

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 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

Conditional Use Permit No. CUP 2012-02

At the request of Terri Lera, applicant, on behalf of Lee Menta, owner for approval of a Conditional Use Permit to expand the floor area of an existing structure in the General Commercial (GC) District, on the following described property, to wit:

Legal Description: 18.5436 Acre (807,759 SQ. FT.) Tract of Land being out of Lot 51 and Lot 53 of the Allison-Richey Gulf Coast Home Company, Section 6, recorded in Vol. 135, PG. 501 H.C.D.R., located in the H.T. & B.R.R. Co. Survey, A-544, City of Pearland, Brazoria County, Texas

General Location: 5719 Broadway, Pearland, TX
Strickland Chevrolet

- 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 APRIL 16, 2012

Conditional Use Permit No. CUP 2012-02

A the request of Terri Lera, applicant, on behalf of Lee Menta, owner for approval of a Conditional Use Permit to expand the floor area of an existing structure in the General Commercial (GC) District, on the following described property, to wit:

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General Location: 5719 Broadway, Pearland, TX
Strickland Chevrolet

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

Planning and Zoning Commission: April 16, 2012*
City Council for First Reading: May 14, 2012*
City Council for Second Reading: May 21, 2012*

(*dates subject to change)

SUMMARY: Terri Lera, applicant on behalf of Lee Menta/Strickland Chevrolet, owner, is requesting approval of a Conditional Use Permit to expand their existing facility at the above referenced location. Specifically, the applicant would like to expand the floor area of their existing used car facility. The existing use, an Auto Sales/Dealer facility is permitted in the General Commercial (GC) zoning district, which is the current zoning district for the property. The site improvement/expansion, as it will result in an increase of over 500 square feet of structure to the property, triggers full site compliance, as required by the Unified Development Code. The site requirements not able to be met due to site restrictions or other constraints as explained by the applicant are listed

below:

- 30' front landscaped setback area along Broadway
- Existing perimeter fencing material along Broadway

These requirements can be waived or reduced by City Council 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, unless waived by City Council with a Conditional Use Permit, to be met for this property when redeveloped/expanded.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	General Commercial (GC)	Residential Home
South	General Commercial (GC) and Manufactured Home Park (MH)	Commercial/Mobile Home Park
East	General Commercial (GC)	Commercial
West	General Commercial (GC)	Commercial

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

	<u>General Commercial</u>	<u>Existing Site</u>
Lot Size:	22,500 sq ft	807,759 sq ft
Lot Width:	150'	965.11'
Lot Depth:	125'	818.19'
Front Setback:	25'	100.3'
Rear Setback:	25'	310'
Side Setback:	10'	90.9'/251.6'

As previously mentioned this site, due to its location within the City's Corridor Overlay District, requires a 30' front setback for all parking and maneuvering areas. Additionally, this area is required to be landscaped, as are all front setbacks along thoroughfares within the City. As the site is currently developed with a varying width landscaped area of 10'-15' adjacent to Broadway, additional landscaping and setback area between the parking area and the right-of-way would be required to be added to meet this requirement. This would require relocation of existing parking which is the reason the applicant has requested a

Conditional Use Permit to reduce the required with the existing site configuration. Additionally, the property currently has an existing perimeter fence made of a metal type material which is not a permitted fence material in the Corridor Overlay District. As the fence is existing, the applicant has requested that the Conditional Use Permit also permit this fence to remain in place. The existing landscape/setback area and fence are illustrated on the site photo below:



At the time of development, all aspects of the Unified Development Code (UDC) which are not waived or reduced by City Council with a Conditional Use Permit will be required to be met. At this time, all aspects of the UDC not specifically addressed appear to be met.

PLATTING STATUS: Currently the property has not been platted. Adding additional square footage or site improvements does trigger the platting requirements according to Section 3.1.1.1 (c) of the Unified Development Code (UDC).

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The current Comprehensive Plan (latest update in 2009) indicates *Business Commercial* for the subject property. The existing use, proposed to be expanded, Auto Sales/Dealer, is a permitted use in the

General Commercial zoning district. As that zoning district is a correlating zoning district in the City's Comprehensive Plan for *Business Commercial*, the zoning and use are 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 expansion of the used car facility on this property 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 conceptual site plan for was submitted with the Conditional Use Permit application. This plan appears to meet the City's Corridor Overlay District regulations with the exceptions specifically stated in the *Summary* section of this report. 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.

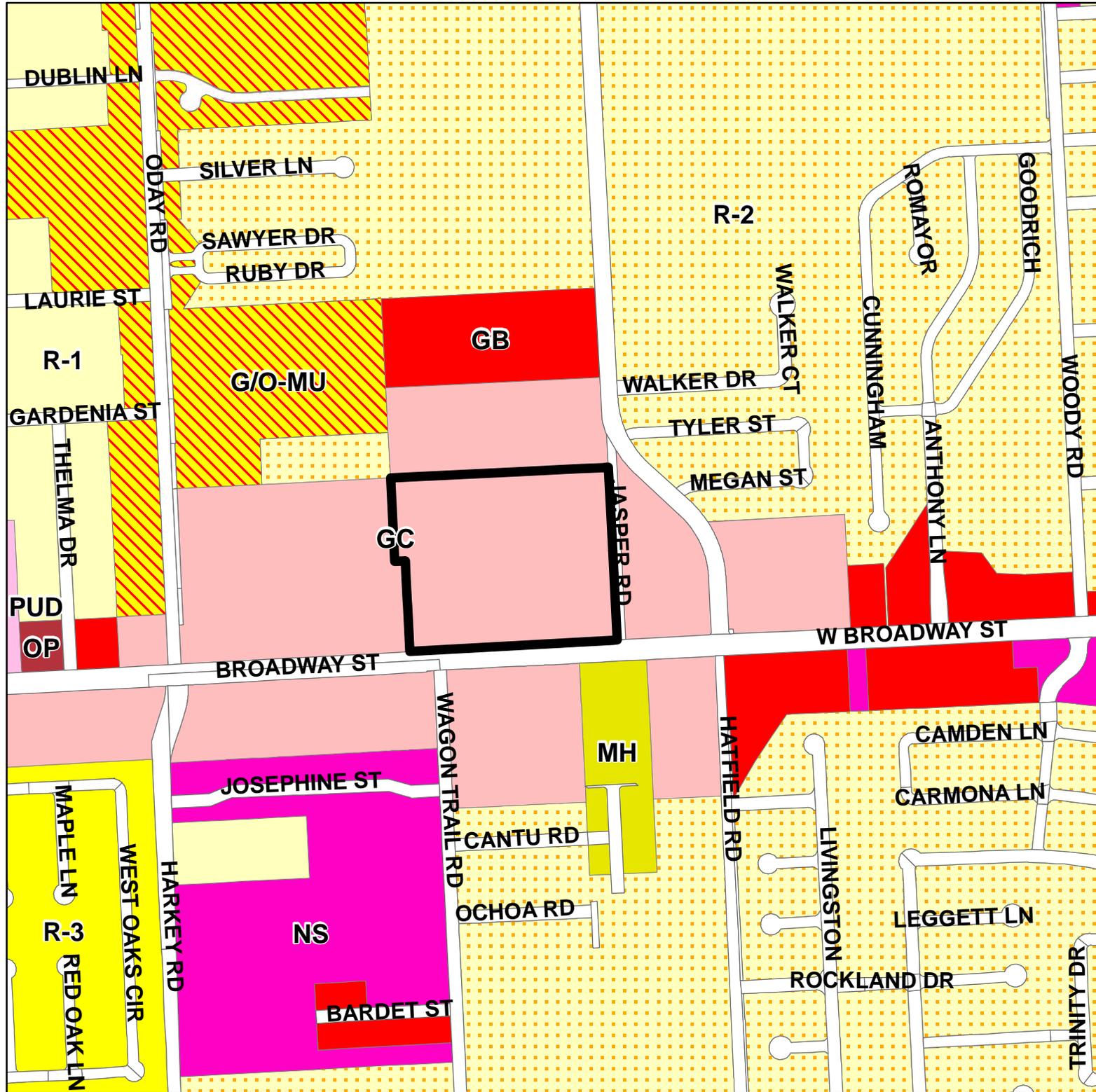
Conditions: The City Council may require such modifications in the proposed use and attach such conditions to the Conditional Use Permit as the City Council deems necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. It should be noted that at this time staff has not identified negative impacts which will need to be mitigated as a result of the proposed addition. 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 to expand the floor area of an existing structure, while maintaining the existing buffer/landscaped area ranging from 10-15 feet width (as shown on the attached site plan) and perimeter fencing material in the General Commercial (GC) district as proposed by the applicant and owner for the following reasons:

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 expansion of an existing business in 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

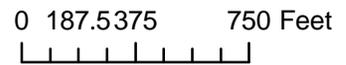


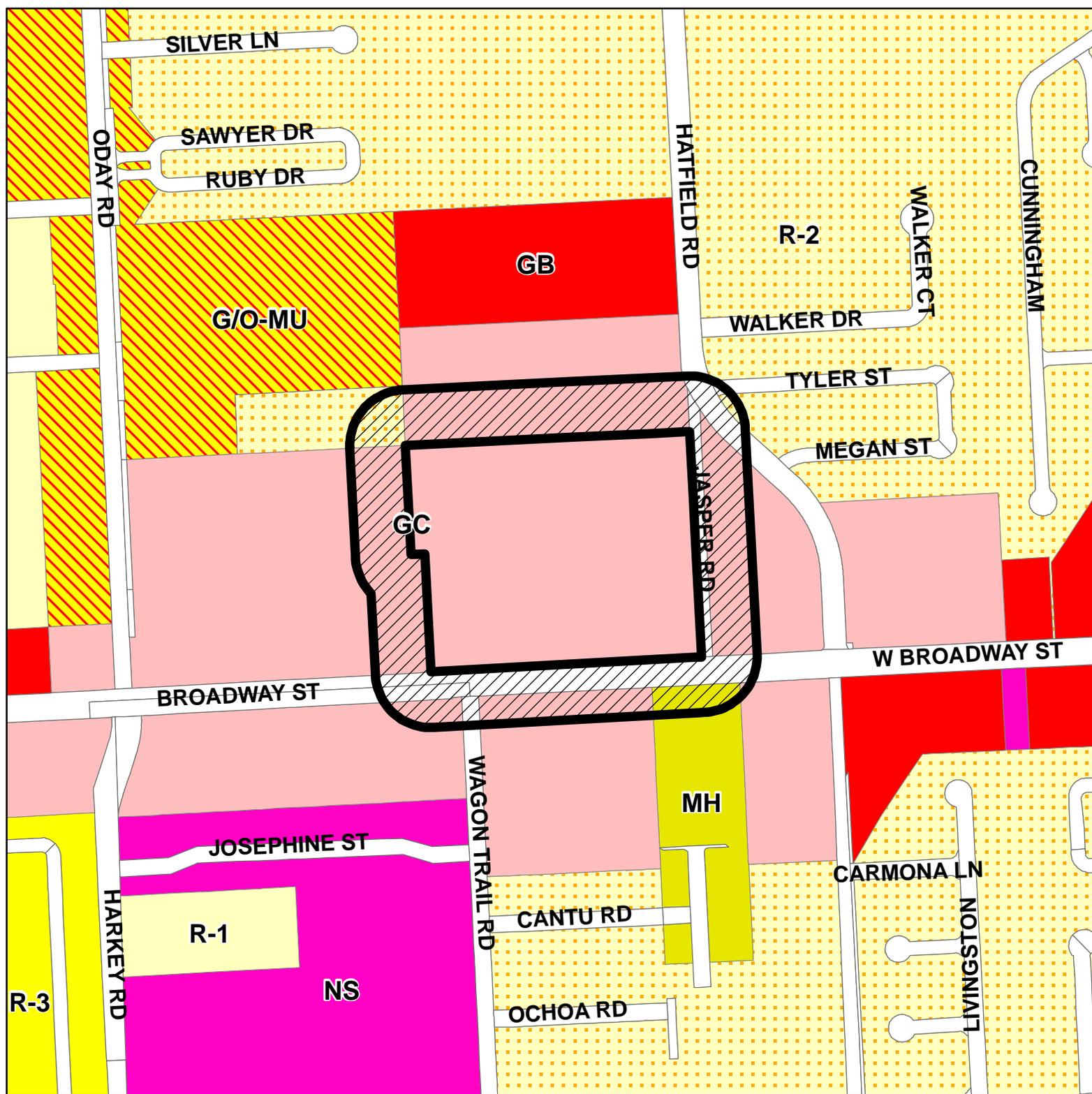
Vicinity and Zoning Map

CUP 2012-02

**5719 Broadway
Strickland Chevrolet**

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.



