

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 15, 2013, 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. 2013-12Z

A request of Erinn Brown, applicant and owner, for approval of a zone change from the Single Family Residential – 2 (R-2) zone to the Office Professional (OP) zone on the following described property, to wit:

Legal Description: Being a tract of land 100 feet X 200 feet out of the Northwest Quarter of the Northwest Quarter of Section 11, of the H.T. & B. Railway Survey, Abstract 239, Brazoria County, Texas.

General Location: 4606 Walnut St.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.



JOINT PUBLIC HEARING AGENDA ITEM MEETING OF JULY 15, 2013

Zone Change No. 2013-12Z

A request of Erinn Brown, applicant and owner, for approval of a zone change from the Single Family Residential - 2 (R-2) zone to the Office Professional (OP) zone, to wit:

Legal Description: Being a tract of land 100 feet X 200 feet out of the Northwest Quarter of the Northwest Quarter of Section 11, of the H.T. & B. Railway Survey, Abstract 239, Brazoria County, Texas.

General Location: 4606 Walnut, Pearland, TX

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

Planning and Zoning Commission:	July 15, 2013*
City Council for First Reading:	August 12, 2013*
City Council for Second Reading:	August 26, 2013*

(*dates subject to change)

SUMMARY: Erinn Brown applicant and owner, is requesting approval of a zone change from the Single Family Residential - 2 (R-2) zone to the Office Professional (OP) zone for the above referenced location. If approved, this zone change will allow the applicant to convert the existing single family home on site into an office space for a law practice. As discussed later in this report, this is the second recent zone change in the immediate area from residential to commercial, indicating a potential transition of the area into more of a mixed use neighborhood similar to the Old Townsite.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Single Family (R-2)	Single Family Home
South	Single Family (R-2)	Single Family Home
East	Single Family (R-2)	Vacant Home
West	Neighborhood Services (NS)	Coffee Shop

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): As previously mentioned, the property is currently zoned Single Family (R-2). As the property is currently being requested to be rezoned to Neighborhood Services (NS), a breakdown between those requirements is provided below:

	<u>R2</u>	<u>NS</u>	<u>Existing Site</u>
Lot Size:	7,000 sq ft	12,500 sq ft	20,000 sq ft
Lot Width:	70'	100'	100
Lot Depth:	90'	100'	200'
Front Setback:	25'	25'	~25'
Rear Setback:	20'	10'	~25'
Side Setback:	7.5'	10'	~10'

In addition to these requirements, the site will be required to conform to the landscaping, parking, and façade standards of the Unified Development Code. Parking will need to be added to comply with the commercial guidelines for the proposed use. Landscaping, including shrubs to screen the additional parking will be required.

PLATTING STATUS: The property is not currently platted. Platting would be required prior to the release of any future building permits.

SITE HISTORY: The site currently has a structure on site that was originally built for single family residential purposes. To the east is another single family home which currently zoned for residential purposes. To the west is a single family home that was recently rezoned to Neighborhood Services (NS) to allow for the operation of a coffee shop.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The current Comprehensive Plan (latest update in 2009) indicates *Medium Density Residential* for the subject property. The Comprehensive Plan further indicates that OP would not be an appropriate zoning district for *Medium Density Residential*. The property's current zoning of Single Family (R-2) is considered an appropriate zoning district for the *Medium Density Residential* designation in the Comprehensive Plan.

Though this zone change would not be in conformance with the Future Land Use Plan, staff feels that a potential amendment to the land use plan for this area may be appropriate. The area overall is in transition to a more mixed use neighborhood and is located just outside the Old Townsite District. Staff feels that extending the boundaries of the Old Townsite westward along Walnut would benefit the neighborhood by allowing more mixed use developments and allow for further future investment in the neighborhood.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Walnut St, a major collector, with a minimum of 80' 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 zone change, if approved, is not anticipated to have any negative impacts on existing or future developments in the immediate area. The proposed site is located next door to a parcel which recently obtained a zone change from Single Family Residential - 2 (R-2) to Neighborhood Services (NS) in order to allow for a future coffee shop. To the west of that parcel there is an Office Professional (OP) zoned parcel with an existing law office. The area appears to be in a mode of transition from residential to mixed use. This proposed zone change could act as a good transition or buffer from the remaining residential and the existing commercial.

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. The property is currently developed as a single family residence.

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

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

STAFF RECOMMENDATION: Staff recommends approval of the Zone Change 2013-12Z as proposed by the applicant for the following reasons:

1. Approval of the zone change will result in conformance with the surrounding zoning and act as a transition zone between commercial and residential uses.
2. The proposed zone change should not have any significant negative impact on the surrounding properties and developments.
3. The area overall is in transition to a more mixed use neighborhood and is located just outside the Old Townsite District. Staff feels that extending the boundaries of the Old Townsite westward along Walnut would benefit the neighborhood by allowing more mixed use developments

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan

- Aerial Photograph
- Zone Change Application and Applicant Documents
- Related Documents



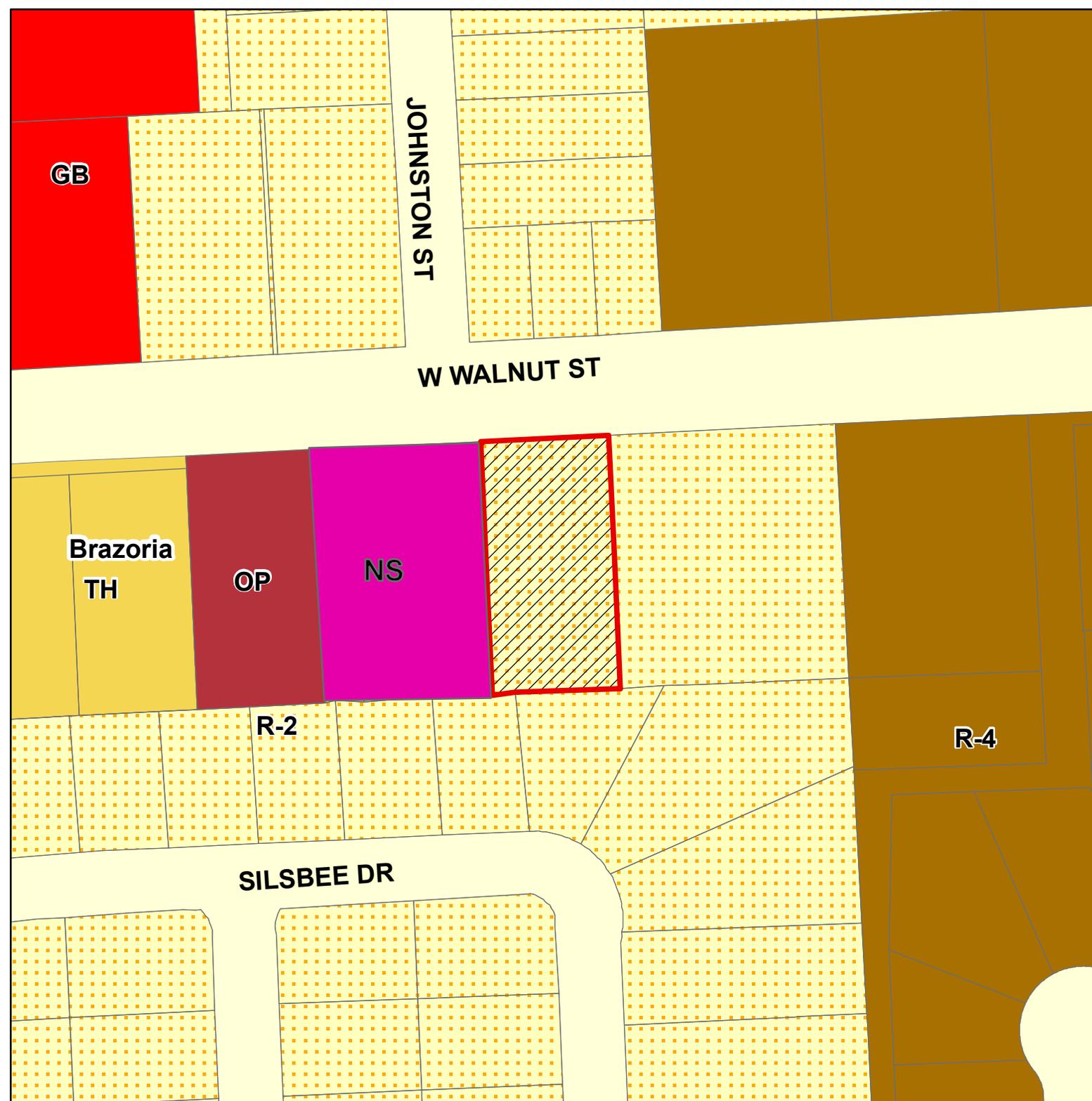
Zoning and Vicinity Map

Zone Change 2013-12Z

4606 Walnut St.

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 25 50 100 Feet
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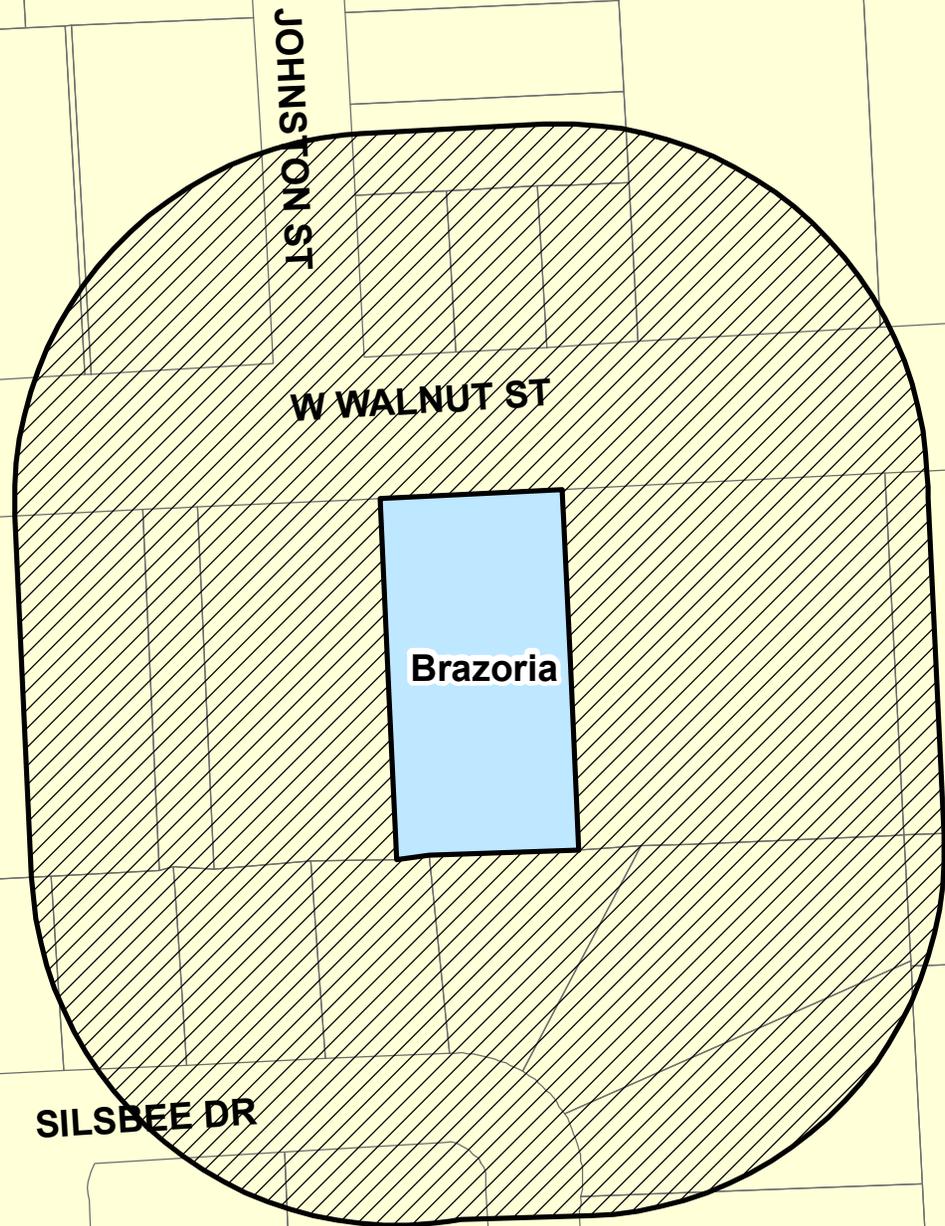
Abutter Map

Zone Change 2013-12Z

4606 Walnut St.

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0 25 50 100 Feet



Zone Change 2013-12Z

4606 Walnut St. - R-2 to Op

Name	Address	City	State	Zip
PETERS JAMES C	2702 HOLLY SPRINGS DR	PEARLAND	TX	77584-1311
GONGORA ROBERTO	1113 SHADOWBEND ST	PEARLAND	TX	77581-6794
PEARLAND LODGE #1384	PO BOX 1932	PEARLAND	TX	77588-1932
HARLAND JULIA F	2701 HOLLY SPRINGS DR	PEARLAND	TX	77584-1315
PARKS AT WALNUT BEND	12603 LOUETTA RD STE 101	CYPRESS	TX	77429-0001
GUERRERO RACHEL	4604 W WALNUT ST	PEARLAND	TX	77581-3919
ADVANTAGE HOUSE BUYERS INC	15729 NORTH FWY I-45	HOUSTON	TX	77090-5825
4608 W WALNUT LLC	1607 N VENICE DR	PEARLAND	TX	77581-7506
BAZAN ROGER	4801 SILSBEE DR	PEARLAND	TX	77584-1313
THOMPSON BRANDON L & JUDY EASON	4803 SILSBEE DR	PEARLAND	TX	77584-1313
LEE VIRGINIA L	4805 SILSBEE DR	PEARLAND	TX	77584-1313
GARCIA DAVID O	4807 SILSBEE	PEARLAND	TX	77581
SUSTALA JIM & JANICE	4809 SILSBEE DR	PEARLAND	TX	77584-1313
LOPEZ SANTIAGO T	4811 SILSBEE DR	PEARLAND	TX	77584-1313
DRIVER ADRIA GAY	2701 HOT SPRINGS DR	PEARLAND	TX	77584
DUNLAP GAIL LYNN	2703 HOLLY SPRINGS DR	PEARLAND	TX	77584-1315
MCCARTY MICHAEL J	4615 W WALNUT ST	PEARLAND	TX	77581-3918
PRICE JOHN C	4619 W WALNUT ST	PEARLAND	TX	77581-3918
GONZALEZ MICHAEL W	4702 W WALNUT AVE	PEARLAND	TX	77581



