directory](#)[Related Links](#)[Tax Office FAQ](#)[Tax Office Home Page](#)[Commissioner's Court](#)[Courthouse History](#)

E-mail: [roving@brazoria-county.com](mailto:roving@brazoria-county.com)  
 111 E. Locust Suite  
 Angleton, TX 77515  
 (979) 864-1320

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Wednesday, August 24 2011

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Angleton, Texas 77515



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**Account Number: 05510010050****Address:**

PIPER PRECISION INC  
PO BOX 1186  
FRIENDSWOOD, TX 77549-1186

**Property Site Address:**

S HIGHWAY 35

**Legal Description:**

A0551 H T & B R R, TRACT 162A-164M,  
ACRES 5.000

**Current Tax Levy:** \$1,784.39**Current Amount Due:** \$0.00**Prior Year Amount Due:** \$0.00**Total Amount Due:** \$0.00**Last Payment Amount for Current Year Taxes:** \$1,784.39**Pending Credit Card or E-Check Payments:**

No Payment Pending

**Jurisdictions:**

ALVIN COMMUNITY COLLEGE  
ALVIN ISD  
BRAZORIA COUNTY  
BRAZORIA DRAINAGE DIST 4  
CITY OF PEARLAND  
SPECIAL ROAD & BRIDGE

**Market Value:** \$64,000**Land Value:** \$64,000**Improvement Value:** \$0**Capped Value:** \$0**Agricultural Value:** \$0**Exemptions:** None**Last Certified Date:** 09/14/2010[Taxes Due Detail by Year and Jurisdiction](#)[Payment Information](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

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E-mail: [roving@brazoria-county.com](mailto:roving@brazoria-county.com)  
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Angleton, TX 77515  
(979) 884-1320

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Wednesday, August 24 2011

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**Account Number: 05940005125**

**Address:**  
 PIPER PRECISION INC  
 PO BOX 1186  
 FRIENDSWOOD, TX 77549-1186

**Property Site Address:**  
 S HIGHWAY 35

**Legal Description:**  
 A0594 H STEVENS, TRACT 4B (PEARLAND)

**Current Tax Levy:** \$469.62  
**Current Amount Due:** \$0.00  
**Prior Year Amount Due:** \$0.00  
**Total Amount Due:** \$0.00

**Last Payment Amount for Current Year Taxes:** \$469.62

**Pending Credit Card or E-Check Payments:**  
 No Payment Pending

**Jurisdictions:**  
 BRAZORIA COUNTY  
 BRAZORIA DRAINAGE DIST 4  
 CITY OF PEARLAND  
 PEARLAND ISD  
 SPECIAL ROAD & BRIDGE

**Market Value:** \$17,370  
**Land Value:** \$17,370  
**Improvement Value:** \$0  
**Capped Value:** \$0  
**Agricultural Value:** \$0  
**Exemptions:** None

**Last Certified Date:** 09/14/2010

[Taxes Due Detail by Year and Jurisdiction](#)  
[Payment Information](#)

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# **P&Z Agenda Item**

**H**

**H2**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Harold Ellis, Senior Planner  
**DATE:** January 10, 2012  
**AGENDA ITEM SUBJECT:** 6 Month Zone Change and CUP Update

---

Old Business     New Business     Discussion Item     Workshop

1. **Summary:** See attached spreadsheet.

2. **Staff Recommendation:** Provide feedback and questions to Staff.

Regular P&Z meetings are held on the first and third Monday of every month. This form must be received 6 calendar days prior to the meeting in order to be included on the agenda.

**Zoning Update - July 2011 to January 2012**

**Zone Changes**

Appl No	Property Owner, Applicant	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	Proposed Zoning	City Council Status
2011-07Z	J.G. Meade, Executor Myrtle Meade Estate	NW Corner of Bailey/Manvel Roads	6/20/2011	7/18/2011	Approval	RE	GB	Approved
2011-09Z	Rec Time, RV/Ed Weatherall	2850 S. Sam Houston Pkwy	9/19/2011	9/19/2011	Approval	GB/GC	GC	Approved
2012-01Z	Emil J. Hrbacek/Sherry L. Stockwell-Tarrer	8013 W. Broadway	1/16/2012	1/16/2012	in process	R-1	GB	in process
2012-02Z	Tom Alexander, Jr./J. Kent Marsh	2411 E. Broadway	1/16/2012	1/16/2012	in process	GB	R-3	in process
2012-03Z	Bonnie & Janice Howard/Louis McKinney	2406 Cullen	1/16/2012	1/16/2012	in process	PD	PD	in process
<b>CUP's</b>								
Appl No	Property Owner, Applicant	Proposed Use	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 2011-09	Mike McGibbons/Furniture Repair Solutions	Furniture Repair	3520 E. Broadway	7/18/2011	7/18/2011	Approval	GB	Approved
CUP 2011-10	Mrs. Dale Pillow/Adult Reading Center	Inst of Religious, Edu, or Philanthropic Nature	2246 N. Washington	9/19/2011	9/19/2011	Approval	OTR	Approved
CUP 2011-11	Rec Time, RV/Ed Weatherall	Travel Trailer/RV Park/Campground (Short/Long T.)	2850 S. Sam Houston Pkwy	9/19/2011	7/18/2011	Approval	GC	Approved
CUP 2011-12	Esteban V. Rodriguez	Minor Auto Repair	7900 Block Broadway	11/21/2011	11/21/2011	in process	GB	in process
CUP 2011-13	Piper Precision/R D Homes	Servent, caretakers, or Security Quarters	4155 S. Main Street	11/21/2011	11/21/2011	in process	M1	in process

**H5**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission

**REQUESTOR:** Lata Krishnarao, AICP, LEED ND

**DATE:** January 9, 2012

**AGENDA ITEM SUBJECT:** Discussion Items

Old Business       New Business       Discussion Item       Workshop

### Summary

The Management Connection, Inc. facilitated a Planning Workshop with the City of Pearland's Planning and Zoning Commission on Saturday, October 16, 2010. Seven priorities were identified by the Planning and Zoning Commission for 2011, as a result of this workshop.

Subsequently, Planning Department formed work teams to address these priorities and formulate recommendations for each priority. Each team consisted of two P & Z Commissioners, one lead planning staff, and the Planning Director. Each team presented their recommendations to the entire P & Z. The recommendations were finalized by P & Z, with input from ACM Mike Hodge.

In December 2011, P & Z reviewed their progress and identified the priorities for 2012.

### Status of 2011 Priorities

2011 Priorities	2011 Teams	Status as for Dec. 2011
1. Establish Annexation Process a. Assist in developing a Communication Plan b. Assist in conducting a Cost/Benefit Analysis within the defined boundaries	Neil West, Henry Fuertes, Evan Duvall, Lata Krishnarao	Completed
2. Conduct quarterly or as needed conferences	Richard Golden,	Completed

with EDC and Chamber for the purpose of increasing communication/understanding	Henry Fuertes, Ian Clowes, Lata Krishnarao	
3. Develop strategy to address Brownfield Development (opportunities).	Darrell Diggs, Jerry Koza, Ian Clowes, Lata Krishnarao	Continue
4. Develop a plan to address: a. Transportation b. Mass Transit Connectivity (pedestrian access/ mobility)	Susan Sherrouse, Richard Golden, Harold Ellis, Lata Krishnarao	Continue
5. Update Land Use Matrix. Completed as part of the Unified Development Code Update T-12 and T-13.	P &Z Commission and Planning Staff	Completed
6. Update Comprehensive Plan.	Susan Sherrouse, Henry Fuertes, Evan DuVall, Lata Krishnarao	Continue
7. Develop a strategy for cell towers in the City.	Neil West, Darrell Diggs, Harold Ellis, Lata Krishnarao	Continue

### **2012 Priorities and Teams**

<b>2012 Priorities</b>	<b>2012 Teams</b>
1. Develop strategy to address Brownfield Development (opportunities).	Phil Cessac, Henry Fuertes, Jerry Koza, Ian Clowes, Lata Krishnarao
2. Develop a plan to address: a. Transportation b. Mass Transit c. Connectivity (pedestrian access/ mobility)	Shiela Fischer, Richard Golden, Harold Ellis, Lata Krishnarao
3. Update Comprehensive Plan.	Shiela Fischer, Henry Fuertes, Evan DuVall,

	Lata Krishnarao
4.Develop a strategy for cell towers in the City.	Neil West, Phil Cessac, Henry Fuertes Harold Ellis, Lata Krishnarao

As in the 2011 report, each priority will be finalized in the following format:

- I Priority
- II Goal
- III Scope
- IV Tasks/milestones with completion dates
- V Findings
- VI Recommendations

The 2011 report on four priorities that are carried over is attached below.

**Staff Recommendation**

Discuss the future course of action and milestones.

## **PRIORITY 1**

Team: Phil Cessac, Henry Fuertes, Jerry Koza, Ian Clowes, Lata Krishnarao

Develop strategy to address Brownfield Development (opportunities).

### **I Description**

Identify and address how to best deal with Brownfield locations, within the city, and bring them up to the standards of the Unified Development Code. This will free up additional property, sometimes in key areas of the city, and produce additional tax revenue in the long run. At this time, the city does not currently have a policy in place that specifically deals with the redevelopment of these sites. It is to the city's benefit to develop a plan of action for future use.

### **II Outcome**

Establish a plan of action by determining if any Brownfield sites currently exist in the city and how best to return these sites to income producing commercial or industrial businesses. This will free up additional property, sometimes in key areas of the city, and produce additional tax revenue in the long run.

### **III Scope**

This project should address two main issues:

- a) Determine any existing Brownfield sites and develop a strategy to market these sites for redevelopment.
- b) Determine the causes of Brownfield status and enact a strategy to limit any future Brownfield sites within the city.

### **IV Tasks/milestones with completion dates**

Kickoff/First Meeting: April 21, 2011

Aug 1 – Project conclusion\*

Aug 15 – P & Z Discussion

Sept 12 – P & Z Finalization

July 25 – Refine scope/recommendation

Oct – P & Z Presentation to CC

Staff has researched Brownfield sites and discussed with local officials about possible incentives and actions that can be taken to remediate any potential hazards that may still exist.

### **V Findings**

The City of Pearland has very limited sites that would be considered Brownfields. The few that do exist are mostly old gas stations and old industrial sites that may require some remediation before the sites will be a viable option for redevelopment. Pearland has three superfund sites located within our limits. These sites are monitored by the EPA and TCEQ and are not part of the Brownfield redevelopment scope.

## **VI Recommendations**

- The City of Pearland should work with Pearland Economic Development Corporation to determine a course of action.
- Propose incentives such as tax breaks for a set amount of years that would encourage developers to redevelop these Brownfield's.
- Pearland is far from built out with a plethora of Greenfields to develop, incentives may be the main motivational factor for redevelopment of our Brownfield sites.

## **PRIORITY 2**

Team: Shiela Fischer, Richard Golden, Harold Ellis, Lata Krishnarao

Develop a plan to address Connectivity (pedestrian/intra-City mobility)

### **I Description**

The Commission felt that the City needed a comprehensive plan which addressed transportation, mass transit, and connectivity. Upon further research, it was discovered that the City is currently working with Houston Galveston Area Council on a number of different plans addressing the issues mentioned, both on a local and regional level. Upon further investigating those plans, it was discovered that they may not fully address recreational and non-recreational means of transportation. Therefore, the Commission would like that aspect to be addressed in a final transportation plan. The Commission felt that this proposed final transportation plan should combine all of the plans being worked on with the City and other regional entities into a comprehensive transportation plan, to be adopted as a part of the City's Comprehensive Plan to be used as a guide for future land use requests.

### **II Goal**

Establish a comprehensive, city-wide mobility plan, to adopt and incorporate as a document in the comprehensive plan, to be used by the Commission when considering future land-use requests.

### **III Scope**

This project should address intra-City connectivity and mobility for residents and visitors to the City. Specifically, this plan should address the following:

- a) Pedestrian and bicycle lanes or pathways, based on the City's thoroughfare plan and/or Parks Trails Master Plan, to effectively get people to major destination points
- b) Mobility within the City as a whole to Pearland's major destination points from various parts of the City via circulator system (e.g. Bus, trolley) developed as a result of this study.

### **IV Tasks/milestones with completion dates**

Kickoff/First Meeting: April 6, 2011  
May 6 – Detailed project goals  
June 10 – Sugar Land Mobility Plan  
July 25 – Refine scope/recommendation  
Aug 1 – Project conclusion\*  
Aug 15 – P & Z Discussion

Sept 12 – P & Z Finalization  
Oct – P & Z Presentation to CC

Staff has met with Engineering and City administration regarding coordination between various City projects which has resulted in the narrowed scope of this project.

## **V Findings**

The City of Pearland already has plans or committees in place to address transportation (traffic flow, signal synchronization), regional transportation, connectivity within the City, and mass transit. At this time, the City's current Comprehensive Plan does not have a subsection in the Transportation Chapter of the Comprehensive Plan which would address the City's long-term goals for these issues.

## **VI Recommendations**

- The City of Pearland should incorporate the findings and overall results of the various ongoing mobility projects into the City's next Comprehensive Plan update.
  - The new chapter of the Comprehensive Plan should serve as a guide for Staff, Commission, and Council to use when considering future development and its impact on transportation.
- Planning and Zoning Commission representation should be included as a stake holder in the review process of the ongoing City mobility projects once they are formalized to ensure that all aspects of intra-city transit are covered. This would be including but not limited to non-recreational bicycle connectivity within the City.

## **PRIORITY 3**

Team: Shiela Fischer, Henry Fuertes, Evan DuVall, Lata Krishnarao

Develop a plan to update the Comprehensive Plan.

### **I Description**

The Planning and Zoning Commission has prioritized developing a plan for updating the Comprehensive Plan as one of its Strategic Priorities.

The existing Comprehensive Plan was prepared in 1999, with minor updates in 2004 and 2009. In 2004, limited additions were made to the Comprehensive Plan to include topics that had not been addressed before. These topics included housing, community character, mixed uses, and others, that provided a basis for the new Unified Development Code adopted in 2006. In 2010, only the Future Land Use Map was reviewed with respect to vacant land and some changes were made.

During the last thirteen years, the City of Pearland has experienced almost a tripling of population. This substantial growth and emerging issues have diminished the effectiveness and validity of the current Plan.

Additionally, individual sections of the Plan, such as the Parks Plan, Water and Sewer Plan, Thoroughfare Plan, etc., have been updated independently of this document, but have not been incorporated.

The Comprehensive Plan is a document that guides public policy in terms of transportation, utilities, land use, recreation, housing, economic development and others. Texas state law requires municipalities that adopt zoning regulations to do so "in accordance with a comprehensive plan" (Texas Local Government Code §211.004). Aside from statutory requirements, having a plan provides the City with the opportunity to address issues related to growth and service provision in a proactive, coordinated manner that promotes the health, safety, and general welfare of residents.

Therefore P & Z believes that it is time to undertake a comprehensive update to make sure the Comprehensive Plan reflects current data, trends and community preferences. An updated Plan is imperative to guide future city's growth in the next twenty years. This need is further precipitated by the unprecedented growth in the last 10 years, from 37,640 in 2000 to 91,252 in 2010, the changes that the city has undergone, and regional changes in the Houston Galveston area.

### **II Outcomes**

Provide a recommendation for updating the Comprehensive Plan for the City of Pearland to assure the goals of the City of Pearland are accomplished over the next twenty years.

### III Scope

Review the goals of the City of Pearland's Comprehensive Plan and develop a strategy for updating the Comprehensive Plan.

### IV Tasks/milestones with completion dates

Kickoff: March 07, 2011  
Meeting: April 04, 2011  
P&Z Discussion: August 15, 2011

### V Findings

The City of Pearland's Comprehensive Plan (Plan) needs to be updated to reflect changes that have occurred over the past decade. Over the last six years two major updates have been completed; including the Future Land Use Plan and the 2006 Addendum. These updates have targeted only a few sections of the Plan and a substantial amount of the document is in its 1999 original adoption state. The 2004 update was an addendum and added some sections to the Comprehensive Plan. It did not revise the entire Plan. Similarly, the 2009 update focused on only a few sections and was not a comprehensive update.

#### 1. The goals of the Comprehensive Plan have to be evaluated.

- a. Determine if goals established in 1999 are still applicable
  - i. Revise outdated goals.
  - ii. Examine if goals are being implemented by all departments of the city.
    1. Compare other documents utilized by other departments.
- b. Add additional goals
  - i. Determine if any additional goals are applicable to the City of Pearland.
    1. Sustainability
    2. Hazard Mitigation
    3. Mobility
- c. Facilitate Enforcement of the Plan among all departments
  - i. Assure that all departments are working together to obtain the future goals of the City of Pearland.

#### 2. Complete update to the Comprehensive Plan

- a. Assure that the current information for the City of Pearland is accurate (Demographic, Cross Section for Streets, etc.)
- b. Add new information such as trails to the Comprehensive Plan.
- c. Add additional chapters as needed.