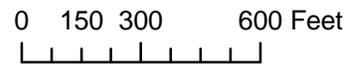


Abutter Map

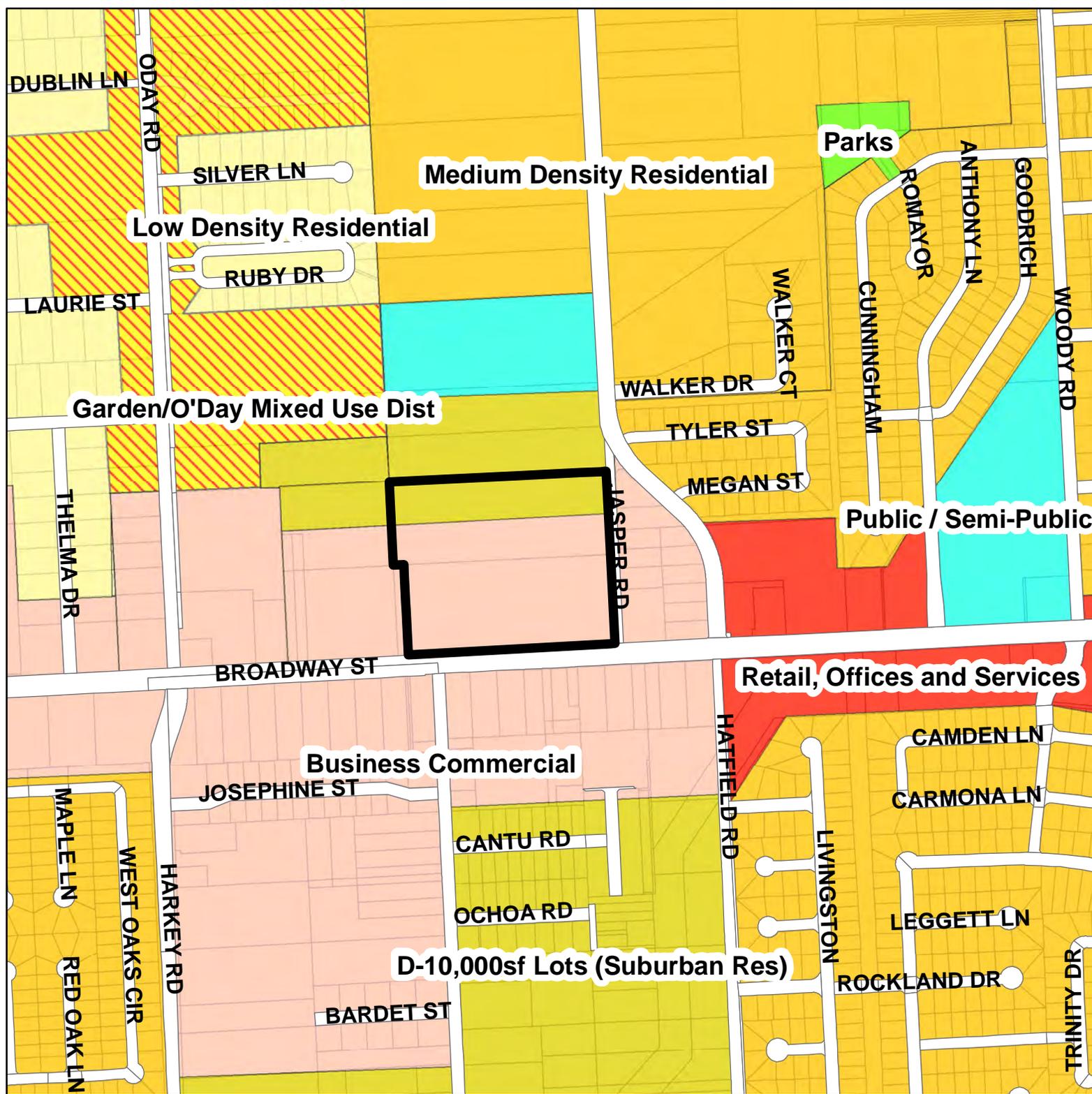
CUP 2012-02

**5719 Broadway
Strickland Chevrolet**

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Owner	Address	City	State	Zip
TTRR2 LLC	3519 CASCADE SPRINGS DR	MANVEL	TX	77578
MITCHEL RONALD R JR	5707 TYLER ST	PEARLAND	TX	77581
ALVAREZ JESSE & ARGUMANIZ RAYLYNN	5709 TYLER ST	PEARLAND	TX	77581
EXPRE REALTY LTD	3219 OLD ALVIN RD	PEARLAND	TX	77581
CLS PROPERTIES C/O STRICKLAND CHEVROLET	5719 BROADWAY ST	PEARLAND	TX	77581
HOUSTON PIPELINE CO LP ATTN PROP TAX DEPT	800 E SONTERRA BLVD STE 400	SAN ANTONIO	TX	78258
JOHNSTON A O	PO BOX 476	PEARLAND	TX	77588
JOHNSTON JERRY B & JANET A	5617 MEGAN ST	PEARLAND	TX	77581
WILLIAMS ANDREW	PO BOX 1747	FRIENDSWOOD	TX	77549
KILLIAN CHARLES R SR & ADELENE B	14525 ODAY RD	PEARLAND	TX	77581
LORANCE GARY W & CAROL	5711 TYLER ST	PEARLAND	TX	77581
TTRR2 LLC	3519 CASCADE SPRINGS DR	MANVEL	TX	77578
MOTAMEDI MASSOUD & RASOULI ALI R	14311 HARVEST GLEN CT	HOUSTON	TX	77062
GUERRA FRANK P & ROSALINDA A	5708 TYLER ST	PEARLAND	TX	77581
HOLDEN JAMES WAYNE & JUDY CAROL	5710 TYLER ST	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
JOHNSTON JERRY B & JANET A	5617 MEGAN ST	PEARLAND	TX	77581
518 PEARLAND LLC	3629 N MACGREGOR WAY	HOUSTON	TX	77004
SHUGART ROY M & KYLE A	1102 CHEYENNE RIDGE DR	ROSHARON	TX	77583
EXPRE REALTY LTD	3219 OLD ALVIN RD	PEARLAND	TX	77581
VITALE JASPER & GLENDA	18402 COUNTY ROAD 125	PEARLAND	TX	77581
MALLET EDMOND J & CLARA	2605 GUN POWDER LN	PEARLAND	TX	77581
FOSTER MAGNOLIA	10825 CORY ST	MANVEL	TX	77578
STAHLHEBER WAYNE & RONDA	12811 EIKER RD	PEARLAND	TX	77581
WAGON TRAIL ENTERPRISES LIMITED PARTNERSHIP	5720 BROADWAY ST	PEARLAND	TX	77581
TERRI LERA	PO BOX 1059	KEMAH	TX	77565
LEE MENTA	5719 BROADWAY ST	PEARLAND	TX	77581



FLUP Map

CUP 2012-02

**5719 Broadway
Strickland Chevrolet**

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0 187.5375 750 Feet



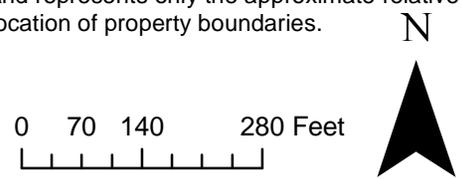


Aerial Map

CUP 2012-02

**5719 Broadway
Strickland Chevrolet**

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CUP APPLICATION Page 1 of 6 (Updated June 2010)



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: Reduction of 30' Required Landscape Buffer in corridor, existing site
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: GC

Property Information:

Address or General Location of Property: 5719 Broadway St Pearland Texas 77581
(Strickland Chevrolet)

Tax Account No. _____

Subdivision: Allison-Richey Gulf Coast Lot: 51 & 53 Block: section 6

Home Company

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

PROPERTY OWNER INFORMATION:

NAME Lee Menta
ADDRESS 5719 Broadway
CITY Pearland STATE TX ZIP 77581
PHONE (281) 997-5100
FAX _____
E-MAIL ADDRESS lmenta@stricklandchevrolet.com

APPLICANT/AGENT INFORMATION:

NAME TERRI LERA
ADDRESS PO Box 1059
CITY KEMAH STATE TX ZIP 77565
PHONE (281) 334-4472
FAX (281) 334-5392
E-MAIL ADDRESS tlera@wycoffconstruction.com

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

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

Owner's Signature: [Signature] Date: 3/8/2012

Agent's/
Applicant's Signature: [Signature] Date: 3-6-2012

OFFICE USE ONLY:

FEES PAID: <u>250.00</u>	DATE PAID: <u>3/8/12</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>168278</u>
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Application No 2012-02 CUP

March 9, 2012

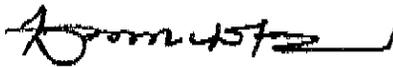
City of Pearland
Community Development
3523 Liberty Drive
Pearland, Texas 77581

Re: Application for Conditional Use Permits for 5719 Broadway

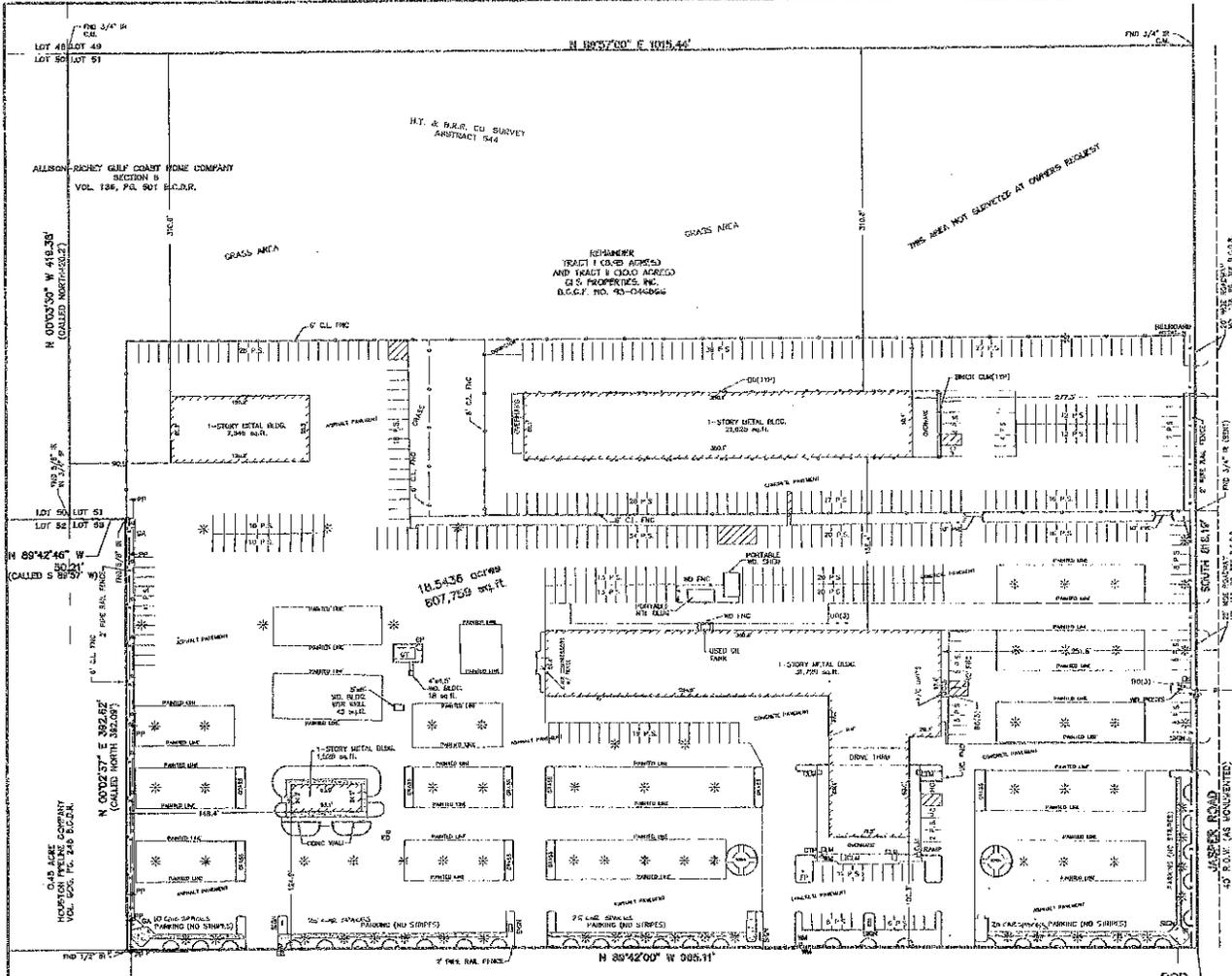
To Whom It May Concern:

I, Lee Mehata, the Partner and General Manager of the bldg. located at 5719 Broadway in Pearland, Texas, will give Wycoff Development & Construction, LLC (Owner Agent) authorization to file the Application for Conditional Use Permit on my behalf.

Sincerely,



Lee Mehata
Partner and General Manager
Strickland Chevrolet



LEGEND

NO	NO LOAD
10	10' WOODEN COUNTY DEED RECORDS
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99	99' WOODEN COUNTY DEED RECORDS
100	100' WOODEN COUNTY DEED RECORDS

AN 10,543.6 ACRES (807,759 SQ. FT.) TRACT OF LAND BEING ALL OF THE REMAINDER OF TRACT I (L&S ADDED) AND TRACT II (L&S ADDED) CONVEYED TO D&S PROPERTIES, INC. RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 93-04826, ALSO BEING OUT OF LOTS 49 AND 50 OF THE ALLISON-RICHIE GULF COAST HOME COMPANY, SECTION 6, RECORDED IN VOLUME 136, PAGE 501 OF THE BRAZORIA COUNTY DEED RECORDS (S.C.R.), LOCATED IN THE H.T. & S.R. CO. SURVEY, ABSTRACT 344, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

BEGINNING: At a set 5/8-inch iron rod with cap (102414), the west line of Jasper Road, 40-foot right-of-way (as monumented) and the north line of F.M. 518, 100-foot right-of-way, the southeast corner of the herein described tract;

THENCE: Along the north line of F.M. 518, North 89 deg 42 min 00 sec West, a distance of 965.11 feet to a found 1/2-inch iron rod, the southeast corner of a 0.43 acre tract conveyed to Houston Pipeline Company, recorded in Volume 616, Page 244, S.C.R., the southeast corner of said Tract I and the herein described tract;

THENCE: Departing the north line of said F.M. 518, along the west line of said Tract I, North 00 deg 02 min 37 sec East, a distance of 102.62 feet (Called North 332.09 feet) to a found 5/8-inch iron rod, the northwest corner of said Tract I, a point in the north line of said Lot 53 and the north line of said Lot 51, an angle point of the herein described tract;

THENCE: North 89 deg 42 min 48 sec West, a distance of 50.21 feet (Called South 82 deg 57 min West) to a found 5/8-inch iron rod in a 3/4-inch iron pipe, the corner corner of said Lot 51, said Lot 53 and Lots 50 and 52 of said Allison-Richie, the southwest corner of said Tract I and an angle point of the herein described tract;

THENCE: Along the west line of said Tract I, North 00 deg 03 min 30 sec West, a distance of 412.30 feet (Called North 412.30 feet) to a found 3/4-inch iron rod, the eastern corner of said Lot 51 and said Lot 53 and Lots 48 and 49 of said Allison-Richie, the northeast corner of said Tract I and the herein described tract;

THENCE: Along the north line of said Tract I, North 89 deg 37 min 00 sec East, a distance of 1015.44 feet to a found 3/4-inch iron rod, a point in the west line of said Jasper Road, the northeast corner of said Tract I and the herein described tract;

THENCE: Along the west line of said Jasper Road, Due South, a distance of 181.19 feet to the POINT OF BEGINNING and containing 10,543.6 acres or 807,759 square feet of land, more or less.

No monument is shown on the last 1/2 acre north by its adjacent line, being under 100 feet.

NO 1/2" IR

- NOTES:**
- This survey relies on boundary and easement information on per a certification for title insurance issued by Lawyers Title Insurance Company, constructed by Amendment Title C, 2, Number 01207678, effective January 2, 2008, issued February 20, 2008, no additional research regarding the existence of easements or restrictions of record has been performed by Lin Engineering, Inc.
 - Bearings shown hereon are oriented to the bearing base reflected on the deed of Allison-Richie Gulf Coast Homes, Section 6, Volume 136, Page 501 S.C.R.
 - This tract is subject to a Reliant Energy H.L.S.P. Company Easement, recorded in R.C.C.F. No. 01-014165. This easement is an over and under easement and not plottable.
 - There are 3 handicapped parking spaces and 428 regular parking spaces for a total of 431 parking spaces provided.

I hereby certify that this survey was made on the ground, that this drawing correctly represents the facts found at the time of survey and that the professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category I, Condition II Survey.



J. L. Carrico
 J. L. CARRICO
 Registered Professional Land Surveyor
 Registration No. 2762
 State of Texas

Lin Engineering, Inc.
 1700 WILSON, SUITE 200
 HOUSTON, TEXAS 77037
 (281)530-3100

LAND TITLE SURVEY

A 10,543.6 ACRES (807,759 SQ. FT.) TRACT OF LAND BEING ALL OF LOTS 49 AND 50 OF THE ALLISON-RICHIE GULF COAST HOME COMPANY, SECTION 6, RECORDED IN VOLUME 136, PAGE 501 S.C.R., LOCATED IN THE H.T. & S.R. CO. SURVEY, A-344 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

DATE	4/15/2010	DRAWN BY	DM	APPROVED BY	JLC
SCALE	1" = 20'	LIST NO.	0010	ISSUE DATE	04/15/10

**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.

acknowledged

4-3-2012

Strickland Chevrolet 5719 Broadway



Scale 1:11,847
1 in = 987 ft



Letter of Transmittal

Date: 3-12-2012

To: City of Pearland

Re: Strickland
5719 Broadway

From: Terri Lera
Wycoff Development and Construction, Inc.
PO Box 1059
Kemah, TX 77565
281-334-4472
281-334-5392 (fax)
email: tlera@wycoffconstruction.com

To Whom It May Concern:

Strickland Chevrolet is requesting a Conditional Use Permit for reduction of the required 30' landscape screening along their front property line. Per City of Pearland's request, Strickland has agreed to remove the asphalt area along Broadway, which has been in place more than twenty years. Currently Strickland Chevrolet has a front landscape area that fluctuates from 10'-15' in width as seen on the attached survey. The landscaping along the front of Strickland creates an enhanced break with numerous trees and shrubs between the car lot and Broadway. At this time Strickland would like to remove the existing Used Car Building and replace it with a larger updated facility. In order to obtain a building permit, the City is requesting Strickland to remove the asphalt and replace it with grass. The City would like Strickland to leave the underground storm drain basin and pipe in place since it looks nicer than the open ditch.

Should you have any questions do not hesitate to call.