FLUP Map

Zone Change 2013-12Z

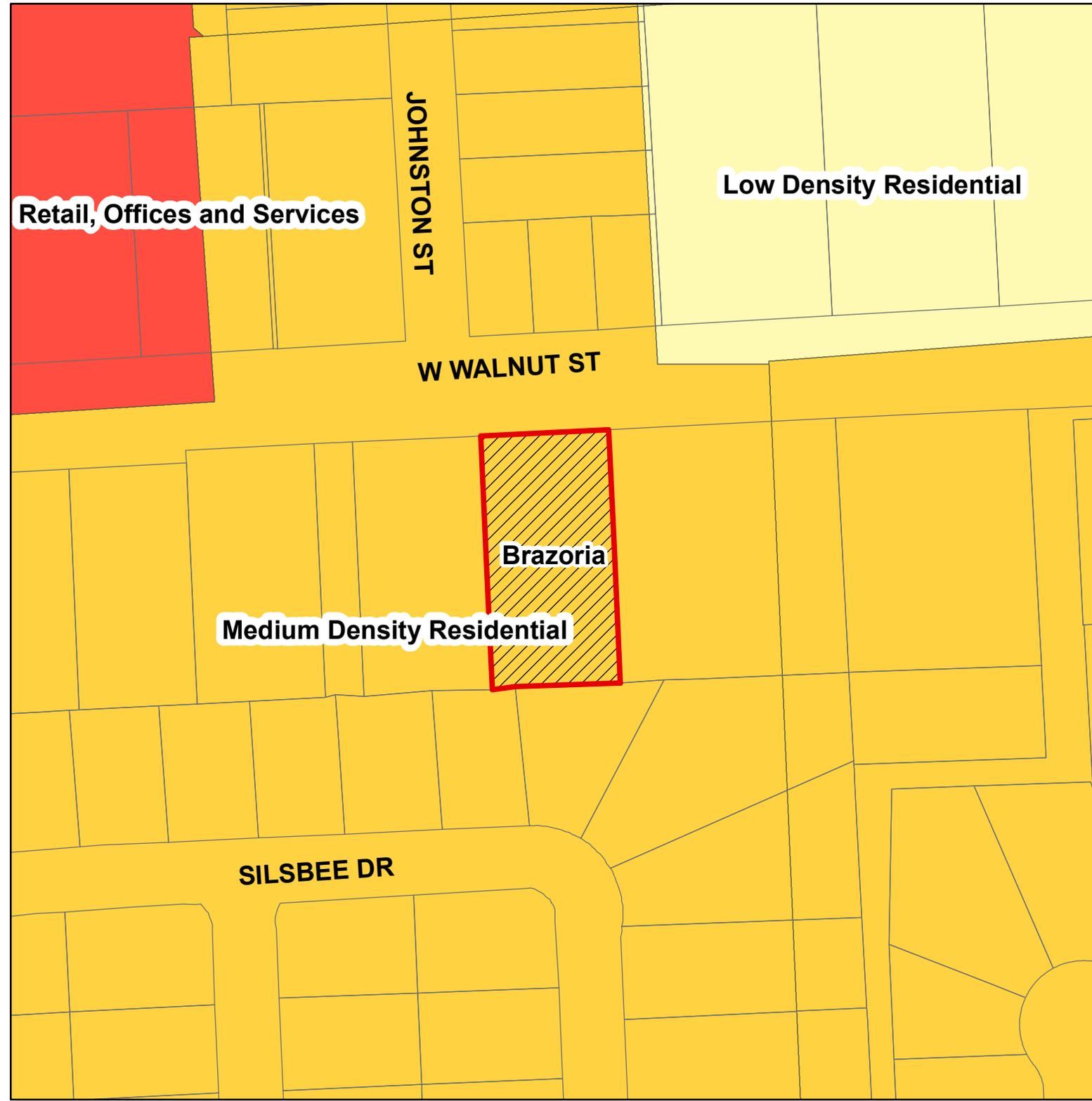
4606 Walnut St.

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N



0 25 50 100 Feet





Aerial Map

Zone Change 2013-12Z

4606 Walnut St.

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N

0 25 50 100 Feet





APPLICATION FOR A CHANGE IN ZONING

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

Current Zoning District: R2

Proposed Zoning District: CP

Property Information:

Address or General Location of Property: 4606 W. Walnut St.

Pearland, TX 77581

Tax Account No. _____

Subdivision: _____ Lot: _____ Block: _____

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

PROPERTY OWNER INFORMATION:

NAME Erinn Brown

ADDRESS 4606 W. Walnut St.

CITY Pearland STATE TX ZIP 77581

PHONE(281) 412-3529

FAX(281) 412-0322

E-MAIL ADDRESS erinn@bmattorney.com

APPLICANT/AGENT INFORMATION:

NAME Erinn Brown

ADDRESS 7930 Broadway St. Ste. 122

CITY Pearland STATE TX ZIP 77581

PHONE(281) 412-3529

FAX(281) 412-0322

E-MAIL ADDRESS erinn@bmattorney.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: 5-23-13

Agent's/Applicant's Signature: [Signature] Date: 5-23-13

OFFICE USE ONLY:

FEES PAID: <u>\$775.00</u>	DATE PAID: <u>5/24</u>	RECEIVED BY: <u>IC</u>	RECEIPT NUMBER: <u>238564</u>
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Application No. 2013-122

BROWN AND MAHONEY, PC

7930 Broadway, Ste. 122
Pearland, Texas 77581



281.412.3529 P
281.412.0322 F

Erinn G. Brown

Matthew W. Mahoney

May 24, 2013

To Whom It May Concern:

I, Erinn Brown, hereby authorize Brian Costley, to apply for the rezoning, including any necessary permits for the following address: 4606 W. Walnut St., Pearland, Texas 77581.

Should you have any questions or concerns, please do not hesitate to contact me. I can be reached at my office number of: 281.412.3529 or my cell: 713.446.5164.

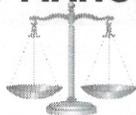
Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Erinn Brown', written over a circular scribble.

Erinn Brown

BROWN AND MAHONEY, PC

7930 Broadway, Ste. 122
Pearland, Texas 77581



281.412.3529 P
281.412.0322 F

Erinn G. Brown

Matthew W. Mahoney

May 24, 2013

To Whom It May Concern:

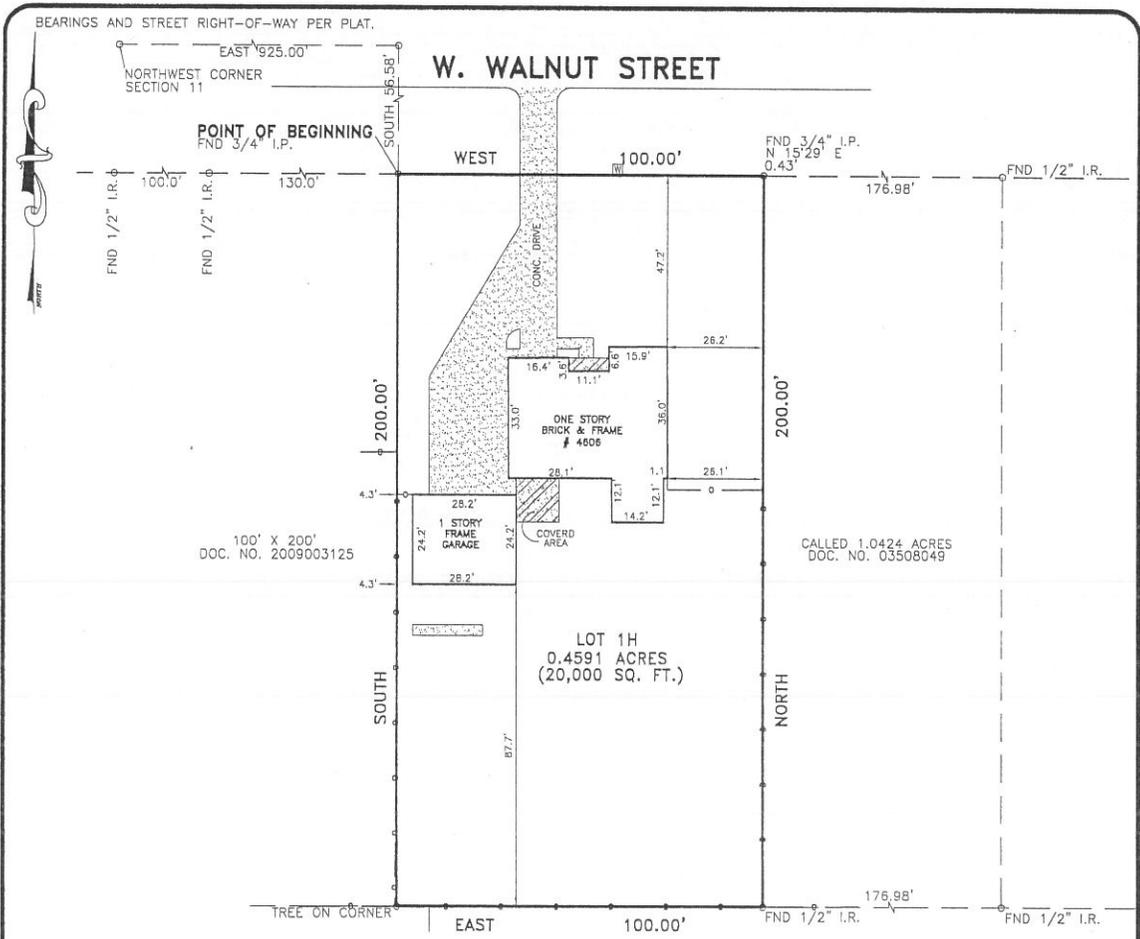
Please allow this correspondence to serve as my Letter of Intent with respect to the proposed zoning change for the property located at: 4606 W. Walnut St., Pearland, Texas 77581.

Currently, the property is zoned residential. It is my intention to relocate my law office into this building, upon the zoning change being approved. I am requesting that above address be re-zoned to "OP," or Office Professional.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Erinn Brown".

Erinn Brown



100' X 200'
DOC. NO. 2009003125

CALLED 1.0424 ACRES
DOC. NO. 03508049

LOT 1H
0.4591 ACRES
(20,000 SQ. FT.)

BLOCK 5
WILLDICK
VOL. 16, PG. 99-100

LEGAL DESCRIPTION

BEING A TRACT OF LAND 100.00 FEET X 200.00 FEET OUT OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, OF THE H. T. & B. RAILWAY SURVEY, ABSTRACT NUMBER 239, SAID TRACT HEREIN CONVEYED BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND 925.00 FEET EAST AND 56.58 FEET SOUTH OF A STAKE WHICH MARKS THE NORTHWEST CORNER OF SAID SECTION 11 OF SAID SURVEY, SAID BEGINNING POINT IN THE SOUTH RIGHT-OF-WAY LINE OF WEST WALNUT ROAD;

THENCE SOUTH A DISTANCE OF 200.00 FEET TO A POINT WITHIN A TREE FOR CORNER;

THENCE EAST A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST WALNUT ROAD, FROM WHICH A 3/4 INCH IRON PIPE FOUND BEARS NORTH 15 DEGREES 29 MINUTES EAST, 0.43 FEET

THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST WALNUT ROAD 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4591 ACRES OF LAND, MORE OR LESS.

Erinn Brown

SURVEY OF

BEING A TRACT OF LAND 100 FEET X 200 FEET OUT OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, OF THE H. T. & B. RAILWAY SURVEY, ABSTRACT NUMBER 239.

SURVEYOR'S CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP 1309935047 of STEWART TITLE GUARANTY COMPANY

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

PROPERTY LIES WITHIN FLOOD ZONE X & AE, ACCORDING TO F.I.R.M. MAP NO. 4803RC 0045J, DATE 9-22-1999, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ADDRESS: 4606 W. WALNUT STREET REVISION:
CITY: PEARLAND, TEXAS ZIP: 77681
PURCHASER: ERINN G. BROWN
JOB NO: 552-13 DATE: 3-27-13 SCALE: 1"=30'-00" Key Map



Fred W. Lawton
Fred W. Lawton, Registered Professional Land Surveyor No. 2321

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331

**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:

EB

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.**

CITY OF PEARLAND
R E P R I N T
*** CUSTOMER RECEIPT ***
Oper: JCOTTER Type: DC Drawer: 1
Date: 5/28/13 01 Receipt no: 238564

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$775.00

Trans number: 4094846

4606 WALNUT ERINN BROWN
BROWN AND MAHONEY PC
7930 BROADWAY ST STE 122
PEARLAND

Tender detail		
CK CHECK	4205	\$775.00
Total tendered		\$775.00
Total payment		\$775.00

Trans date: 5/24/13 Time: 14:13:59

ZONE CHANGE OR VARIANCE (circle one)

Zone # BA

Description: Input who the check is from

COMMENTS (F10):

Address 4606 Walnut

Applicant Erinn Brown

Owner Erinn Brown

Explanation: Zone Change CUP or Variance
(circle one)

\$775.00

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 15, 2013, 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. 2013-13Z

A request of Keith Schoonover of Lennar Homes, applicant for Lennar Homes of Texas, Inc., owner, for approval of a zone change from the Single Family Residential (R-3) zone to the General Business (GB) zone on the following described property, to wit:

Legal Description: Being 2.00 acres of land situated in the C.J. Hall Survey, Abstract No. 215, in Brazoria County, Texas; being a part of that same tract of land designated as Tract 8 and described in the deed of Lennar Homes of Texas, Inc. recorded in Brazoria County Clerks File No. 94-009151, Official Records of Brazoria County, Texas.

General Location: Northwest corner of McHard Rd. and Cullen Blvd.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.



JOINT PUBLIC HEARING AGENDA ITEM MEETING OF JULY 15, 2013

Zone Change No. 2013-13Z

A request of Keith Schoonover of Lennar Homes, applicant for Lennar Homes of Texas, Inc., owner, for approval of a zone change from the Single Family Residential (R-3) zone to the General Business (GB) zone, to wit:

Legal Description: Being 2.00 acres of land situated in the C.J. Hall Survey, Abstract No. 215, in Brazoria County, Texas; being a part of that same tract of land designated as Tract 8 and described in the deed of Lennar Homes of Texas, Inc. recorded in Brazoria County Clerks File No. 94-009151, Official Records of Brazoria County, Texas.

General Location: Northwest corner of McHard Rd. and Cullen Blvd., Pearland, TX

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

Planning and Zoning Commission:	July 15, 2013*
City Council for First Reading:	August 12, 2013*
City Council for Second Reading:	August 26, 2013*
	(*dates subject to change)

SUMMARY: Keith Schoonover, applicant for Lennar Homes of Texas, owner, is requesting approval of a zone change from the Single Family (R-3) zone to the General Business (GB) zone for the above referenced location. If approved, this zone change will allow the applicant to market and sell the property for future commercial use. At this time the applicant does not have a specific use proposed for the site.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Single Family (R-3)	Detention Pond
South	Cullen Mixed Use (C-MU)	Single Family Home
East	Single Family (RE)	Vacant
West	Single Family (R-3)	Vacant

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

	<u>R3</u>	<u>GB</u>	<u>Existing Site</u>
Lot Size:	6,000 sq ft	22,500 sq ft	2 Acres
Lot Width:	60'	150'	255.12'
Lot Depth:	90'	125'	295.53'
Front Setback:	25'	25'	n/a
Rear Setback:	20'	20'	n/a
Side Setback:	7.5'	25'	n/a

PLATTING STATUS: The property is not currently platted. Platting would be required prior to the release of any building permits.