- i. Sustainability
- ii. Hazard Mitigation

**3. Community involvement to validate the information contained in the Comprehensive Plan**

- a. Community Meetings
- b. Online Surveys
- c. Open Houses

**4. Need to assure city's departments are aligned**

- a. Meetings with city departments
  - i. Review each department's implementation tools with the goals of the Plan to find opportunities or conflicts.

**VI Recommendations**

- The City of Pearland should do an all-inclusive update of the Comprehensive Plan for the City of Pearland.
  - This update will provide for a guide for the City of Pearland over the next twenty-years.
  - Explore additional resources required to complete this update.
  - Incorporate other Planning and Zoning Commission strategies in the Comprehensive Plan such as a Mobility Plan and Telecommunications Plan.

## **PRIORITY 4**

Team: Neil West, Phil Cessac, Henry Fuertes, Harold Ellis, Lata Krishnarao

Develop a strategy for addressing future cell tower requests

### **I Description**

Due to a number of past Conditional Use Permit requests related to cellular communication towers, the Commission felt that consideration for approvals lacked specific guidelines. Therefore, the Commission expressed a desire to have a future plan which establishes guidelines and policies to use as a basis for future cellular communication tower requests in the City to ensure future approvals are in the best interest of the City in terms of location, design, and coverage areas

### **II Goal**

Develop a plan for the introduction of new cell towers over the next 10-15 years.

### **III Scope**

Investigate existing telecommunication towers within the City limits and ETJ for capacity, height, locations, structures, with the purpose of developing a strategy for the introduction of new towers over the next 10-15 years.

### **IV Tasks/milestones with completion dates**

Kickoff/1<sup>st</sup> Meeting: April 7, 2011 – Milestones Established

1. Review City's regulations and governance of telecommunication towers - met
2. Develop map of all existing towers within the City and ETJ - met
3. Investigate the possibility of a moratorium on new towers - met
4. Conduct a joint meeting between the Commission and tower owners and industry experts to develop a stealth plan - pending
5. Develop a coverage map for all towers within the City and ETJ - pending

July 15 – Project update/recommendation

Aug 1 – Project Conclusion

Aug 15 – P & Z Discussion

Sept 12 – P & Z Finalization

P & Z Presentation to City Council

## **V Findings**

Milestones 1, 2, and 3, as listed above, have been completed. Item 4 will be addressed out of the recommendation for 5, which is to develop a coverage map for all towers, as well as proposing suggested stealth technologies and plan.

Additional findings to note:

- The City needs additional information regarding stealth technologies and practices of nearby communities
- The current Comprehensive Plan does not address cell towers
- The City needs a precise map showing not just locations of existing towers, but coverage capability of existing towers
- New technologies may phase out existing towers, the City needs a plan to address what will happen if this becomes an issue
- Grandfathering of towers makes improvements to existing towers difficult, research should be done on how to handle this issue

## **VI Recommendations**

The City of Pearland should create a cellular coverage map for the City and ETJ. This study should take into account additional available capacity on existing towers to illustrate future coverage potential with existing towers. Additionally, the study should identify proposed stealth technologies based on the findings of the map, as well as other community regulations within the region. The study should also identify means of phasing out existing towers as technology changes the demand. The findings may then be discussed further with the Commission and Council to finalize an end product to be used when evaluating new towers and can be proposed for adoption with the annual Unified Development Code in 2012 (T-14).

Attachments:

Individual Commissioner Research and Input



**City of Pearland  
Planning and Zoning Commission**

July 27, 2011

**Subject: City of Pearland Cell Tower Strategy - Commissioner Input #1**

Pursuant to the Planning and Zoning Commission Retreat conducted earlier this year, the Planning Director for the City of Pearland requested the commission to proactively pursue courses of action to ensure the identified goals and objectives might be attained. This request led to the formulation of several working groups within the commission to investigate in greater details the issues impacting the established goals. One such goal was the development of a strategy to guide the commission with regard to facilities siting of cell towers within the city and its extraterritorial jurisdiction (ETJ).

The Cell Tower workgroup comprised of Commissioner Darrell J. Diggs, Sr., Commissioner Neil West, and Senior Planner Harold Ellis met initially to identify the scope, milestones, and timeline. A final report is scheduled to be presented to the City Council on or before September 30, 2011. The project scope was defined as: *“Investigate existing telecommunication towers within the City limits and ETJ for capacity, height, location, and structure with the purpose of developing a strategy for introducing new towers over the next 10-15 years.”*

The Cell Tower Workgroup also established the following milestones to ensure progress and to guide the completion of this task.

- Review of City’s regulations and governance of telecommunication towers.
- Investigate the possibility of a moratorium on new towers.
- Develop a map of existing cell towers within the City and its ETJ.
- Develop a Stealth Plan governing the siting of towers throughout the City.
- Develop a coverage map for all towers within the City and ETJ.

This document identifies findings from Commissioner Darrell J. Diggs, Sr. research into federal data sources and regulations available from the Federal Communications Commission and Section 704 of the Telecommunications Act of 1996.

Section 704 of the Telecommunications Act of 1996 governs federal, state, and local government oversight of siting of "personal wireless service" (PWS) facilities. The act, while preserving local zoning authority, prohibits any action that would:

- discriminate between different providers of personal wireless services, and
- ban altogether the construction, modification, or placement of these kinds of facilities.

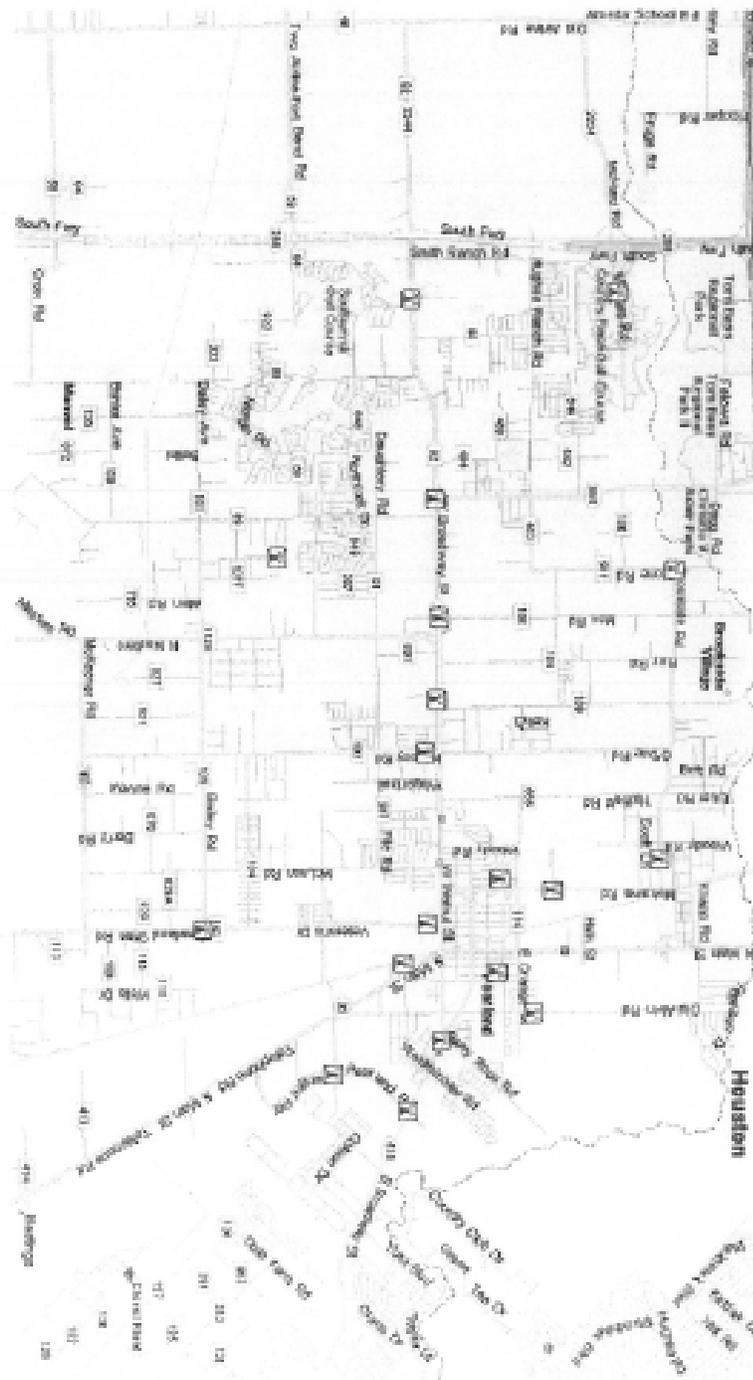
While the Telecommunications Act of 1996 clearly resolves the issue of placing moratoriums on the siting of new towers, its amendment to Section 332(c) of the Communications Act clearly preserves the authority of local government decisions regarding the placement, construction, and modification of PWS facilities.

This information, along with additional summary information regarding issues such as cellular market licensing management, effects of radio frequency emissions, and licensee requirements regarding Environmental Assessments are found on the FCC Wireless Telecommunications Bureau web site fact sheet (<http://wireless.fcc.gov/siting/fact1.html>).

The FCC site also contains publically available information on existing and proposed cellular tower siting facilities (see exhibit 1). The facilities database includes information such as:

- Registration Number,
- Tower Owner,
- Tower Address,
- Tower Height,
- Structure Type, and
- Date of Construction/Dismantling.

The following exhibit details the above information for the 28 towers currently within the City of Pearland and its ETJ. This information provides the basis for the completion of work by this group. Licensing information must be registered and approved by the Federal government and the availability of this licensing data can assist the Planning Department in its provision of factual and complete data regarding cell towers to the City Council and the P&Z Commission. In addition, the P&Z Commission can use this information in its deliberations regarding siting of new facilities.



*P & Z 2021 PROJECT GOAL; CELL TOWER STRATEGY  
COMMENTS UPDATE, NEIL WEST, COMMISSIONER  
08-08-21*

*CELL TOWER STRATEGY DOES INCLUDE OTHER VIBLE ALTERNATIVES*

*CELL TOWER BASICS*

*LOCATION-APPEARANCE-EFFECTIVENESS, NEED ADDRESSING  
MORE EXTENSIVE USE OF TRANSMISSION POLES CURRENTLY  
ALL CELLULAR TECHNOLOGY COULD BE UNDER A MASTER PLAN & MONITORED  
PHASE CELL TOWERS OUT AS TECHNOLOGY ALLOWS,  
NO GRANDFATHERING*

*CUTTING EDGE TECHNOLOGY*

*INVESTIGATE CURRENT TECHNOLOGY AVAILABL  
KEEP UP TO DATE ON OTHER THAN TOWERS (SATELITES, OTHER TRANSMISSION  
METHODS, ETC,)*

**H6**

American Planning Association's  
**2012 National Planning Conference**  
Saturday, April 14–Tuesday, April 17

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REIMAGINE

# LA 2012



**Cover:** Join the Local Host Committee for an evening at the Walt Disney Concert Hall. See page 7.

**Above:** Explore Wilshire Boulevard and other legendary boulevards on an Orientation Tour. See page 21.

# REIMAGINE THE CITY REIMAGINE YOUR CAREER REIMAGINE THE POSSIBILITIES

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# TO THE CONFERENCE

**VISIT OUR SITE.** APA's National Planning Conference offers an extensive array of professional-development and career-building opportunities—so many, in fact, that we can only provide an overview in this printed program. We've put all the details about the hundreds of sessions, workshops, tours, and networking events online—and made it easy for you to find those activities of most interest to you.

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  - Conference only
3. Add tickets to special events and mobile workshops.
4. Finish up and pay.
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6. Get ready to have a great conference experience in Los Angeles.



# PLANNING IMPACT

Planners need to speak out to convey the value of planning. APA Communications Bootcamp will take place at the 2012 conference. Robin Rather leads the program through two sessions (S463) *Communicating the Value of Planning* and (S493) *Big-City Planning Directors on Communicating Planning*. More in-depth training is available through Tuesday's workshop (W453) *Communications High Ground for Planning*.

# COMETOGETHERV

## A shared vision

APA's National Planning Conference is an opportunity to come together with colleagues and reimagine, reinvent, and reinvigorate the field. Take advantage of these Special Events to help build the vision. Purchase your ticket early to secure your space. No refunds or exchanges after March 15.

### Special Events

#### AICP Community Planning Workshop (P350)

**\$45**

Saturday, April 14. 8:00 a.m.–4:30 p.m.

This year's Community Planning Workshop will work with the Los Angeles Urban Renewal Network in Boyle Heights. The daylong workshop will engage the community and explore a green cart program to make healthy food available to all. Lunch is included.

#### FAICP Induction Ceremony (P001)

**Free**

Sunday, April 15. 4:30–6:00 p.m.

Join the AICP College of Fellows as they welcome the 2012 class of distinguished members. AICP members who have made lasting contributions to the practice and profession of planning will be elevated to Fellow at the ceremony. Black tie optional. All are welcome. Free, but registration is required.

#### FAICP Induction Reception (P002)

**\$75 (Includes two drink tickets)**

Sunday, April 15. 6:15–7:15 p.m.

A reception will immediately follow the ceremony. Black tie optional. Registration is required for all attendees. The 2012 Fellows will receive a complimentary ticket for this event. Additional tickets may be purchased.

#### Planning Commissioners and Appointed Officials Breakfast (P003)

**\$12**

Sunday, April 15. 7:00–8:30 a.m.

Participate in the campaign to educate and communicate with commissioners around the country and become part of the face of planning. Photos will be taken for use in APA materials directed at officials. Network, meet staff, and ask questions. Registration required. Hot breakfast included.

#### Planning Directors Breakfast (P004)

**\$40**

Sunday, April 15. 7:00–8:30 a.m.

Join your fellow planning directors and featured speakers, Michael LoGrande and Rob Kowalski, and hear about exciting developments in both Los Angeles and Chicago. A hot breakfast is served. Registration required.

#### Awards Luncheon (P005)

Monday, April 16. noon–2:00 p.m.

Enjoy lunch as APA and AICP present the 2012 National Awards for Planning, a multimedia celebration of the best projects, plans, and planners in the country. Awards honor planning landmarks and pioneers, journalists and students, citizens and professionals who have achieved excellence and helped to improve the quality of life in numerous communities. One ticket is included with full registration. Additional tickets may be purchased for \$45 each.

#### China Night Dinner (P006)

**\$50; Students: \$35**

Monday, April 16. 8:30–10:30 p.m.

Join Chinese friends and interested colleagues for an evening of good food and conversation and to learn more about planning in China.

#### APA/AICP Annual Meeting and Leadership Honors (X050)

Tuesday, April 17. 9:00–10:15 a.m.

Highlights of this year's annual meeting will be addresses by APA President Mitchell Silver, AICP, and AICP President Anna Breinich, AICP, as well as announcement of the winners of the 2012 APA/AICP elections. Be sure to attend.



# WITH COLLEAGUES

## On the Radar: Emerging Issues

### The Changing Face of America (P007)

**\$75, Dinner included**

Sunday, April 15. 6:00–8:30 p.m.

Is the past prologue? Demographics change quickly in a highly mobile society; who will be living in our communities 20 year from now? Dowell Myers will add insights from his essay in *Planning Los Angeles*.

### Planning for Prosperity (P008)

**\$75, Dinner included**

Sunday, April 15. 6:00–8:30 p.m.

How can shrinking cities be regenerated? Joe Schilling will present APA's new PAS Report, *Cities in Transition*.

### Megapolitan America (P009)

**\$75, Dinner included**

Sunday, April 15. 6:00–8:30 p.m.

What are the megatrends that will consume planners for the next two decades? Rob Lang will present the findings from his latest book, *Megapolitan America*.

### Future of Small Town Tourism (P011)

**\$50, Dinner included**

Sunday, April 15. 7:00–10:00 p.m.

Big Bear Lake is LA metro's four-season back yard, home to an alpine village, two winter resorts, marinas, vacation cabins, and year-round outdoor recreation. Join planners Janice Etter, AICP, and Siri Eggebraten for a lively discussion of fads, foibles, and the future of small-town and tourism planning.

## Take Me Out to the Ball Game

Interested in catching a baseball game while you are in LA? Both the Angels and the Dodgers are in town during the conference. Visit [www.planning.org/conference](http://www.planning.org/conference) to find out how to snag the best seat in the park.

## Local Host Committee Special Events

### Exclusive Screening of *Chinatown* at the Historic Orpheum Theater (P100)

**\$20, Cash bar and snacks**

Saturday, April 14. 7:00–10:00 p.m.

Join colleagues for an exclusive screening of the classic LA planning-themed movie.

### Neon Art Bus Cruise (P101)

**\$50, Beer and wine included**

Saturday, April 14. 7:30–10:30 p.m.

See city's glitzy past, unexpected architecture, and outright funkiness—from the top of a double-decker bus! Bring cash for snacks.

### "All Aboard" ReimagineLA! An Opening Night Party (P102)

**\$40, Includes food and two drink tickets**

Sunday, April 15. 7:00–10:00 p.m.

The Opening Night Party will showcase LA's historic Union Station.