Thank You,
Terri Lera

PO Box 1059 Kemah, Texas 77565
T 281 334 4472 / F 281 334 5392

CITY OF PEARLAND

R E P R I N T

*** CUSTOMER RECEIPT ***

Oper: JCDTTER Type: CC Drawer: 1
Date: 3/29/12 01 Receipt no: 168278

Description	Quantity	Amount
RA BOARD OF ADJUSTMENTS	1.00	5250.00
Trans number:		3662529

5719 BROADWAY, TERRI LERA
LEE MENTA
CUP
WYCOFF CONSTRUCTION &
DEVELOPMENT
PO BOX 1059
SENAH

Tender detail		
CK CHECK	73001	5250.00
Total tendered		5250.00
Total payment		5250.00

Trans date: 3/29/12 Time: 7:50:40

**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.

TAX RECEIPT



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

Certified Owner:

CLS PROPERTIES
% STRICKLAND CHEVROLET
5719 BROADWAY ST
PEARLAND, TX 77581-7811

Legal Description:

A0544 H T & B R R, TRACT 53, ACRES
9.004, PEARLAND

Parcel Address: 5719 BROADWAY FM 518
Legal Acres: 9.0040

Remit Seq No: 20239522
Receipt Date: 01/31/2012
Deposit Date: 02/01/2012
Print Date: 01/31/2012

Deposit No: 1203281C
Validation No: 900000021420118
Account No: 0544-0007-110
Operator Code: PEAR2

Year	Tax Unit Name	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2011	Brazoria County	1,439,000	0.413101	5,944.52	0.00	0.00	5,944.52
2011	Special Road & Bridge	1,439,000	0.060000	863.40	0.00	0.00	863.40
2011	Pearland Isd	1,439,000	1.419400	20,425.17	0.00	0.00	20,425.17
2011	Brazoria Drainage Dist 4	1,439,000	0.156000	2,244.84	0.00	0.00	2,244.84
2011	City Of Pearland	1,439,000	0.683100	9,858.59	0.00	0.00	9,858.59
				339,336.52	\$0.00	\$0.00	339,336.52

Check Number(s):
204156

PAYMENT TYPE:

Check(s) 339,336.52

Extensions on this receipt:

Total Applied: 339,336.52
Total Tendered: 339,336.52
(for accounts paid on 01/31/2012)
Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER:
CLS PROPERTIES
% STRICKLAND CHEVROLET
5719 BROADWAY ST
PEARLAND, TX 77581-7811

(979) 864-1320, (979) 388-1328, (281) 756-1320

TAX RECEIPT



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

Certified Owner:

CLS PROPERTIES
% STRICKLAND CHEVROLET
5719 BROADWAY ST
PEARLAND, TX 77581-7811

Legal Description:

A0944 HT & B RR, TRACT 51 (PT), ACRES
5.000, PEARLAND

Parcel Address: 2510 HATFIELD OFF PM 318
Legal Acres: 5.0000

Result Seq No: 20433876
Receipt Date: 01/31/2012
Deposit Date: 02/06/2012
Print Date: 02/10/2012

Deposit No: 120311
Validation No: 117
Account No: 0544-0038-000
Operator Code: SOFI

Table with 7 columns: Year, Tax Unit Name, Tax Value, Tax Rate, Levy Paid, F&I, Coll Fee Paid, Total. Rows include Brazoria County, Special Road & Bridge, Pearland Isd, Brazoria Drainage Dist 4, and City Of Pearland.

CHECK NUMBER(S) PAYMENT TYPE

Credit Card Authorization No:
Exemptions on this property:

Credit Cards: \$29,630.05

Total Applied: \$29,630.05
Total Tendered: \$29,630.05
(for accounts paid on 01/31/2012)
Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER: 21760057
LEE MEHTA
5719 BROADWAY
PEARLAND, TX 77581

(979) 864-1320, (979) 388-1320, (281) 784-1320

TAX RECEIPT



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

Certified Owner:

CLS PROPERTIES
% STRICKLAND CHEVROLET
5719 BROADWAY ST
PEARLAND, TX 77581-7811

Legal Description:

A0344 HT & B R R, TRACT 51 (PT), ACRES
5.000, PEARLAND

Parcel Address: 14516 HATFIELD RD
Legal Acres: 5.0000

Remit Seq No: 20433459
Receipt Date: 01/31/2012
Deposit Date: 02/06/2012
Print Date: 02/10/2012

Deposit No: 1210311
Validation No: 101
Account No: 0544-0038-110
Operator Code: SOFI

Year	Tax Unit Name	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2011	Brazoria County	281,900	0.413101	1,164.53	0.00	0.00	1,164.53
2011	Special Road & Bridge	281,900	0.060000	169.14	0.00	0.00	169.14
2011	Postland Lcd	281,900	1.419400	4,001.29	0.00	0.00	4,001.29
2011	Brazoria Drainage Dist 4	281,900	0.156000	439.76	0.00	0.00	439.76
2011	City Of Pearland	281,900	0.685100	1,931.30	0.00	0.00	1,931.30
				\$7,706.02	\$0.00	\$0.00	\$7,706.02

Check Number(s):

PAYMENT TYPE:

Credit Card Authorization No: 0

Credit Cards: \$7,706.02

Extensions on this property:

Total Applied: \$7,706.02
Total Tendered: \$7,706.02
(for accounts paid on 01/31/2012)
Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER: 21760041
LEE MEHTA
5719 BROADWAY
PEARLAND, TX 77581

(979) 864-1320, (979) 382-1320, (281) 756-1320

TAX RECEIPT



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

Certified Owner:

STRICKLAND CHEVROLET INC
5719 BROADWAY ST
PEARLAND, TX 77581-7811

Legal Description:

FURN FDCT EQUIP VEHICLES OTHER PERSONAL
PROPERTY

Parcel Address: 5719 BROADWAY
Legal Acres: 0.0000

Remit Seq No: 20483845
Receipt Date: 01/31/2012
Deposit Date: 02/06/2012
Print Date: 02/10/2012

Deposit No: 120511
Validation No: 88
Account No: 9751-2415-000
Operator Code: SOFI

Year	Tax Unit Name	Tax Value	Tax Rate	Levy Paid	F&I	Coll Fee Paid	Total
2011	Brazoria County	461,610	0.413101	1,906.92	0.00	0.00	1,906.92
2011	Special Road & Bridge	461,610	0.060000	276.97	0.00	0.00	276.97
2011	Pearland Isd	461,610	1.419400	6,552.09	0.00	0.00	6,552.09
2011	Brazoria Drainage Dist 4	461,610	0.156000	720.11	0.00	0.00	720.11
2011	City Of Pearland	461,610	0.685100	3,162.49	0.00	0.00	3,162.49
				\$12,618.58	\$0.00	\$0.00	\$12,618.58

Check Number(s):

Credit Card Authorization No: 0

Exemptions on this property:

PAYMENT TYPE:

Credit Cards: \$12,618.58

Total Applied: \$12,618.58
Total Tendered: \$12,618.58
(for accounts paid on 01/31/2012)
Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER: 21760077
LEE MENTA
5719 BROADWAY
PEARLAND, TX 77581

(979) 864-1320, (979) 388-1320, (281) 754-1320

OFFICIAL TAX RECEIPT

**ROYIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST**

ANGLETON, TEXAS 77515

Account No: VIPT-P910-000

Certified Owner: STRICKLAND CHEVROLET INC

2011 VALUE: 3,582,930

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

SPECIAL INVENTORY PERSONAL PROPER

Jr	Year	Levy Paid	P&I	Parcel Address: 5719 BROADWAY
1	2011	13,945.66	0.00	Legal Acres: 0.0000
9	2011	2,025.51	0.00	Appr No: 489274
28	2011	47,915.78	0.00	Deposit No: VIT120236
54	2011	3,268.32	0.00	Paid Date: 01/23/2012
98	2011	23,127.93	0.00	Total Paid: \$92,282.20
				Check No: 952
				Exemption(s): NONE

**STRICKLAND CHEVROLET INC
5719 BROADWAY ST
PEARLAND, TX 77581-7811**



AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 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. 2012-04Z

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

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

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

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

- 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 APRIL 16, 2012

Zone Change No. 2012-04Z

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

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

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

Planning and Zoning Commission: April 16, 2012*

City Council for First Reading: May 14, 2012*

City Council for Second Reading: May 21, 2012*

(*dates subject to change)

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

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

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

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

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

Incidental Uses in conjunction with above uses requested:

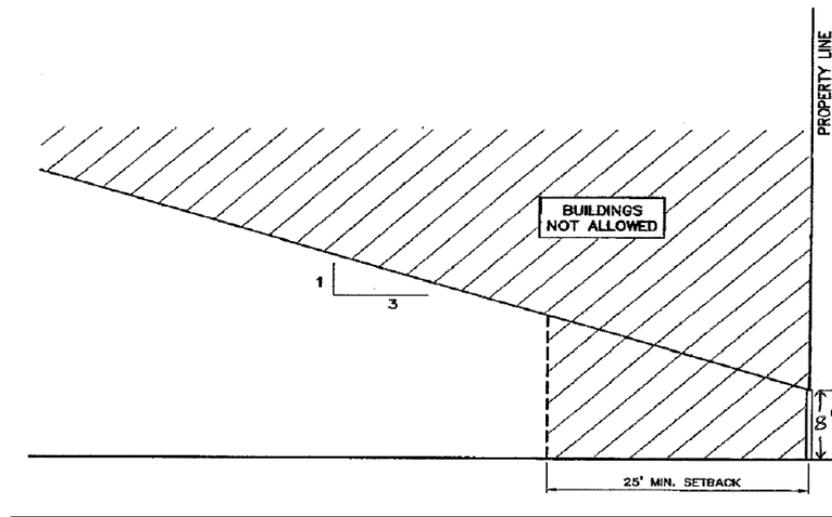
- Cafeteria
- Restaurant (with no drive-in service)
- General Retail Store
- Child Day Care Center
- Parking lot or garage for passenger cars or trucks less than one-ton

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

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

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

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



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

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

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

SURROUNDING ZONING AND LAND USES:

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

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

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

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The current Comprehensive Plan (latest update in 2009) indicates *Suburban Residential and Retail, Offices, and Services* for the subject property. The general area of the existing Planned Development being proposed to be amended is indicated to be *Suburban Residential* in the Comprehensive Plan. However, as the area where the medical related, nursing and assisted living, and offices are being proposed abuts *Commercial, Offices, and Services*, the request could be considered to be in conformance with the Comprehensive Plan.

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

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

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

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

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

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

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

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

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

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

Recommended Conditions of Approval:

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

SUPPORTING DOCUMENTS:

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



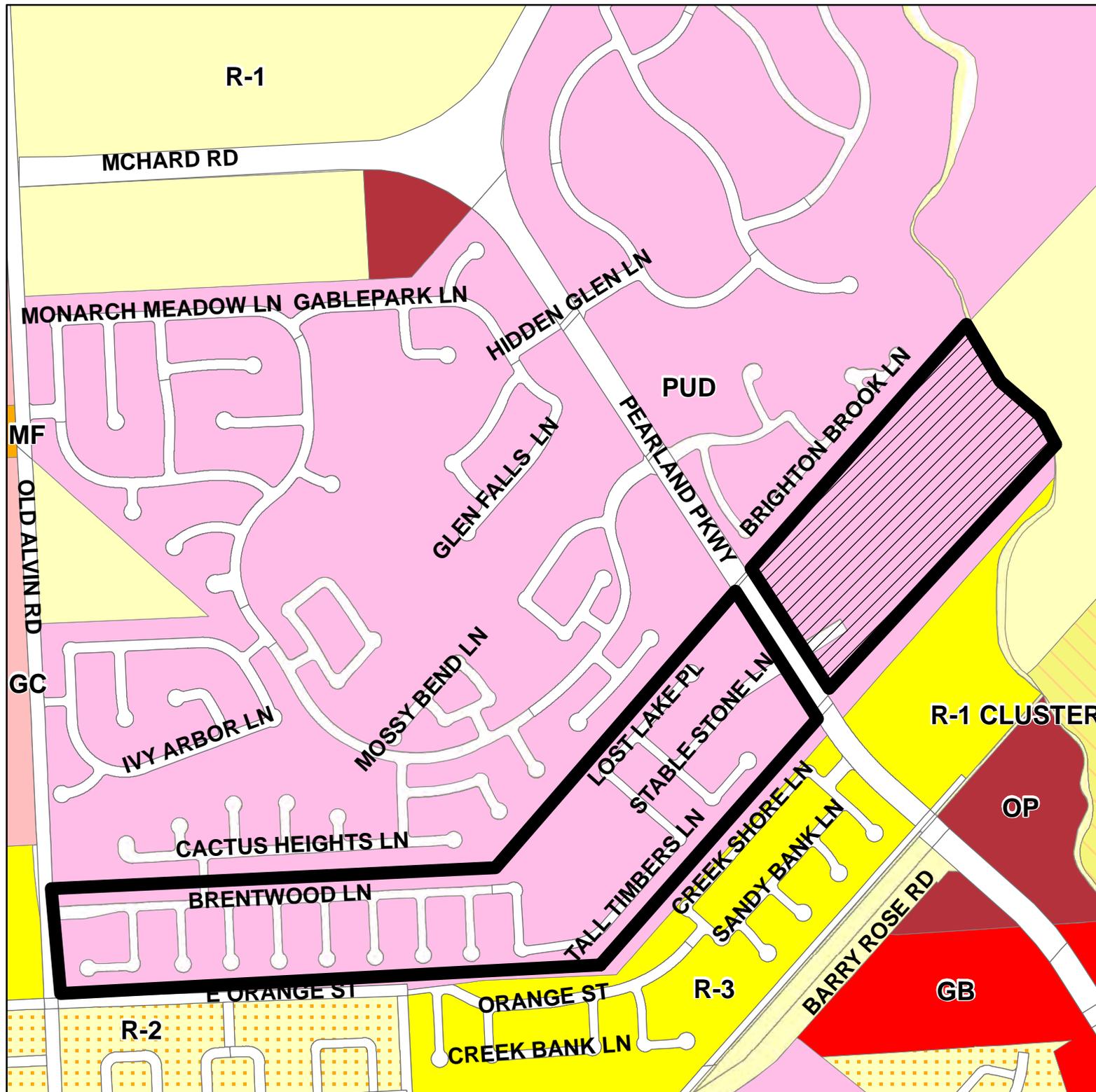
Vicinity and Zoning Map

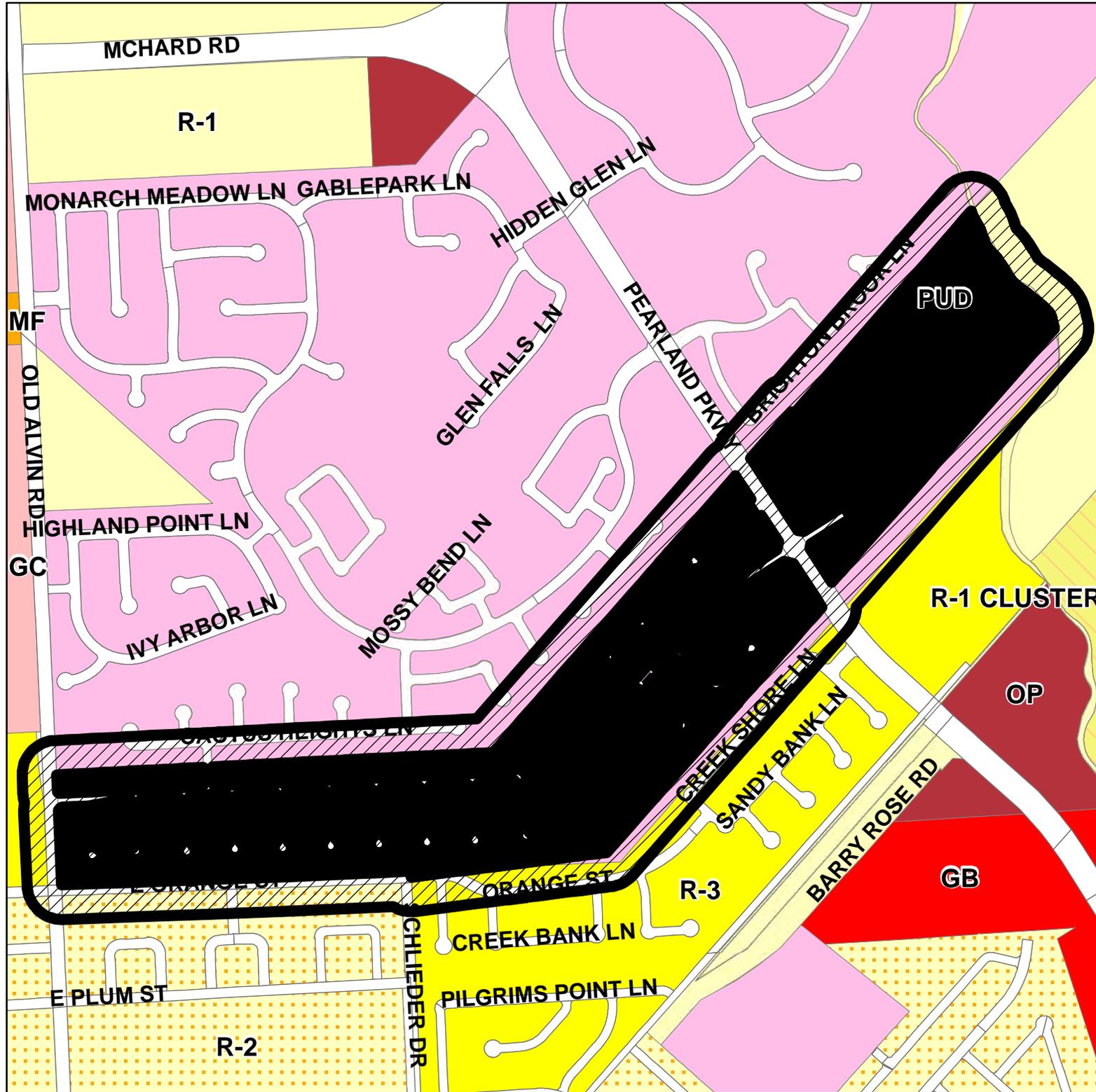
Zone Change
2012-04Z

Proposed Stonebridge Planned Development Amendment

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

0 230 460 920 Feet



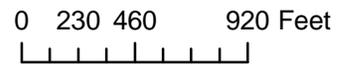


Abutter Map

**Zone Change
2012-04Z**

**Proposed Stonebridge
Planned Development
Amendment**

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



Owner	Address	City	State	Zip
POMBROL ROGELIO R JR & VILLALBOS CAROLINA B	1902 HOLLOW MIST LN	PEARLAND	TX	77581
DUGUAY BRIAN W	3418 E ORANGE ST	PEARLAND	TX	77581
STANTON SHAUN	2104 RAIN LILY CT	PEARLAND	TX	77581
WESTIN HOMES & PROPERTIES LP C/O David Dorn	1 SUGAR CREEK CENTER BLVD STE 60	SUGAR LAND	TX	77478
WARFIELD BARBARA LYNN	2006 CREEK SHORE LN	PEARLAND	TX	77581
BARBEE PAMELA D	3412 E ORANGE ST	PEARLAND	TX	77581
GARZA JENNIFER L & RAMON R	3106 ORANGE ST	PEARLAND	TX	77581
BULEREZ VICTOR J & DELIA	3414 E ORANGE ST	PEARLAND	TX	77581
ALEXANDER JOHN FAMILY LIMITED PARTNERSHIP	PO BOX 127	PEARLAND	TX	77588
MORENO ROBERT JR	1906 HOLLOW MIST LN	PEARLAND	TX	77581
UCEDA OLGA	1905 HOLLOW MIST LN	PEARLAND	TX	77581
LARMOND EARL & DENISE	1909 HOLLOW MIST LN	PEARLAND	TX	77581
VO TUAN & JIAO	1905 LOST LAKE PL	PEARLAND	TX	77581
BROWN KENNETH C	1910 LOST LAKE PL	PEARLAND	TX	77581
DOLLAGARAY LISA	1923 HOLLOW MIST LN	PEARLAND	TX	77581
TAYLOR RICHARD LYNN	1911 LOST LAKE PL	PEARLAND	TX	77581
FUENTE LUIS & MARY E ARRINGTON	1921 HOLLOW MIST LN	PEARLAND	TX	77581
FIGG JACQUELINE RENEE	1918 LOST LAKE PL	PEARLAND	TX	77581
IMAM SYED S	1920 STABLE STONE LN	PEARLAND	TX	77581
MCBAYNE TYRONE & ANGELENA P	1906 KESWICK CT	PEARLAND	TX	77581
BOYCE WILLIS A & LINDA J	3008 KESWICK DR	PEARLAND	TX	77581
NORRIS CHRISTOPHER A & GENEVA M	1908 KESWICK CT	PEARLAND	TX	77581
LY MAN	2006 SANDY BANKS LN	PEARLAND	TX	77581
ALCAYDE FLUER A	2008 CREEK SHORE LN	PEARLAND	TX	77581
VALDEZ JUAN C & ANNETTE L	10427 CLAY BROOK DR	HOUSTON	TX	77089
KATSAROS GEORGE J & BEATRIZ E	3004 KESWICK DR	PEARLAND	TX	77581
HUBERT ERNEST	3008 BROKEN BRIDGE LN	PEARLAND	TX	77581
TRINH THANH K & DONNA M LE-TRINH	3006 BROKEN BRIDGE LN	PEARLAND	TX	77581
WILLARD GUY B	2018 CREEK SHORE LN	PEARLAND	TX	77581
SHERRILL BENJAMIN A & DANA B	2008 SANDY BANKS LN	PEARLAND	TX	77581
BREWER JEFFREY S & KIMBERLY TROLLINGER	2011 CREEK SHORE LN	PEARLAND	TX	77581
JOINER WILLARD L & WHETSTONE RAINA S	2020 CREEK SHORE LN	PEARLAND	TX	77581
CAREY MARK S & IRENE D	2010 SANDY BANKS LN	PEARLAND	TX	77581

CHATAGNIER MARY	2013 CREEK SHORE LN	PEARLAND	TX	77581
GARCIA ELEAZAR & ERIN D	2022 CREEK SHORE LN	PEARLAND	TX	77581
SMITH NICHOLAS A & BUCKNER REBECCA D	2012 SANDY BANKS LN	PEARLAND	TX	77581
WELLS ROY K	2015 CREEK SHORE LN	PEARLAND	TX	77581
CHATAGNIER-BOWSER SHANNON & MARY CHATAGNIER	2014 SANDY BANKS LN	PEARLAND	TX	77581
NICCOLI JOHN & MICHELLE	2002 TALL TIMBERS LN	PEARLAND	TX	77581
HOLGATE BEN C	2016 SANDY BANKS LN	PEARLAND	TX	77581
VASQUEZ LEROY	2004 TALL TIMBERS LN	PEARLAND	TX	77581
VAN TRI T	2021 CREEK SHORE LN	PEARLAND	TX	77581
MEZA-NAVARRO MAURICIO	2022 SANDY BANK LN	PEARLAND	TX	77581
CHANDRAN JOTI S & SHEBIN	2009 TALL TIMBERS LN	PEARLAND	TX	77581
CONFIDENTIAL	2011 TALL TIMBERS LN	PEARLAND	TX	77581
MEAVE ADOLPH THOMAS & MARY ELENA	2028 SANDY BANKS LN	PEARLAND	TX	77581
TRAN JENNIE QUYEN	2013 TALL TIMBERS LN	PEARLAND	TX	77581
BOAZ MICHAEL S	2003 ROCKY MEADOW LN	PEARLAND	TX	77581
DUFOUR JULIE	2005 ROCKY MEADOW LN	PEARLAND	TX	77581
HILL KEITH M	3043 ORANGE ST	PEARLAND	TX	77581
SONNIER JONATHAN	3045 ORANGE ST	PEARLAND	TX	77581
GARCIA JORGE & PATRICIA L	3115 ORANGE ST	PEARLAND	TX	77581
FOAT EDWARD E & PEGGY S	3420 E ORANGE ST	PEARLAND	TX	77581
KWUON BENJAMIN	2102 RAIN LILY CT	PEARLAND	TX	77581
HARRIS ORIE ANN	3316 E ORANGE ST	PEARLAND	TX	77581
BITTICK KATHERINE ELIZABETH	3318 E ORANGE ST	PEARLAND	TX	77581
CANDELARI DAVID A ET UX	3404 E ORANGE ST	PEARLAND	TX	77581
MORALES ALEJANDRO & NILDA	3104 ORANGE ST	PEARLAND	TX	77581
RAYMOND OLETHA B	3408 E ORANGE ST	PEARLAND	TX	77581
KNIGHT VON K	3422 E ORANGE ST	PEARLAND	TX	77581
TARRANT REBBECCA JEAN	2101 OLD ALVIN RD	PEARLAND	TX	77581
ENGLISH JAMES L & CHERI M	2103 RAIN LILY CT	PEARLAND	TX	77581
NELSON MICHAEL D & CHRISTINA A	3116 ORANGE ST	PEARLAND	TX	77581
LUKENS JERRY L JR	3506 E ORANGE ST	PEARLAND	TX	77581
WINSTEAD DAVID	433 CORBY DR	BATON ROUGE	LA	70810
ALEXANDER RILEY INVESTMENTS LLC C/O Jason Alexander	2815 KNOB HILL	PEARLAND	TX	77581
HOPPENS MATTHEW E	2117 YUPON CIR	PEARLAND	TX	77581

HALFERTY DONNIS E	2105 RAIN LILY CT	PEARLAND	TX	77581
MILLER BILLY B	2103 OLD ALVIN RD	PEARLAND	TX	77581
SPEARS STEPHANIE ANN	2113 BRIAR CIR	PEARLAND	TX	77581
CONFIDENTIAL	2108 RAIN LILY CT	PEARLAND	TX	77581
RUSSELL TRENNNA	2110 RAIN LILY CT	PEARLAND	TX	77581
BRANNON JAMES CARL & CAROLE JEAN REVOCABLE LIVIN	3501 LINWOOD ST	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
SPEAR JOHN	PO BOX 691661	HOUSTON	TX	77269
HERNANDEZ SABAS RYAN & JESSICA NICOLE GOLDEN	1903 HOLLOW MIST LN	PEARLAND	TX	77581
BENNETT RITA MICHELLE & MONICA BARRAGAN	1910 HOLLOW MIST LN	PEARLAND	TX	77581
BROWN JESSE & LINDA	1912 LOST LAKE PL	PEARLAND	TX	77581
KAULEN MARK & DIANE	1922 HOLLOW MIST LN	PEARLAND	TX	77581
FARR MATTHEW C & KRISTI N	1919 HOLLOW MIST LN	PEARLAND	TX	77581
HARWOOD HOMES	500 CRESCENT CT STE 350	DALLAS	TX	75201
LAKES AT HIGHLAND GLEN COMMUNITY ASSOC INC	PO BOX 218844	HOUSTON	TX	77218
RIOS SERGIO & MARIA	1904 HOLLOW MIST LN	PEARLAND	TX	77581
LA SONNY NGOC	1902 LOST LAKE PL	PEARLAND	TX	77581
GARZA ROMAN JR & CLAUDIA MORONEZ	1901 HOLLOW MIST LN	PEARLAND	TX	77581
AGUILAR RAUL & MARIA B	1908 HOLLOW MIST LN	PEARLAND	TX	77581
HUGHES JOHN & SYLVIA	1904 LOST LAKE PL	PEARLAND	TX	77581
MARTINEZ NAYELI M	1907 HOLLOW MIST LN	PEARLAND	TX	77581
ANKROM RAYMOND WIILIAM & CHRISTY T	1906 LOST LAKE PL	PEARLAND	TX	77581
ROYER WENDY & GILES JESSE	1912 HOLLOW MIST LN	PEARLAND	TX	77581
ROECKER MORRIS DWAYNE & STEPHANIE	1911 HOLLOW MIST LN	PEARLAND	TX	77581
ROCHA JOSE A & JUANITA	1914 HOLLOW MIST LN	PEARLAND	TX	77581
INVESTCORP DEVELOPMENT I LTD	8313 SOUTHWEST FWY	HOUSTON	TX	77074
TRINH KHOI & SUONG TRAN	1903 LOST LAKE PL	PEARLAND	TX	77581
VU HUY	1908 LOST LAKE PL	PEARLAND	TX	77581
CORSON ROGER W & HAEWON LEE	1913 HOLLOW MIST LN	PEARLAND	TX	77581
SOTO NANCY PENA	1916 HOLLOW MIST LN	PEARLAND	TX	77581
THORNTON ADAM	1915 HOLLOW MIST LN	PEARLAND	TX	77581
ARTHUR JAMES & SYLVIA	1918 HOLLOW MIST LN	PEARLAND	TX	77581
RALLS TROY EARL & MELISSA LYNN LABELLO	1907 LOST LAKE PL	PEARLAND	TX	77581
MARTINEZ RONALD	1917 HOLLOW MIST LN	PEARLAND	TX	77581

AMIN AMI & DIPAK PATEL	1920 HOLLOW MIST LN	PEARLAND	TX	77581
KRUSZKA JEFFREY THOMAS	1909 LOST LAKE PL	PEARLAND	TX	77581
CRUZ RAUL MANUEL & ADA LISA	1904 KESWICK CT	PEARLAND	TX	77581
PARHAM CHRISTOPHER M & RACHEAL K	3016 KESWICK DR	PEARLAND	TX	77581
NESTER JAMES J & DEBORAH L	2112 FOREST BANK LN	PEARLAND	TX	77581
VU HIEN-HOA H & RICHARD J ESCAMILLA	1921 STABLE STONE LN	PEARLAND	TX	77581
VU THOMAS	3014 KESWICK DR	PEARLAND	TX	77581
TALBOTT JOHN & CECELIA	2967 WATER WILLOW LN	PEARLAND	TX	77581
EJEKUTE-OBI CHARLES	1914 LOST LAKE PL	PEARLAND	TX	77581
LUTTA ATIBU & EMMA OGUNDA	1916 STABLE STONE LN	PEARLAND	TX	77581
HARWOOD HOMES	500 CRESCENT CT STE 350	DALLAS	TX	75201
BUI HUNG & NGOC TRAN	1902 KESWICK CT	PEARLAND	TX	77581
THOMPSON JAMES & PENNY MASSEY	1916 LOST LAKE PL	PEARLAND	TX	77581
STAHL JEREMY	1925 HOLLOW MIST LN	PEARLAND	TX	77581
PEARLAND CREEKSIDE ASSOC INC	8711 HIGHWAY 6 N	HOUSTON	TX	77095
PHAN THOMAS & TAMMY	1913 LOST LAKE PL	PEARLAND	TX	77581
WILLIAMS STANLEY & SANDRA P	1901 KESWICK CT	PEARLAND	TX	77581
HANNUSCH ROBERT EARL SR & HARRIETT	1927 HOLLOW MIST LN	PEARLAND	TX	77581
BOYD JARED P & MARCI M	2971 WATER WILLOW LN	PEARLAND	TX	77581
CHANDRA ASHISH & LEA	1922 STABLE STONE LN	PEARLAND	TX	77581
WILLIAMS LESLIE ANN	1920 LOST LAKE PL	PEARLAND	TX	77581
HELM MELISSA A	10611 KIRKWREN DR	HOUSTON	TX	77089
VUONG TAN A & DEREK G LE	1903 KESWICK CT	PEARLAND	TX	77581
TRINH KHOI & SUONG TRAN	1903 LOST LAKE PL	PEARLAND	TX	77581
KANJIRATHINGAL JOMY & PUTHENPARAMBIL DEEPA	1923 STABLE STONE LN	PEARLAND	TX	77581
VALLERU SRIDHAR & LALITHA DEVI	3012 KESWICK DR	PEARLAND	TX	77581
KERTZ LUIS JOHN & KATHRYN HEUSNER	2004 CREEK SHORE LN	PEARLAND	TX	77581
GEORGE FERNANDUS T & LILLY FERNANDUS	3011 BROKEN BRIDGE LN	PEARLAND	TX	77581
TON NGA THANHNU & AN N	1905 KESWICK CT	PEARLAND	TX	77581
WHEELER GARY BENNETT & KARIE L	1910 KESWICK CT	PEARLAND	TX	77581
ADAMS RONALD J & JOHNSON-ADAMS TIFFANY L	1907 KESWICK CT	PEARLAND	TX	77581
ELLERBROCK THOMAS M	3009 BROKEN BRIDGE LN	PEARLAND	TX	77581
PILLOW JON J & ASHLEY OSWALD	206 E SHADOWBEND AVE	FRIENDSWOOD	TX	77546
PASALA SRINIVASA R & STACY	3006 KESWICK DR	PEARLAND	TX	77581