SITE HISTORY: The site is currently vacant and is currently zoned for residential uses. The owner has 2 acres at the hard corner and would like to sell the property for commercial purposes. The Comprehensive Plan was updated in 2009. As part of those updates, major retail nodes were placed in areas around primary intersections that were thought to be ideal for commercial uses centered around the hard corners. The intersection of McHard and Cullen was identified as one of these intersections.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The current Comprehensive Plan (latest update in 2009) indicates *Low Density Residential* for the subject property with a *Major Retail Node* located over the intersection of McHard and Cullen. Major retail nodes usually allow for up to 25 acres of commercial property located around the hard corners of the intersection. This site would be the first corner to be rezoned commercial. The Comprehensive Plan further indicates that GB would be an appropriate zoning district for a *Major Retail Node*.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on McHard and Cullen, both of which are major thoroughfares with a minimum of 120' right-of-way.

AVAILABILITY OF UTILITIES: The subject parcel does have access to public water along Cullen.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change, if approved, is not anticipated to have any negative impacts on existing or future developments in the immediate area. With the completion of the adjacent section of McHard and the expansion of Cullen, this intersection was considered to be a logical area for a major retail node. The maximum total acreage for a retail node is suggested to not exceed 25 acres. The proposed zone change is for 2 acres.

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 the property is currently developed.

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

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

STAFF RECOMMENDATION: Staff recommends approval of the Zone Change 2013-13Z as proposed by the applicant for the following reasons:

1. Approval of the zone change will result in conformance with the surrounding zoning as well as current and future land uses.
2. The proposed zone change should not have any significant negative impact on the surrounding properties and developments.
3. The proposed zone change is in compliance with the approved Future Land Use Plan which shows a major retail node located at the subject intersection.

SUPPORTING DOCUMENTS:

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



Zoning and Vicinity Map

Zone Change 2013-13Z

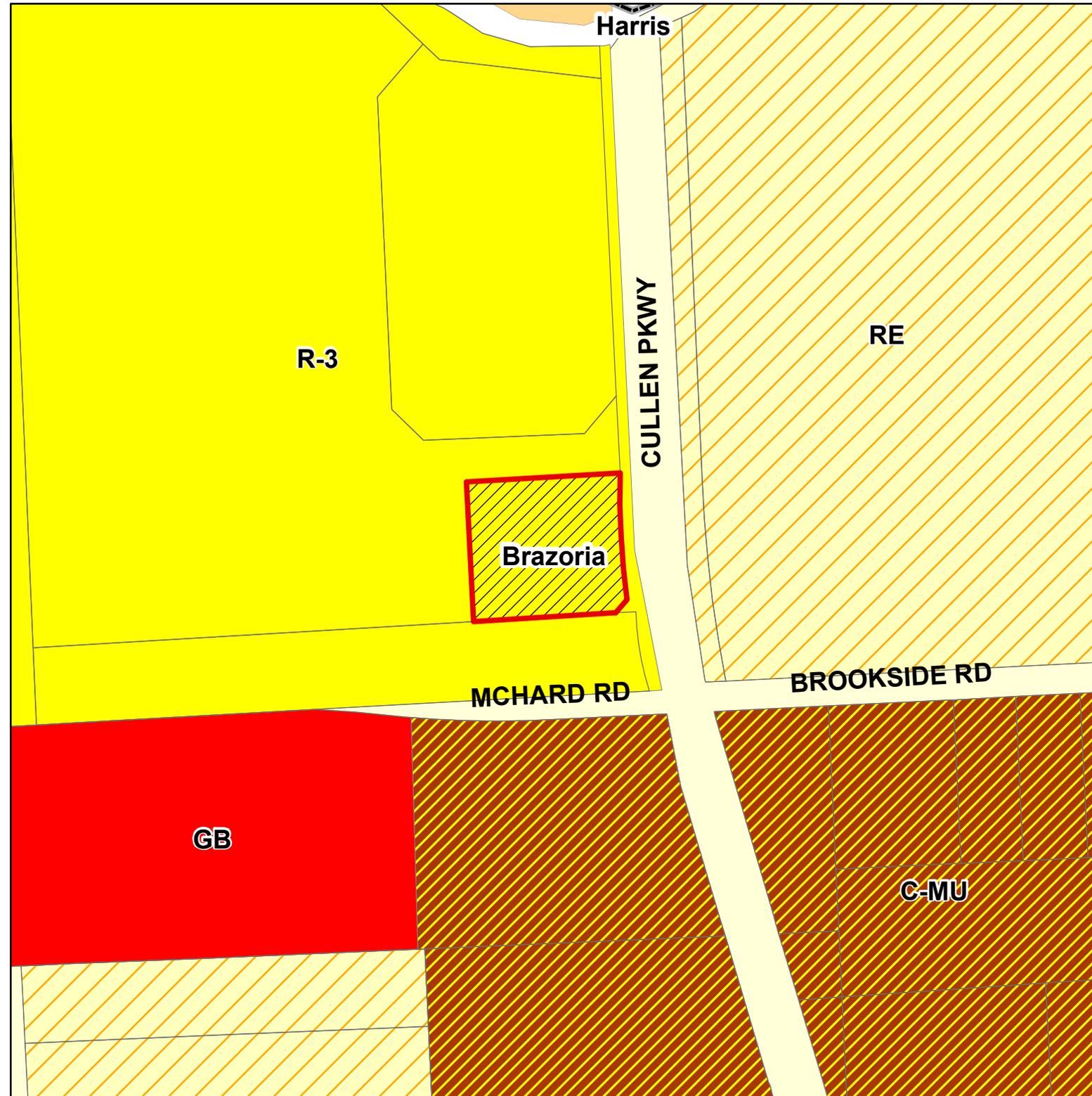
NW Corner of Mchard and Cullen

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N



0 65 130 260 Feet
[Scale bar with 5 segments]





Abutter Map

Zone Change 2013-13Z

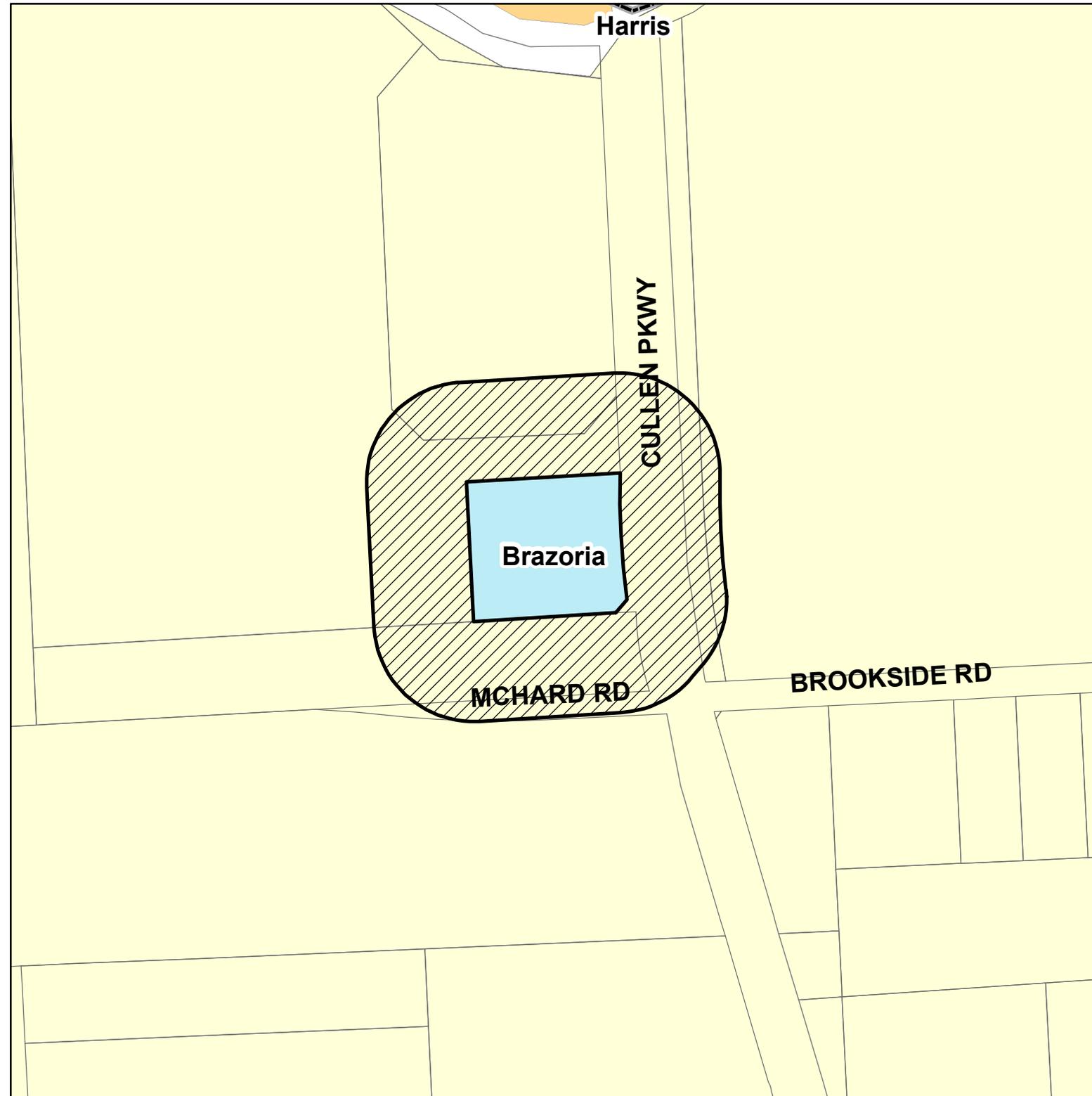
**NW Corner of Mchard
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0 65 130 260 Feet



N



Zone Change 2013-13Z

NW Corner of Cullen and McHard. - R-3 to GB

Name	Address	City	State	Zip
FYCW LTD	104 SOUTHERN PINES DR	LAFAYETTE	LA	70508
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538