### Hike Night at Griffith Park (P103)

**\$18, Includes bus transportation to Griffith Park and guided hike.**

Monday, April 16. 6:15–9:30 p.m.

Drinking water and hiking boots recommended. If rain is forecast 24 hours in advance, the event will be cancelled.

### Monday Night Networking Mixer at the Seven Grand Whiskey Bar (P104)

**\$30, Includes two drinks and light snacks. Cash bar after 10:00 p.m.**

Monday, April 16. 8:00–10:00 p.m.

Network with fellow "youthful" planners at Seven Grand.

### An Evening at the Walt Disney Concert Hall (P105)

**\$35**

Tuesday, April 17. 8:00 p.m. (concert start time)

Join us for an all-Schubert chamber music concert performed by the Los Angeles Philharmonic at the Walt Disney Concert Hall.

## FUN FACT

*The sun shines on Los Angeles, on average, 325 days a year.*



# GLOBAL LEADERS,



## Andrew Weaver

### Opening Keynote: The Challenge of Global Warming (S701)

CM | 1

Sunday, April 15, 8:40—10:15 a.m.

Weaver was lead author on the UN Intergovernmental Panel on Climate Change. He speaks eloquently about climate change and the need to understand environmental science, and he has won numerous awards for his work. He currently teaches climate modeling and analysis in the University of Victoria (British Columbia) School of Earth and Ocean Science.



## Joan Clos

### International Feature Lecture (S702)

CM | .5

Sunday, April 15, 12:15—12:50 p.m.

Joan Clos is the executive director of UN-HABITAT and a former mayor of Barcelona. He observes: "With 50 percent of the world's population already living in urban areas . . . urbanization is one of the major challenges of the 21st century. With increasing migration in developing countries, tackling the urbanization of poverty is a key priority."



## Raphael Bostic

### Sprawl and Smart Growth 1 (S485)

CM | 1.25

Sunday, April 15, 1:00—2:15 p.m.

Bostic is the assistant secretary for Policy Development and Research in the U.S. Department of Housing and Urban Development and serves as moderator of the *Journal of the American Planning Association* research sessions on sprawl and smart growth.



## Sen. Mary Landrieu (invited)

### Policy Plenary (S703)

CM | 1.25

Monday, April 16, 7:30—8:45 a.m.

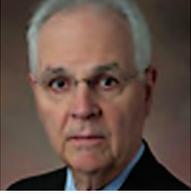
Mary Landrieu became the first woman from Louisiana elected to a full term in the U.S. Senate in 1996. She is a leading voice for smart growth and for Gulf Coast recovery in the wake of hurricanes Katrina and Rita.

## INSIDE LA

### A planner's perspective on the city

There's much to explore in and around Los Angeles: green building sites, affordable housing, new transit projects. Before you head out to the conference, familiarize yourself with the planning issues that are animating the city now. Check out APA's blog *Reimagine Los Angeles* at [blogs.planning.org/conference](http://blogs.planning.org/conference) for an insider's look at the city.

# BIG THINKERS



## America's Food and the Sacramento-San Joaquin Delta

### Delta Urbanism Plenary (S523)

CM | 1.25

Monday, April 16, 7:30–8:45 a.m.

The Sacramento-San Joaquin Delta, a fragile ecosystem, is critical to America's food supply and integral to the fresh water supply in California. Phil Isenberg (invited), chair of the Delta Stewardship Council, speaks on the Delta Plan and Michael Machado (not pictured), executive director of the Delta Protection Commission, speaks on the Economic Sustainability Plan.



## International Plenary

### Global Planners Network Presidents (S704)

CM | 1.25

Monday, April 16, 7:30—8:45 a.m.

American Planning Association President Mitchell Silver, AICP, leads a discussion on Game Changers: Energy, Climate Change, and the Green Economy. He is joined by Colin Haylock, president of the Royal Town Planning Institute; Dyan Currie, president of the Planning Institute of Australia; and Andrea Gabor, president of the Canadian Institute of Planners.



### FUN FACT

*With a population of more than 10 million, Los Angeles County is by far the largest county in the country. It is home to 88 cities.*





## Special Presidential Session

### AIA, ASLA, ASCE, and APA Presidents Forum (S556)

CM | 1.25

Monday, April 16. 2:30–3:45 p.m.

American Planning Association President Mitchell Silver, AICP, leads a session on leadership in planning with Jeffery Potter, FAIA, president of the American Institute of Architects; Susan M. Hatchell, FASLA, president of American Society of Landscape Architects; and Andrew W. Herrmann, P.E., SECB, F.ASCE, president of American Society of Civil Engineers (invited).



## Ambassador Renée Jones-Bos

### Closing Keynote (S705)

CM | 1

Tuesday, April 17, noon—1:00 p.m.

Renée Jones-Bos became ambassador of the Netherlands to the United States in 2008. She also served in the Dutch Embassy in Prague as the deputy chief of mission, as first secretary in the embassy in Washington, D.C., and in embassies in Dhaka and Paramaribo.

# FIND YOUR NICHE

## Use tracks to organize your day

Many activities at the conference are grouped into tracks to make it easy for you to follow a particular subject that interests you. Tracks are highlighted as sidebars throughout the Ed Sessions.

# PLANNING EXPO

## Where the Action Is

When you want to plug in to the nerve center of the conference, head to the Planning Expo. This exhibit hall is a great place to meet people and take the pulse of the planning field.

### Los Angeles Convention Center: West Hall A

Saturday, April 14 and Sunday, April 15.

9:00 a.m.–5:00 p.m.

Monday, April 16

9:00 a.m.–4:00 p.m.

### Exhibits

Find out about APA programs and check out the latest products and services from more than 100 exhibitors. Refreshments will be available.

### APA's PlanningBooks.com

Be the first to see hot-off-the-presses books from APA's Planners Press. Stock up on classic titles and try out CD-ROM training packages. Take advantage of conference-only special deals.

### APA Cyber Lounge

Stay connected while you are away and stop by the APA Cyber Lounge to check and send e-mail.

### Exhibitor Open House

Saturday, April 14, 5:30–7:00 p.m.

Have a drink on us and join us in the exhibit hall where you can meet and mingle with exhibitors and sponsors. Light refreshments included.

## Career and Job Events

### APA Job Connection

Find the right person for the job or the right job for you. Employers: Post your open positions on the Job Connection website before the conference and reserve interview rooms at the conference. Job Seekers: If you are an APA member and plan to attend the conference, visit the Job Connection website to find open positions.

### Resume Clinic—Tips for a Tough Economy

Meet with experienced hiring managers from the public and private sectors for one-on-one resume and job hunting advice. Sign up for your specific 15–20 minute time slot on-site in Job Connection and bring a copy of your resume for review.

Individual Clinics (15–20 minutes each):

Saturday, April 14 and Sunday, April 15,

10:30 a.m.–4:00 p.m.;

Monday, April 16, 10:30 a.m.–3:45 p.m.



## Related Sessions:

### Resumes for Today's Economy (S421)

Saturday, April 14, 1:00–2:15 p.m.

### Creating Your Online Professional Identity (S481)

Sunday, April 15, 1:00–2:15 p.m.

### Working in the Firm; Working in the Agency

Saturday, April 14 (S635) and

Monday, April 16 (S636), noon–1:00 p.m.

Students, explore life after graduation. Bring your lunch and hear what it's really like to work for a variety of different organizations. You just might find your dream job, and you'll definitely pick up information that will help you position yourself to hit the ground running.

## Poster Sessions

Sunday, April 15, noon–2:00 p.m.

Research, case studies, and projects are presented in these unique poster displays. You can view the posters, created by professionals and students, throughout the conference and meet the poster presenters at this two-hour session. This is the perfect opportunity for a casual conversation about a variety of relevant topics.

## Capstone Presentations

Saturday, April 14 (S632), 10:00 a.m.–noon and 1:00–3:00 p.m.

Sunday, April 15 (S633), 10:30–11:30 a.m.

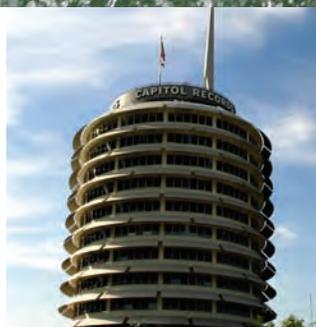
Where is planning going? Where will the next generation of planners focus their work? What excites student planners? Find out by attending student capstone presentations in the exhibit hall. These seven-minute presentations highlight original student projects from around the country. Whether they are working in a local neighborhood or another country, students are helping to shape what planning is today and where it will be tomorrow.

# BUILDSKILLS



## **FUN FACT**

*The Capitol Records building in Hollywood, built in 1954 to resemble a stack of 45-rpm records, was the world's first circular office tower.*



# TRAININGWORKSHOPS

Full- and half-day workshops at the conference give you a deeper understanding of a given topic and new, marketable skills. Full-day workshops take place on Saturday, April 14, and most half-day workshops take place on Tuesday, April 17.

## Full-Day Training Workshops

See online program for workshop outlines and exam preparation subject areas.

### Managers Institute (W400)

CM | 9

#### \$595; \$395 Conference Registrants

Saturday, April 14. 7:30 a.m.–5:30 p.m.

A day of intensive training and personal reflection for directors, managers, and supervisors.

### New Directors Institute (W401)

CM | 9

#### \$595; \$395 Conference Registrants

Saturday, April 14. 7:30 a.m.–5:30 p.m.

Hone your planning leadership, staff- and fiscal-management, and political skills.

### Advanced Environmental Planning Two (W402)

CM | 8

#### \$295 or Bundled Registration

Saturday, April 14. 8:00 a.m.–5:00 p.m.

Prepare for the advanced certification exam through a review of selected topics in this second environmental workshop based on the exam outline. Advanced Environmental Planning One is available through [APAPlanningBooks.com](http://APAPlanningBooks.com) and streaming education.

### Advanced Transportation Planning Three (W403)

CM | 8

#### \$295 or Bundled Registration

Saturday, April 14. 8:00 a.m.–5:00 p.m.

The third and final selected topics of the advanced exam outline are covered. Advanced Transportation Planning One and Two are available through [APAPlanningBooks.com](http://APAPlanningBooks.com) and streaming education.

### Negotiation Skills for Planners (W405)

CM | 8

#### \$295 or Bundled Registration

Saturday, April 14. 8:00 a.m.–5:00 p.m.

Develop crucial analytical, strategic, and practical negotiation skills during this daylong workshop.

### Planning the Urban Forest (W406)

CM | 8

#### \$295 or Bundled Registration

Saturday, April 14. 8:00 a.m.–5:00 p.m.

Learn to protect the urban forest, the largest structural component of green infrastructure.

### Sustainable Development Through Form-Based Codes (W407)

CM | 8

#### \$295 or Bundled Registration

Saturday, April 14. 8:00 a.m.–5:00 p.m.

Learn the basics of form-based codes and how to prepare key components.

# EXAM PREP

## Get ready for the AICP exam or advanced certification

If you're planning to take the next step in your career by becoming certified or earning advanced certification, you won't want to miss the exam prep workshops at the conference. The workshops—one for the AICP exam, one for the environmental planning exam, and one for the transportation planning exam—will help you brush up on topics on the exam outline.

# TRAININGWORKSHOPS

## Half-Day Training Workshops

### **AICP Examination Preparation (W450)**

**\$40; \$25 Conference Registrants**

Saturday, April 14. 8:00 a.m.–noon

Explore the AICP exam format, content, and topic areas. Gain insights for success.

### **Legal Issues for Planning Commissioners (W451)**

Saturday, April 14. 8:00 a.m.–noon

**\$150; \$125 Conference Registrants**

Consider legal issues that arise during planning commission and boards of adjustment hearings.

### **Communications High Ground for Planners (W453)**

**CM | 4**

Tuesday, April 17. 1:30–5:30 p.m.

**\$150; \$125 Conference Registrants**

Learn what makes messages about planning interesting, relevant, succinct, and powerful.

### **How to Write a Zoning Ordinance (W454)**

**CM | 4**

Tuesday, April 17. 1:30–5:30 p.m.

**\$150; \$105 Conference Registrants**

Explore form-based, hybrid, and modern traditional zoning ordinances.

### **METROPOLIS a green city of your own! (W455)**

**CM | 4**

Tuesday, April 17. 1:30–5:30 p.m.

**\$150; \$125 Conference Registrants**

Explore planning related curriculum in elementary schools, and learn how to implement programs for kids in your community.

### **Planning and Zoning for Solar Energy (W456)**

**CM | 4**

Tuesday, April 17. 1:30–5:30 p.m.

**\$150; \$125 Conference Registrants**

Planning and zoning can facilitate solar energy adoption rather than serve as barriers.

### **Coast Community Resilience (W457)**

**CM | 4**

Tuesday, April 17. 1:30–5:30 p.m.

**\$150; \$125 Conference Registrants**

Review coastal community hazards and understand how CCR provides a unifying framework for sustainability and risk reduction.

### **A Quiet Revolution in Parking Policies (W452)**

**CM | 4**

Tuesday, April 17. 1:30–5:30 p.m.

**\$150; \$125 Conference Registrants**

Explore the “Goldilocks principle” of pricing parking and learn how to set up your community’s parking program for success.

### **Refreshing Census Data and Factfinder Skills (W458)**

**CM | 4**

Tuesday, April 17. 1:30–5:30 p.m.

**\$150; \$125 Conference Registrants**

Learn about updates to Census 2010 and American Community Survey data programs.

## International Youth Forum

### **International Youth Roundtable for Future Cities (W404)**

**CM | 8**

**\$40; \$25 Conference Registrants**

Saturday, April 14. 8:00 a.m.–5:00 p.m.

Young leaders from the U.S. and China focus on issues of global urbanization.

## GIS Workshops

Hands-on GIS workshops throughout the conference offer the chance to expand your capabilities in this resume-building skill. Add these ticketed workshops to your full-conference registration. No refunds or exchanges after March 15. Sponsor: Esri.

### Emerging Trends in GIS for Planners— Citizen Engagement/Gov 2.0 (W200)

CM | 1.5

\$20

Sunday, April 15. 8:00–9:30 a.m.

Examine how easy-to-use applications, on a number of different devices from laptops to smart phones, can lead to genuine interaction with citizens.

### Emerging Trends in GIS for Planners— Economic Gardening and Development (W201)

CM | 1.5

\$20

Sunday, April 15. 10:00–11:30 a.m.

Use web-based tools to analyze data and gain a better understanding of the community.

### Emerging Trends in GIS for Planners— GeoDesign (W202)

CM | 1.5

\$20

Sunday, April 15. 1:00–2:30 p.m.

Using simple web-based tools, examine the components of GeoDesign to identify works best for a site.

### Emerging Trends in GIS for Planners— Designing, Analyzing, and Visualizing in 3-D (W203)

CM | 1.5

\$20

Sunday, April 15. 3:00–4:30 p.m.

Use a transit-oriented planning workflow to show how 3-D can be used for site planning, design, analysis, and visualization.

#### FUN FACT

*With more than 1,500 wall paintings around the city, Los Angeles considers itself the mural capital of the world.*



### Emerging Trends in GIS for Planners— Citizen Engagement/Gov 2.0 (W204)

CM | 1.5

\$20

Monday, April 16. 8:00–9:30 a.m.

Examine how easy-to-use applications, on a number of different devices from laptops to smart phones, can lead to genuine interaction with citizens.

### Emerging Trends in GIS for Planners— Economic Gardening and Development (W205)

CM | 1.5

\$20

Monday, April 16. 10:00–11:30 a.m.

Use web-based tools to analyze data and gain a better understanding of the community.

### Emerging Trends in GIS for Planners— GeoDesign (W206)

CM | 1.5

\$20

Monday, April 16. 2:00–3:30 p.m.

Using simple web-based tools, examine the components of GeoDesign to identify works best for a site.

### Emerging Trends in GIS for Planners— Designing, Analyzing, and Visualizing in 3-D (W207)

CM | 1.5

\$20

Monday, April 16. 4:00–5:30 p.m.

Use a transit-oriented planning workflow to show how 3-D can be used for site planning, design, analysis, and visualization.

# EXPLORE LA



## Mobile Workshops & Tours

From its extensive park system to its bustling immigrant neighborhoods, Los Angeles has many facets. Explore those facets in mobile workshops that take you out of the convention center and show you firsthand what's working for LA and the region—and what could work for your community.

You can add one or several of these separately ticketed workshops to your full registration when you register. For a great overview of the area from a planner's perspective, be sure to sign up for an orientation tour.

Students, check [www.planning.org](http://www.planning.org) for details on special student mobile workshop rates.

*Note: Many mobile workshops take place outdoors and include walking, biking, or other physical activities. Be sure to bring appropriate shoes and clothing for the activity and the weather. Mobile workshops operate rain or shine. No refunds or exchanges after March 15.*

### SYMBOLS KEY



Travel by motorcoach



Travel by bike



Travel by boat



Travel by public transit



Travel by foot



Workshop includes lunch



Travel by horseback

## Sunday

### Playa Vista as the Urban Ideal (W001)

CM | 4 \$80   

Sunday, April 15. 7:30 a.m.–12:30 p.m.