ASHTARI AMROLLAH & NANCY	3012 BROKEN BRIDGE LN	PEARLAND	TX	77581
DAYS TREMAYNE & RAHEL	1909 KESWICK CT	PEARLAND	TX	77581
UDI AGHOGHO & ALISA	3007 BROKEN BRIDGE LN	PEARLAND	TX	77581
HOTCHKISS JEREMY D & SANDRA G	2003 CREEK SHORE LN	PEARLAND	TX	77581
PEREZ STEPHANNIE	2012 CREEK SHORE LN	PEARLAND	TX	77581
AIKIN C H & OMA LEE	2002 SANDY BANKS LN	PEARLAND	TX	77581
RODRIGUEZ ALEJANDRO	3010 BROKEN BRIDGE LN	PEARLAND	TX	77581
BEBERMEYER TERRY	1911 KESWICK CT	PEARLAND	TX	77581
PHAM TAN	3005 BROKEN BRIDGE LN	PEARLAND	TX	77581
GARCIA GABRIEL & JACQUEZ LORRAINE	2005 CREEK SHORE LN	PEARLAND	TX	77581
MONTEMAYOR JOSEPH & SANDRA	3002 KESWICK DR	PEARLAND	TX	77581
MIGUEL LORELIE	2014 CREEK SHORE LN	PEARLAND	TX	77581
DARDEN JAMES A II & ADRIENNE B	2004 SANDY BANKS LN	PEARLAND	TX	77581
HOWARD CHARLESTON & DANI	3003 BROKEN BRIDGE LN	PEARLAND	TX	77581
FEDERAL HOME LOAN MTG CORP	8200 JONES BRANCH DR	MCLEAN	VA	22102
SHRADER HEATHER H	2944 AUBURN WOODS DR	PEARLAND	TX	77581
GONZALES MICHAEL F & MISTE CROSS	2016 CREEK SHORE LN	PEARLAND	TX	77581
TRAN CHRIS P	2009 CREEK SHORE LN	PEARLAND	TX	77581
TURPEN JASON R & NICOLE M HERRING	3001 BROKEN BRIDGE LN	PEARLAND	TX	77581
ESTES BLAKE THOMAS & KRISTINE	3002 BROKEN BRIDGE LN	PEARLAND	TX	77581
YEMECK ALEXANDRE & KOSSIWA	2001 TALL TIMBERS LN	PEARLAND	TX	77581
COUNTRY CLUB DRIVE PROPERTIES LLC	2208 COUNTRY CLUB DR	PEARLAND	TX	77581
AINSWORTH BARBARA	PO BOX 1029	PORT NECHES	TX	77651
WALKER-LOWE BARBARA	2001 ROCKY MEADOW LN	PEARLAND	TX	77581
CUNNINGHAM JOHN E & CATHY E DURHAM	2026 SANDY BANKS LN	PEARLAND	TX	77581
HOLMES KENNETH W	2029 CREEK SHORE LN	PEARLAND	TX	77581
GILLIAM DEBORAH K	2017 CREEK SHORE LN	PEARLAND	TX	77581
PARK WILLIAM & JENNIFER	2003 TALL TIMBERS LN	PEARLAND	TX	77581
FISH GRANT M	2026 CREEK SHORE LN	PEARLAND	TX	77581
NOE TABITHA	2019 CREEK SHORE LN	PEARLAND	TX	77581
LESLIE STEVEN KEITH	2028 CREEK SHORE LN	PEARLAND	TX	77581
BARBER EMILE & CHERYL	2005 TALL TIMBERS LN	PEARLAND	TX	77581
CHRISTENSEN NELS E	2018 SANDY BANKS LN	PEARLAND	TX	77581
FROST ERIC J	2030 CREEK SHORE LN	PEARLAND	TX	77581

HORELICA MARVIN & SHERRLYN	2006 TALL TIMBERS LN	PEARLAND	TX	77581
WITTHOFT JENNIFER	2020 SANDY BANKS LN	PEARLAND	TX	77581
PENNICK GREGORY B	2007 TALL TIMBERS LN	PEARLAND	TX	77581
WHITE CASON V & DARCI R	2023 CREEK SHORE LN	PEARLAND	TX	77581
WANG HOUYI & SHU QI	2032 CREEK SHORE LN	PEARLAND	TX	77581
SVOBODA MELISSA S & SHELDON J	2025 CREEK SHORE LN	PEARLAND	TX	77581
BLANTON BRIAN LENNARD	2034 CREEK SHORE LN	PEARLAND	TX	77581
NGUYEN TRANG T & HUY K TRAN	2024 SANDY BANKS LN	PEARLAND	TX	77581
BRICE BRIAN	2027 CREEK SHORE LN	PEARLAND	TX	77581
STAMBAUGH RICHARD G	2038 CREEK SHORE LN	PEARLAND	TX	77581
TANG NGOC KHANH	2002 ROCKY MEADOW LN	PEARLAND	TX	77581
COMEAUX MATTHEW & JESSICA	2031 CREEK SHORE LN	PEARLAND	TX	77581
GARCIA ROGER K & JUDY K	PO BOX 1411	HOUSTON	TX	77251
BARTON ANTHONY & LORI	1718 W 10TH ST	FREEPORT	TX	77541
STONEBRIDGE HOMEOWNERS ASSN	4201 W BROADWAY	PEARLAND	TX	77584
ADAME ROLAND & ROSYTA G	3012 BLACK ROCK LN	PEARLAND	TX	77581
SCHNEIDER PAUL D	2032 SANDY BANKS LN	PEARLAND	TX	77581
LOCKE ANN C	2102 TALL TIMBERS LN	PEARLAND	TX	77581
IBARRA RODOLFO C & ILLIANA A	3010 BLACK ROCK LN	PEARLAND	TX	77581
GARZA LEO	300 BLACK ROCK LN	PEARLAND	TX	77581
MEDINA SONIA MARIE & MICHAEL	2104 TALL TIMBERS LN	PEARLAND	TX	77581
TIU NESTOR P & MARIA V	2106 TALL TIMBERS LN	PEARLAND	TX	77581
MEZIOU MONEM & SALMA	2007 ROCKY MEADOW LN	PEARLAND	TX	77581
MARCILY SHAINÉ & GIJO JOSEPH	2008 ROCKY MEADOW LN	PEARLAND	TX	77581
MARTINEZ BLANCA & ENRIQUE	2101 TALL TIMBERS LN	PEARLAND	TX	77581
SAJU MERCY	2010 ROCKY MEADOW LN	PEARLAND	TX	77581
DOAN JOHN WILLIAM VINH & NGUYET THI PHAM	2103 TALL TIMBERS LN	PEARLAND	TX	77581
BRAZORIA COUNTY MUD #28	3200 SOUTHWEST FWY	HOUSTON	TX	77027
BAKER DAVID & EILEEN P	3037 ORANGE ST	PEARLAND	TX	77581
ENCINA ARMANDO & ROXANA MARTINEZ	2105 TALL TIMBERS LN	PEARLAND	TX	77581
SHAJU MARY	2107 TALL TIMBERS LN	PEARLAND	TX	77581
THOMAS ASHLEY & SUSAN CHERIAN	2109 TALL TIMBERS LN	PEARLAND	TX	77581
LE TUONG T & KIEN P LUU	2111 TALL TIMBERS LN	PEARLAND	TX	77581
KOWALSKI CHRIS & TERESA D	3039 ORANGE ST	PEARLAND	TX	77581

PACANA CHARLITA L	3041 ORANGE ST	PEARLAND	TX	77581
CONFIDENTIAL	3101 ORANGE ST	PEARLAND	TX	77581
MERRILL ROBERT W & DANITA L	3103 ORANGE ST	PEARLAND	TX	77581
MCDONALD SANDRA & MICHAEL CARDOZO	3105 ORANGE ST	PEARLAND	TX	77581
WORLEY RONNIE L	3107 ORANGE ST	PEARLAND	TX	77581
BON GIOVIANNI FRANK F	3109 ORANGE ST	PEARLAND	TX	77581
BENAVIDES GASTON JR & GARZA-BENAVIDES ANGELICA M	3111 ORANGE ST	PEARLAND	TX	77581
LEAL RAYMOND JR & SUSANA	3113 ORANGE ST	PEARLAND	TX	77581
GONZALEZ JESSE P & RACHEL M	3117 ORANGE ST	PEARLAND	TX	77581
CHRISMAN LILLIAN	2101 RIPPLE BEND LN	PEARLAND	TX	77581
LARTSON VASSEY A & MARY L JACOBS	3119 ORANGE ST	PEARLAND	TX	77581
RAO LEE	2102 RIPPLE BEND LN	PEARLAND	TX	77581
LAY JAMES D & JACLYN S FLETCHER	2101 RAIN LILY CT	PEARLAND	TX	77581
CLINTON CHRISTOPHER C	2101 WATER FERN LN	PEARLAND	TX	77581
STEELE RONNIE G & PAULINE	3302 E ORANGE ST	PEARLAND	TX	77581
KELLEY NATHANIAL & AMY CZARNECKI	3304 E ORANGE ST	PEARLAND	TX	77581
CURRY MICHAEL RAY & KRISTINA C	3306 E ORANGE ST	PEARLAND	TX	77581
POLAK RANDY DALE & CHERYL ANN	3308 E ORANGE ST	PEARLAND	TX	77581
CHAPMAN JOHN G	3310 E ORANGE ST	PEARLAND	TX	77581
GRICE DOUGLAS EDWARD	2801 DENTON TAP RD APT 412	LEWISVILLE	TX	75067
BENRUD DEBORAH L	3314 E ORANGE ST	PEARLAND	TX	77581
CHAVEZ JAIME	3320 E ORANGE ST	PEARLAND	TX	77581
WORTMAN DUSTY L	3322 E ORANGE ST	PEARLAND	TX	77581
SULLIVAN EARL N	3324 E ORANGE ST	PEARLAND	TX	77581
WHITE ADAM & JENNINGS LINDSEY	2102 FOREST BANK LN	PEARLAND	TX	77581
ABEL CHASE A	3326 E ORANGE ST	PEARLAND	TX	77581
STURGEON LEWIS & PAMELA	3102 ORANGE ST	PEARLAND	TX	77581
MARTIN WILLIAM L	3402 E ORANGE ST	PEARLAND	TX	77581
GONZALEZ GUSTAVO	2104 RIPPLE BEND LN	PEARLAND	TX	77581
RAYMOND OLETHA B	3408 E ORANGE ST	PEARLAND	TX	77581
BUERKLE MARGARET JOAN	3410 E ORANGE ST	PEARLAND	TX	77581
KOHLER JOSEPH	3416 E ORANGE ST	PEARLAND	TX	77581
PEREZ C VALERIA	3108 ORANGE ST	PEARLAND	TX	77581
SHERMAN JASON H & DELORIES M SHERMAN	3110 ORANGE ST	PEARLAND	TX	77581

ALFORD KOY	3112 ORANGE ST	PEARLAND	TX	77581
CONLEY ANTHONY P & NALLELY	2103 WATER FERN LN	PEARLAND	TX	77581
CRAFT CURTIS W JR & MARTHLYN	3502 E ORANGE ST	PEARLAND	TX	77581
BARENGO NICOLAS & JULIANA BENITO	3114 ORANGE ST	PEARLAND	TX	77581
PURDUM DON LEE & MARGARET	3504 E ORANGE ST	PEARLAND	TX	77581
THE COOK 3118 ORANGE LAND TRUST	12320 BARKER CYPRESS RD	CYPRESS	TX	77429
RATTO STANLEY N & MARY J TRUSTEES	2109 YUPON CIR	PEARLAND	TX	77581
RAHE GARY D & CAROL T	2111 YUPON CIR	PEARLAND	TX	77581
LAMBERT SUSAN M	2113 YUPON CIR	PEARLAND	TX	77581
DAWSON REGINALD NYE	2119 YUPON CIR	PEARLAND	TX	77581
MOODY KEVIN & JOAN	2104 FOREST BANK LN	PEARLAND	TX	77581
HEDAYATI MAHMUD K	2107 E LINWOOD OAKS ST	PEARLAND	TX	77581
BETROSOFF DAVID CHARLES	2109 E LINWOOD OAKS ST	PEARLAND	TX	77581
BELLEW GARY L	2111 E LINWOOD OAKS ST	PEARLAND	TX	77581
WASSERMAN JUDITH & RODNEY P HUNT	1306 PALO DURO RD	AUSTIN	TX	78757
CAMP GUY DALE & MARTHA SUE	2115 E LINWOOD OAKS ST	PEARLAND	TX	77581
FOUCHEAUX FOSTER E & JUDITH F	2117 W LINWOOD OAKS	PEARLAND	TX	77581
SCHWARZ SCOTT & PAMELA	2109 BRIAR CIR	PEARLAND	TX	77581
BORDELON BRUCE G & SUSAN A	2107 BRIAR CIR	PEARLAND	TX	77581
BOMAR R H	20819 OCHRE WILLOW TRL	CYPRESS	TX	77433
DAVIS ANN R				
BENNETT DONALD M & ANITA	2117 BRIAR CIR	PEARLAND	TX	77581
PRICE ROBERT A	441 RIVERWOOD DR	HUNTSVILLE	TX	77320
HOPPENS GUS FREDDIE	2119 BRIAR CIR	PEARLAND	TX	77581
SANCHEZ MARINA	4310 BOBOLINK CIR	MISSOURI CITY	TX	77459
LAYNE KIMBERLY & ROBERT	2107 RAIN LILY CT	PEARLAND	TX	77581
VIDAL STEVEN D & JOANNE L	2121 YUPON CIR	PEARLAND	TX	77581
COBB DAVID C	2105 OLD ALVIN RD	PEARLAND	TX	77581
WYATT WALLACE WAYNE JR & TAMRA M	3306 CACTUS HEIGHTS LN	PEARLAND	TX	77581
YANGA JESUS & SHERYL	2005 FOXGLOVE OAKS CT	PEARLAND	TX	77581
GRIFFIN MICHAEL J & STACI A	2003 FOXGLOVE OAKS CT	PEARLAND	TX	77581
ALLEN ROBERT H & NELDA G	2004 FOXGLOVE OAKS CT	PEARLAND	TX	77581
VHI PROPERTIES LP	4230 GREENBRIAR DR	STAFFORD	TX	77477
WALLISER MATTHEW PAUL	2006 FOXGLOVE OAKS CT	PEARLAND	TX	77581