FLUP Map

Zone Change 2013-13Z

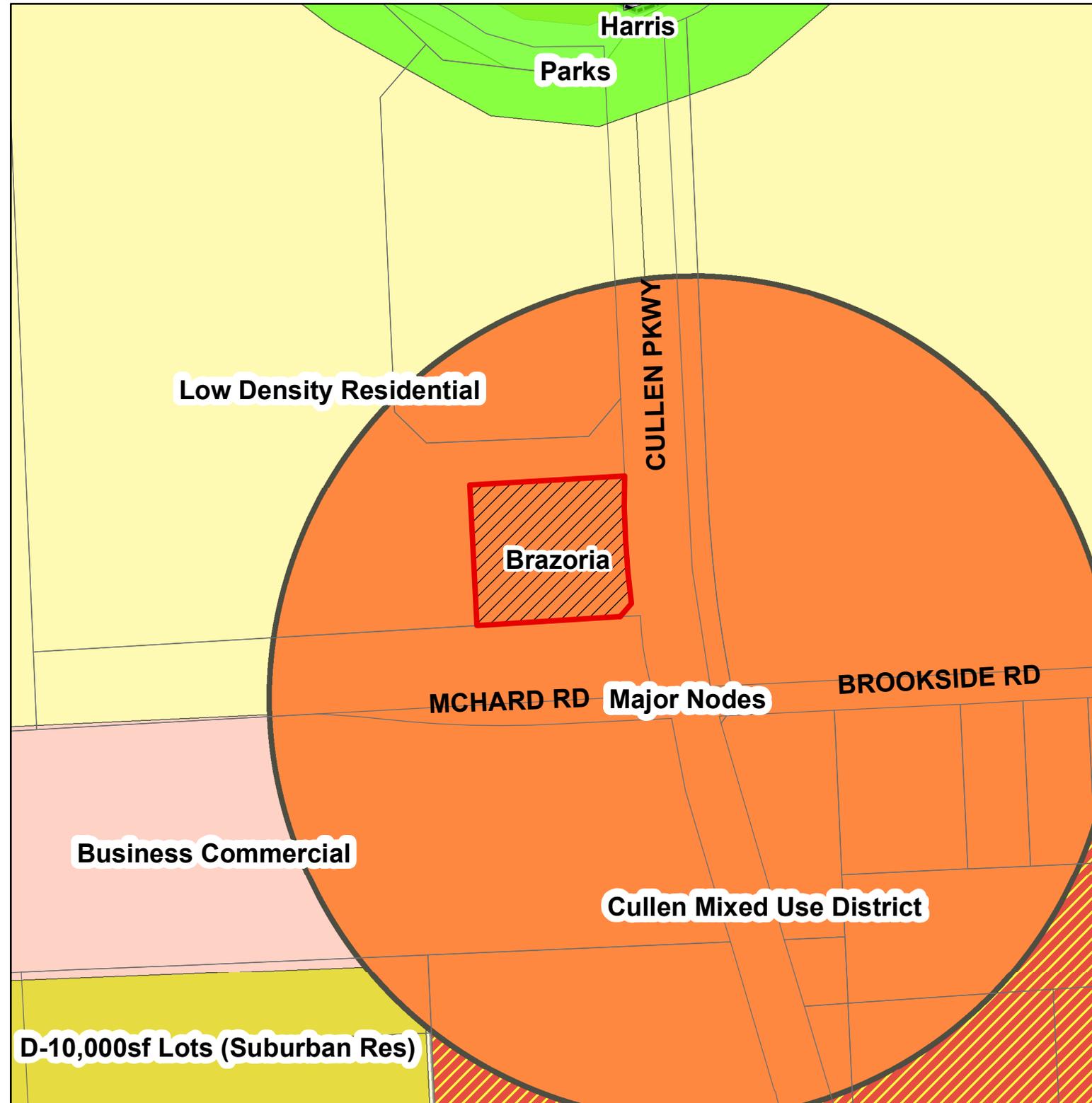
**NW Corner of Mchard
and Cullen**

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 65 130 260 Feet





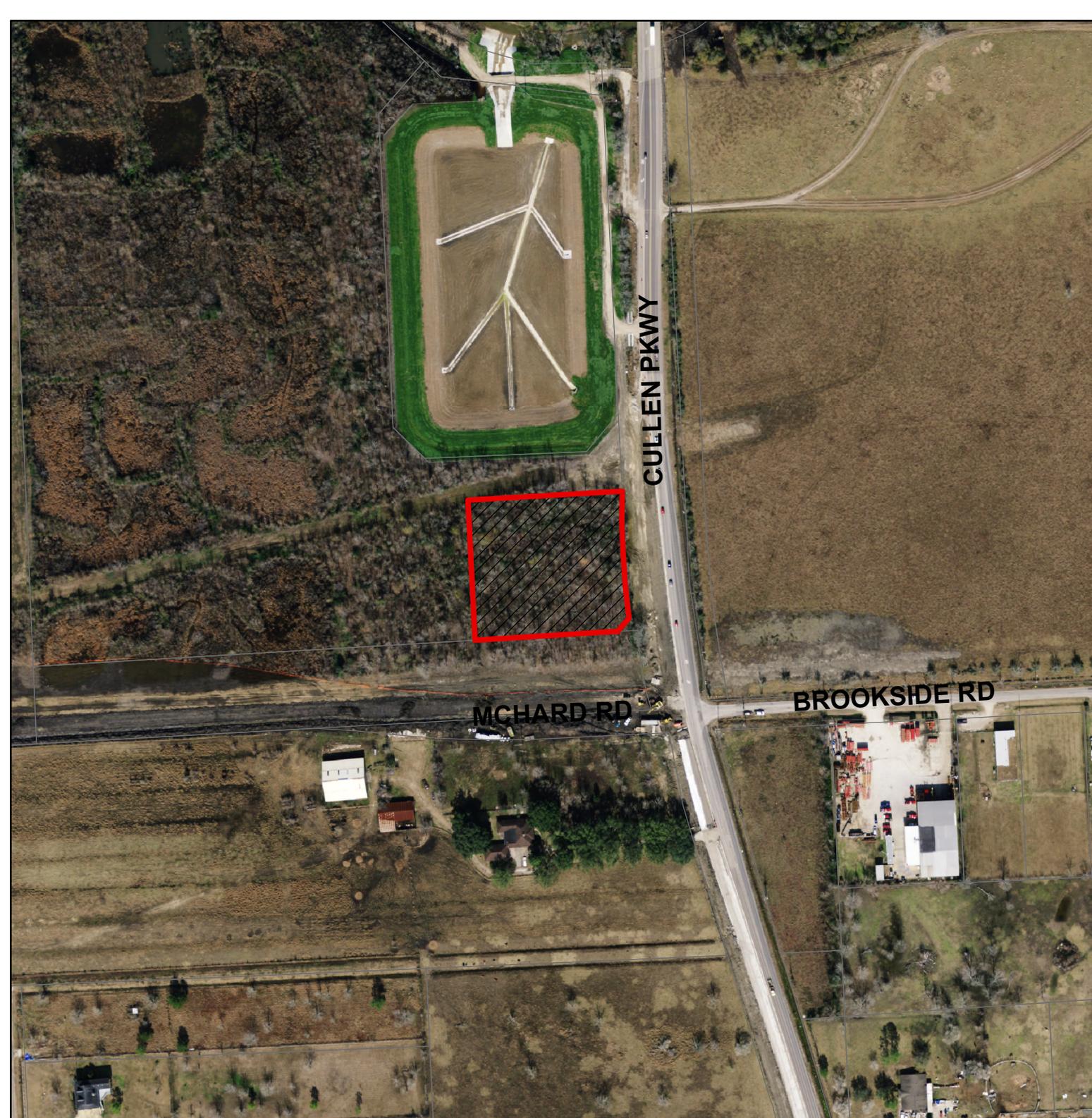
Aerial Map

Zone Change 2013-13Z

**NW Corner of Mchard
and Cullen**

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 65 130 260 Feet





APPLICATION FOR A CHANGE IN ZONING

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

Current Zoning District: R-3 (from map current through Ord. 200M-99-25 Feb 2013)

Proposed Zoning District: GB

Property Information:

Address or General Location of Property: Property is +2.0 acres located at the northwest corner of the intersection of McHard Road and Cullen Rd

Tax Account No. 164351

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:

Lennar Homes of Texas Land and Construction, Ltd	
NAME <u>successor by merger to Lennar Homes of Texas, Inc</u>	NAME _____
ADDRESS <u>550 Greens Pkwy, Ste 100</u>	ADDRESS _____
CITY <u>Houston</u> STATE <u>Tx</u> ZIP <u>77067</u>	CITY _____ STATE _____ ZIP _____
PHONE(<u>281</u>) <u>875-1552</u>	PHONE(_____) _____
FAX(<u>281</u>) <u>872-4207</u>	FAX(_____) _____
E-MAIL ADDRESS <u>keith.schoonover@lennar.com</u>	E-MAIL ADDRESS _____

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

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

Owner's Signature: *Keith Schoonover* Date: 6/10/13

Agent's/Applicant's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: <u>\$775</u>	DATE PAID: <u>6/13/13</u>	RECEIVED BY: <u>IC</u>	RECEIPT NUMBER: <u>259197</u>
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Application No. 2013-132



FRIENDSWOOD
DEVELOPMENT COMPANY
A Lennar Company

June 4, 2013

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

Re. Letter of Intent for Zone Change Request
±2.0 Acre Lennar Property
Intersection of Cullen Boulevard (FM 865) and McHard Road (CR 106)

To the City:

Lennar Homes of Texas Land and Construction, Ltd., DBA Friendswood Development Company ("FDC") requests a zone change for a property located at the northwest corner of Cullen Boulevard and McHard Road. The property ("Property") is ±2.0 acres with frontage on the southbound lanes of Cullen Boulevard and the westbound lanes of McHard Road. FDC is the record owner of the Property.

ZONE CHANGE REQUEST:

The current zoning for the Property is R-3, as demonstrated on the "City of Pearland Zoning Districts" map dated February 25, 2013. By this letter, FDC requests the property be rezoned from R-3 to GB, to allow for permitted retail activities allowed in this zoning district, including the sale of motor fuels.

JUSTIFICATION FOR ZONING CHANGE:

- "The City of Pearland Land Use Plan" (from Pearland's "Comprehensive Plan") identifies the intersection of Cullen Boulevard and McHard Road as a "Major Retail Node (50 acres)." Accordingly, our request to change from R-3 to GB is consistent with the Comp Plan and Pearland 20/20.
- The highest and best use for the Property is commercial and the most appropriate commercial Zoning District is GB. The newly-reconstructed major thoroughfares of Cullen Boulevard and McHard will provide significant traffic to encourage commercial development, and provide services to the immediate area.
- The developed Property (with improvements) would provide significant incremental real and personal property tax base for the City.

- The property is currently undeveloped and is too small and too remote to be viable as a residential development

PROPOSED USE FOR THE PROPERTY

FDC plans to market the property for any permitted uses in the GB Zoning District. However, the best and most obvious use for the property is for a convenience store and motor fuel station (typically referred to as a "C-Store"). Based on that market assessment, FDC will actively market the property to companies involved in that business.

Thank you for consideration of this Letter of Intent for Zoning Change Request. If you have questions or need further information, feel free to contact me at (281) 874-8502 or by email at keith.schoonover@lennar.com.

Sincerely,



Keith Schoonover
Community Development Manager

NOTES:

1. B.C.C.F. No. = BRAZORIA COUNTY CLERKS FILE NUMBER
2. D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY TEXAS
O.R.B.C.T. = OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
3. BEARINGS ARE BASED FROM THE WEST LINE OF TRACT 8 DESCRIBED IN THE DEED RECORDED IN BRAZORIA COUNTY CLERKS FILE No. 94-009151, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND FROM THE EAST LINE OF THAT CERTAIN 62.0485 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN BRAZORIA COUNTY CLERKS FILE No. 93-023280, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
4. SEE ATTACHED SHEET FOR METES AND BOUNDS DESCRIPTION.
5. THE RIGHT-OF-WAY OF CULLEN BOULEVARD SHOWN HEREON IS BASED FROM SURVEYS AND ELECTRONIC FILES PREPARED BY OTHERS FOR THE CITY OF PEARLAND. A MAP ENTITLED "RIGHT-OF-WAY MAP - WEST ROAD" DATED DECEMBER 29, 1936 OBTAINED FROM TxDOT DEPICTS A 100-FOOT WIDE RIGHT-OF-WAY FOR CULLEN BOULEVARD. NO DOCUMENTS OF RECORD HAVE BEEN FOUND FOR THE ACCEPTANCE, DEDICATION OR CONVEYANCE OF SAID RIGHT-OF-WAY. A NOTE ON SAID MAP STATES "NO RECORD OF CONVEYANCE OR CONDEMNATION COVERING THIS RIGHT-OF-WAY. BRAZORIA COUNTY CLAIMS PRESCRIPTIVE TITLE."
6. THE RIGHT-OF-WAY OF PROPOSED MCHARD ROAD SHOWN HEREON IS BASED FROM ELECTRONIC FILES PREPARED BY OTHERS FOR THE CITY OF PEARLAND.
7. 5/8" H-Z = 5/8" HUITT-ZOLLARS PLASTIC CAPPED IRON ROD.

PROPOSED
38.591 ACRE
PARK

SET 5/8" HUITT-ZOLLARS
PLASTIC CAPPED IRON ROD

R=2,929.20'
L=1.42'
D=00°01'40"

SET 5/8" HUITT-ZOLLARS
PLASTIC CAPPED IRON ROD

2.000 ACRES

DETAIL
NOT TO SCALE

PROPOSED WEST R.O.W.
LINE OF CULLEN BLVD.

C.J. HALL SURVEY

A-215

20' TEXAS EASTERN TRANSMISSION
CORPORATION EASEMENT
VOL. 86278, PG. 428
D.R.B.C.T.

EXISTING 100' WIDE
PRESCRIPTIVE
RIGHT-OF-WAY
SEE NOTE No. 5

FOUND 5/8" HUITT-ZOLLARS
PLASTIC CAPPED IRON ROD

SEE DETAIL

N89°55'22"E
TO RAD. PT.

N89°33'11"E
308.95'

PROPOSED 15'
RIGHT-OF-WAY
DEDICATION
2.000 ACRES

R=2,929.20'
L=255.12'
D=04°59'25"

TRACT 8
LENNAR HOMES OF TEXAS, INC.
B.C.C.F. NO. 94-009151
O.R.B.C.T.

N00°26'49"W
279.77'

S42°07'41"W
33.82'
S89°33'11"W
295.53'

CULLEN BOULEVARD

FOUND 5/8" HUITT-ZOLLARS
PLASTIC CAPPED IRON ROD

POINT OF BEGINNING
SET 5/8" HUITT-ZOLLARS
PLASTIC CAPPED IRON ROD

R=2,914.20'
L=168.79'
D=03°19'07"

PROPOSED MCHARD ROAD
SEE NOTE No. 6
3,281.14'
S89°32'07"W 3,403.00'

S89°33'11"W 40.06'

N81°05'55"E
TO RAD. PT.

FOUND 1" PIPE

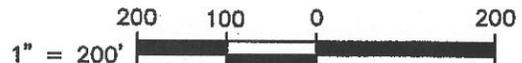
FOUND 5/8" HUITT-ZOLLARS
PLASTIC CAPPED IRON ROD

POINT OF COMMENCING

40.427 ACRES
TO: CAROLYN WENGLAR
VOL. 1748, PG. 168
D.R.B.C.T.

F.B. DRAKE SURVEY

A-506



DATE: 05-28-08
DRAWN BY: JWR
CHECKED BY: SEW
PROJ. No.: 02-1016-03

SHEET: 3 of 3

A PART OF A 47.207 ACRE
TRACT OF LAND SITUATED IN
THE C.J. HALL SURVEY,
ABSTRACT No. 215 IN
BRAZORIA COUNTY, TEXAS
(PROPOSED
COMMERCIAL SITE)

**FRIENDSWOOD DEVELOPMENT
COMPANY**

550 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77067-4526
PH: 281-874-8562 FAX: 281-872-4207

HUITT-ZOLLARS

HUITT-ZOLLARS, INC.
1500 S. DAIRY ASHFORD
SUITE 200
HOUSTON, TX 77077
PHONE 281-498-0066
FAX 281-498-0220

NO.	REVISION	DATE
1.	REVISED BOUNDARY	11-11-08

**METES AND BOUNDS DESCRIPTION
2.000 ACRES OF LAND IN THE
C. J. HALL SURVEY, ABSTRACT No. 215,
IN BRAZORIA COUNTY, TEXAS
(PROPOSED COMMERCIAL SITE)**

BEING 2.000 acres of land situated in the C. J. Hall Survey, Abstract No. 215, in Brazoria County, Texas; being a part of that same tract of land designated as Tract 8 and described in the deed to Lennar Homes of Texas, Inc. recorded in Brazoria County Clerks File No. 94-009151, Official Records of Brazoria County, Texas, said 2.000 acre tract is described by metes and bounds as follows:

COMMENCING at a point in Cullen Boulevard (FM 518, Old Chocolate Bayou Road) for the Southeast corner of said Tract 8, by deed call being the recognized and accepted Southeast corner of said C. J. Hall Survey, the Southwest corner of the W. T. Drake Survey, Abstract No. 187, on the North line of the F. B. Drake Survey, Abstract No. 506; **THENCE**, South 89 degrees 32 minutes 07 seconds West, along the South line of said Tract 8, 15.47 feet to a 5/8 inch Huitt-Zollars plastic capped iron rod on the West right-of-way line of Cullen Boulevard as recognized by the City of Pearland, said capped iron rod is lying on a non-tangent curve to the right whose radius is 2,914.20 feet and whose radius point bears North 81 degrees 05 minutes 55 seconds East; **THENCE**, in a Northerly direction along the West right-of-way line of Cullen Boulevard and along said curve through a central angle of 03 degrees 19 minutes 07 seconds, 168.79 feet to a 5/8 inch Huitt-Zollars plastic capped iron rod; **THENCE**, South 89 degrees 33 minutes 11 seconds West, 40.06 feet to a 5/8 inch Huitt-Zollars plastic capped iron rod and the **POINT OF BEGINNING** of this tract herein described;

THENCE, South 89 degrees 33 minutes 11 seconds West, 295.53 feet to a 5/8 inch Huitt-Zollars plastic capped iron rod;

THENCE, North 00 degrees 26 minutes 49 seconds West, 279.77 feet to a 5/8 inch Huitt-Zollars plastic capped iron rod;

THENCE, North 89 degrees 33 minutes 11 seconds East, 308.95 feet to a 5/8 inch Huitt-Zollars plastic capped iron rod on the proposed West right-of-way line of said Cullen Boulevard, said capped iron rod lying on a non-tangent curve to the left whose radius is 2,929.20 feet and whose radius point bears North 89 degrees 55 minutes 22 seconds East;

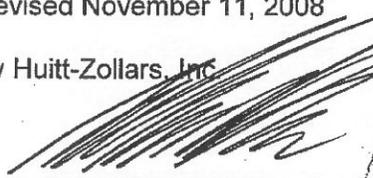
THENCE, in a Southerly direction along the proposed West right-of-way line of Cullen Boulevard, parallel to and 15 feet west of said existing West right-of-way line of Cullen Boulevard, and along said curve through a central angle of 04 degrees 59 minutes 25 seconds, 255.12 feet to the **POINT OF BEGINNING** and containing 2.000 acres of land.