Tour this new higher-density LA community and explore its open spaces and amenities.

### Biking through Sustainable Santa Monica (W002)

CM | 3.5 \$90   

Sunday, April 15. 7:30 a.m.–1:00 p.m.

Find out what's involved in producing Santa Monica's Sustainability Report Card.

### Trade in Port Cities and Beyond (W003)

CM | 3 \$60  

Sunday, April 15. 7:45–11:45 a.m.

Explore the role of international trade in shaping the landscape, economy, and social fabric of communities.

### American Suburbs and Latino Transformations (W004)

CM | 4 \$45   

Sunday, April 15. 10:30 a.m.–3:30 p.m.

Tour places where Latinos have transformed main streets, blue-collar suburbs, and shopping centers.

### Wilshire Center Art Deco Building Tour (W005)

CM | 2.5 \$70   

Sunday, April 15. 10:30 a.m.–2:00 p.m.

Tour the stunning art deco structure in this renowned urban enclave.

### A River Runs Through It (W006)

CM | 3 \$70   

Sunday, April 15. 10:45 a.m.–2:45 p.m.

Explore efforts to maintain the Los Angeles River's water quality as it crosses jurisdictions.

### Los Angeles's Sports and Entertainment District (W007)

CM | 2 \$25 

Sunday, April 15. 10:45 a.m.–12:45 p.m.

Explore the results of a pedestrian-oriented metamorphosis around the convention center.

### Enhancing Social Equity Through Green Infrastructure (W008)

CM | 3 \$70   

Sunday, April 15. 11:00 a.m.–3:00 p.m.

Hear how LA has used green infrastructure investments to enhance neighborhood quality of life.

### Planning in Food Deserts (W009)

CM | 3 \$70   

Sunday, April 15. 11:00 a.m.–3:00 p.m.

Review efforts to bring grocery stores and healthy food retailers to South LA.

### Engaging Students in Urban Trail Development (W010)

CM | 2.5 \$40   

Sunday, April 15. 11:00 a.m.–2:30 p.m.

Visit 30 unique, thematic urban trails developed by high school students, and hike one of them.

### LA to West Hollywood: Development of a LGBT Community (W011)

CM | 3.5 \$60  

Sunday, April 15. 1:00–5:30 p.m.

Learn about the role of the LGBT community in Los Angeles and its effects on political and social change in Southern California.

### Faux Urbanism: Creating Hyper-Realistic Places (W012)

CM | 2.5 \$60  

Sunday, April 15. 1:00–4:30 p.m.

Visit several enhanced environments in the form of a retail mall, museum, and neo-industrial area that are more real than reality.

### School Planning and Construction in Los Angeles (W013)

CM | 2.5 \$45  

Sunday, April 15. 1:00–4:30 p.m.

Examine LAUSD's school construction program, second only in size to the Big Dig.

### Bicycle Co-ops and Community Bicycle Programs (W014)

CM | 2.5 \$80  

Sunday, April 15. 1:15–4:15 p.m.

Discover the history of bicycle co-ops in Los Angeles and their origins, struggles, and successes.

#### FUN FACT

*There are nearly 500 miles of bicycle paths in Los Angeles.*



# MOBILEWORKSHOPS

## Metro as Developer (W015)

CM | 2.5 \$35

Sunday, April 15. 1:15–4:15 p.m.

Hit the rails and visit three of Metro's Joint Development Program successes.



## Urban Synergy in Little Tokyo (W016)

CM | 2 \$60

Sunday, April 15. 1:15–4:15 p.m.

Explore the connection between revitalization and public transit in and around Little Tokyo.



## Monday

## Riding Back to the River (W017)

CM | 3 \$75

Monday, April 16. 7:45–11:15 a.m.

Explore how watershed revitalization spurred development of a bicycle transportation corridor.



## Asian Commerce in the San Gabriel Valley (W018)

CM | 2.5 \$70

Monday, April 16. 8:00–11:30 a.m.

Learn how the character of commercial development has changed due to large-scale Asian immigration.



## Culver City Transit-Oriented Development District Tour (W019)

CM | 2.5 \$45

Monday, April 16. 8:00–12:30 p.m.

With light rail imminent, Culver City has initiated a bold TOD planning effort.



## Preserving LA's Historic Neighborhoods (W020)

CM | 3 \$60

Monday, April 16. 8:00–11:30 a.m.

Experience architectural districts from 1800s Victorian to 1960s mid-century modern.



## Reimagining Disney California Adventure (A) (W021)

CM | 3 \$60

Monday, April 16. 8:00–11:30 a.m.

Hear the compelling planning story behind the renovation and explore the expansion of Disney California Adventure.



## Parks, Ecological Restoration, and Fire Management (W022)

CM | 5 \$75

Monday, April 16. 8:15 a.m.–2:15 p.m.

Explore ecological restoration and conservation in fire prone communities while touring Griffith Park.



## Downtown Waterfront Planning in Long Beach (W023)

CM | 4 \$40

Monday, April 16. 8:15 a.m.–1:15 p.m.

Visit the \$180 million Queensway Bay Project, which reunited downtown Long Beach with the Pacific Ocean.



## Reclaiming Figueroa Street (W024)

CM | 4 \$40

Monday, April 16. 8:15 a.m.–1:15 p.m.

See how a streetscape plan allows streets to be shared among users.



## Conservation Plan Negotiations (W025)

CM | 2 \$60

Monday, April 16. 8:15–11:15 a.m.

Learn about the Tejon Ranch conservation agreement and the negotiation process.



## Back in Time to the Future (W026)

CM | 4.5 \$85

Monday, April 16. 8:30 a.m.–2:00 p.m.

Visit the Orange Transportation Center/Santa Fe Depot and learn how preservation supports economic development.



## Baldwin Hills Conservancy Scenic Overlook (W027)

CM | 2 \$60

Monday, April 16. 8:30–11:30 a.m.

Examine the challenges of reimagining urban open space in this two-square-mile area.



## Rose Parade and the Rose Bowl (W028)

CM | 2 \$60

Monday, April 16. 8:30–11:30 a.m.

Explore the effects of stadium renovation on surrounding neighborhoods and a city's budget.



## Connecting Pedestrians and Bicyclists to Metro (W029)

CM | 2 \$55

Monday, April 16. 9:00–11:30 a.m.

Explore ways to link pedestrians and bicycles to Metro's Gold Line Eastside Extension.



## Downtown LA's Art Deco Buildings (W030)

CM | 2.5 \$25

Monday, April 16. 9:00–11:30 a.m.

Tour Downtown LA and explore the impacts of art deco and streamline moderne architecture. Includes walking on stairs.



### Repositioning Inglewood (W031)

CM | 3.5 \$75    

Monday, April 16. 9:15 a.m.–1:45 p.m.

Explore this diverse and resilient community, home to African American and Hispanic majority populations, and Hollywood Park.

### Managing Congestion in Southern California (W032)

CM | 3 \$70    

Monday, April 16. 9:15 a.m.–1:15 p.m.

Explore innovative street and highway congestion management efforts under way in Southern California.

### Planning Housing for the Homeless (W033)

CM | 2 \$30  

Monday, April 16. 9:15–11:45 a.m.

Explore issues surrounding homelessness and how they're being addressed along LA's Skid Row.

### Exposition Phase 1 Light-Rail Transit (W034)

CM | 1 \$30  

Monday, April 16. 9:15–10:45 a.m.

Consider the planning and construction challenges light rail poses in a dense urban environment.

### Bicycle-Friendly Long Beach (W035)

CM | 3 \$75   

Monday, April 16. 2:15–6:15 p.m.

Bike through a city determined to become the most bike-friendly city in America.

### Historic Preservation and New Construction in Pasadena (W036)

CM | 4 \$65 

Monday, April 16. 2:15–6:15 p.m.

Tour sites that have successfully combined historic preservation with new development.

### New Housing in Old Buildings (W037)

CM | 3 \$60  

Monday, April 16. 2:15–5:45 p.m.

See how preservation planning has spurred new housing and revitalized downtown LA.

### LA's Small-Lot Ordinance (W038)

CM | 2.5 \$55 

Monday, April 16. 2:15–4:45 p.m.

Explore the mechanism for and appeal of small-hot development in Los Angeles.

### FUN FACT

*The first municipal "playground department" in the United States was in Los Angeles.*



### Bunker Hill After Urban Renewal (W039)

CM | 2.5 \$35  

Monday, April 16. 2:30–5:30 p.m.

Explore this transit-oriented, pedestrian-friendly remake of a 1950s- and '60s-era downtown.

### Ethnic Communities in Los Angeles (W040)

CM | 3 \$35  

Monday, April 16. 2:30–6:30 p.m.

Explore economic development in culturally rich, largely immigrant, low-income neighborhoods.

### Health Effects of Trade and Freight (W041)

CM | 2.5 \$60  

Monday, April 16. 2:30–5:30 p.m.

Explore the health and community impacts of international trade and freight transport.

### USC's Sustainable Methods and Civic Engagement (W042)

CM | 2.5 \$35  

Monday, April 16. 2:30–5:30 p.m.

Explore the private university as a model for energizing economic development.

### The Food Truck Phenomenon Continued (W043)

CM | 2 \$75    

Monday, April 16. 4:00–7:00 p.m.

Consider varying perspectives and experiences pertaining to food trucks, and sample a few.

# MOBILEWORKSHOPS

## Tuesday

### Santa Catalina Island (W045)

CM | 9 \$155



Tuesday, April 17. 7:00 a.m.–7:00 p.m.

Learn how this small city, with limited expansion opportunities, manages growth.

### Pocket Neighborhoods (W044)

CM | 8 \$90



Tuesday, April 17. 8:00 a.m.–5:00 p.m.

Explore pocket neighborhood planning principles through historic precedents and contemporary examples.

### The San Fernando Valley Multimodal Tour (W046)

CM | 5 \$80



Tuesday, April 17. 8:00 a.m.–2:00 p.m.

Experience one of the newest dedicated-lane BRT systems in the nation.

### Public Transit Innovations (W047)

CM | 3 \$65



Tuesday, April 17. 8:00 a.m.–noon

Explore the wide array of innovative transit improvements under way in Los Angeles.

### Planning and LA's Modernist Heritage (W048)

CM | 3 \$60



Tuesday, April 17. 8:00–11:00 a.m.

View several of the remaining examples of LA's moderne buildings.

### Horseback Riding in LA! (W049)

CM | 4.5 \$145



Tuesday, April 17. 8:15 a.m.–2:15 p.m.

Explore Los Angeles's equestrian communities in the northwestern San Fernando Valley.

### Proposed Westside Subway Extension (W050)

CM | 5 \$80



Tuesday, April 17. 8:15 a.m.–2:15 p.m.

Visit the sites of proposed stations along the Los Angeles Metro Purple Line.

### NBC Universal Entertainment Mixed Use TOD (W051)

CM | 4 \$85



Tuesday, April 17. 8:15 a.m.–12:15 p.m.

Learn about proposals for entertainment-themed development on the 391-acre NBC Universal campus.

### The New Adventures of Old Pasadena (W052)

CM | 3.5 \$65



Tuesday, April 17. 8:15–11:45 a.m.

Stroll through revitalized Old Pasadena with its memorable collection of historic architecture.

### Cal Poly Pomona's Sustainable Projects (W053)

CM | 5.5 \$80



Tuesday, April 17. 8:30 a.m.–2:00 p.m.

Explore technologies for sustainability at the Center for Regenerative Studies.

### Vibrant and Viable Plaza El Segundo (W054)

CM | 5.5 \$90



Tuesday, April 17. 8:30 a.m.–2:00 p.m.

Tour this new high-density LA community and explore its open spaces and amenities.

### The Stairs of Streetcar Suburbs (W055)

CM | 3 \$65



Tuesday, April 17. 8:30–11:30 a.m.

Climb the stair streets that lead to major corridors formerly served by streetcars.

### From Oil Fields to Open Space (W056)

CM | 4 \$65



Tuesday, April 17. 8:45 a.m.–12:45 p.m.

Trace Baldwin Hills' development from oil fields to neighborhoods, now with open space.

### Jordan Downs Urban Village Specific Plan (W057)

CM | 4 \$60



Tuesday, April 17. 8:45 a.m.–12:45 p.m.

Examine efforts to sustainably redevelop 100 acres within a distressed portion of Los Angeles.

### The Downtown Los Angeles Renaissance (W058)

CM | 4 \$60



Tuesday, April 17. 8:45 a.m.–12:45 p.m.

Discover LA's revitalized downtown during a tour punctuated with anecdotes and discussions of best practices.

### Urban Infill in the Creative City (W059)

CM | 4 \$60



Tuesday, April 17. 8:45 a.m.–12:45 p.m.

Infill development in West Hollywood enhances economic development and quality of life.

### Los Angeles County's Rural Tourism (W060)

CM | 7 \$85



Tuesday, April 17. 9:00 a.m.–4:00 p.m.

Explore economic development in the mountain and desert regions of north Los Angeles County.

### Art, Culture, and Planning (W061)

CM | 4 \$45



Tuesday, April 17. 9:00 a.m.–1:00 p.m.

Ride the Gold Line Eastside Extension LRT to Boyle Heights and enjoy its rich cultural history.

### Latino Urbanism: Retrofitting a Car-Centric Suburb (W062)

CM | 4 \$60



Tuesday, April 17. 1:00–5:00 p.m.

Explore how the Latino culture shapes the built environment.

### Creating Hyper-Realistic Places: Hollywood Close-up (W063)

CM | 3.5 \$60



Tuesday, April 17. 1:15–4:45 p.m.

See how retail, museum, and repurposed industrial spaces fabricate reality and create appealing places.

### Reimagining Disney California Adventure (B) (W064)

CM | 3.5 \$60



Tuesday, April 17. 1:15–4:45 p.m.

Hear the compelling planning story behind the renovation and explore the expansion of Disney California Adventure.

### LA's Broadway Theater District (W065)

CM | 3 \$35



Tuesday, April 17. 2:00–5:00 p.m.

Explore the efforts of Bringing Back Broadway to revitalize a National Register district.

## Orientation Tours



First time and returning visitors alike will find something to enjoy in this year's orientation tours. Los Angeles is too big to cover in only one, so sign up for both and get an expanded view of the region through the eyes of LA's planning professionals.

### The Boulevards of Legend

CM | 2 \$55

Saturday, April 14. 9:00 a.m.–noon (P300); 1:30–4:30 p.m. (P302)

Sunday, April 15. 9:00 a.m.–noon (P304); 1:30–4:30 p.m. (P306)

LA's boulevards of legend capture the diversity, breadth, and architectural richness of the city. Starting with the "presidential" boulevards (Adams and Jefferson), see how the introduction of transit is transforming the urban experience, then visit Leimert Park, a center for African American culture. We'll stop for a light snack at the Pacific Ocean, then follow the legendary paths of Wilshire, Santa Monica, and Sunset Boulevards. See the popular beach neighborhoods of Ocean Park and Venice, then visit Westside destinations—Santa Monica, Culver City, and parts of West Hollywood, Westwood, and Beverly Hills.

### Past and Present: The Hills and Valleys Tour

CM | 2 \$55

Saturday, April 14. 9:00 a.m.–noon (P301); 1:30–4:30 p.m. (P303)

Sunday, April 15. 9:00 a.m.–noon (P305); 1:30–4:30 p.m. (P307)

Visit some of the region's most historic and attractive neighborhoods. Following the course of the historic Arroyo Seco, see the neighborhoods that shaped Los Angeles design as the city grew. Enjoy the beauty and sophistication of Pasadena and travel from the San Gabriel Valley into Burbank and the San Fernando Valley, where the entertainment industry flourishes. Passing through classic hillside neighborhoods of Los Feliz and Silver Lake, the tour will visit Hollywood and the Victorian homes of historic Angelino Heights, with a rest stop and refreshments at Griffith Observatory.

# GET INFORMED



## **FUN FACT**

*Southern California's first railroad connected Los Angeles with San Pedro Bay, 21 miles away, in 1869.*



# EDSESSIONS

From ag tourism to smart cities, the topics covered by educational sessions at the conference cover the complete scope of planning. These 75-minute sessions form the backbone of the conference, and with hundreds to choose from, you're sure to find many that reflect your interests and relate to your work.

## Saturday

### **Become a Bicycle-Friendly Community (S401)**

CM | 1.25

Saturday, April 14. 9:00–10:15 a.m.

Use this roadmap to create a cycling culture in your community.

### **Better Graphics, Better Plans (S402)**

CM | 1.25

Saturday, April 14. 9:00–10:15 a.m.

Use graphics to inspire and create excitement about your plan.

### **Colleges as Community Learning Laboratories (S406)**

CM | 1.25

Saturday, April 14. 9:00–10:15 a.m.

Hear how colleges are partnering with communities to create learning laboratories.

### **Food System Planning Tools in Action (S403)**

CM | 1.25

Saturday, April 14. 9:00–10:15 a.m.