MONROE JUSTIN THOMAS	3322 CACTUS HEIGHTS LN	PEARLAND	TX	77581
IBARRA JUANITA B	3209 CACTUS HEIGHTS LN	PEARLAND	TX	77584
ROHRMAN WILLIAM MARTINEZ ROHRMAN YVONNE LEAH	3215 CACTUS HEIGHTS LN	PEARLAND	TX	77581
MADDOX CHRISTOPHER A & STEPHANIE A	2009 PLANTAIN LILY CT	PEARLAND	TX	77581
TRINH DAI & TIFFANY LE THANG THANG MINH KIEN	2007 PEONIES CT	PEARLAND	TX	77581
PANNELL DEBORAH A	2008 PLANTAIN LILY CT	PEARLAND	TX	77581
BAYER BRITTANY P & SEAN M THOLSTRUP	2006 PEONIES CT	PEARLAND	TX	77581
SMITH GARRIE W & NATASHA Y	3207 CACTUS HEIGHTS LN	PEARLAND	TX	77581
ARRINGTON JOHN M	3217 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GARCIA BOBBY LEE & LISA	3216 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HIGHLAND GLEN KRK TYKES LP	8202 HOMEWARD WAY	SUGAR LAND	TX	77479
NEWSOME LEROY JR	2012 FOXGLOVE OAKS CT	PEARLAND	TX	77581
WYNNE STEPHANIE & CLINTON	2013 FOXGLOVE OAKS CT	PEARLAND	TX	77581
MANRAJ PRATIMA CAROL & JAGMOHAN	2010 FOXGLOVE OAKS CT	PEARLAND	TX	77581
CORRALEZ MARTIN L & ROSIE	2011 FOXGLOVE OAKS CT	PEARLAND	TX	77581
MACLEOD MARY NELL ESTATE	2008 FOXGLOVE OAKS CT	PEARLAND	TX	77581
TRAN MICHAEL	2009 FOXGLOVE OAKS CT	PEARLAND	TX	77581
BARTHELMESS CARLOS VERA & JUDITH CAROLINA MARTIN	2007 FOXGLOVE OAKS CT	PEARLAND	TX	77581
GOYNES PHILLIP L & DIANA J BRANTLEY	2003 MYRTLE CREST CT	PEARLAND	TX	77581
CORTINAS ABELARDO M & MONICA	2001 MYRTLE CREST CT	PEARLAND	TX	77581
BRANDON LEE INVESTMENTS INC	10303 ELIZABETH ROSE CT	HOUSTON	TX	77089
MUSGRAVE-GROHMAN VENTURES LTD	500 CHESTNUT ST STE 700	ABILENE	TX	79602
HARWOOD HOMES	2221 E LAMAR BLVD	ARLINGTON	TX	76006
GATES JEAN D	2113 TALL TIMBERS LN	PEARLAND	TX	77581
SWAN DAVID G & MARIA L DSOUZA	3410 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GARZA HECTOR JR & AFTON NICHOLE ALBA	3408 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LEGGETT STEVEN LEONARD & NANISIA CINDY HARROW	3320 CACTUS HEIGHTS LN	PEARLAND	TX	77581
COLLINS RYAN & AMBER	3318 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GREEN STEVEN MICHAEL & JAIMIE C	3406 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HOLLAND JOHNIE & KRISTINE	3404 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CHEN CHING WEN & HSIU LIEN C	3316 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GALVAN ROBERT CARLOS & BLANCANIEVES ESCANDON	3314 CACTUS HEIGHTS LN	PEARLAND	TX	77581
RIDLEY RYAN & TRICIA	3312 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HARLEY CHRISTOPHER I & TEENA L	3310 CACTUS HEIGHTS LN	PEARLAND	TX	77584

VILLARREAL MARIO & ALLISON P CHRISTY	3308 CACTUS HEIGHTS LN	PEARLAND	TX	77581
ESCOBEDO GERARDO & AUDREY	3226 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DICUS HENRY	3224 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SANDOVAL ESTEBAN & ANA I	3222 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SHIRAZI SHARON R	3214 CACTUS HEIGHTS LN	PEARLAND	TX	77581
FONG LEISHA	3212 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NETH PAUL P & KILANARA SOK YAI & MOLIKA BY YAI	3210 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HUERTA YADIRA IGLESIAS & ERICK	3208 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BERKOWITZ LARRY E & EILEEN	3412 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NUNEZ JULIO C & JOANN	3304 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BOBROVNYK SERHIY L & NATALIYA BOUKUN	3302 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SUBRAMANIAN THENMOZHI & CHEZHIAN VELUMANI	3220 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NGO BICH CHAU	3218 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HARWOOD HOMES	500 CRESCENT CT STE 350	DALLAS	TX	75201
K HOVNANIAN OF HOUSTON II LP	13111 NORTHWEST FWY STE 200	HOUSTON	TX	77040
K HOVNANIAN OF HOUSTON II LP	13111 NORTHWEST FWY STE 200	HOUSTON	TX	77040
DESTIN REGINALD EARL & PAMELA	2105 ASBURY CT	PEARLAND	TX	77581
THOMAS ANITA K	2106 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
BURNS NATHANIEL AARON & KATHERINE YVONNE WYCKO	2007 MYRTLE CREST CT	PEARLAND	TX	77581
BRANTLEY MATTHEW PAUL & ABBY L	2002 MYRTLE CREST CT	PEARLAND	TX	77581
MANTILLA JORGE	2103 HUBSTONE WAY	PEARLAND	TX	77581
K HOVNANIAN OF HOUSTON II LP	13111 NORTHWEST FWY STE 200	HOUSTON	TX	77040
PHAM LONG NGOC & HONG THI KIM CAO	2006 ROCKY MEADOW LN	PEARLAND	TX	77581
DELGADO CLAUDIA Y	3204 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LE ANH TUAN	3206 CACTUS HEIGHTS LN	PEARLAND	TX	77581
JOHNSON RYAN ROBERT & AMANDA L	3202 CACTUS HEIGHTS LN	PEARLAND	TX	77581
WHEATON KENDRA MONIQUE	2010 PLANTAIN LILY CT	PEARLAND	TX	77581
YBARRA ROLANDO	2011 PLANTAIN LILY CT	PEARLAND	TX	77581
GONZALEZ CARLOS & MARIA	2008 CAMELIA CREST CT	PEARLAND	TX	77581
JOSY GEORGE V & JESSEY M KALACHAMURI	2007 CAMELIA CREST CT	PEARLAND	TX	77581
MARTINEZ JUAN	2006 CAMELIA CREST CT	PEARLAND	TX	77581
DOAN DINH	2010 MYRTLE CREST CT	PEARLAND	TX	77581
MILLER DARYL L & PATRICIA L	3213 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SEIJAS ALBINO & STEPHANIA COLMENARES	3211 CACTUS HEIGHTS LN	PEARLAND	TX	77581

MCCABE PATRICK W & MARY E MCCLELLAN	2005 CAMELIA CREST CT	PEARLAND	TX	77581
BAKER LEWIS W JR & TRACIE A	3201 CACTUS HEIGHTS LN	PEARLAND	TX	77581
MUNIZ SERGIO C & ROSA	2008 MYRTLE CREST CT	PEARLAND	TX	77581
STALL CHARLES T	3205 CACTUS HEIGHTS LN	PEARLAND	TX	77581
ULLOA WILLIAM & APRILE R	2009 MYRTLE CREST CT	PEARLAND	TX	77581
DECLERCQ MATTHEW & TAYLOR	3203 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GHORMLEY JOSHUA & WENDY	2006 MYRTLE CREST CT	PEARLAND	TX	77581
ELY ROBERT ALAN	3210 WINDY BANK LN	PEARLAND	TX	77581
SALEM KAUKAB	2004 MYRTLE CREST CT	PEARLAND	TX	77581
HOANG MAI T & NGOC JENNY TRAN	2005 MYRTLE CREST CT	PEARLAND	TX	77581
OKOH JENNIFER O	2111 DEERWOOD CT	PEARLAND	TX	77581
PEREZ ALEJANDRO & IMELDA	2112 WOODLAND CT	PEARLAND	TX	77581
LOW GERALD D	2111 WOODLAND CT	PEARLAND	TX	77581
BOLDUC ARMAND J & SHERRY L	2112 ASBURY CT	PEARLAND	TX	77581
JACOB JAY T & BEJIMOL T	2111 ASBURY CT	PEARLAND	TX	77581
SCHWARZ STEPHEN & JANE A	2112 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
VASQUEZ JORGE E & MILDRED RODRIGUEZ	2111 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
DANG DUNG HOANG & TSZ CHRISTY CHAN	2112 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
SOWELLS TERRY D & DALANA S	2111 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
RECALDE PEDRO	2112 HUBSTONE WAY	PEARLAND	TX	77581
PETERS DAVID J & MUTIA M	2111 HUBSTONE WAY	PEARLAND	TX	77581
GIL ROBERTO LUIS & LESBIA L	2107 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
HARWOOD HOMES	500 CRESCENT CT STE 350	DALLAS	TX	75201
TRAN CHAU & JENNA DIEP DINH	2102 ASBURY CT	PEARLAND	TX	77581
DYER MARK J & OLIVIA	2101 ASBURY CT	PEARLAND	TX	77581
LOPEZ JOSE LUIS JR & VERONICA	2102 CLEARFIELD SPRING CT	PEARLAND	TX	77581
BROOKS NIGEL N & CHRISTINA DUARTE	2101 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
SANTA MARIA DAMON & DIANE	2102 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
TRAN HAO & KHAI NGUYEN	2101 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
MAI FRED L & YVONNE L MAI & SEAN L MAI	2102 HUBSTONE WAY	PEARLAND	TX	77581
MARTINEZ ADAM & JANE	2101 HUBSTONE WAY	PEARLAND	TX	77581
K HOVNANIAN OF HOUSTON II LP	13111 NORTHWEST FWY STE 200	HOUSTON	TX	77040
PATEL ROHAN M & ALPABEN	2112 DEERWOOD CT	PEARLAND	TX	77581
MORRIS KEVIN A & ANGELA	3414 CACTUS HEIGHTS LN	PEARLAND	TX	77581

LIGORI ANTHONY & MARY J	3402 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CHIEN CHRISTINE SHUI LING	3324 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BHAKTA NEELESH & ANJU	3416 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LAKES AT HIGHLAND GLEN COMMUNITY ASSOC INC	PO BOX 218844	HOUSTON	TX	77218
MALONE MARK KOHLER	2004 LAVENDER HILL CT	PEARLAND	TX	77581
DELAROSA JOHN JR	2008 PEONIES CT	PEARLAND	TX	77581
REYES RICARDO A	3422 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BONTEKOE GEERT	3418 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LOPEZ RICARDO & MIRYAM A BERNAL	3209 WINDY CAPE LN	LEAGUE CITY	TX	77573
LAKES AT HIGHLAND GLEN COMMUNITY ASSOC INC	PO BOX 218844	HOUSTON	TX	77218
LEGE LYN C	2003 LAVENDER HILL CT	PEARLAND	TX	77581
FOTORNY JONATHAN	3420 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HILL ERIC & CHRISTINA	2002 LAVENDER HILL CT	PEARLAND	TX	77581
SCHUESSLER MARK & JANE H	2101 STONEHOLLOW CT	PEARLAND	TX	77581
K HOVNANIAN OF HOUSTON II LP	13111 NORTHWEST FWY STE 200	HOUSTON	TX	77040
ALMENDAREZ VICTOR M & YOLANDA G	2001 FOXGLOVE OAKS CT	PEARLAND	TX	77581
DZUONG TU-NGUYEN & CLARK QUANDAHL	11607 LANDSBURY CT	HOUSTON	TX	77084
PEREZ OSVALDO JR	1901 LOST LAKE PL	PEARLAND	TX	77581
T & B ALEXANDER FMLY LTD PRTNSP	2411 PARK AVE	PEARLAND	TX	77581
DORTON BRIAN & KRISTEN GUERRERO	2005 LAVENDER HILL CT	PEARLAND	TX	77581
ALEGADO REYNALDO F JR & LOVETTE N	3418 STONERIVER CT	PEARLAND	TX	77581
NGUYEN THANG QUOC & CHAU L	3420 STONERIVER CT	PEARLAND	TX	77581
THIBODEAUX DANIEL RAY & DAWN M	3410 STONERIVER	PEARLAND	TX	77581
NGUYEN LOC	2112 STONEHOLLOW CT	PEARLAND	TX	77581
TUNG JIM LE & MINH N TRAN	2111 STONEHOLLOW CT	PEARLAND	TX	77581
HODGES RALPH W III & LAURA L BRINER	3421 STONERIVER CT	PEARLAND	TX	77581
HOANG LEANN	3417 STONERIVER CT	PEARLAND	TX	77581
NGUYEN TRACY & KHANG DANG	3413 STONERIVER CT	PEARLAND	TX	77581
HUTCHINS SEBASTIAN VAN	3412 BRENTWOOD LN	PEARLAND	TX	77581
PETERSON BARRY O & NEFIA S	2101 STONESTHROW LN	PEARLAND	TX	77581
ELLIS TIFFANY & JOEL NORMAN	2102 STONEHOLLOW CT	PEARLAND	TX	77581
STONEBRIDGE HOMEOWNERS ASSN	4201 W BROADWAY	PEARLAND	TX	77584
THE CENTRE AT PEARLAND PARKWAY LP	5005 RIVERWAY DR	HOUSTON	TX	77056
MHI PARTNERSHIP LTD	7676 WOODWAY DR STE 104	HOUSTON	TX	77063

CARTER HOWARD & RITA ENGLISH	1719 BRIGHTON BROOK LN	PEARLAND	TX	77581
MARTINEZ ESTEVAN	1717 BRIGHTON BROOK LN	PEARLAND	TX	77581
TERRASAS ROBERT E & JENNIFER A	1720 BRIGHTON BROOK LN	PEARLAND	TX	77581
CHANDLER AUDRA A	1715 BRIGHTON BROOK LN	PEARLAND	TX	77581
NEWMARK HOMES HOUSTON LLC	10455 BRIAR FOREST DR STE 200	HOUSTON	TX	77042
FERGUSON EDWARD & BRANDY	1716 BRIGHTON BROOK LN	PEARLAND	TX	77581
HENNIGAN TREY & YAMELIS	1711 BRIGHTON BROOK LN	PEARLAND	TX	77581
EBLE DANIEL & TANYA N	1707 BEACON GREEN LN	PEARLAND	TX	77584
KHONSARI SEENA BABACK	1705 BRIGHTON BROOK LN	PEARLAND	TX	77581
MORAN MARTIN	1703 BRIGHTON BROOK LN	PEARLAND	TX	77581
KASPER BENJAMIN M & JAMIE W	1701 BRIGHTON BROOK LN	PEARLAND	TX	77581
NEWMARK HOMES HOUSTON LLC	10455 BRIAR FOREST DR STE 200	HOUSTON	TX	77042
GREER STEVEN D & SARAH A	1605 BRIGHTON BROOK LN	PEARLAND	TX	77581
MCCAULEY KRISTOPHER & NATALIE	1604 DOVER MIST LN	PEARLAND	TX	77584
DIAZ DAVID & GABRIELA MENDOZA	1805 BRIGHTON BROOK LN	PEARLAND	TX	77584
MHI PARTNERSHIP LTD	7676 WOODWAY DR STE 104	HOUSTON	TX	77063
BEAZER HOMES TEXAS LP ETAL	10110 W SAM HOUSTON PKWY N ST	HOUSTON	TX	77064
EBLE DANIEL & TANYA N	1707 BEACON GREEN LN	PEARLAND	TX	77584
CONFIDENTIAL	1614 DOVER MIST LN	PEARLAND	TX	77581
CANTU JOSE JR & BELINDA N RODRIGUUZ JAMES ALLEN &	1612 DOVER MIST LN	PEARLAND	TX	77584
WILLIAMS KELLY & SHANNON	1603 BRIGHTON BROOK LN	PEARLAND	TX	77581
LOPEZ EDWARD P & SUZANNE D	1601 BRIGHTON BROOK LN	PEARLAND	TX	77581
LAKES AT HIGHLAND GLEN COMMUNITY ASSOC INC	PO BOX 218844	HOUSTON	TX	77218
ONTIVEROS FRANCISCO J	1606 DOVER MIST LN	PEARLAND	TX	77581
CANINO WILLIAM J & CYNTHIA K	1602 DOVER MIST LN	PEARLAND	TX	77581
RELJAC STEVEN R & MELINDA	1717 SAWYER CROSSING LN	PEARLAND	TX	77581
VARGAS CHRISTOPHER LUKE	1715 SAWYER CROSSING LN	PEARLAND	TX	77581