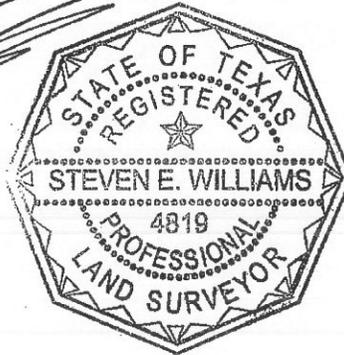
Bearings are based on the West line of said Tract 8 described in the deed recorded in Brazoria County Clerks File No. 94-009151, Official Records of Brazoria County, Texas, and the East line of said 62.0485 acre tract of land described in the deed recorded in Brazoria County Clerks File No. 93-023280, Official Records of Brazoria County, Texas;

This description was prepared in conjunction with surveys made on the ground in June and July of 2005, February and May 2008, and with a survey drawing dated May 28, 2008 and last revised November 11, 2008

Revised November 11, 2008

By Huitt-Zollars, Inc


Steven E. Williams, R.P.L.S.
Texas Registration No. 4819



11.11.08

**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

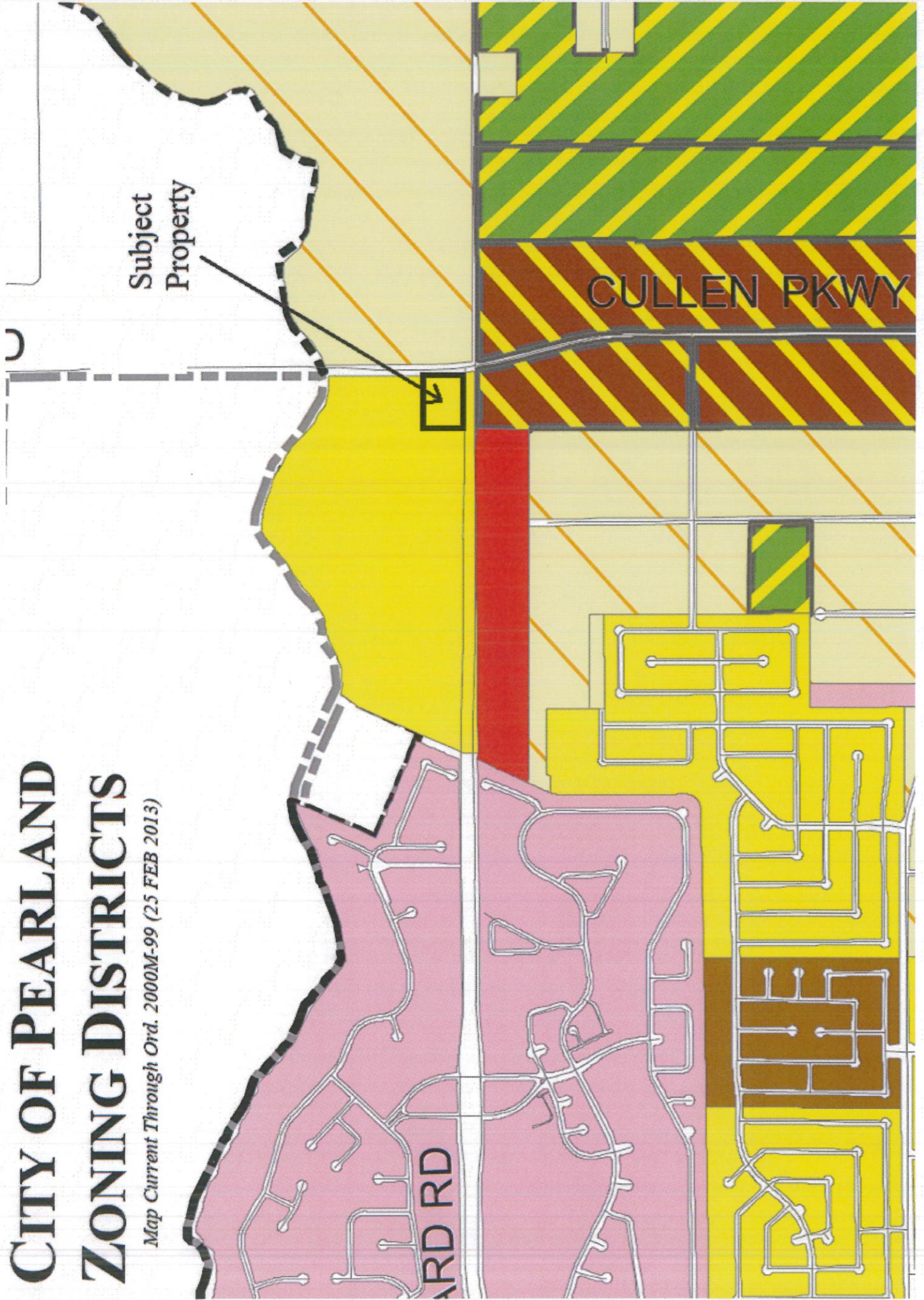
***Signs must be professionally made; handwritten signs are not allowed.**

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

acknowledged - Keith Bloomer

CITY OF PEARLAND ZONING DISTRICTS

Map Current Through Ord. 2000M-99 (25 FEB 2013)



CITY OF PEARLAND
R E P R I N T
*** CUSTOMER RECEIPT ***
Oper: JCOTTER Type: OC Drawer: 1
Date: 6/13/13 01 Receipt no: 259197

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$775.00
Trans number:		4116144

NW CORNER OF CULLEN & MCHARD
LENNER HOMES
2013-132
LENNAR HOMES OF TEXAS, LAND &
CONSTR LTD
FRIENDSWOOD DEVELOPMENT
COMPANY
550 GREENS PARKWAY SUITE 100
HOUSTON

Tender detail		
CR CHECK	427282	\$775.00
Total tendered		\$775.00
Total payment		\$775.00

Trans date: 6/13/13 Time: 13:29:16

ZONE CHANGE OR VARIANCE (circle one)

Zone # BA

Description: Input who the check is from

COMMENTS (F10):

Address NW Corner of Cullen + McHard

Applicant Lennar Homes

Owner Lennar Homes

Explanation: Zone Change CUP or Variance
(circle one)

\$ 775

2013-132

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 15, 2013, 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 2013-05

At the request of Raymond JJ Zhuo, applicant for Houston Chinese Church, owner, for approval of a Conditional Use Permit to allow for a Church, Temple, or Place of Worship in the Single Family Residential (R-1) Zoning District, on the following described property, to wit:

Legal Description: Being 5.00 acres out of the G.T. & B.R.R. Company Survey, A-304 in Brazoria County, Texas. Being the same land described as 5.00 acres in a warranty deed from Steven C. Muth to Houston Chinese Church, dated July 5, 2007 and recorded as document No. 2007039242, official records of Brazoria County, Texas.

General Location: 2500 Block of Miller Ranch Rd.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.



JOINT PUBLIC HEARING AGENDA ITEM MEETING OF JULY 15, 2013

Conditional Use Permit No. CUP 2013-05

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General Location: 2500 Block of Miller Ranch Rd.

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

Planning and Zoning Commission:	July 15, 2013*
City Council for First Reading:	August 12, 2013*
City Council for Second Reading:	August 26 2013*

(*dates subject to change)

SUMMARY: Raymond JJ Zhuo, applicant for Houston Chinese Church owner, is requesting approval of a Conditional Use Permit to allow for the operation of a Church, Temple, or Place of Worship at the above referenced location. The applicant has plans to construct a church campus in phases. Phase 1 will consist of roughly 7500 square feet dedicated to worship and classroom space.

The site is currently vacant and is surrounded by existing residential homes and vacant residentially zoned property. A recent zone change was approved for the property to the south and east changing from R-1 to R-3. That property owner has plans to develop a residential subdivision on the property.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Suburban Residential (SR-12)	Single Family Homes
South	Single Family (R-3)	Vacant
East	Single Family (R-3)	Vacant
West	Single Family (R-3)	Single Family Homes

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): As previously mentioned, the property is currently zoned Single Family Residential (R-1). A non-residential use located within a residential zone is required to meet the regulations of the Neighborhood Services (NS) zone. The NS zone requires a 25' setback in the front, 15' on the side' and 15' in the rear. The nonresidential use of a church or place of worship will be subject to all commercial screening requirements. This includes a 25' buffer with a masonry wall or a 30' buffer with a vegetative wall for all areas that abut residential property.

	NS	Actual
Lot Width	100'	247'
Lot Depth	100'	880'
Total Lot Area	12,500 Sq. Ft.	5 Acres

PLATTING STATUS: The property has not yet been platted. Platting will be required prior to the release of any building permits.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The current Comprehensive Plan (latest update in July 2004) indicates *Low Density Residential* for the subject property. The Comprehensive Plan further indicates that an appropriate zoning district for *Low Density Residential* is Single Family Residential (R-1). Therefore, as the subject property is currently zoned Single Family Residential (R-1), the proposed use, Church, Temple, or Place of Worship, would be in compliance with the current Comprehensive Plan with the approval of Conditional Use Permit.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Miller Ranch Rd., a local street, with a minimum 60' right-of-way.

AVAILABILITY OF UTILITIES: The subject parcel currently has access to public water along Miller Ranch. Public Sewer is available to the north at Camelots Ct. and may be extended to the site by the applicant.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The site is currently vacant. Adding a worship facility to the site may generate an increase in traffic. A traffic impact analysis will be required as part of the platting and permitting process in order to determine if any improvements may be required before the use would be allowed to operate on site. As stated earlier, appropriate screening will be required in order to lessen the potential impact that the proposed facility may have on the surrounding residential properties

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

SITE PLAN CONSIDERATIONS: A site plan for this use was submitted with the Conditional Use Permit application.

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.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit No. 2013-05 to allow the operation of a Church, Temple, or Place of Worship in the Single Family Residential (R-1) district as proposed by the applicant and owner for the following reasons, and with the following condition:

1. The proposed request should not have any significant negative impact on the surrounding properties and developments.
2. The proposed request would be in conformance with the Unified Development Code with the approval of a Conditional use Permit.
3. The proposed request would be in conformance with the Comprehensive Plan with the approval of a Conditional Use Permit.

CONDITION:

1. The site be developed in accordance with the attached site plan provided by the applicant.

SUPPORTING DOCUMENTS:

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



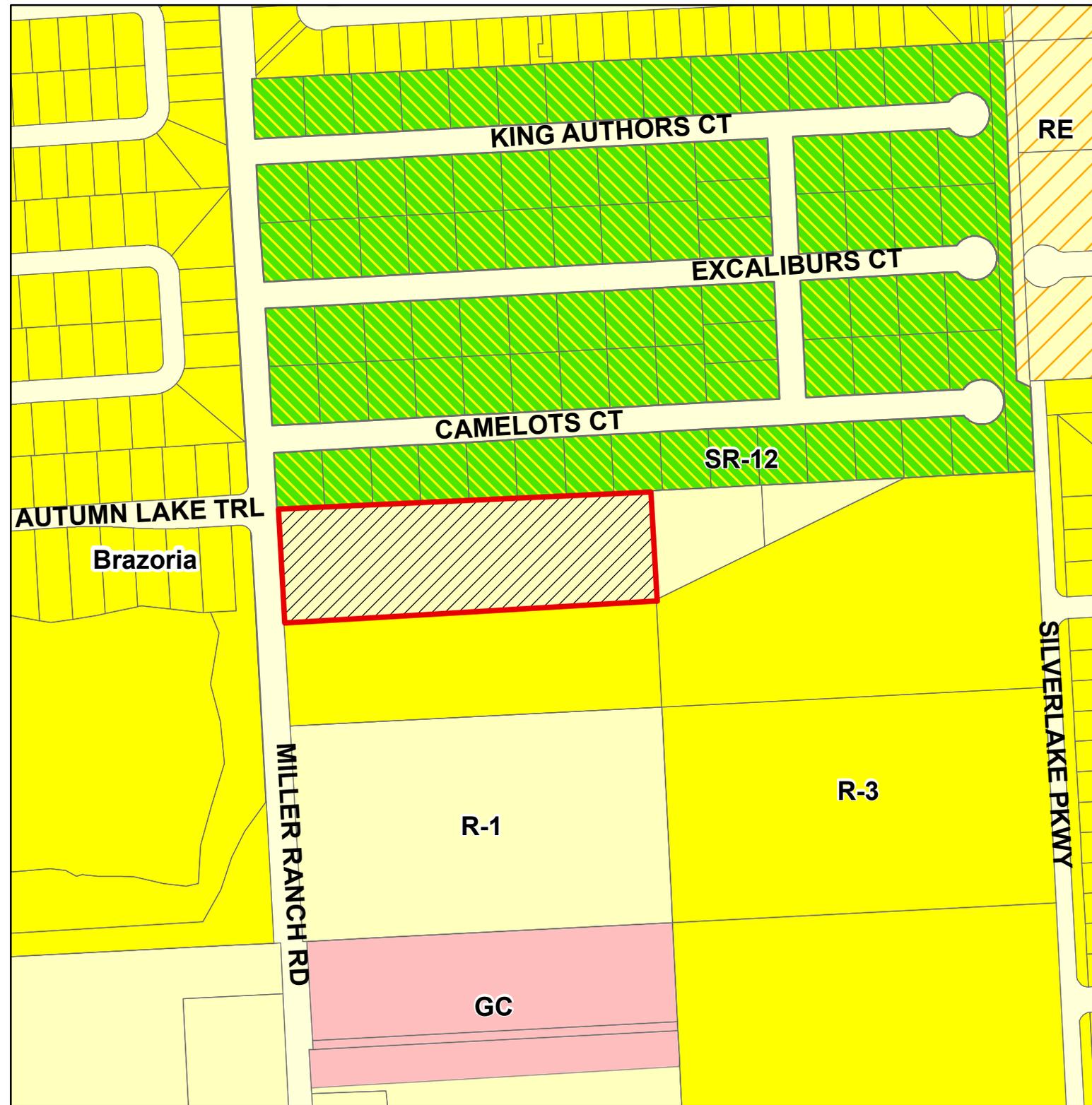
Zoning and Vicinity Map

CUP 2013-05

2500 Block of Miller Ranch

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 75 150 300 Feet
|-----|-----|-----|-----|