Explore local government's role in the local food system.

### **Investment and Hope Amid Population Decline (S404)**

CM | 1.25

Saturday, April 14. 9:00–10:15 a.m.

Explore ways to transform shrinking, single-industry communities into sustainable, thriving ones.

### **A Power Line Runs Through It (S400)**

CM | 1.25

Saturday, April 14. 9:00–10:15 a.m.

Consider how utility expansion can accommodate land-use concerns.

### **Reclaiming the Role of Community Visioneer (S405)**

CM | 1.25

Saturday, April 14. 9:00–10:15 a.m.

Improve your community and enrich your soul through extra-professional civic and community engagement.

### **Transit-Oriented Districts in South LA (S407)**

CM | 1.25

Saturday, April 14. 9:00–10:15 a.m.

Explore the challenges of transforming low-income communities into vibrant, walkable TODs.

### **The Ethics of Changing Jobs (S408)**

CM | 1.5 | Ethics

Saturday, April 14. 10:30 a.m.–noon

Examine the ethical issues of changing employers.

# CONTINUE

## CM and more

The conference offers myriad ways to earn continuing education credit. For AICP members, the conference offers hundreds of activities with CM credit—including multiple activities eligible for law and ethics credit. Look for CM notations after session and workshop descriptions in this guide or search for CM activities at [www.planning.org/conference](http://www.planning.org/conference). If you're seeking continuing education credit in landscape architecture, law, architecture, or green building, check the website to see which organizations are accepting APA conference activities.

# EDSESSIONS

## **The City in Literature (S413)**

**CM | 1.25**

Saturday, April 14. 10:30–11:45 a.m.

Authors are helping planners take a fresh look at LA.

## **Ending Homelessness in Downtown San Diego (S410)**

**CM | 1.25**

Saturday, April 14. 10:30–11:45 a.m.

Explore San Diego's multifaceted approach to ending homelessness in its downtown.

## **Fiscal and Market Assessments in Planning (S411)**

**CM | 1.25**

Saturday, April 14. 10:30–11:45 a.m.

Use market and feasibility analyses to improve plans.

## **Health Impacts of Traffic Pollution (S412)**

**CM | 1.25**

Saturday, April 14. 10:30–11:45 a.m.

How are land-use policy solutions addressing health impacts of living near freeways?

## **A New Transportation Funding Paradigm (S409)**

**CM | 1.25**

Saturday, April 14. 10:30–11:45 a.m.

Explore innovative strategies and methods to fund transportation projects.

## **State-of-the-Art Regional Planning (S422)**

**CM | 1.25**

Saturday, April 14. 10:30–11:45 p.m.

Compare and contrast regional planning in California, Maryland, and Oregon.

## **Transit-Oriented Development Corridor Action Planning (S414)**

**CM | 1.25**

Saturday, April 14. 10:30–11:45 a.m.

This collaborative approach rapidly integrates proposed rail transit into planning.

## **Environmental Set-Asides and the Whole-Parcel Rule (S415)**

**CM | 1.25**

Saturday, April 14. 1:00–2:15 p.m.

Review cases involving environmental restrictions and the application of whole-parcel analysis.

## **Food Logistics and Transportation (S416)**

**CM | 1.25**

Saturday, April 14. 1:00–2:15 p.m.

Explore how efficient food distribution advances social, economic, and environmental goals.

## **Nonmotorized Transportation Planning in Small Communities (S417)**

**CM | 1.25**

Saturday, April 14. 1:00–2:15 p.m.

Explore innovative tools designed to help towns accommodate pedestrians and bicyclists.

## **Nonprofits as Urban Anchors (S418)**

**CM | 1.25**

Saturday, April 14. 1:00–2:15 p.m.

Consider the importance of nonprofits as anchor institutions and community stabilizers.

## **Planning Communities of Lasting Value (S419)**

**CM | 1.25**

Saturday, April 14. 1:00–2:15 p.m.

Discover how communities plan rural preservation for vitality.

## **The Realization of Housing Rights (S423)**

**CM | 1.25**

Saturday, April 14. 1:00–2:15 p.m.

Explore the growing grassroots movement promoting the human right to housing.

## **Resilient Coastal City Regions Plan for Climate Change (S420)**

**CM | 1.25**

Saturday, April 14. 1:00–2:15 p.m.

Coastal cities in the U.S. and Australia take climate change seriously.

## **Resumes for Today's Economy (S421)**

**CM | 1.25**

Saturday, April 14. 1:00–2:15 p.m.

Craft resumes and cover letters that result in an interview.

## **Universities' Role in International Context (S424)**

**CM | 1.25**

Saturday, April 14. 1:00–2:15 p.m.

Examine how planning skills provide valued professional expertise in the developing world.

## **Walking to Improve Health and Business (S425)**

**CM | 1.25**

Saturday, April 14. 1:00–2:15 p.m.

When feet touch the street in Westside cities, economic development follows on their heels.

### **Broadband Infrastructure and a Sustainable Future (S426)**

**CM | 1.25**

Saturday, April 14. 2:30–3:45 p.m.

Learn why communications and broadband infrastructure are critical parts of urban systems.

### **Joint Military Base Challenges and Opportunities (S427)**

**CM | 1.25**

Saturday, April 14. 2:30–3:45 p.m.

Explore master plan preparation to support the new operational structure of joint bases.

### **Modeling the Future and Sea-Level Rise (S429)**

**CM | 1.25**

Saturday, April 14. 2:30–3:45 p.m.

Learn how modeling programs of the San Francisco Bay region explain impacts.

### **Sustainable Transportation Analysis and Rating System (S475)**

**CM | 1.25**

Saturday, April 14. 2:30–3:45 a.m.

Hear about STARS' systematic approach to achieving transportation and livability goals.

### **UK Planning in a Local Context (S430)**

**CM | 1.25**

Saturday, April 14. 2:30–3:45 p.m.

Hear how Britain is shifting planning power from the top down.

### **Urban Regeneration and Waterfront Redevelopment (S432)**

**CM | 1.25**

Saturday, April 14. 2:30–3:45 p.m.

Fort Worth used different scales of planning in crafting its redevelopment plan.

### **Using Public Health Data for Planning (S433)**

**CM | 1.25**

Saturday, April 14. 2:30–3:45 p.m.

Examine the data, information, and tools on the California Environmental Health Tracking Program website.

### **Using Urban Agriculture to Improve Cities (S434)**

**CM | 1.25**

Saturday, April 14. 2:30–3:45 p.m.

Examine how cities can integrate agriculture programs into sustainable urban designs.

## **Short Courses**



These two courses are available as live webinars for non-attendees (registration and fee required). Or attend the sessions live during the conference in LA.

## **Evidence-Based Sustainability**

### **Measuring Sustainability: What and Why (S447)**

Sunday, April 15. 7:15–8:30 a.m.

### **Assessing Sustainability (S471)**

Sunday, April 15. 10:30–11:45 a.m.

### **Measuring Sustainability with Data (S487)**

Sunday, April 15. 1:00–2:15 p.m.

### **Integrating Measurement into Decision Making (S495)**

Sunday, April 15. 2:30–3:45 p.m.

### **Applications of Evidence-Based Sustainability (S511)**

Sunday, April 15. 4:00–5:15 p.m.

## **Retrofitting Streets and Corridors**

### **Creating Livable Streets and Corridors (S526)**

Monday, April 16. 9:00–10:15 a.m.

### **Greening Your Corridor (S468)**

Monday, April 16. 10:30–11:45 a.m.

### **Economics of Corridor Redevelopment (S559)**

Monday, April 16. 2:30–3:45 p.m.

### **Planning & Designing Transit-Ready Corridors (S580)**

Monday, April 16. 4:00–5:15 p.m.

### **Retrofitting Corridors for Premium Transit (S589)**

Monday, April 16. 5:30–7:00 p.m.

# EDSESSIONS

## **Wildfire Planning in the SoCal Hills (S435)**

**CM | 1.25**

Saturday, April 14. 2:30–3:45 p.m.

Learn how planning and regulatory tools can reduce wildfire risk.

## **The Worst Planning Mistakes Ever Made (S431)**

**CM | 1.25**

Saturday, April 14. 2:30–3:45 p.m.

Hear from seasoned planners about lessons learned through the school of hard knocks.

## **Comprehensive Urban Wayfinding (S436)**

**CM | 1.25**

Saturday, April 14. 4:00–5:15 p.m.

Explore how wayfinding's unique signage systems can enhance communities.

## **Creating a Vision for Transit (S437)**

**CM | 1.25**

Saturday, April 14. 4:00–5:15 p.m.

Explore tools to craft a vision for transit in auto-oriented cities.

## **Our Sinking Cities (S438)**

**CM | 1.25**

Saturday, April 14. 4:00–5:15 p.m.

Excessive groundwater extraction can result in pollution and salinization of aquifers, declining water supply, and land subsidence.

## **Prioritizing Transit Investments (S439)**

**CM | 1.25**

Saturday, April 14. 4:00–5:15 p.m.

Explore criteria for prioritizing regional funding of transportation and transit.

## **Reimagining Hollywood (S440)**

**CM | 1.25**

Saturday, April 14. 4:00–5:15 p.m.

Explore the Hollywood Community Studio's tools for actively involving local citizenry.

## **Smarter Cities Through Data Literacy (S441)**

**CM | 1.25**

Saturday, April 14. 4:00–5:15 p.m.

Explore the implications of data literacy on planning.

## **Town and Gown Sustainability Collaborations (S442)**

**CM | 1.25**

Saturday, April 14. 4:00–5:15 p.m.

This town-and-gown approach to sustainability has produced city-block and citywide plans.

## **Urban Planning in the Middle East and North Africa (S443)**

**CM | 1.25**

Saturday, April 14. 4:00–5:15 p.m.

Explore opportunities and challenges faced by planners practicing in the Middle East and North Africa.

## **Using Public Benefits to Shape Communities (S444)**

**CM | 1.25**

Saturday, April 14. 4:00–5:15 p.m.

Learn how a performance-based approach for providing public benefits fosters innovative planning.

## **Sunday**

### **Cooperative Planning (S445)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

Gain a better understanding of HUD's Sustainable Communities Grants.

### **Economic Disaster Response and Preparedness (S446)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

Develop strategies to recover from major employment loss and its economic impacts.

### **Fast, Funny, and Passionate One (S448)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

Enjoy a variety of fast-paced presentations on multiple planning topics.

### **Funding Planning (S449)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

As federal funding declines and local revenues fluctuate, planning agencies look for new funding strategies.

### **Implementing the Brooklyn Waterfront Greenway (S450)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

Hear about the planning approaches utilized in this \$20 million community-led, multiagency project.

### **Measuring Sustainability: What and Why (S447)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

Why care about sustainability measurement? Who has been doing what?

### **Mediating Land-Use and Environmental Disputes (S452)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

Effectively resolve land-use and environmental disputes in a nonconfrontational way.

### **National Guidance on Street Standards (S453)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

Learn both standards and guidelines in street design.

### **Planning and Revitalization for Rural Downtowns (S454)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

An innovative state program assists rural communities with urban planning and revitalization.

### **Promoting Land Stewardship and Building Resiliency (S455)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

Learn how to empower rural property owners to be good stewards of the land.

### **Reinventing the General Plan (S456)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

These inspirational models will improve comprehensive planning through creation of a shared vision.

### **Shared-Equity Home Ownership (S457)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

Hear how this shared-equity model supports home ownership by low- and moderate-income families.

### **Smart Growth and Airport-Vicinity Planning (S458)**

**CM | 1.25**

Sunday, April 15. 7:15–8:30 a.m.

Learn why sustainability principles must be tempered by airport compatibility needs.

## **Changing Face of America Track**



Not only has the makeup of our population changed, but so too have the needs, expectations, outlooks, and contributions of community members. How do we best address the world in which we live?

### **Diversity Forum (S465)**

Sunday, April 15. 10:30–11:45 a.m.

See page 28.

### **A Demographic Picture of America (S477)**

Sunday, April 15. 1:00–2:15 p.m.

See page 30.

### **Public Markets as Sites for Immigrant Entrepreneurship (S501)**

Sunday, April 15. 2:30–3:45 p.m.

See page 32.

### **Adapting Infill to Demographics and Economies (S510)**

Sunday, April 15. 4:00–5:15 p.m.

See page 32.

### **LA's Asian Pacific Islander Communities (S531)**

Monday, April 16. 9:00–10:15 a.m.

See page 36.

### **Creating Communities for Lifelong Living (S557)**

Monday, April 16. 2:30–3:45 p.m.

See page 39.

### **Empowering Latino Communities Through Creative Thinking (S606)**

Tuesday, April 17. 9:00–10:15 a.m.

See page 43.

### **Planning for the Demographic Remix (S626)**

Tuesday, April 17. 10:30–11:45 a.m.

See page 46.

# EDSESSIONS

## **Assessing Sustainability (S471)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Learn why assessment tools are critically important in comparing options, programs, and overall efforts.

## **Public Health, Planning, and the Constitution (S460)**

**CM | 1.5 | Law**

Sunday, April 15. 10:30 a.m.–noon

Learn how to avoid constitutional challenges to public-health planning efforts.

## **Business Improvement Districts' Increasing Value (S461)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Learn to leverage BID programs and resources to support plan implementation.

## **Changing the Business of Planning (S462)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Capitalize on budget and staff restrictions by rethinking core agency functions.

## **Communicating the Economic Value of Planning (S463)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Make a compelling case for planning in difficult fiscal climates.

## **Community Engagement in Intelligent Cities (S464)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Consider the role of community engagement in data-driven decision making and governance.

## **Diversity Forum (S465)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Hear the latest developments on diversity and see how APA members advance social equity.

## **General Plan Action Plans (S466)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Review strategies to ensure that comprehensive plans achieve their highest goals.

## **Governance Issues in the European Experience (S467)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Learn how to define urban problems, identify options for action, and evaluate effectiveness.

## **Healthy, Vibrant Communities Through Urban Design (S469)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Explore an evaluation metric that inserts health considerations into land-use proposals.

## **How to Shrink a City—Legally (S470)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Investigate legal issues resulting from disinvestment and an inability to provide public services.

## **Life Cycle Assessment of Transportation Options (S428)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Compare lifecycle energy use and air pollution from rail, bus, and car.

## **New Jersey's Complete Streets (S472)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Learn how complete streets philosophy can be incorporated into a statewide policy.

## **Rebooting the Sunset Strip's Image (S473)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Learn how a BID used events and social media to electrify the Sunset Strip.

## **Resilient Infrastructure for a Competitive World (S474)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

How do we make sound infrastructure investment? What are the risks and vulnerabilities of climate change?

## **Two Sides of Ethical Green (S476)**

**CM | 1.5 | Ethics**

Sunday, April 15. 12:45–2:30 p.m.

Examine the potential ethical conflicts between environmental and public interest goals.

# DELTA URBANISM

## Coastal Cities, Hazards, and Climate Change Symposium

The Delta Urbanism Symposium focuses on countries of the Pacific Rim and the responses to hazards and climates. International comparisons are made throughout each session. *Sponsor: Lincoln Institute of Land Policy*

### Resilient Coastal City Regions Plan for Climate Change (S420)

Saturday, April 14. 1:00–2:15 p.m.

See page 24.

### Modeling the Future and Sea-Level Rise (S429)

Saturday, April 14. 2:30–3:45 p.m.

See page 25.

### Our Sinking Cities (S438)

Saturday, April 14. 4:00–5:15 p.m.

See page 26.

### Resilient Infrastructure for a Competitive World (S474)

Sunday, April 15. 10:30–11:45 a.m.

See page 28.

### Raising Flood Awareness with 3-D Simulation (S206)

Sunday, April 15. 10:30–11:30 a.m.

See page 33 for this Technology Showcase session.

### Hazard Mitigation and Human Settlement Relocation (S478)

Sunday, April 15. 1:00–2:15 p.m.

See page 30.



### International Context for Climate Action Plans (S496)

Sunday, April 15. 2:30–3:45 p.m.

See page 32.

### Contrasting Approaches to Climate Change and Hazards (S508)

Sunday, April 15. 4:00–5:15 p.m.

See page 34.

### Threats to California Delta Sustainability (S538)

Monday, April 16. 9:00–10:15 a.m.

See page 36.

### Planning Solutions for the California Delta (S549)

Monday, April 16. 10:30–11:45 a.m.

See page 38.

# EDSESSIONS

## **Better Decision Making for Planning Commissions (S479)**

Sunday, April 15. 1:00–2:15 p.m.

Learn the nuts and bolts of land-use decision making.

## **Collaboration for Sustainable Change in Developing Countries (S484)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Explore how to initiate and sustain an international planning project in a developing country.

## **Comprehensive Reuse Planning for Closed Schools (S480)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Help communities embrace opportunity and transform closed schools into neighborhood assets.

## **Creating Your Online Professional Identity (S481)**

Sunday, April 15. 1:00–2:15 p.m.

Cultivate an online professional persona that will result in a job.

## **A Demographic Picture of America (S477)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Explore the extraordinary implications of the country's shifting demographics.