FLUP Map

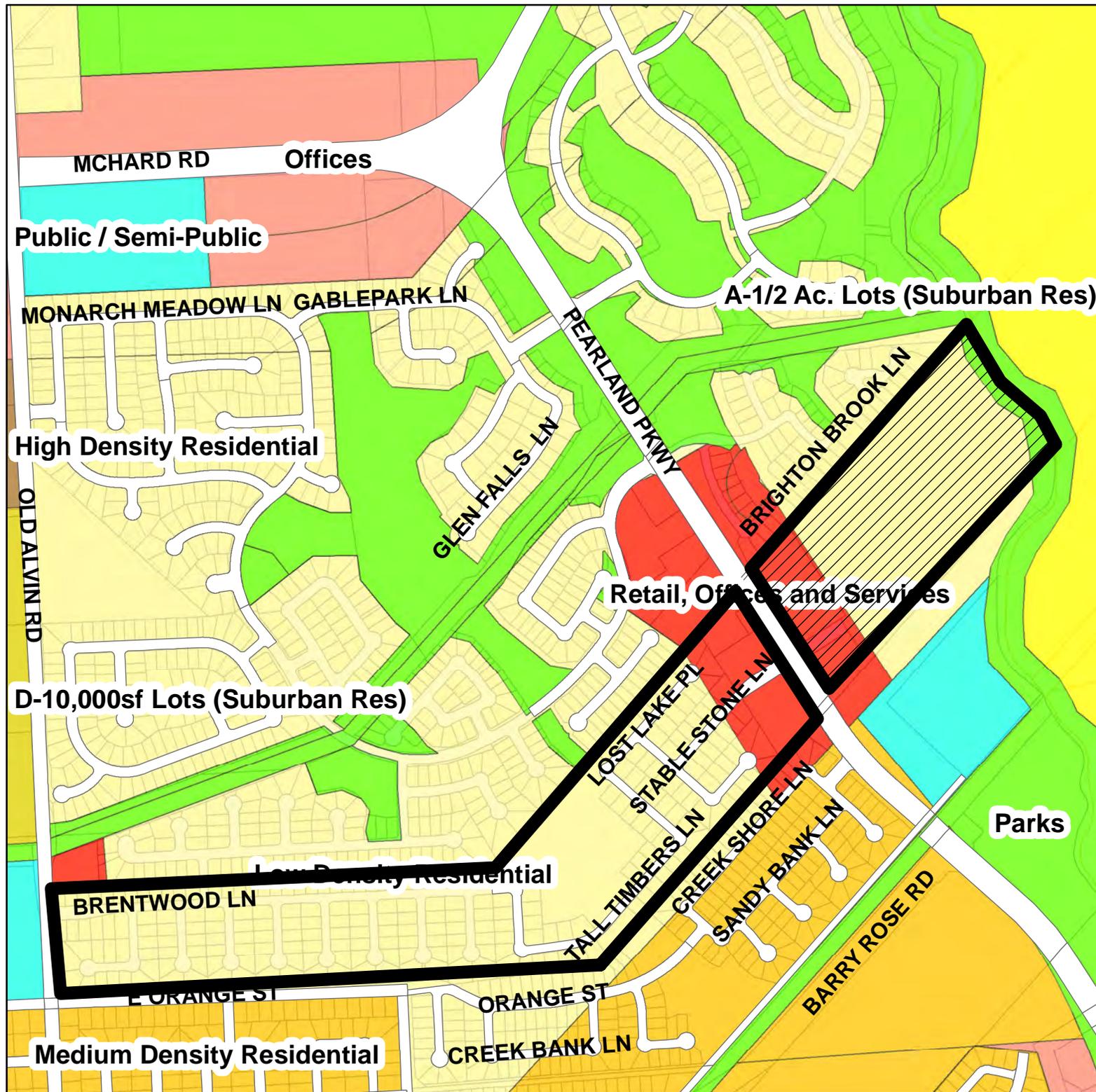
**Zone Change
2012-04Z**

**Proposed Stonebridge
Planned Development
Amendment**

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

N

0 230 460 920 Feet





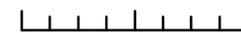
Aerial Map

**Zone Change
2012-04Z**

**Proposed Stonebridge
Planned Development
Amendment**

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

0 230 460 920 Feet



Mar 14 12 12:02p

p. 2



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: Planned Unit Development

Proposed Zoning District: Planned Unit Development (Amendment)

Property Information:

Address or General Location of Property: Pearland Parkway - Stonebridge

Tax Account No. 0076-0001-110 Property ID 156015

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 Musgrave-Graham Ventures, Ltd
ADDRESS 4201 Broadway
CITY Pearland STATE TX ZIP 77581
PHONE (281) 412 9210
FAX (281) 412 9060
E-MAIL ADDRESS patrick.graham@tx.com

NAME Alan Mueller
ADDRESS 4201 Broadway
CITY Pearland STATE TX ZIP 77581
PHONE (281) 412 9210
FAX (281) 412 9060
E-MAIL ADDRESS alan@grm.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: Kenneth Musgrave, Managing Partner Date: 3/14/12

Applicant/Agent's Signature: Alan Mueller Date: 3/14/12

OFFICE USE ONLY:

FEES PAID: \$ <u>600.00</u>	DATE PAID: <u>3/20/12</u>	RECEIVED BY: <u>AK Brown</u>	RECEIPT NUMBER: <u>160796</u>
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Application No. 2012-042



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: Planned Unit Development

Proposed Zoning District: Planned Unit Development (Amendment)

Property Information:

Address or General Location of Property: Pearland Parkway - Stonebridge

Tax Account No. 0076-0001-113 Property ID 569017

Subdivision: _____ Lot: _____ Block: _____

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

PROPERTY OWNER INFORMATION:

NAME Broadlee Investments Inc
ADDRESS 10303 Elizabeth Rose CT
CITY Houston STATE TX ZIP 77089
PHONE (713) 907-1761
FAX (_____) _____
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME Alan Mueller
ADDRESS 4201 Broadway
CITY Pearland STATE TX ZIP 77581
PHONE (281) 412 9210
FAX (281) 412 9060
E-MAIL ADDRESS alan@gronaxtexas.com

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

Owner's Signature: [Signature] Date: 3-15-12

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

OFFICE USE ONLY:

FEES PAID: <u>600.00</u>	DATE PAID: <u>3/20/12</u>	RECEIVED BY: <u>J Brown</u>	RECEIPT NUMBER: <u>160796</u>
Application No. <u>2012-042</u>			

Mar 14 12 12:02p

p. 3

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

RE: Stonebridge
Planned Unit Development Amendment

Ms. Krishnarao:

I hereby assign Alan Mueller as agent on behalf of Musgrave-Grohman Ventures, LTD, for the sole purpose of representing Musgrave-Grohman Ventures, LTD, in obtaining a Planned Unit Development amendment, pertaining to 34.426 acres east of Pearland Parkway within the "123.34 Acres Pearland Parkway" Planned Unit Development (Stonebridge). This representation as agent is only for this transaction and would not be for any other use. This authorization as agent does not include the power to bind Musgrave-Grohman Ventures, LTD, Inc. to any liability or payment obligation.

Please contact me if you have any questions.

Sincerely,

Ken P. Musgrave Managing Partner
Musgrave-Grohman Ventures, LTD
Ken P. Musgrave, Managing Partner

3-14-12
Date

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

RE: Stonebridge
Planned Unit Development Amendment

Ms. Krishnarao;

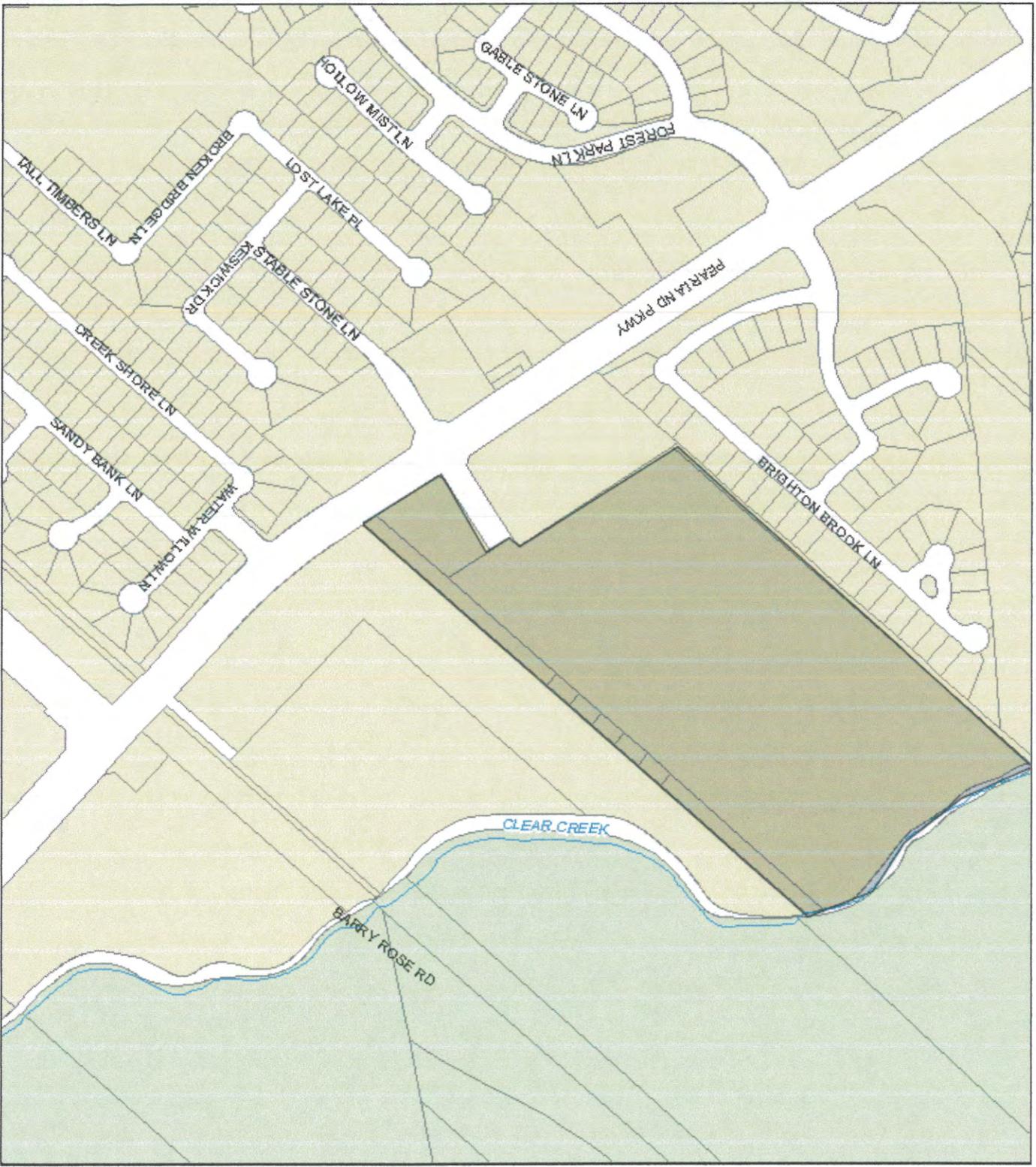
I hereby assign Alan Mueller as agent on behalf of Brandon Lee Investments, Inc., for the sole purpose of representing Brandon Lee Investments, Inc., in obtaining a Planned Unit Development amendment, pertaining to 1.773 acres east of Pearland Parkway within the "123.34 Acres Pearland Parkway" Planned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

Please contact me if you have any questions.

Sincerely,

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

3-15-12
Date



Scale 1:5,336
1 in = 445 ft

CITY OF PEARLAND

*** CUSTOMER RECEIPT ***

Oper: JCOTTER Type: OC Drawer: 1
Date: 3/20/12 01 Receipt no: 160796

Description	Quantity	Amount
BA	BOARD OF ADJUSTMENTS	
	1.00	\$600.00
Trans number:		3654660

PD AMENDMENT - PEARLAND 123
STONEBRIDGE MUELLER/GROHMAN
TRINITYCARE SENIOR LIVING LLC
227 E EDGEWOOD DR
FRIENDSWOOD 77546

Tender detail		
CX CHECK	3563	\$600.00
Total tendered		\$600.00
Total payment		\$600.00

Trans date: 3/20/12 Time: 13:07:14

**123.24 Acres Pearland Parkway
(Stonebridge)**

Planned Unit Development

Amendment # 1

Original Approval

Ordinance 509-706

April 26, 2004

Amendment # 1 Approval

Ordinance _____

Date _____

Submitted February 22, 2012

Revised March 20, 2012

123.24 Acres Pearland Parkway (Stonebridge)

Planned Unit Development

Amendment # 1

I. Purpose of Amendment

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

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

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

II. Current Status of Development

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

Ownership Status

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

Platting Status

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

Residential Development Status

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

General Business Development Status

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

III. Amended Sections

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

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

IV. Revised Land Usage Summary Table

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

LOT DATA

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

LAND USAGE

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

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

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

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

ALLOWABLE LAND USES

The following facilities are anticipated:

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

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

Primary Use Categories

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

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

Incidental Use Categories

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

BUILDING HEIGHT/SITE LAYOUT

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

BUFFERING

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

ACCESS/CIRCULATION

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

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

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

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

VI. Revised Development Schedule

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

VII. Signage

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

1. Directional Signs

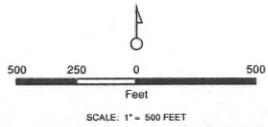
- a. One of the allowed directional signs per lot may exceed the standard two square feet, but may not exceed six square feet. Such directional sign may contain the name of the facility or business on that lot, but may contain no other form of advertising.
- b. The Hospital lot may have two additional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

VIII. Exhibits

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

Exhibit 1

Pearland, Texas
February 2012



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

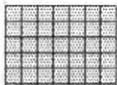
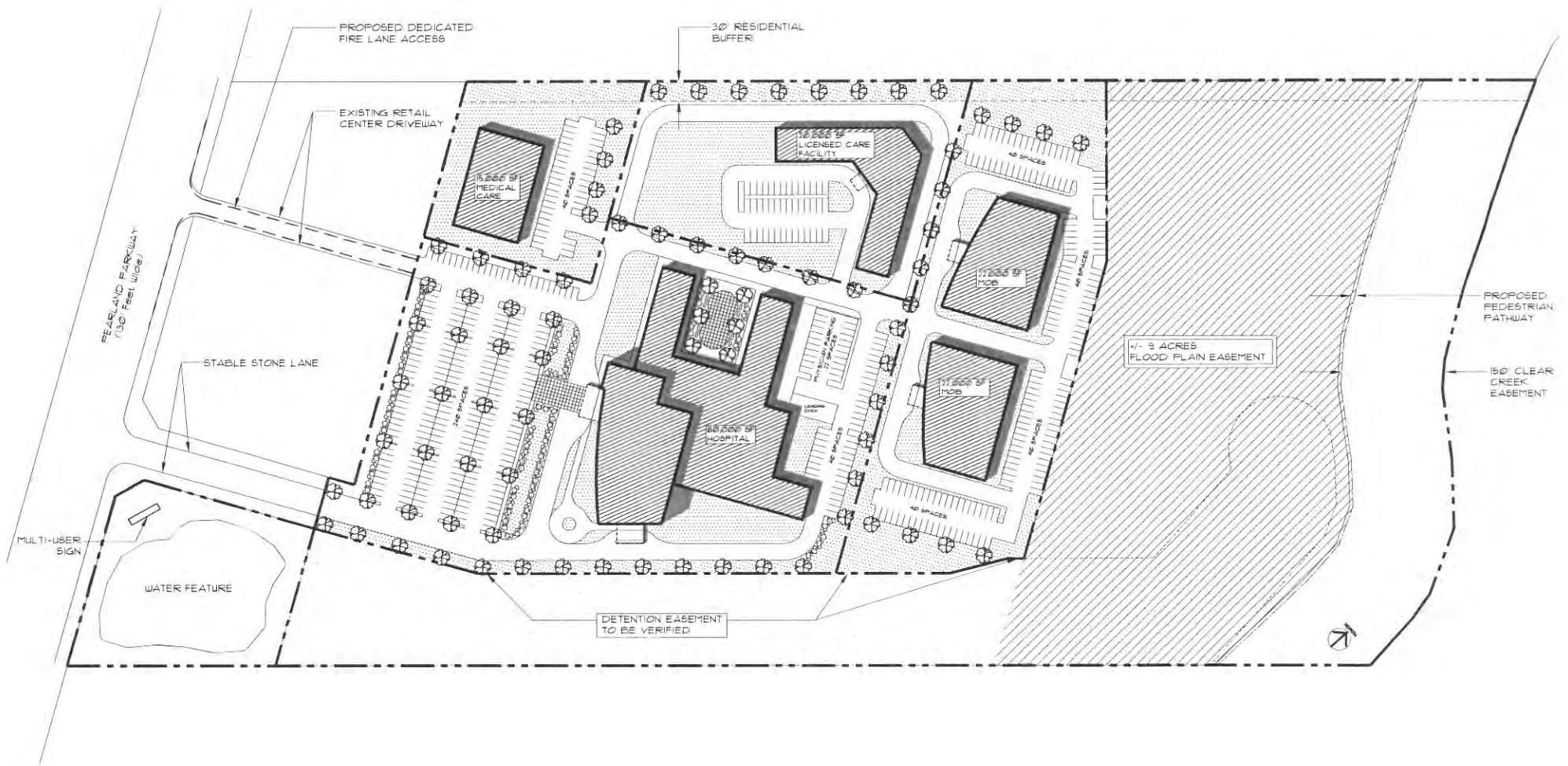
Legend

-  Existing Multi-Tenant Sign
-  Multiuse Signage
-  Proposed Pedestrian Pathway
-  Conceptual
- PUD Land Use**
-  Single Family Residential
-  General Business
-  Landscape/Open Space
-  Park
-  ROW Dedication
-  Lake
-  Clear Creek Easement
-  Detention/Mitigation



Data Source:
AERIAL PHOTOGRAPH - HGAC - January 2010

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.