Abutter Map

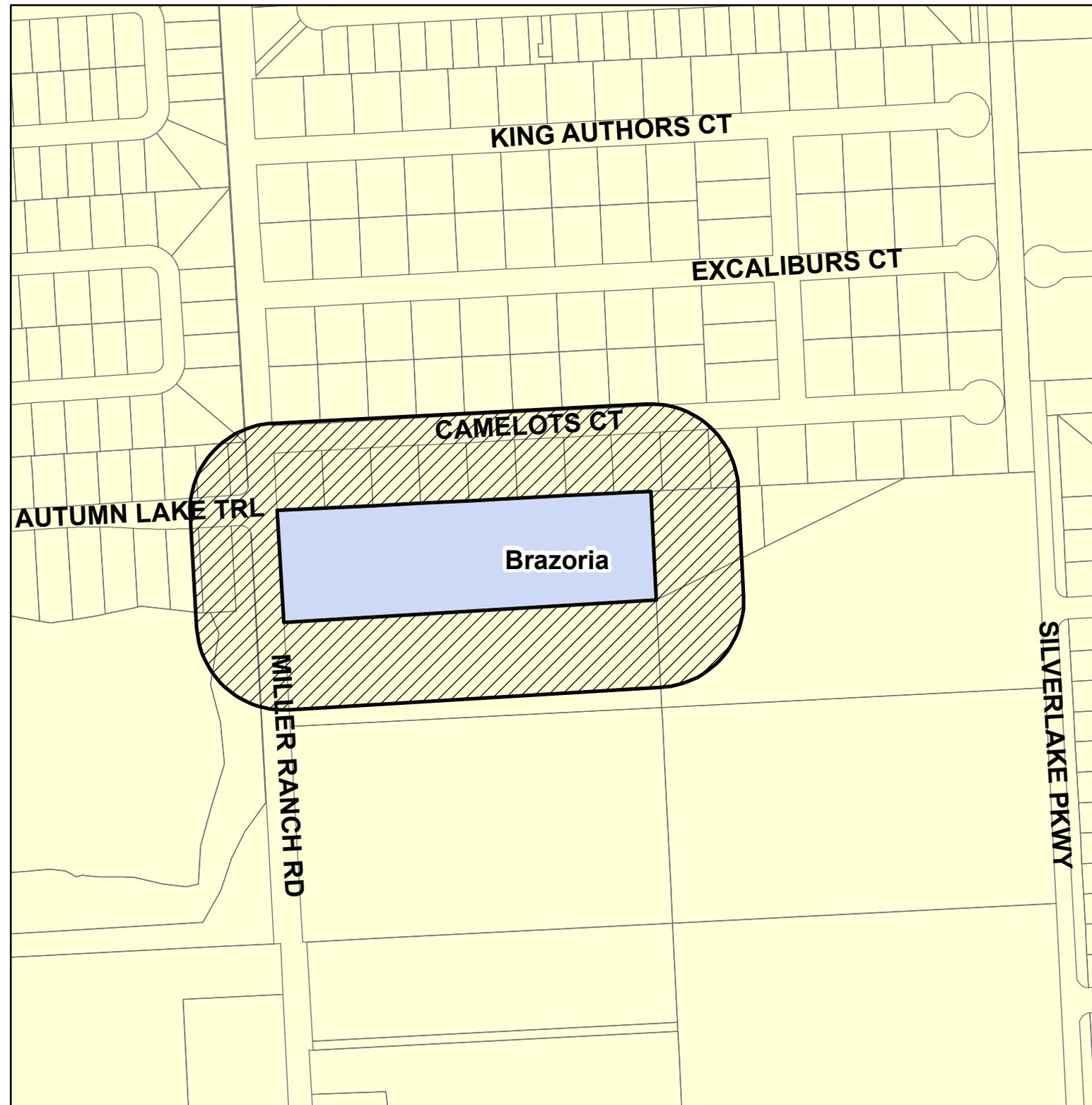
CUP 2013-05

2500 Block of Miller Ranch

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 75 150 300 Feet



CUP 2013-05

2500 Block of Miller Ranch Rd. - Church Temple, Place of Worship

NAME	ADDRESS	CITY	STATE	ZIP
CRUZ GERARDO	9726 CAMELOTS CT	PEARLAND	TX	77584-8521
GOLDEN RICHARD SYLVAN II	9904 AUTUMN LAKE TRL	PEARLAND	TX	77584-3053
RITCHEY KAREN	3110 BRUNO WAY	PEARLAND	TX	77581
BRAZORIA COUNTY MUD NO 19	3200 SOUTHWEST FWY STE 260	HOUSTON	TX	77027-7537
PEREZ GUADALUPE & BETZAIDA	9734 CAMELOTS CT	PEARLAND	TX	77584-8521
GRIFFITH BILL D	7235 PALMETTO ST	MANVEL	TX	77578-4753
TABORA REINA XIOMARA	9814 CAMELOTS CT	PEARLAND	TX	77584
AUTUMN LAKE PROPERTY	17049 EL CAMINO REAL STE	HOUSTON	TX	77058-2611
CARRANZA JESUS & GUADALUPE	3702 GRASSMERE ST	HOUSTON	TX	77051-3261
BROWN CHARLES D JR & MYRIS M	9901 AUTUMN LAKE TRL	PEARLAND	TX	77584-3054
GONZALEZ JOSE JR	1018 COUNTY ROAD 712B	ALVIN	TX	77511
ELUMIR ARTEMIO	9903 AUTUMN LAKE TRL	PEARLAND	TX	77584-3054
WHITWORTH KENNETH M	9906 CAMELOTS CT	PEARLAND	TX	77584-8525
MACKINNON ALEXANDER	275 SHIN OAK WAY	KERRVILLE	TX	78028-2084
RITCHEY KAREN	3110 BRUNO WAY	PEARLAND	TX	77581
TREADWAY GEORGANNE & J C	2302 ANTHONY LN	PEARLAND	TX	77581-3711
HOUSTON CHINESE CHURCH	10305 MAIN ST	HOUSTON	TX	77025-5509
WILLIAMS DAVID & CONSTANCE	9902 AUTUMN LAKE TRL	PEARLAND	TX	77584-3053
RAMIREZ OLGA V	9701 BERKSHIRE TRCE	PEARLAND	TX	77584-3058
FERNANDEZ EDWARD	16503 NIGHTENGALE FALLS CT	CYPRESS	TX	77429
GARCIA GUADALUPE	9733 CAMELOTS CT	PEARLAND	TX	77584
MARTINEZ BEATRIZ	9805 CAMELOTS CT	PEARLAND	TX	77584-8524
CLARK JEFFREY	9813 CAMELOTS CT	PEARLAND	TX	77584-8524
BISHOP JEFFERY A & ELIZABETH C	9821 CAMELOTS CT	PEARLAND	TX	77584-8524
OKORO EMMANUEL & ANNETTE	9905 CAMELOTS CT	PEARLAND	TX	77584-8526
HAYES BOBBY D & STEPHANIE SAU HAYES	4706 PECAN GROVE DR	PEARLAND	TX	77584-8602
MCGAHEE JAMES & JENNIFER	10006 BROOKSHORE LN	PEARLAND	TX	77584-3059
MCCLURE JASON R & CYNTHIA FREDRICK	10008 BROOKSHORE LN	PEARLAND	TX	77584-3059
TREADWAY GEORGANNE	2302 ANTHONY LN	PEARLAND	TX	77581-3711
GOSSETT KENNETH	9718 CAMELOTS CT	PEARLAND	TX	77584-8521



FLUP Map

CUP 2013-05

2500 Block of Miller Ranch

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 75 150 300 Feet



Public / Semi-Public

Medium Density Residential

KING AUTHORS CT

D-10,000sf Lots (Suburban Res)

EXCALIBURS CT

CAMELOTS CT

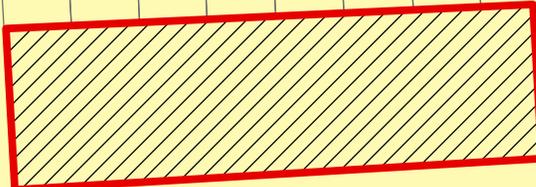
AUTUMN LAKE TRL

Brazoria

MILLER RANCH RD

SILVERLAKE PKWY

Low Density Residential





Aerial Map

CUP 2013-05

2500 Block of Miller Ranch

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 75 150 300 Feet
|-----|-----|-----|-----|





APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

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

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

Current Zoning District: R-1

Property Information:

Address or General Location of Property: Miller Ranch Rd. CR93
Pearland, TX 77581 Tract 45, Acres 5.00 A0304 HT & BRR
Tax Account No. 0304-0051-000
Subdivision: _____ Lot: _____ Block: _____

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

PROPERTY OWNER INFORMATION:

NAME Houston Chinese Church
ADDRESS 10305 Main St.
CITY Houston STATE TX ZIP 77025
PHONE (713) 663-7550
FAX (713) 663-6896
E-MAIL ADDRESS hccoffice@hcchome.org

APPLICANT/AGENT INFORMATION:

NAME Raymond JJ Zhuo
ADDRESS 10002 Autumn Lake Trl.
CITY Pearland STATE TX ZIP 77584
PHONE (713) 503-8884
FAX () _____
E-MAIL ADDRESS raymond-zhuo@yahoo.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.

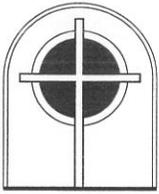
Owner's Signature: Andy Ly (on behalf of HCC) Date: 5/17/13

Agent's/
Applicant's Signature: Raymond Zhuo Date: 5/17/2013

OFFICE USE ONLY:

FEES PAID: <u>\$ 250.00</u>	DATE PAID: <u>5/20/13</u>	RECEIVED BY: <u>Garbun</u>	RECEIPT NUMBER: <u>234169</u>
-----------------------------	---------------------------	----------------------------	-------------------------------

Application No. 2013-05



HOUSTON CHINESE CHURCH

10305 S. Main Street, Houston, TX 77025
Tel: (713) 663-7550 (800) 663-6691 Fax: (713) 663-6896
hccoffice@hcchome.org www.hcchome.org

May 11, 2013

To Whom It May Concern:

Raymond Zhuo and Andy Chang are authorized by the Houston Chinese Church Council to sign documents on behalf of Houston Chinese Church with regards to the Pearland Campus building, land development, and related needs up to the \$25,000.00 budget allocated. In the event Mr. Zhuo and Mr. Chang are not available to sign, any Trustee of Houston Chinese Church can sign the necessary documents.

Very Truly Yours,

Karen Ho, 2013 Deaconess, General Affairs
2013 HCC Council Chair

曉
士
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May 17, 2013
City of Pearland
Community Development
3523 Liberty Drive
Pearland, TX 77581

RE: Letter of Intent – CUP Request

Proposed Project: Houston Chinese Church – Pearland Church Building

Subject Property: Property ID 168307

Existing Zoning: Residential

To Whom It May Concern,

On behalf of Houston Chinese Church (thereafter HCC), we hereby apply for a Conditional Use Permit (CUP) for the subject property with the intent to build and establish a church.

HCC has had a vision of Pearland ministry for a long time. Our first small group meeting in Pearland started in 1998, where throughout the years we have witnessed the growth of Chinese populations in this area. Based on an unofficial survey in 2007, there were more than 800 Chinese families in Pearland. As our Church leaders recognized the need of gospel for those Chinese families, HCC purchased a 5 acre lot in 2007 for our future church building. In May 2011, we started the Pearland Campus and held the Sunday service in Pearland area. It is exciting that we have witnessed the Pearland congregation growth in both of number of attendant and faith. We just recruited a full time pastor to minister the Pearland congregation and he will start in June 2013.

God has appealed us to start the next milestone of Pearland ministry, the church building. We have established a multiple-stages plan for the Pearland church. The 1st stage will be a building of around 7,500 square feet and is expected to be finished by the 1st quarter of 2015. The 1st Stage will include a multi-function fellowship, classrooms, kitchen, office rooms, and sanitary facilities. It will host our future Sunday service, Sunday school, children programs, fellowship activities, and some religious events.

We are grateful if you will take consideration of our needs and approve the application. Please don't hesitate to contact us if you need more information.

Sincerely,

Raymond Zhuo



APPLICATION CHECKLIST FOR THE FOLLOWING Conditional Use Permits (CUP)

- Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit.
- If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code.**
- Metes and Bounds Description, (Survey, or a Plat of the property that contain the metes and bounds description).
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- Letter of Intent, explaining the conditional use permit request in detail, specifying proposed uses, specific operations of the use, square footage of buildings, unique characteristics of the property, and any other necessary information
- Application fee of \$250.00, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)
- Site Plan or Plot Plan showing the proposed layout of the subject property, including any proposed buildings, parking, landscaped areas, detention ponds, fences, and any other relevant information
- Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- Application packets that are not **complete** will not be accepted. **When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.**

RECEIVED
MAY 17 2013

BY:.....



Texas Star Surveying

15502 Old Galveston Rd Suite# 706 Webster, TX 77598

281-331-8414 Fax 281-486-0642

FIELD NOTE DESCRIPTION
5.000 ACRE TRACT, G. T. AND B. R. R. COMPANY SURVEY,
ABSTRACT NO. 304
BRAZORIA COUNTY, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G. T. AND B. R. R. COMPANY SURVEY, ABSTRACT NO. 304 IN BRAZORIA COUNTY, TEXAS. BEING THE SAME LAND DESCRIBED AS 5.000 ACRES IN A WARRANTY DEED FROM STEVEN C. MUTH TO HOUSTON CHINESE CHURCH, DATED JULY 5, 2007 AND RECORDED AS DOCUMENT NO. 2007039242, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 5.000 ACRE TRACT. SAID POINT FORMERLY BEING THE NORTHEAST CORNER OF THE NORTH HALF OF LOT 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 85 IN SAID SURVEY, RECORDED BY PLAT, IN VOLUME 2, PAGE 107, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;

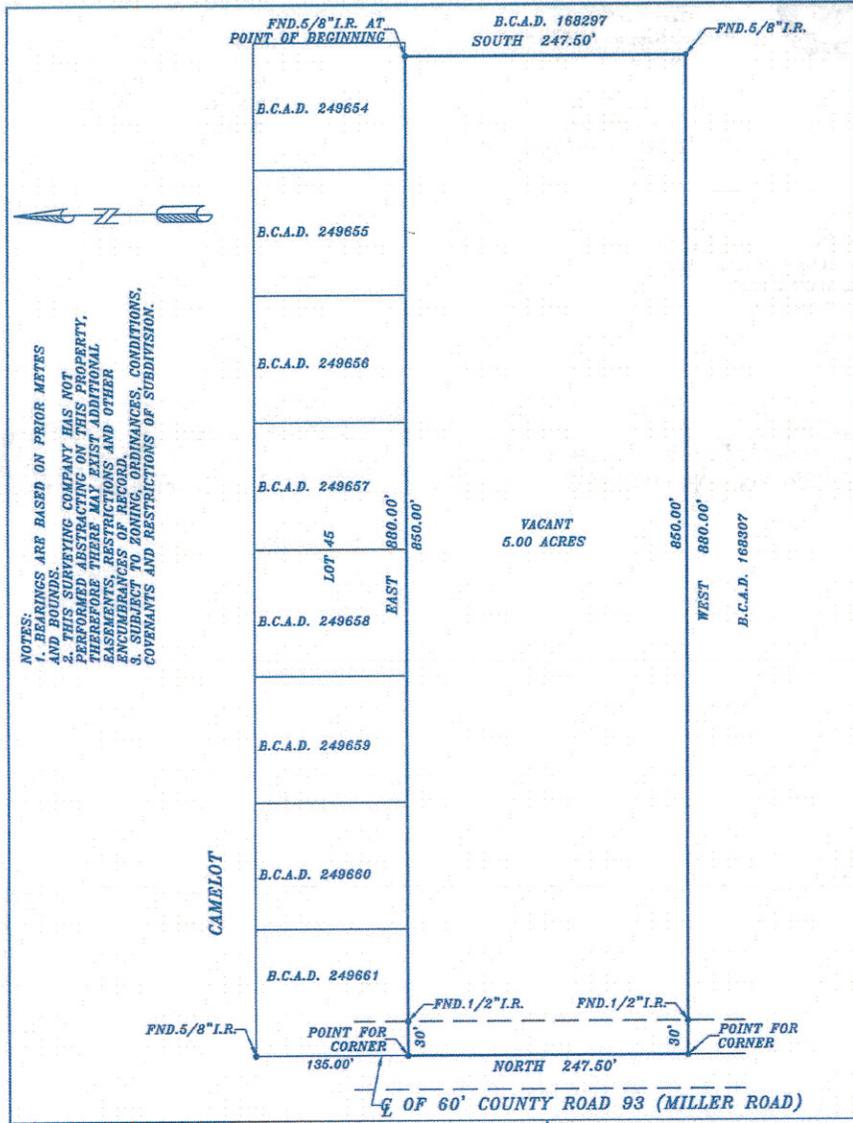
THENCE SOUTH, 247.50 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE WEST, 880.00 FEET TO A POINT FOR CORNER IN THE CENTER OF MILLER ROAD (60' RIGHT OF WAY). A 5/8" IRON ROD FOUND FOR REFERENCE BEARS EAST 30.00 FEET;

THENCE NORTH, WITH THE CENTER OF MILLER ROAD, SAME BEING THE WEST LINE OF SAID 5.000 ACRE TRACT, 247.50 FEET TO A POINT FOR CORNER IN SAME, AND BEING THE NORTHWEST CORNER OF SAID 5.000 ACRE TRACT. A 1/2" IRON ROD FOUND FOR REFERENCE BEARS EAST 30.00 FEET;

THENCE EAST WITH THE NORTH LINE OF 5.000 ACRE TRACT, 880.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.