## **Developing Environmentally Just Design Plans (S482)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Learn to incorporate community needs through an inclusive planning process.

## **Getting Trip Generation Right (S483)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Learn how conventional trip generation analysis penalizes mixed use developments.

## **Hazard Mitigation and Human Settlement Relocation (S478)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Adapting to the reality of hazards and climate will require modifying existing settlement patterns.

## **Measuring Sustainability with Data (S487)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Explore the technical problems of measurement. View a longitudinal analysis of how data shapes sustainability planning.

## **Mobile, Open-Source Technology for Planners (S488)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Engage citizens and aid businesses with this mobile, open-source technological tool.

## **Planning and Design for Healthy Communities (S489)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Examine the relationship between public health trends and community planning and design.

## **Planning Los Angeles: Past, Present, and Future (S486)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Explore critical issues in LA planning. Reserve a copy of APA's new book for \$24.95 when you register (use code P500). Pick it up at the on-site bookstore.

## **Selecting Multibenefit Water-Quality Improvement Projects (S490)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Solve water quality issues by converting paved space to green space.

## **Sprawl and Smart Growth (S485)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Explore research on the causes and consequences of sprawl from *JAPA* authors.

## **Zoning for Pickup and Delivery (S491)**

CM | 1.25

Sunday, April 15. 1:00–2:15 p.m.

Explore how planning regulations impact the movement of goods in cities.

## **Big-City Planning Directors on Communicating Planning (S493)**

CM | 1.25

Sunday, April 15. 2:30–3:45 p.m.

Hear how messages are being honed to maintain fiscal support.

# GAMECHANGER

## Energy, Climate Change, and the Green Economy: GPN Congress

The Global Planners Network Congress convenes as part of the conference to look at planning issues around the world. To learn about GPN go to <http://globalplannersnetwork.org>.

### Promoting Land Stewardship and Building Resiliency (S455)

Sunday, April 15. 7:15–8:30 a.m.

See page 27.

### Governance Issues in the European Experience (S467)

Sunday, April 15. 10:30–11:45 a.m.

See page 28.

### Collaboration for Sustainable Change in Developing Countries (S484)

Sunday, April 15. 1:00–2:15 p.m.

See page 30.

### Planning in a Cross-Cultural Perspective (S500)

Sunday, April 15. 2:30–3:45 p.m.

See page 32.

### A Green Economy for the Caribbean (S509)

Sunday, April 15. 4:00–5:15 p.m.

See page 35.

### Innovative Housing Solutions Competition (S528)

Monday, April 16. 9:00–10:15 a.m.

See page 36.

### Integrating Local and Regional Plans in China (S545)

Monday, April 16. 10:30–11:45 a.m.

See page 38.

### Disaster Risk Reduction (S558)

Monday, April 16. 2:30–3:45 p.m.

See page 39.



### High-Density Livable Cities (S574)

Monday, April 16. 4:00–5:15 p.m.

See page 40.

### Built Environment and Climate Change Adaptation (S572)

Monday, April 16. 4:00–5:15 p.m.

See page 40.

### Resilience for a Changing Energy Future (S591)

Monday, April 16. 5:30 p.m.–6:45 p.m.

See page 42.

### The Hanoi Master Plan for 2030 (S602)

Tuesday, April 17. 7:30–8:45 a.m.

See page 42.

### Planning for a Resilient Queensland (S631)

Tuesday, April 17. 9:00–10:15 a.m.

See page 45.

### Sustainable Model of Affordable Housing in Mexico (S627)

Tuesday, April 17. 10:30–11:45 a.m.

See page 46.

# EDSESSIONS

## **Bridging the Planner-Attorney Gap (S492)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Understand the differing worldviews and approaches of planners and attorneys.

## **Developing Local Affordable Workforce Housing (S494)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Explore the future of affordable workforce housing in a post-deficit-ceiling economy.

## **Economics of Land Use (S596)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Learn how land-use economics can help communities grow smarter.

## **Integrating Measurement Into Decision Making (S495)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Examine the integration of evidence into decision making, a more difficult problem than measurement.

## **International Context for Climate Action Plans (S496)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Explore how delta plans can integrate spatial planning, design, and engineering, and examine European plans.

## **Making Community Design Work (S498)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Explore community participation techniques as articulated in this new APA Planners Press book.

## **Marrying Transportation and Land-Use Planning (S499)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Learn how LA planners have guided development of high-speed rail.

## **Planning With a Cross-Cultural Perspective (S500)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Compare the legal and political foundation for planning in the U.S., the UK, Canada, and Australia.

## **Public Markets as Sites for Immigrant Entrepreneurship (S501)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

How can public markets serve as business incubators for immigrant entrepreneurs?

## **Putting Zoning on the Map (S502)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Review the fundamental principles used to guide comprehensive remapping initiatives.

## **Reinventing Los Angeles Through Adaptive Reuse (S503)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Hear how LA turned historic preservation into an urban revitalization strategy.

## **Smart Growth Meets Sprawl (S497)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Join JAPA authors to explore the causes and consequences of sprawl.

## **Transit-Focused Community Revitalization and Retail Development (S505)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Hear why transit is the greatest incentive for reviving blighted neighborhoods.

## **Transportation Planning in Fragile Ecosystems (S506)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Examine the interaction between transportation systems and sensitive ecosystems in California.

## **We're How Big? (S507)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Explore the implications of mergers and acquisitions on private planning practice.

## **Adapting Infill to Demographics and Economies (S510)**

**CM | 1.25**

Sunday, April 15. 4:00–5:15 p.m.

Review standards and regulations limiting access to lower-cost, environmentally efficient housing.

## Technology Showcase



### **Transportation Vulnerability Analyses (S200)**

**CM | 1**

Saturday, April 14. 9:00–10:00 a.m.

Learn adaptation strategies to protect transportation infrastructure from sea-level rise.

### **Planning with Geographic Information Systems (S201)**

**CM | 1**

Saturday, April 14. 10:30–11:30 a.m.

Learn to use GIS to determine trends and gauge results of planning efforts.

### **GIS Applications at the Sub-Building Scale (S202)**

**CM | 1**

Saturday, April 14. 1:00–2:00 p.m.

Learn about land use at a resolution beyond the traditional parcel level.

### **Caltrans Performance Measurement System (S203)**

**CM | 1**

Saturday, April 14. 2:30–3:30 p.m.

Learn about multimodal enhancements to the Caltrans Performance Measurement System.

### **Tool for Assessing Station Characteristics (S204)**

**CM | 1**

Saturday, April 14. 4:00–5:00 p.m.

Learn about a publicly available online program for transit planning.

### **Raising Flood Awareness with 3-D Simulation (S206)**

**CM | 1**

Sunday, April 15. 10:30–11:30 a.m.

Explore a Dutch-designed 3-D animation of flooding simulation with outcomes comparable across borders.

### **Conservation, Coastal Hazards, and Economic Tools (S205)**

**CM | 1**

Sunday, April 15. 1:00–2:00 p.m.

Learn to use economic data for the oceans and Great Lakes.

### **Community Bikeability Tool (S207)**

**CM | 1**

Sunday, April 15. 2:30–3:30 p.m.

Examine BikeBR, a GIS application that supports a local bike and pedestrian initiative.

# EDSESSIONS

## Scales of Planning Track

Explore planning at the site, neighborhood, and community levels and beyond.

### State-of-the-Art Regional Planning (S422)

Saturday, April 14. 10:30–11:45 a.m.

See page 24.

### Planning and Design for Healthy Communities (S489)

Sunday, April 15. 1:00–2:15 p.m.

See page 30.

### Scales of Urbanism on a Sustainable Platform (S566)

Monday, April 16. 2:30–3:45 p.m.

See page 40.

### Complete Streets Implementation in Chicagoland (S595)

Tuesday, April 17. 7:30–8:45 a.m.

See page 42.

## Military Installations Reinvented Track

Military needs and technology change. How the installations and surrounding communities plan together is critical.

### Joint Military Base Challenges and Opportunities (S427)

Saturday, April 14. 2:30–3:45 p.m.

See page 25.

### Transforming Military Installations into Community Assets (S552)

Monday, April 16. 10:30–11:45 a.m.

See page 38.

### Compatibility Planning Near Military Bases (S562)

Monday, April 16. 2:30–3:45 p.m.

See page 39.

### Naval District Washington's Transportation Vision (S609)

Tuesday, April 17. 9:00–10:15 a.m.

See page 43.

### Planning Challenges for Net-Zero Military Installations (S625)

Tuesday, April 17. 10:30–11:45 a.m.

See page 45.

## Applications of Evidence-Based Sustainability (S511)

CM | 1.25

Sunday, April 15. 4:00–5:15 p.m.

Examine leading jurisdictions that make data analysis and measurement integral to sustainability planning and policy.

## Assessing Form-Based Codes 10-Plus Years Later (S512)

CM | 1.25

Sunday, April 15. 4:00–5:15 p.m.

Review the results and assess the performance of form-based codes.

## Campus-Community Sustainability Collaborations (S513)

CM | 1.25

Sunday, April 15. 4:00–5:15 p.m.

Learn how campuses and communities can identify common sustainability goals.

## Cars of the Future, Roadways of Tomorrow (S514)

CM | 1.25

Sunday, April 15. 4:00–5:15 p.m.

Discover how opposing trends will shape 21st century transportation.

## Contrasting Approaches to Climate Change and Hazards (S508)

CM | 1.25

Sunday, April 15. 4:00–5:15 p.m.

Focus on the challenges states face regarding coastal hazards and the impacts of climate change.

## Design Literacy for Planners (S515)

CM | 1.25

Sunday, April 15. 4:00–5:15 p.m.

Use graphics tools to communicate complicated planning ideas in simple, clear ways.

## Enhanced Building Code Enforcement and Revitalization (S516)

CM | 1.25

Sunday, April 15. 4:00–5:15 p.m.

Hear how the success of enhanced building code enforcement extends beyond the number of inspections conducted.

## Evolution and Leadership in NY and LA (S517)

CM | 1.25

Sunday, April 15. 4:00–5:15 p.m.

Hear how two cities are implementing municipal land-use visions.

## **Food Systems and Regional Planning Activities (S518)**

**CM | 1.25**

Sunday, April 15. 4:00–5:15 p.m.

Learn to incorporate food system components into sustainability and community planning efforts.

## **A Green Economy for the Caribbean (S509)**

**CM | 1.25**

Sunday, April 15. 4:00–5:15 p.m.

Discuss current and emerging green-economy practices, approaches, and program frameworks taking shape in the Caribbean.

## **Making Comprehensive Plans to Sustain Places (S520)**

**CM | 1.25**

Sunday, April 15. 4:00–5:15 p.m.

Replace old plan elements with sustainable new principles, formats, and metrics.

## **Mobility Fees, TDRs, and Form-Based Guidelines (S521)**

**CM | 1.25**

Sunday, April 15. 4:00–5:15 p.m.

Explore the Market Area approach and its three distinct planning tools.

## **Shifting the Balance on LA Streets (S522)**

**CM | 1.25**

Sunday, April 15. 4:00–5:15 p.m.

Explore the components of a comprehensive and inclusive approach to streetscape design.

## **Sprawl and Smart Growth Research (S519)**

**CM | 1.25**

Sunday, April 15. 4:00–5:15 p.m.

JAPA authors explore the causes and consequences of sprawl.

## **Tactical Urbanism (S504)**

**CM | 1.25**

Sunday, April 15. 4:00–5:15 p.m.

Learn how tactical urbanism employs inexpensive interventions to encourage long-term change.

## **Food Systems Planning Track**



From farm field to kitchen table, the role of planners is expanding in food systems.

### **Food System Planning Tools in Action (S403)**

Saturday, April 14. 9:00–10:15 a.m.

See page 23.

### **Food Logistics and Transportation (S416)**

Saturday, April 14. 1:00–2:15 p.m.

See page 24.

### **Using Urban Agriculture to Improve Cities (S434)**

Saturday, April 14. 2:30–3:45 p.m.

See page 25.

### **Food Systems and Regional Planning Activities (S518)**

Sunday, April 15. 4:00–5:15 p.m.

See page 35.

### **Food Systems Planning in Rustbelt Cities (S527)**

Monday, April 16. 9:00–10:15 a.m.

See page 36.

### **Growing Los Angeles's Local Food System (S619)**

Tuesday, April 17. 10:30–11:45 a.m.

See page 45.

# EDSESSIONS

## Monday

### **Can SMART Solutions Create Better Places? (S524)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

Hear how information, analytics, and technology result in better decisions.

### **Ciclovía: Bogota's Influence on Bike Policies (S525)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

This growing international movement is reclaiming streets and mobilizing communities.

### **Creating Livable Streets and Corridors (S526)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

What makes for livability in transportation planning and project development?

### **Food Systems Planning in Rustbelt Cities (S527)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

Explore how politics, economics, and social factors influence food systems planning.

### **Innovative Housing Solutions Competition (S528)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

See innovations in housing from around the world.

### **Integrating Historic Preservation into Local Planning (S529)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

Explore how historic resource surveys, such as SurveyLA, can bolster preservation planning.

### **LA's Asian Pacific Islander Communities (S531)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

Learn to attract visitors to ethnic communities while preserving cultural identity.

### **Local Impacts of Federal Budget Battles (S530)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

Examine the implications of federal budget decisions on planning.

### **Managing Complex Relationships in Planning (S532)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

Gain insight into varied, complex working relationships—political, professional, personal, and work-related.

### **Megapolitan America (S533)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

Learn why dozens of U.S. metropolitan areas are merging into megapolitan areas.

### **Realities and Economies of Transitioning Cities (S535)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

Discover "reinvented" techniques for effective and equitable economic development.

### **Revitalization and Redevelopment Strategies and Tools (S536)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

Explore issues often overlooked in commercial district revitalization and planning.

### **School Infrastructure for the Next Generation (S537)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

Explore planning efforts that have revolved around school infrastructure.

### **Threats to California's Delta Sustainability (S538)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

Focuses on the multilayered delta system and issues of salt water intrusion and earthquakes on water resources.

### **Tools for Planning Well-Designed Communities (S539)**

**CM | 1.25**

Monday, April 16. 9:00–10:15 a.m.

Explore proven urban-design tools that advance community planning.

### **Bike-Sharing Implementation in Three Cities (S541)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Learn to assess, purchase, market, and operate bike-sharing systems.

## Leadership, Big Ideas, and Innovation Track



What are the big ideas and innovations in planning? Learn how planners provide leadership in making these ideas reality.

### **Reclaiming the Role of Community Visioneer (S405)**

Saturday, April 14. 9:00–10:15 a.m.

See page 23.

### **Planning Communities of Lasting Value (S419)**

Saturday, April 14. 1:00–2:15 p.m.

See page 24.

### **Changing the Business of Planning (S462)**

Sunday, April 15. 10:30–11:45 a.m.

See page 28.

### **Communicating the Economic Value of Planning (S463)**

Sunday, April 15. 10:30–11:45 a.m.

See page 28.

### **A Demographic Picture of America (S477)**

Sunday, April 15. 1:00–2:15 p.m.

See page 30.

### **Big-City Planning Directors on Communicating Planning (S493)**

Sunday, April 15. 2:30–3:45 p.m.

See page 30.

### **Evolution and Leadership in NY and LA (S517)**

Sunday, April 15. 4:00–5:15 p.m.

See page 34.

### **Megapolitan America (S533)**

Monday, April 16. 9:00–10:15 a.m.

See page 36.

### **Leadership, Weighty Issues, and Planning Trends (S554)**

Monday, April 16. 10:30–11:45 a.m.

See page 38.

### **AIA, ASLA, ASCE, and APA Presidents Forum (S556)**

Monday, April 16. 2:30–3:45 p.m.

See page 10.

### **Future City Planning Directors (S560)**

Monday, April 16. 2:30–3:45 p.m.

See page 39.

### **Planners' Role in Regenerating Distressed Communities (S579)**

Monday, April 16. 4:00–5:15 p.m.

See page 41.

### **APA in Action (S592)**

Tuesday, April 17. 7:15–8:45 a.m.

See page 42.

### **Planning for the Demographic Remix (S626)**

Tuesday, April 17. 10:30–11:45 a.m.

See page 46.

# EDSESSIONS

## **Combining Form-Based and Conventional Code Elements (S542)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Explore the benefits and challenges of citywide hybrid codes.

## **Creating Child- and Age-Friendly Communities (S543)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Explore planning approaches that link needs across generations and sectors.

## **Ethics for Planning Commissioners and Officials (S544)**

Monday, April 16. 10:30–11:45 a.m.

Explore ethical decision making and the importance of local ethics codes.

## **Greening Your Corridor (S468)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Explore energy efficiency, sustainability, and design elements. Reduce VMT and improve air quality.

## **Integrating Local and Regional Plans in China (S545)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Learn to address redevelopment, cultural tourism, and low-carbon goals within a regional framework.

## **The LA Riots 20 Years Later (S551)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Examine how the 1992 LA riots impacted planning.