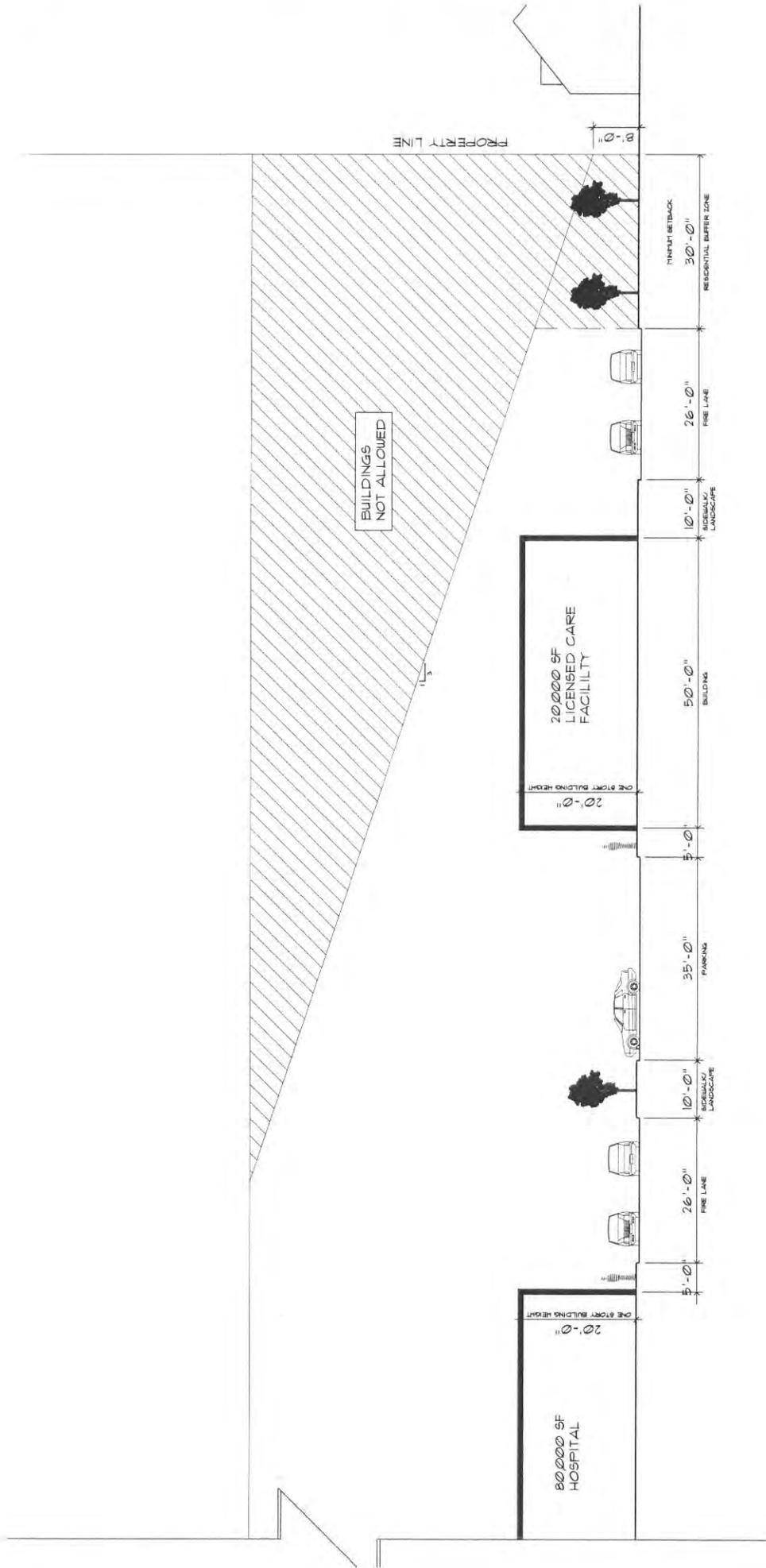


Kaim Associates, Inc.
 Architecture • Project Management

Tract A Conceptual Land Plan
 Exhibit 2
 Pearland, TX

Nanner Kaim
 TBAE 4277
 These drawings and specifications are
 incomplete and may not be used for
 regulatory approval, permit or construction

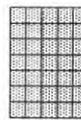
Scale: N.T.S
 March 2012



PUD Site Line Study
Pearland, TX

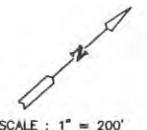
Nevee Kain
 These drawings and specifications are
 intended to be used in conjunction with
 regulatory approval, permit or construction.

Scale: N.T.S
 March 2012

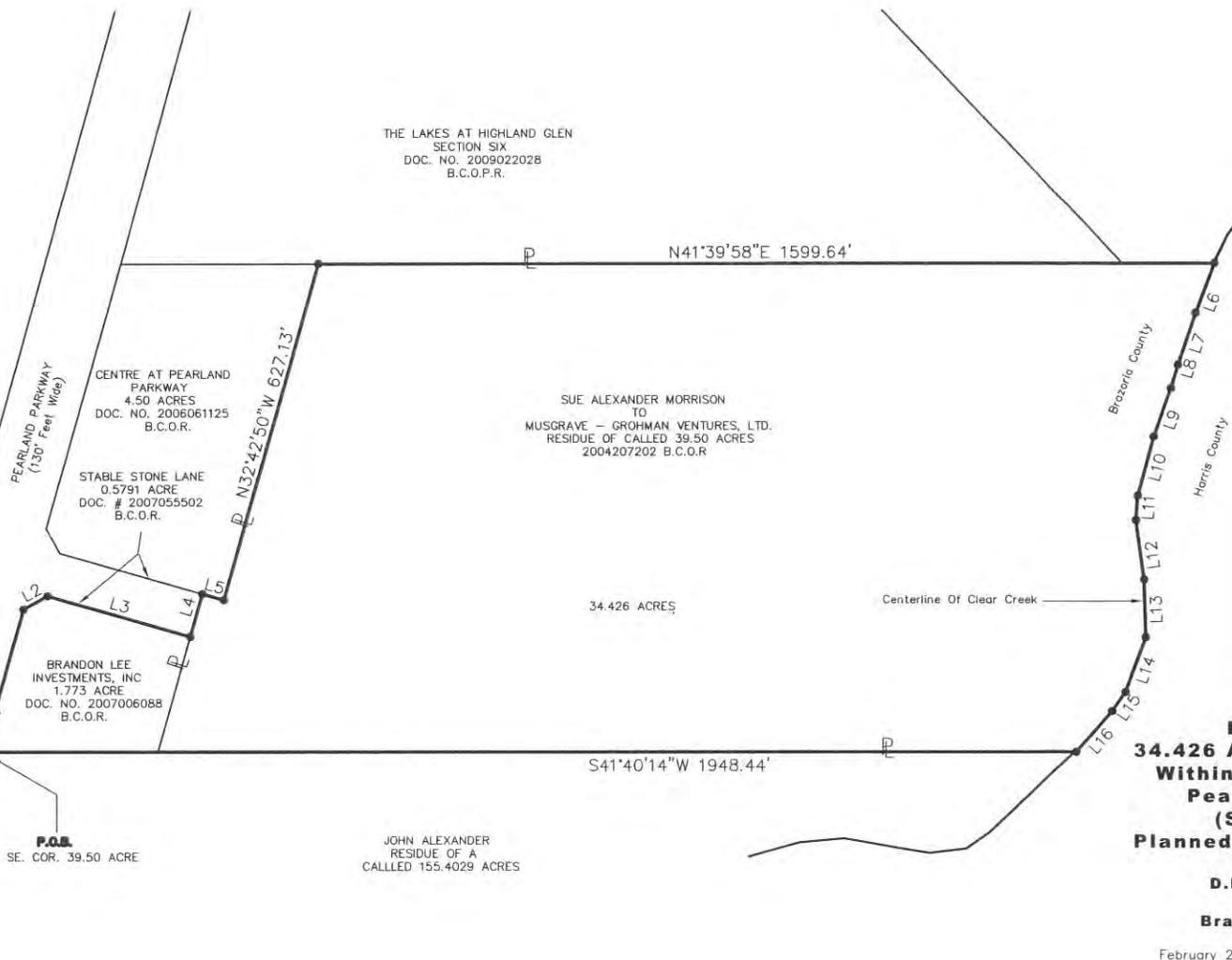


Kain Associates, Inc.
 Architecture • Project Management

THE LAKES AT HIGHLAND GLEN
SECTION SIX
DOC. NO. 2009022028
B.C.O.P.R.



Line Table		
Line #	Direction	Length
L1	N32° 42' 53"W	266.55'
L2	N12° 30' 41"E	49.30'
L3	N57° 44' 11"E	265.01'
L4	N32° 42' 50"W	80.00'
L5	N57° 44' 11"E	40.00'
L6	S27° 14' 47"E	95.72'
L7	S29° 12' 46"E	97.95'
L8	S31° 28' 18"E	43.33'
L9	S28° 59' 35"E	92.91'
L10	S33° 31' 55"E	110.11'
L11	S43° 51' 30"E	43.96'
L12	S55° 54' 08"E	107.01'
L13	S49° 48' 56"E	104.18'
L14	S28° 08' 19"E	105.12'
L15	S13° 36' 45"E	41.82'
L16	S06° 43' 38"E	97.54'



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

February 2012 JOB NO. 2054-0001-209

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

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

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

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

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

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

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

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

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

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

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

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

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

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

34.426 acre

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

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

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

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

LJA Engineering, Inc.

APPLICATION CHECKLIST FOR THE FOLLOWING

- Zone Changes
- Planned Development Districts (PD)

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

NA

*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). *Emailed to Harold Ellis*
- Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing *- will be posted 10 Day 5 prior to JPH*
- 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.**

3/09/12
SUS

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

TAX CERTIFICATE

FEE 10.00

ACCOUNT: 71-0076-0001-110

CERTIFICATE NUMBER: 4843

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

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

34.2799 ACRES

| NO DELINQUENT |
| TAXES ARE DUE. |

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

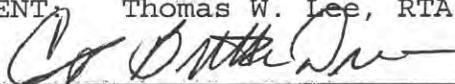
CURRENT 2011 TAXES: 1,405.48 PAID ON:12/30/2011

CURRENT TAX YEAR MARKET VALUE: 171,400

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

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

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

Signed By:  Date: 3/9/2012

THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.46 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

TAX CERTIFICATE



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

Issued To:

LJA ENGINEERING
2929 BRIARPARK
SUITE 600
HOUSTON, TX 77041

Legal Description:

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

Fiduciary Number: 511548

Parcel Address:

Legal Acres: 34.2799

>--

Account Number: 0076-0001-110

Print Date: 03/09/2012

Certificate No: 185107336

Paid Date: 03/09/2012

Certificate Fee: \$10.00

Issue Date: 03/09/2012

Operator ID: DAWNS

<--

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

Exemptions:

Certified Owner:

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

Table with 2 columns: Description and Amount. Rows include 2011 Value (171,400), 2011 Levy (\$4,685.39), 2011 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), 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: Dawn Smith
RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

3/12/12
BEL

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

TAX CERTIFICATE

FEE 10.00

ACCOUNT: 71-0076-0001-113

CERTIFICATE NUMBER: 4847

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

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

1.7730 ACRES
PEARLAND PKWY

| NO DELINQUENT |
| TAXES ARE DUE. |

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

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

CURRENT TAX YEAR MARKET VALUE: 308,930

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

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

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

Signed By: Thomas W. Lee Date: 3/12/12

THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.43 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

TAX CERTIFICATE



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

Issued To:

LJA ENGINEERING
2929 BRIARPARK
SUITE 600
HOUSTON, TX 77041

Legal Description:

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

Fiduciary Number: 511548

Parcel Address: PEARLAND PKWY

Legal Acres: 1.7730

>--

Account Number: 0076-0001-113

Print Date: 03/12/2012

Certificate No: 185107631

Paid Date: 03/12/2012

Certificate Fee: \$10.00

Issue Date: 03/12/2012

Operator ID: DAWNS

<--

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

Exemptions:

Certified Owner:

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

2011 Value:	308,930
2011 Levy:	\$8,444.91
2011 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

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

Reference (GF) No: N/A

Issued By: *Dawn Smith*
RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Responses to March 7, 2012, Review Comments

April 5, 2012

Comment Responses

- Specify the base zoning district
 - Response: As it relates to the portion of the existing PUD that is being amended (referred to in Amendment #1 as "Tract A", being 34.426 acres), GB is specified as the base zoning district in Section V and on Exhibit 1. *Note: This was documented in the original February 22, 2012, submission and is unchanged in the revised March 20, 2012, submittal*

- Due to residential proximity, some GB uses may not be compatible. Specify uses being requested.
 - Response: Section V has been revised to limit the allowable uses to only those uses being requested.

- Proof of ownership is needed (deed, tax certificate).
 - Response: Tax certificates documenting the owners of the two parcels within Tract A and that all taxes are paid were submitted with the zoning application on March 20, 2012. The documented owners are the same entities that signed the zoning application.

- Provide open space calculation.
 - Within the area to be amended of 34.426 acres, 9.0 acres is reserved for floodplain mitigation and, thus, will be maintained as open space. This acreage alone equals 26% of the amended boundary. This calculation is exclusive of an additional 3.4 acres that will be preserved for the Clear Creek corridor as well as smaller open space areas internal to the GB uses that have not yet been completely designed or calculated.

- Residential setback should contain an opaque screening wall.
 - Response: Since the wooden neighborhood fence is already constructed, to comply with this request, the UDC would require that the wooden fence on the resident's property be removed and replaced with a masonry wall. The UDC allows, as an alternative in such cases, for the existing fence to stay in place with a 30' buffer in lieu of a 25' buffer with a masonry fence. The Buffering section within Section V of Amendment #1 specifies that the 30' buffer option will be used. Additionally, voluntary building height restrictions have been added as further described further below.

- Due to close proximity to proposed commercial areas, provide a masonry screening wall.
 - Response: Please see response to previous similar comment

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

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

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

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