NOTES:
 1. BEARINGS ARE BASED ON PRIOR METES AND BOUNDS.
 2. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY. THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS, AND OTHER INTERESTS IN THIS PROPERTY.
 3. THIS SURVEY IS SUBJECT TO ZONING ORDINANCES, CONDITIONS, COVENANTS AND RESTRICTIONS OF SUBDIVISION.

BORROWER: HOUSTON CHINESE CHURCH
 ADDRESS: 0 MILLER ROAD - PEARLAND, TEXAS 77584

LEGAL DESCRIPTION: 5.000 ACRES OUT OF THE C. T. & B. R. R. COMPANY SURVEY, A-304, BRAZORIA COUNTY, TEXAS, STEVEN C. MUTE TO HOUSTON CHINESE CHURCH DATED JULY 5, 2007, DOCUMENT NO. 2007039242 O. R. BRAZORIA COUNTY, TEXAS.
 (N.1/2 OF LOT 45, ALLISON RICHEY GULF COAST HOME COMPANY SUBD.)
 (SEE METES AND BOUNDS)

This lot DOES NOT lie in the 100 year flood plain and is in ZONE A as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 280336-0030 dated 05-24-98. No responsibility assumed for Flood Plain Determination or Floodway.

LENDER: _____ **TITLE COMPANY:** _____

I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in G. F. No. _____. This survey is certified for this transaction only.

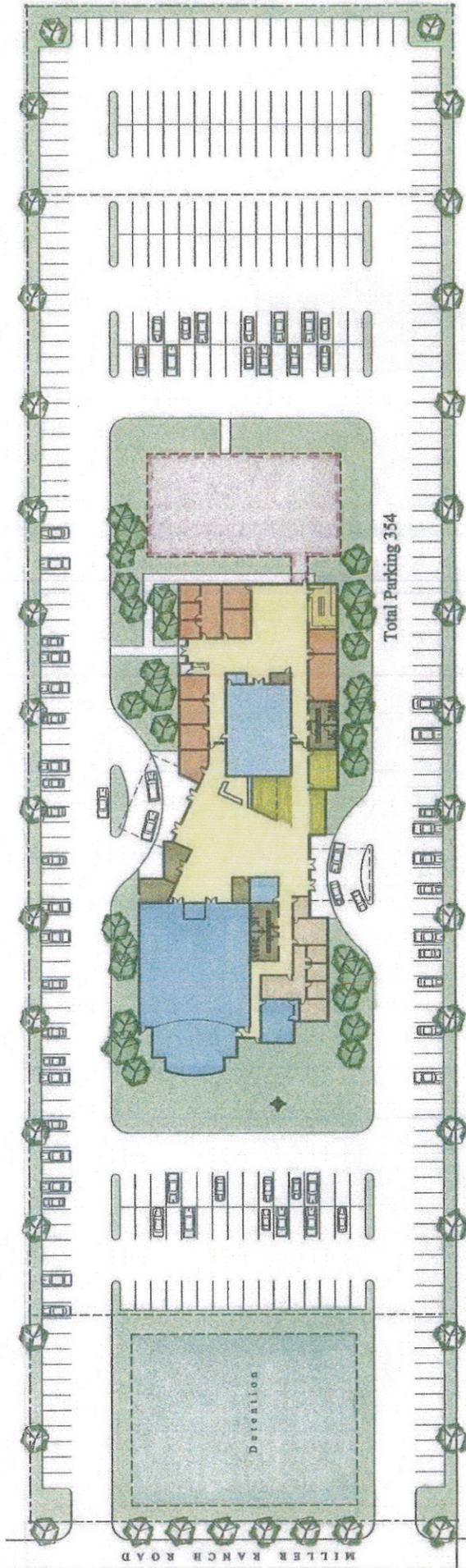


Robert J. Creel
 TEXAS STAR SURVEYING
 15502 Old Calveston Road, Webster, Texas 77598
 PHONE (281) 331-8414 FAX (281) 488-0642

G.F. NO. _____
 SCALE: 1"=100'
 DATE: 05-14-13
 JOB NO. 051213-57



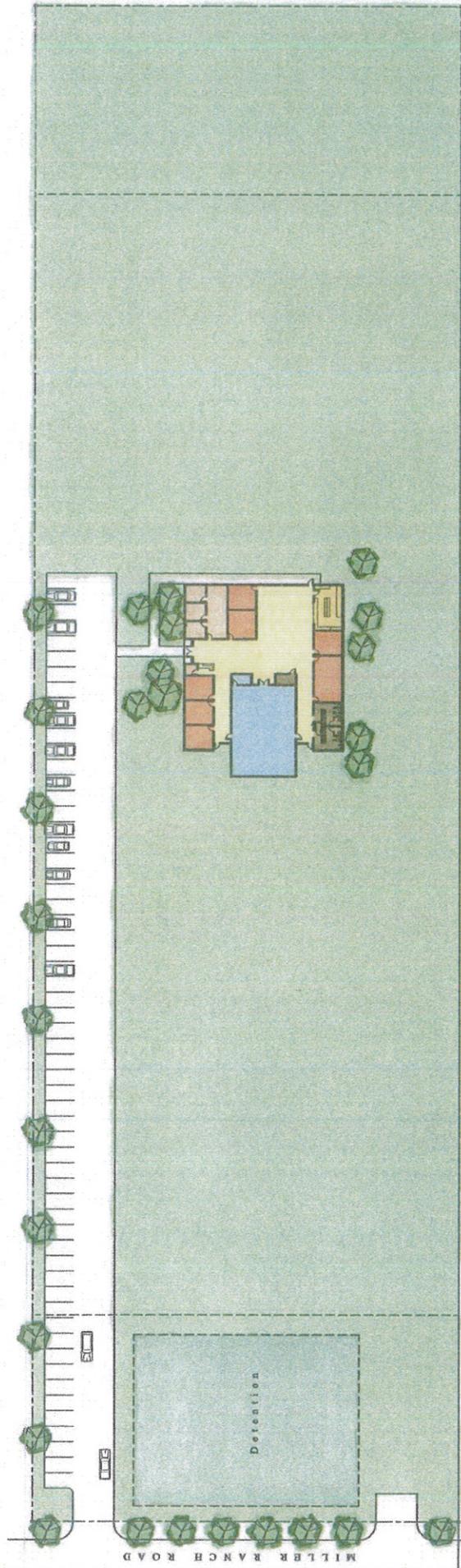
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



HCC PEARLAND CAMPUS LAND USE PLAN



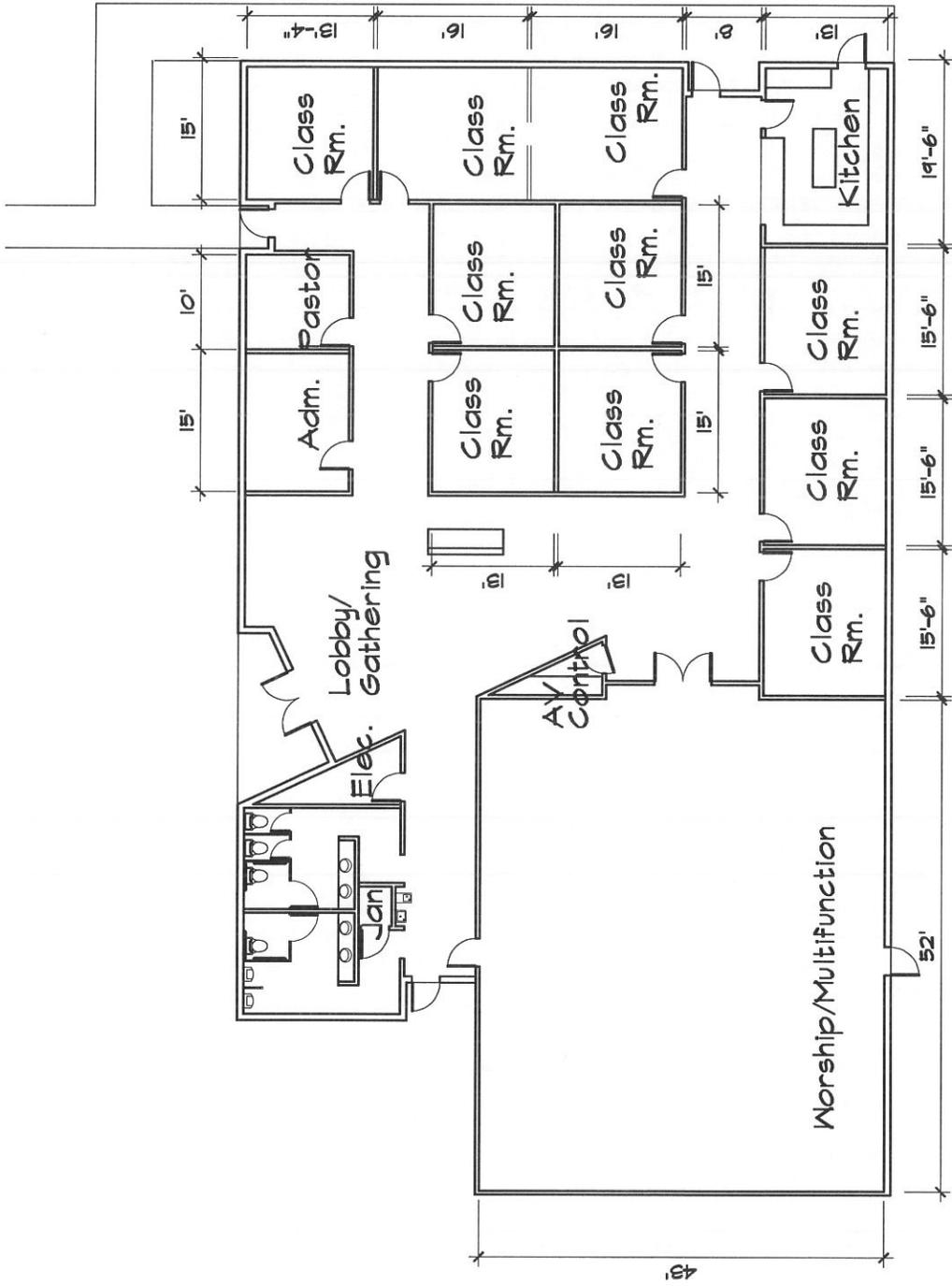
- WORSHIP
- WORSHIP MULTI-FUNCTION
- CIRCULATION
- ADMINISTRATION
- LIBRARY BOOKSTORE/CAFE
- KITCHEN
- SUPPORT
- LEARNING CENTER
- PHASE 3



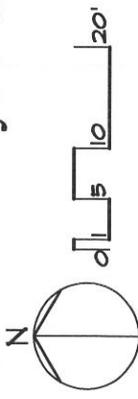
HCC PEARLAND CAMPUS
LAND USE PLAN - PHASE I



-  WORSHIP
MULTI-FUNCTION
-  ADMINISTRATION
-  CIRCULATION
-  KITCHEN
-  LEARNING
CENTER
-  SUPPORT



Phase 1 - Layout 1520 s.f. 4/18/13



2012 TAX STATEMENT



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

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

Mailing Address

Legal Description

HOUSTON CHINESE CHURCH
10305 MAIN ST
HOUSTON TX 77025-5509

0190 0041

A0304 H T & B R R, TRACT 45, ACRES 5.0



Legal Acres: 5.0000
Parcel Address: MILLER RANCH RD CR 93

Account No: 0304-0051-000

As of Date: 10/10/2012

Print Date: 10/12/12

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Value	Non-Qualifying Value
Land	Improvement						
\$78,750		\$78,750	\$78,750				\$78,750

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	2012 Tax
		Code	Amount			
BRAZORIA COUNTY	\$78,750		\$0	\$78,750	.42586000	\$335.36
SPECIAL ROAD & BRIDGE	\$78,750		\$0	\$78,750	.06000000	\$47.25
PEARLAND ISD	\$78,750		\$0	\$78,750	1.41940000	\$1,117.78
BRAZORIA DRAINAGE DIST 4	\$78,750		\$0	\$78,750	.15600000	\$122.85
CITY OF PEARLAND	\$78,750		\$0	\$78,750	.70510000	\$555.27

Amount saved by additional sales tax revenue \$63.47
Exemptions:

TOTAL TAX: \$2,178.51
TOTAL TAX PAID TO DATE: \$.00
TOTAL TAX REMAINING: \$2,178.51

MOUNT DUE IF PAID BY END OF:

OCTOBER 2012	NOVEMBER 2012	DECEMBER 2012	JANUARY 2013	FEBRUARY 2013	MARCH 2013
\$2,178.51	\$2,178.51	\$2,178.51	\$2,178.51	\$2,331.01	\$2,374.57

PLEASE PUT YOUR ACCOUNT NUMBER ON ALL CORRESPONDENCE

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT FEB. 1, 2013. PENALTY AND INTEREST WILL BE ADDED MONTHLY BEGINNING FEB 1, 2013, CERTAIN PERSONAL PROPERTY TAXES REMAINING DELINQUENT ON APRIL 1, 2013, MAY INCUR AN ADDITIONAL COLLECTION FEE OF UP TO 20 %.

FEBRUARY - - 7% MARCH - - 9% APRIL - - 11% MAY - - 13% JUNE - - 15% JULY - - 18% + UP TO 20% ATTORNEY FEE

TO PAY BY CREDIT CARD VISIT www.brazoria-county.com/tax
OR DIAL 1-866-549-1010 - BUREAU CODE 5820032
(THERE WILL BE A SERVICE FEE CHARGED FOR USING YOUR CREDIT CARD)



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT
Please DO NOT staple payment to coupon!