## **Leadership, Weighty Issues, and Planning Trends (S554)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Hear from AICP Fellows about planning trends and lessons learned.

## **Long-Term Vision Versus Short-Term Gain (S546)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Hear about places where efforts to avoid the “short-term sell” are under way.

## **Making Scenario Planning Work in Practice (S547)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Use planning tools to engage the public around smart growth at a range of scales.

## **Modern Constitutional Challenges in Sign Regulation (S548)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Learn to draft local sign codes that can survive a legal attack.

## **A New Model for Infrastructure Funding (S540)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Discover how value-capture partnerships can leverage limited resources for needed infrastructure.

## **Planning Solutions for the California Delta (S549)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Learn about environmental stewardship, delta conservancy, and water resource plans.

## **Regional and Intergovernmental Planning in California (S550)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Integrate planning for land use, transportation, housing, and the reduction of greenhouse gas emissions.

## **Transforming Military Installations into Community Assets (S552)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Explore ways to reuse former military installations to a community’s benefit.

## **Using Supercomputers to Implement Comprehensive Plans (S553)**

**CM | 1.25**

Monday, April 16. 10:30–11:45 a.m.

Explore the use of supercomputers to implement HUD-funded sustainable development planning.

### **Advancing Scenario Planning Tools (S555)**

**CM | 1.25**

Monday, April 16. 2:30–3:45 p.m.

Prepare for uncertain futures. Take measure of current and emerging planning challenges.

### **AIA, ASLA, ASCE, and APA Presidents Forum (S556)**

**CM | 1.25**

Monday, April 16. 2:30–3:45 p.m.

Hear the four presidents' views on current and future issues.

### **Creating Communities for Lifelong Living (S557)**

**CM | 1.25**

Monday, April 16. 2:30–3:45 p.m.

Learn about opportunities to redesign communities for intergenerational sustainability.

### **Disaster Risk Reduction (S558)**

**CM | 1.25**

Monday, April 16. 2:30–3:45 p.m.

Discuss hazard planning in developing and developed countries with an international perspective on strategies for building resilience.

### **Economics of Corridor Redevelopment (S559)**

**CM | 1.25**

Monday, April 16. 2:30–3:45 p.m.

Are retrofit projects feasible in this financially constrained time? Explore incentives.

### **Future City Planning Directors (S560)**

**CM | 1.25**

Monday, April 16. 2:30–3:45 p.m.

Explore the challenges and dilemmas facing future planning directors.

### **Green and Affordable Sustainable Neighborhood Design (S561)**

**CM | 1.25**

Monday, April 16. 2:30–3:45 p.m.

Explore the challenges of mixed income, green neighborhood development.

### **Compatibility Planning Near Military Bases (S562)**

**CM | 1.25**

Monday, April 16. 2:30–3:45 p.m.

Minimize land-use and nuisance conflicts between military bases and nearby communities.

## **Local Host Committee Track**



Whether it's addressing distressed neighborhoods, or rethinking travel, Los Angeles and its region are shaping the 21st century community.

### **Walking to Improve Health and Business (S425)**

Saturday, April 14. 1:00–2:15 p.m.

See page 24.

### **Rebooting the Sunset Strip's Image (S473)**

Sunday, April 15. 10:30–11:45 a.m.

See page 28.

### **Reinventing Los Angeles Through Adaptive Reuse (S503)**

Sunday, April 15. 2:30–3:45 p.m.

See page 32.

### **Integrating Historic Preservation into Local Planning (S529)**

Monday, April 16. 9:00–10:15 a.m.

See page 36.

### **The LA Riots 20 Years Later (S551)**

Monday, April 16. 10:30–11:45 a.m.

See page 38.

### **Reimagining Infrastructure and Public-Private Partnerships (S565)**

Monday, April 16. 2:30–3:45 p.m.

See page 40.

### **LA's Sports and Entertainment District (S576)**

Monday, April 16. 4:00–5:15 p.m.

See page 40.

### **South Bay Bicycle Master Plan (S612)**

Tuesday, April 17. 9:00–10:15 a.m.

See page 45.

# EDSESSIONS

## **Planning for and Defending Fair Housing (S563)**

CM | 1.25

Monday, April 16. 2:30–3:45 p.m.

What constitutes discrimination in housing and how can you avoid it?

## **Planning for Wind Energy (S564)**

CM | 1.25

Monday, April 16. 2:30–3:45 p.m.

Explore wind energy's potential based on experiences in places where it has been implemented.

## **Reimagining Infrastructure and Public-Private Partnerships (S565)**

CM | 1.25

Monday, April 16. 2:30–3:45 p.m.

Examine efforts in Los Angeles to reconnect the city to its river.

## **Scales of Urbanism on a Sustainable Platform (S566)**

CM | 1.25

Monday, April 16. 2:30–3:45 p.m.

Discover tools to promote walkable, mixed use urbanism and reduce greenhouse gases.

## **Teaching Kids about the Built Environment (S567)**

CM | 1.25

Monday, April 16. 2:30–3:45 p.m.

Learn to engage and inspire youth in thinking about planning topics.

## **TIF in Economic Downturns (S568)**

CM | 1.25

Monday, April 16. 2:30–3:45 p.m.

Examine the changing role of tax increment financing nationwide.

## **Understanding Complex Urban Systems (S569)**

CM | 1.25

Monday, April 16. 2:30–3:45 p.m.

Alternative future planning scenarios can enhance understanding of the sustainability of development patterns.

## **What's to Become of Small Towns? (S570)**

CM | 1.25

Monday, April 16. 2:30–3:45 p.m.

How can small towns combat the urban focus of federal and state appropriations?

## **Capital Ideas for 21st Century Comprehensive Plans (S571)**

CM | 1.25

Monday, April 16. 4:00–5:15 p.m.

Austin and Albany have engaged citizens in comprehensive planning with cutting-edge techniques.

## **Built Environment and Climate Change Adaptation (S572)**

CM | 1.25

Monday, April 16. 4:00–5:15 p.m.

Find out about Australia's climate adaptation planning.

## **Climate-Change Risk Assessments of Transportation Systems (S573)**

CM | 1.25

Monday, April 16. 4:00–5:15 p.m.

Assess risks to transportation systems from climate change.

## **High-Density Livable Cities (S574)**

CM | 1.25

Monday, April 16. 4:00–5:15 p.m.

Explore density's relationship to livability and sustainability from an international perspective.

## **LA's Sports and Entertainment District (S576)**

CM | 1.25

Monday, April 16. 4:00–5:15 p.m.

What does the future hold for LA's sports and entertainment district?

## **Lessons Learned from Solar America Cities (S575)**

CM | 1.25

Monday, April 16. 4:00–5:15 p.m.

Hear about initiatives undertaken by cities in a federal solar cities program.

## **Next Generation Web-Based Planning Tools (S577)**

CM | 1.25

Monday, April 16. 4:00–5:15 p.m.

Preview leading-edge web tools for public access that expand the limited options currently available.

## **Parks, Trails, and Preserves for Local Economies (S578)**

CM | 1.25

Monday, April 16. 4:00–5:15 p.m.

Explore the use of parks, trails, and recreation sites to build economies.

### **Planners' Role in Regenerating Distressed Communities (S579)**

**CM | 1.25**

Monday, April 16. 4:00–5:15 p.m.

Learn to play a creative and catalytic role in community regeneration.

### **Planning and Designing Transit-Ready Corridors (S580)**

**CM | 1.25**

Monday, April 16. 4:00–5:15 p.m.

Examine the regional framework for urban form as well as performance measurement and prioritization.

### **Planning Directors in the Hot Seat! (S581)**

**CM | 1.25**

Monday, April 16. 4:00–5:15 p.m.

Get the latest on issues in the region from area planning directors.

### **Planning Fit Communities (S582)**

**CM | 1.25**

Monday, April 16. 4:00–5:15 p.m.

Hear how the planning and design can improve community health.

### **Preserving the Golden Egg (S583)**

**CM | 1.25**

Monday, April 16. 4:00–5:15 p.m.

Learn how coastal zone management serves multiple objectives including economic development.

### **The Role of Space in Defining Character (S584)**

**CM | 1.25**

Monday, April 16. 4:00–5:15 p.m.

Learn why space—rather than architecture—defines the character of a place.

### **Sustainable Ports, Sustainable Cities (S585)**

**CM | 1.25**

Monday, April 16. 4:00–5:15 p.m.

Explore planning solutions that minimize ports' costs while maximizing generated benefits.

### **Threatened Planning and the Planning Commission (S586)**

**CM | 1.25**

Monday, April 16. 4:00–5:15 p.m.

Quell political attacks by giving the public a voice and encouraging communitywide discussion.

## **APA Planners Press and Planning Advisory Service Reports**



Hear and meet the authors of the newest works that delve into the issues community and the evolving world of planning.

### **Planning Communities of Lasting Value (S419)**

Saturday, April 14. 1:00–2:15 p.m.

See page 24.

### **Broadband Infrastructure and a Sustainable Future (S426)**

Saturday, April 14. 2:30–3:45 p.m.

See page 25.

### **Planning Los Angeles: Past, Present, and Future (S486)**

Sunday, April 15. 1:00–2:15 p.m.

See page 30.

### **Making Community Design Work (S498)**

Sunday, April 15. 2:30–3:45 p.m.

See page 32.

### **Making Comprehensive Plans to Sustain Places (S520)**

Sunday, April 15. 4:00–5:15 p.m.

See page 35.

### **Megapolitan America (S533)**

Monday, April 16. 9:00–10:15 a.m.

See page 36.

### **Planning for Wind Energy (S564)**

Monday, April 16. 2:30–3:45 p.m.

See page 40.

### **Planner's Role in Regenerating Distressed Communities (S579)**

Monday, April 16. 4:00–5:15 p.m.

See page 41.

# EDSESSIONS

## **Resilience for a Changing Energy Future (S591)**

**CM | 1.25**

Monday, April 16. 5:30–6:45 p.m.

Understand the changing global and national energy situation.

## **Retrofitting Corridors for Premium Transit (S589)**

**CM | 1.25**

Monday, April 16. 5:30–6:45 p.m.

Explore premium transit, alignment, and stations.

## **Intergovernmental Regulation in Planning (S588)**

**CM | 1.5 | Law**

Monday, April 16. 5:30–7:00 p.m.

Explore jurisdictional overlap and preemption involved.

## **Fast, Funny, and Passionate Two (S590)**

**CM | 1.5**

Monday, April 16. 5:30–7:00 p.m.

Enjoy a variety of fast-paced presentations.

## **Ethical Challenges in Collaboration (S587)**

**CM | 1.5 | Ethics**

Monday, April 16. 5:30–7:00 p.m.

Join a discussion of planning's ethical issues.

## **Tuesday**

## **Courts and Federal Rules: APA in Action (S592)**

**CM | 1.5 | Law**

Tuesday, April 17. 7:15–8:45 a.m.

Explore APA's involvement in the courts and federal rulemaking process.

## **Climate Change and APA's Policy Guides (S594)**

**CM | 1.25**

Tuesday, April 17. 7:30–8:45 a.m.

Review the impacts of climate change and APA's corresponding policy recommendations.

## **Ethical Challenges for Planning Consultants (S459)**

**CM | 1.5**

Sunday, April 15. 7:30–8:45 a.m.

Examine how the AICP Code of Ethics applies to planning consultants.

## **Complete Streets Implementation in Chicagoland (S595)**

**CM | 1.25**

Tuesday, April 17. 7:30–8:45 a.m.

Learn whether Complete Streets can be effective in a variety of settings.

## **Electric Vehicle Infrastructure Planning (S597)**

**CM | 1.25**

Tuesday, April 17. 7:30–8:45 a.m.

Discover the benefits of electrifying our transportation infrastructure.

## **The Hanoi Master Plan for 2030 (S602)**

**CM | 1.25**

Tuesday, April 17. 7:30–8:45 a.m.

Explore how to preserve a city's unique historical quality.

## **Implementing "Green City, Clean Waters" (S598)**

**CM | 1.25**

Tuesday, April 17. 7:30–8:45 a.m.

Learn about Philadelphia's approach to implementing green infrastructure.

## **Landscape Urbanism Now (S599)**

**CM | 1.25**

Tuesday, April 17. 7:30–8:45 a.m.

Explore how the theory of landscape urbanism has developed and evolved.

## **Osceola County Conceptual Master Plans (S600)**

**CM | 1.25**

Tuesday, April 17. 7:30–8:45 a.m.

Conceptual master plans can take planning and smart-growth metrics to unprecedented levels.

## **Planning with Native American Neighbors (S601)**

**CM | 1.25**

Tuesday, April 17. 7:30–8:45 a.m.

Discover strategies for consolidating tribal jurisdiction over land uses within reservation boundaries.

## **Where's the Diversity? (S603)**

**CM | 1.25**

Tuesday, April 17. 7:30–8:45 a.m.

Explore the state of diversity in planning academia and practice and its implications.

### **Affordable Housing Preservation Through Tax Credits (S604)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Learn to use historic and low-income housing tax credits to preserve affordable housing.

### **Don't Just Do a Climate Plan, Adapt! (S605)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Learn ways to incorporate adaptation strategies into climate action plans.

### **Empowering Latino Communities Through Creative Thinking (S606)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Explore nontraditional engagement and informal community-building activities.

### **GLBT Place Makers in Cities and Regions (S607)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Explore how the gay/lesbian/bisexual/transgendered community can advance a city's creative economy.

### **A Highway Runs Through It (S593)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Examine how state highway "Main Streets" can become "Complete Streets."

### **Integrating Transportation, Land Use, and Housing (S608)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

California combines housing, transportation, and land use to reduce greenhouse gas emissions.

### **Naval District Washington's Transportation Vision (S609)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Align an installation's transportation goals with those of regional stakeholders.

### **Planners and Conservation Biologists (S610)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Explore integrated approaches to conservation planning.

## **Communicating Planning Track**



### **Reclaiming the Role of Community Visioneer (S405)**

Saturday, April 14. 9:00–10:15 a.m.

See page 23.

### **Communicating the Economic Value of Planning (S463)**

Sunday, April 15. 10:30–11:45 a.m.

See page 28.

### **Big-City Planning Directors on Communicating Planning (S493)**

Sunday, April 15. 2:30–3:45 p.m.

See page 30.

### **Design Literacy for Planners (S515)**

Sunday, April 15. 4:00–5:15 p.m.

See page 34.

### **Teaching Kids about the Built Environment (S567)**

Monday, April 16. 2:30–3:45 p.m.

See page 40.

### **Next Generation Web-Based Planning Tools (S577)**

Monday, April 16. 4:00–5:15 p.m.

See page 40.

### **Threatened Planning and the Planning Commission (S586)**

Monday, April 16. 4:00–5:15 p.m.

See page 41.

### **Using Multiple Communication Channels Effectively (S614)**

Tuesday, April 17. 9:00–10:15 a.m.

See page 45.

### **Improving Participation with Web 2.0 Tools (S622)**

Tuesday, April 17. 10:30–11:45 a.m.

See page 45.

# FACILITATED DISCUSSIONS



## **Climate Planning for People and Wildlife (S800)**

**CM | 1.25**

Saturday, April 14. 9:00–10:15 a.m.

Discuss strategies to include conservation planning in climate adaptation planning efforts.

## **Planning and Zoning for Street Food (S801)**

**CM | 1.25**

Saturday, April 14. 10:30–11:45 a.m.

Consider regulatory innovations in street food and marketplaces.

## **Dialogos and Placemaking in Latino Communities (S802)**

**CM | 1.25**

Saturday, April 14. 1:00–2:15 p.m.

Become better equipped to work in emerging and established Latino and Hispanic communities.

## **Citizen Engagement, Outreach, and Technology (S803)**

**CM | 1.25**

Saturday, April 14. 4:00–5:15 p.m.

Take home an e-toolkit that can be applied to the planning process.

## **Green Urbanism and Sustainability (S804)**

**CM | 1.25**

Sunday, April 15. 10:30–11:45 a.m.

Leading practitioners exchange ideas, innovations, and implemented examples on green urbanism and sustainability.

## **Public Interest in the Tea Party Era (S805)**

**CM | 1.25**

Sunday, April 15. 2:30–3:45 p.m.

Gain an understanding of values underlying ideological objections to planning issues.

## **Planning Experience in Other Cultures (S806)**

**CM | 1.25**

Sunday, April 15. 4:00–5:15 p.m.

Planners share their experiences working in different countries within different cultural contexts.

## **Job Search Navigation Strategies (S808)**

Monday, April 16. 10:30–11:45 a.m.

Tangible advice for finding a planning job in a tough economy.

## **Connecting Philanthropy and Planning (S809)**

**CM | 1.25**

Monday, April 16. 2:30–3:45 p.m.

Discover how foundations invest in community development.

## **Better Outcomes Through Broader Outreach (S810)**

**CM | 1.25**

Monday, April 16. 4:00–5:15 p.m.

Uncover untapped resources for your community participation process.

## **Planners Working Abroad (S811)**

Tuesday, April 17. 9:00–10:15 a.m.

Explore working in different countries within different cultural contexts.

## **Planning for Water (S812)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Explore the relationship between water and planning and what resources are available.

### **Planning for Post-Disaster Recovery (S611)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Explore the disaster recovery process and its compressed time frame for action.

### **Planning for a Resilient Queensland (S631)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Discover how Queensland, Australia, responded to weather-related disasters with resilient planning.

### **South Bay Bicycle Master Plan (S612)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Learn about the challenges and opportunities of preparing multijurisdictional bicycle master plans.

### **Transforming a Culturally Historic Community (S613)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Decades of disinvestment and blight are being reversed in a once-thriving African American community.

### **Using Multiple Communication Channels Effectively (S614)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Combine Internet tools with face-to-face engagement to maximize public participation.

### **What is Happening to America? (S620)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Growing, shrinking, and aging are examined in *Planning for a Dynamic America*.

### **Why Cities Need Water Strategies (S615)**

**CM | 1.25**

Tuesday, April 17. 9:00–10:15 a.m.

Understand the influence of climate and landscape on urban water resources.

### **Women Planning Directors (S616)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Hear from women planning directors about ways to move up the career ladder.

### **Building Community Through Placemaking and Policy (S617)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Use placemaking, public engagement, and partnerships to build robust communities.

### **Fostering Sustainable Communities Through Transportation Policy (S618)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Discover how transportation policies and analysis methods promote sustainability.

### **Growing Los Angeles's Local Food System (S619)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Learn how planners are facilitating local food production, distribution, and consumption.

### **Housing for the Boomers and Beyond (S621)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Examine housing patterns and predict likely changes based on an aging population.

### **Improving Participation with Web 2.0 Tools (S622)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Explore online public participation techniques, from surveying to idea prioritizing.

### **Municipal Design Studios (S623)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Learn about municipal design studios and the benefits associated with them.

### **Planners Within Borders (S624)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Explore efforts to organize a pro-bono planning group to assist small towns.

### **Planning Challenges for Net-Zero Military Installations (S625)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

The U.S. Army wants net-zero status for energy, water, and waste generation.

# GET TOGETHER

## **Planning for the Demographic Remix (S626)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Explore how a 21st century demographic shift is changing how we plan.

## **Sustainable Models of Affordable Housing Communities in Mexico (S627)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Discuss the evolution of affordable housing communities in Mexico and the impact of new development.

## **The Odd Couple—Tolls and Transit (S628)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Add transit to the mix when developing toll and managed lane facilities.

## **Translating Walk Score into Economic Development (S629)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

What's placemaking's role in transforming intellectual capital into an innovation community?

## **Transportation Demand Management FAQs (S630)**

**CM | 1.25**

Tuesday, April 17. 10:30–11:45 a.m.

Discover how transportation demand management addresses urban problems related to vehicle travel.



## **Division Meetings and Events**

### **International Division Dinner (X001)**

Saturday, April 14. 6:00 p.m.

### **Gays and Lesbians in Planning Division Annual Reception (X002)**

Saturday, April 14. 6:00–8:00 p.m.

### **City Planning and Management Division Annual Meeting (X003)**

Sunday, April 15. 11:45 a.m.–1:00 p.m.

### **County Planning Division Annual Meeting (X004)**

Sunday, April 15. 11:45 a.m.–1:00 p.m.

### **Federal Planning Division Meeting (X005)**

Sunday, April 15. 11:45 a.m.–1:00 p.m.

### **Housing and Community Development Division Annual Business Meeting (X008)**

Sunday, April 15. 11:45 a.m.–1:00 p.m.

### **Planning and Women Division Business Meeting (X006)**

Sunday, April 15. 11:45 a.m.–1:00 p.m.

### **Regional and Intergovernmental Planning Division Meeting (X007)**

Sunday, April 15. 11:45 a.m.–1:00 p.m.

### **Urban Design and Preservation Annual Business Meeting (X009)**

Sunday, April 15. noon–12:45 p.m.

### **Planning and Law Division Business Meeting & Reception (X010)**

Sunday, April 15. 5:30–7:00 p.m.

### **Transportation Planning Division Scavenger Hunt**

Sunday, April 15.

Details to come.

**Environment, Natural Resources,  
and Energy Division Business Meeting  
& Post-Meeting Discussion (X011)**

Monday, April 16. 6:00–7:00 a.m.

**International Division Business Meeting  
(X012)**

Monday, April 16. 6:00–7:00 a.m.

**Economic Development Division Annual  
Meeting and Reception (X013)**

Monday, April 16. 7:00–8:30 p.m.

**Gays and Lesbians in Planning  
Annual Business Meeting (X014)**

Monday, April 16. 7:00–8:30 p.m.

**Transportation Planning Division  
Business Meeting (X015)**

Monday, April 16. 7:00–8:30 p.m.

**New Urbanism Division Meeting (X016)**

Monday, April 16. 7:00–9:00 p.m.

**Latinos and Planning Division  
Open House & Dinner (X017)**

Monday, April 16. 7:00–9:00 p.m.

**Planning and the Black Community  
Division Business Meeting and Reception  
(X018)**

Monday, April 16. 7:00–10:30 p.m.

**Other Meetings and Events**

**Association of Collegiate Schools  
of Planning Governing Board  
Meeting (X101)**

Saturday, April 14. 8:00 a.m.–5:00 p.m.

**University of California,  
Berkeley Reception (X110)**

Saturday, April 14. 7:00–8:30 p.m.

**Planners' Prayer Breakfast (P010)  
\$45**

Sunday, April 15. 7:00–8:15 a.m.

**Planning Accreditation Board General  
Meeting and School Reviews (X103)**

Sunday, April 15. 8:00 a.m.–5:00 p.m.

**Sustainable Community  
Planning Interest Group (X104)**

Sunday, April 15. 11:45 a.m.–1:00 p.m.

**Career Reality (X100)**

Sunday, April 15. 4:00–6:00 p.m.

Students, meet with planning professionals and learn what it takes to stand out in the job market, blend your interests and skills, and market your planning knowledge in new ways. Watch your mail for details!

**American Society of Consulting  
Planners (ASCP) Board Meeting (X105)**

Monday, April 16. 7:00–8:00 a.m.

**Planning Accreditation Board General  
Meeting and School Reviews (X106)**

Monday, April 16. 8:00 a.m.–5:00 p.m.

**JAPA Editorial Advisory  
Board Meeting (X107)**

Monday, April 16. 10:15–11:30 a.m.

**Combined University  
Alumni Reception (X111)**

Monday, April 16. 6:30–8:00 p.m.

Complimentary to conference delegates. To include your school in the cash bar reception, e-mail [dalongi@planning.org](mailto:dalongi@planning.org).

**University of Utah Reception (X112)**

Monday, April 16. 7:00 p.m.

**South Atlantic Chapters  
and Schools Reception (X114)**

Monday, April 16. 7:00–8:30 p.m.

**University of Illinois @ Urbana-  
Champaign/University of Illinois @  
Chicago & APA Illinois  
Chapter Member Reception (X113)**

Monday, April 16. 7:00–8:30 p.m.

**Food Interest Group (X109)**

Monday, April 16. 7:00–9:00 p.m.

**University of Oklahoma (X115)**

Monday, April 16. 7:00–9:00 p.m.

**Hazard Mitigation and Disaster  
Recovery Interest Group (X108)**

Monday, April 16. 7:00–10:30 p.m.

# SIGHTSEEING TOURS



More than 25 million people visit Los Angeles each year. Take a break from the conference and see some of the sights that draw these visitors to the City of Angels. Sightseeing tours offered exclusively to conference attendees and their families by Vega Tours will take you to Hollywood landmarks and cultural gems.

Book your tour directly with The Vega Group. Registration and ticket purchases must be made in advance using the form available at [www.planning.org/conference](http://www.planning.org/conference). Print the form, fill it in, and send it by mail or fax with your payment information to The Vega Group. Space is limited and advance reservations and ticket purchases are required. The deadline for reservations, changes, cancellations, and requests for full refunds is Thursday, March 15.

## **Cultivators of Modern LA (V001)**

**\$45**

Saturday, April 14. 11:00 a.m.–4:00 p.m.

Enjoy a trip to Hollyhock House and the J. Paul Getty Museum, two architecturally significant and very different art spaces.



## **Discovering the City of Angels (V002)**

**\$40**

Saturday, April 14. 12:30–4:30 p.m.

Enjoy a tour of a city full of glitz, glamour, and history.



## **Discovering the City of Angels (V003)**

**\$40**

Sunday, April 15. 8:00 a.m.–noon

Enjoy a tour of a city full of glitz, glamour, and history.



## **Cultivators of Modern LA (V004)**

**\$45**

Sunday, April 15. 11:00 a.m.–4:00 p.m.

Enjoy a trip to Hollyhock House and the J. Paul Getty Museum, two architecturally significant and very different art spaces.



## **Glitz, Glamour, and the Celebrity Lifestyle (V005)**

**\$45**

Sunday, April 15. 1:00–5:00 p.m.

Cruise through some of the most exclusive neighborhoods of Los Angeles and get a glimpse of how the Hollywood elite live.



## **The Great Communicator (V006)**

**\$88**

Monday, April 16. 8:30 a.m.–4:30 p.m.

Enjoy a fascinating tour surrounding the life of America's 40th president, Ronald Reagan.



## **Glitz, Glamour, and the Celebrity Lifestyle (V007)**

**\$45**

Monday, April 16. 10:30 a.m.–2:30 p.m.

Cruise through some of the most exclusive neighborhoods of Los Angeles and get a glimpse of how the Hollywood elite live.



# REGISTER AND PRICING

## Online registration is easy. Visit [www.planning.org/conference](http://www.planning.org/conference).

With hundreds of sessions, workshops, mobile workshops, and networking opportunities, APA's 2012 National Planning Conference is the conference of the year. With thousands of planners and planning officials from around the world in attendance, it's the place to be in 2012. Reserve your spot at a world class conference in a world class city.

### Registration

Register for the conference at [www.planning.org/conference](http://www.planning.org/conference). You'll find full details on all the conference activities and an interactive way to browse the conference program. You can build a personalized schedule or simply go straight to our streamlined registration page. Remember, APA members pay discounted rates for the conference. Be sure to have your APA ID and password on hand when you register.

## Save big when you register by February 16!

**Payment must be received at APA by:** **Feb. 16** **Mar. 15** **On-site**

### Conference-only rate

*Includes full conference, awards luncheon invitation, and exhibitor open house.*

	Feb. 16	Mar. 15	On-site
APA Regular Member/Planning Board Member	\$645	\$695	\$745
Non-member (includes one year of APA membership)	\$995	\$995	\$995
Non-member Planning Commissioner, Elected or Appointed Official (includes one year as an APA Affiliate)	\$645	\$745	\$795
APA Student/Retired/Life Member <i>Does not include awards luncheon.</i>	\$125	\$145	\$165
APA New Professional Member <i>Does not include awards luncheon.</i>	\$295	\$315	\$335
Speaker	\$645	\$695	\$745

### Conference and Saturday Workshop Bundled Rate

*Includes one full-day training workshop plus full conference, awards luncheon invitation, and exhibitor open house.*

APA Regular Member/Planning Board Member/Speaker ( <i>workshops</i> )	\$895	\$945	\$995
APA Regular Member/Planning Board Member/Speaker ( <i>institutes</i> )	\$995	\$995	\$995

### Short Course Webinars

To learn more and register for the short course webinars visit: [www.planning.org/conference/program/shortcourses](http://www.planning.org/conference/program/shortcourses)

# GETTING AROUND

## Housing

Discounted hotel rates are available for meeting attendees at five downtown Los Angeles hotels, all within walking distance to the Los Angeles Convention Center. To make a reservation, go to [www.planning.org/conference](http://www.planning.org/conference), select a hotel, and use the link provided to book a reservation directly with the hotel. Please be sure to identify yourself as an APA attendee when booking your room to make sure you receive your discounted rate and APA receives credit for your stay. All reservations will require a credit card guarantee. Changes and cancellations must be made directly with your hotel. Please check with your hotel on cancellation policies. Remember that most conference sessions will be held at the Los Angeles Convention Center; shuttle service will not be available. Reservation deadline is Thursday, March 15, 2012. Group rates do not include applicable state and local taxes.

## Transit



Los Angeles offers one of the country's best public transportation networks, including subways, light rail, buses, and shuttles to just about every corner of the Greater Los Angeles area. Visit [www.metro.net](http://www.metro.net) to plan your itinerary.

## Travel

See [www.planning.org/conference](http://www.planning.org/conference) for travel discounts.

## Map Key



### JW Marriott Live (Headquarters)

900 W. Olympic Blvd.  
(one block to LACC)  
\$215



### Luxe City Center

1020 S. Figueroa St.  
(one block to LACC)  
\$185



### Omni Los Angeles

251 S. Olive St.  
(1.3 miles to LACC)  
\$179



### Sheraton Los Angeles

711 Hope St.  
(0.6 miles to LACC)  
\$155



### Figueroa Hotel

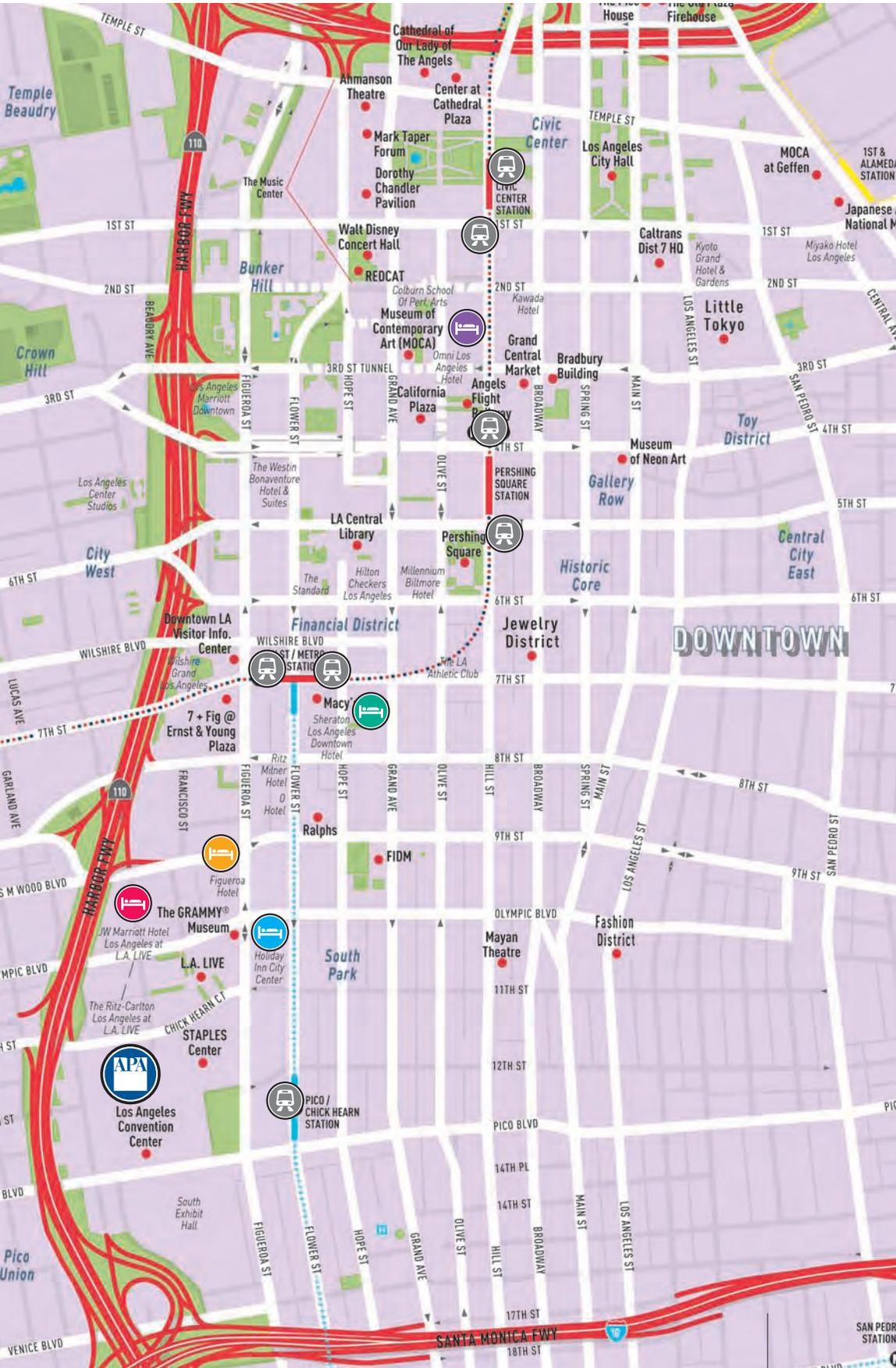
939 S. Figueroa St.  
(2 blocks to LACC)  
\$148 (single/double occupancy)

## APA's National Conference



### Los Angeles Convention Center

1201 South Figueroa Street  
Los Angeles, CA 90015



**ADJOURN  
MEETING**