PAY IN U.S. CURRENCY ONLY

IF NOT MAKING FULL PAYMENT, MARK A BOX

- SPLIT PAYMENT - PAY ONE-HALF BY NOVEMBER 30, 2012 AND ONE-HALF BY JUNE 30, 2013 WITHOUT PENALTY OR INTEREST
- OVER 65 OR DISABILITY HOMESTEAD INSTALLMENTS - PAY 1/4 OF TAXES DUE BY JAN. 31, AND 3 EQUAL INSTALLMENTS BY MARCH 31, MAY 31, AND JULY 31, WITHOUT PENALTY OR INTEREST. (YOU MUST BE RECEIVING THE HOMESTEAD/OVER 65 OR DISABILITY EXEMPTION)
PAYMENT OPTION DOES NOT APPLY TO DISABLED VETERANS EXEMPTION.
- PARTIAL PAYMENT - PARTIAL PAYMENTS IN ANY AMOUNT ACCEPTED

VISA # _____
 MASTERCARD # _____
 DISCOVER CARD # _____
 PHONE NUMBER: _____
 EXPIRATION DATE: _____
 SIGNATURE: _____

ACCOUNT NUMBER	CAD NUMBER	PAY BY	AMOUNT DUE
0304-0051-000	168307	JANUARY 31, 2013	\$2,178.51



MARK THIS BOX FOR CHANGE OF ADDRESS. PRINT YOUR NEW ADDRESS ON THE BACK OF COUPON

Certified Owner

HOUSTON CHINESE CHURCH
10305 MAIN ST
HOUSTON TX 77025-5509

AMOUNT PAID

PAY TO:
Ro'Vin Garrett, RTA
TAX ASSESSOR- COLLECTOR
P.O. BOX 1586
LAKE JACKSON, TEXAS 77566

ck # 17614
1/20/13
2,178.51



03040051000 2012 102012 00000217851 00000217851 00000217851 2

OFFICIAL TAX RECEIPT

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

Account No: 0304-0051-000
Certified Owner: HOUSTON CHINESE CHURCH
2012 VALUE: 78,750

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

A0304 H T & B R R, TRACT 45, ACRES 5.000

Jr	Year	Levy Paid
1	2012	335.36
9	2012	47.25
28	2012	1,117.78
54	2012	122.85
96	2012	555.27

P&I Parcel Address: MILLER RANCH RD CR 93
0.00 Legal Acres: 5.0000
0.00 Appr No: 168307
0.00 Deposit No: 21231104024
0.00 Paid Date: 01/23/2013
0.00 Total Paid: \$2,178.51
Check No: 00017614
Balance Due: \$0.00

Exemption(s): NONE

INT

HOUSTON CHINESE CHURCH
10305 MAIN ST
HOUSTON, TX 77025-5509

WARRANTY DEED

GF# 7601847

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: July 5, 2007

Grantor: STEVEN C. MUTH

Grantor's Mailing Address: 3595 Hearthstone Court Flatwoods, KY 41139

Grantee: HOUSTON CHINESE CHURCH, a Texas nonprofit corporation

Grantee's Mailing Address: 10305 Main Street Houston, TX 77025

Consideration:

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged

Property (including any improvements):

5.0000 acre tract being the north One-Half of Lot 45 of the Allison Richey Gulf Coast Home Company Subdivision of Section 85, G. T. & B. R.R. Co. Survey, Abstract 304, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 107 of the Plat Records, Brazoria County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof

Reservations from and Exceptions to Conveyance and Warranty:

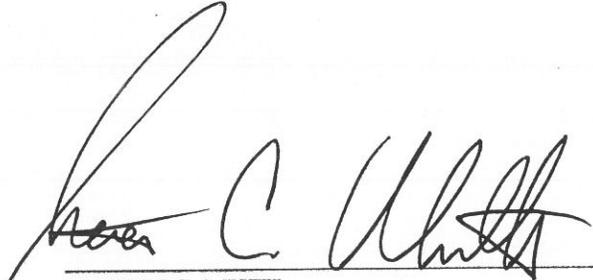
This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee and Grantee's heirs, successors, or assigns forever. Grantor

binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

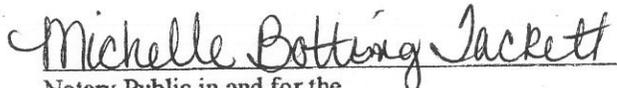
When the context requires, singular nouns and pronouns include the plural.

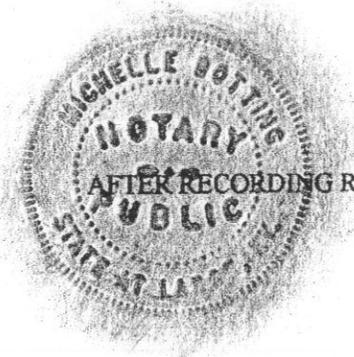
EXECUTED on the date first above written.


STEVEN C. MUTH

STATE OF Kentucky)
COUNTY OF Greenup)

This instrument was acknowledged before me on the 5th day of July, 2007, by STEVEN C. MUTH.


Notary Public in and for the
State of Kentucky



AFTER RECORDING RETURN TO:

BAL5/001

EXHIBIT "A" - LEGAL DESCRIPTION

5.0000 acre tract being the NORTH One-Half of Lot 45 of the Allison Richey GULF Coast Home Company Subdivision of Section 85, G.T.&B.R.R. Co. Survey, Abstract 104, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 107, of the Plat Records Brazoria County, Texas, and being more particularly described by metes and bounds on Property Exhibit attached hereto and made apart hereof for

BEGINNING at a 1/2 inch iron rod found at the northeast corner of the aforementioned Lot 45;

THENCE SOUTH a distance of 247.50 feet to a 1/2 inch iron rod set for corner, from which a found 3/8 inch iron rod bears N 01° 06' 50" W, a distance of 6.03, and another found 3/8 inch iron rod bears S 01° 57' 19" W, a distance of 1.22 feet;

THENCE WEST, at a distance of 850.00 feet pass a 1/2 inch iron rod set for reference corner, continuing in all a total distance of 880.00 feet to a point for corner in the centerline of County Road 93 and the west line of Lot 45;

THENCE NORTH along the west line of said Lot 45 and the centerline of County Road 93, a distance of 247.50 feet to a point for corner, being the northwest corner of Lot 45;

THENCE EAST, along the north line of said Lot 45, at a distance of 30.85 feet pass a found old 1 inch pinched top iron pipe, continuing in all a total distance of 880.00 feet to the PLACE OF BEGINNING and containing 5.0000 acres of land, more or less.

**THE COMPANY DOES NOT REPRESENT THAT THE ABOVE
ACREAGE CALCULATIONS ARE CORRECT.**

CITY OF PEARLAND
*** CUSTOMER RECEIPT ***
Oper: BDEROSA Type: OC Drawer: 1
Date: 5/20/13 02 Receipt no: 234169

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$250.00

Trans number: 4090255

CUP HOUSTON CHINESE CHURCH
MILLER RANCH RD 5 ACRES
H, ZHUI & D. ZHUI JT TEN
10002 AUTUMN LAKE TRL
PEARLAND TX 77584

Tender detail		
CR CHECK	1002	\$250.00
Total tendered		\$250.00
Total payment		\$250.00

Trans date: 5/20/13 Time: 9:27:58

PLAT FEE

Payment Type/Code BA

Description: Input who the check is from
\$250.00

COMMENTS (F10):
Plat Name CUP

Houston Chinese Church
Miller Ranch Rd.

Explanation: Plat Fee 5.00 acres

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 15, 2013, 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 2013-06

A request of Renea Sartain, applicant for James C. Pace, owner, for approval of a Conditional Use Permit to allow for an Adult Daycare in the Old Townsite Mixed Use (OT-MU) zone, on following described property, to wit:

Legal Description: Being lots 13, 14 and 15, Block E, Pearland, Brazoria County, Texas, according to the map or plat thereof recorded in the Office of the County Clerk of Brazoria County, Texas in Volume 29, Page 41 of the Deed Records, Brazoria County, Texas.

General Location: 3901 Plum St.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.



JOINT PUBLIC HEARING AGENDA ITEM MEETING OF JULY 15, 2013

Conditional Use Permit No. CUP 2013-06

At the request of Renea Sartain, applicant for James C. Pace, owner, for approval of a Conditional Use Permit to allow for an Adult Daycare in the Old Townsite Mixed Use (OT-MU) Zoning District, on the following described property, to wit:

Legal Description: Being lots 13, 14 and 15, Block E, Pearland, Brazoria County, Texas, according to the map or plat thereof recorded in the Office of the County Clerk of Brazoria County, Texas in Volume 29, Page 41 of the Deed Records, Brazoria County, Texas.

General Location: 3901 Plum St.

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

Planning and Zoning Commission:	July 15, 2013*
City Council for First Reading:	August 12, 2013*
City Council for Second Reading:	August 26 2013*

(*dates subject to change)

SUMMARY: Renea Sartain, applicant for James C. Pace, owner, is requesting approval of a Conditional Use Permit (CUP) to allow for the operation of an Adult Daycare at the above referenced location. The applicant has purchased the property and is requesting the CUP to allow them to use the existing building on site for their Adult Daycare operations. Individuals at the facility participate in arts and crafts, work on money management skills and activities of daily living to assist them in functioning better at home and provide them with social interaction. Normal hours of operation will be 8:00am to 4:00pm. The building was formally occupied by a church which has since vacated the property.

The site currently meets all required development conditions for the Old Townsite set forth by the UDC. The building is approximate 3,950 square feet which would require 20 parking spaces. In the Old Townsite, they are permitted to reduce this requirement

by 50% because they are occupying an existing building. This would reduce the total number of required parking spaces to 10. The site currently has 14 spaces.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Old Town Mixed Use (OT-MU)	Storage Facility
South	Old Town Mixed Use (OT-MU)	Single Family Home
East	Old Town Mixed Use (OT-MU)	Single Family Home
West	Old Town General Business (OT-GB)	Gas Station

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): As previously mentioned, the property is currently zoned Old Townsite Mixed Use (OT-MU). The OT-MU zone allows for reduced setbacks of 0’ in the front, 5’ on the side and 7.5’ in the rear if the property abuts an alley. The current building on site meets these requirements.

	NS	Actual
Lot Width	50’	150’
Lot Depth	100’	125’
Total Lot Area	3,000 Sq. Ft.	18,750 Sq. Ft.

PLATTING STATUS: The property was platted as part of the original Pearland Townsite plat of 1894. Any expansion or future development on site would require a new minor plat.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The current Comprehensive Plan (latest update in July 2004) indicates *Village District* for the subject property. The Comprehensive Plan further indicates that an appropriate zoning district for *Village District* is Old Townsite Mixed Use (OT-MU). Therefore, as the subject property is currently zoned Old Townsite Mixed Use (OT-MU), the proposed use, Adult Daycare, would be in compliance with the current Comprehensive Plan with the approval of Conditional Use Permit.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Plum St. and Houston Ave. Both are local streets, with a minimum 60’ right-of-way.

AVAILABILITY OF UTILITIES: The subject parcel has access to public water and public sewer along Houston Ave and Plum St.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The site is currently occupied by a structure that was formerly used for worship services. The proposed use would not generate a significant increase in traffic than the previous use. The property has acted as a transitional buffer from the heavier commercial properties to the west that front Main Street and the more residential uses along Houston and Plum. The proposed use would continue to act as this buffer without adding additional strain to the surrounding neighborhood.

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.

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.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit No. 2013-06 to allow the operation of a adult Daycare in the Old Townsite Mixed Use (OT-MU) 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 would be in conformance with the Comprehensive Plan with the approval of a Conditional Use Permit.

SUPPORTING DOCUMENTS:

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



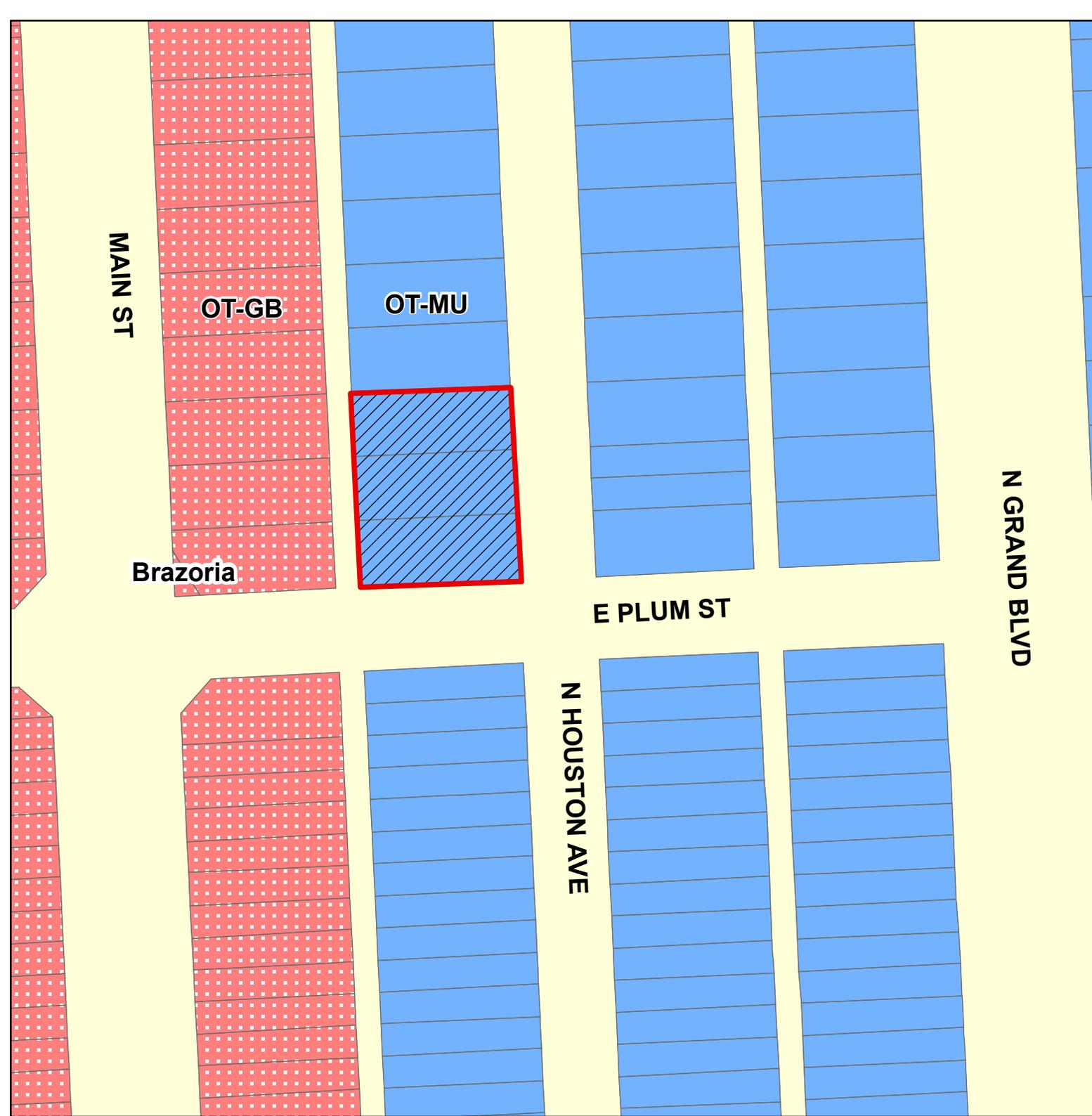
Zoning and Vicinity Map

CUP 2013-06

3901 Plum St.

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 25 50 100 Feet
|-----|-----|-----|-----|

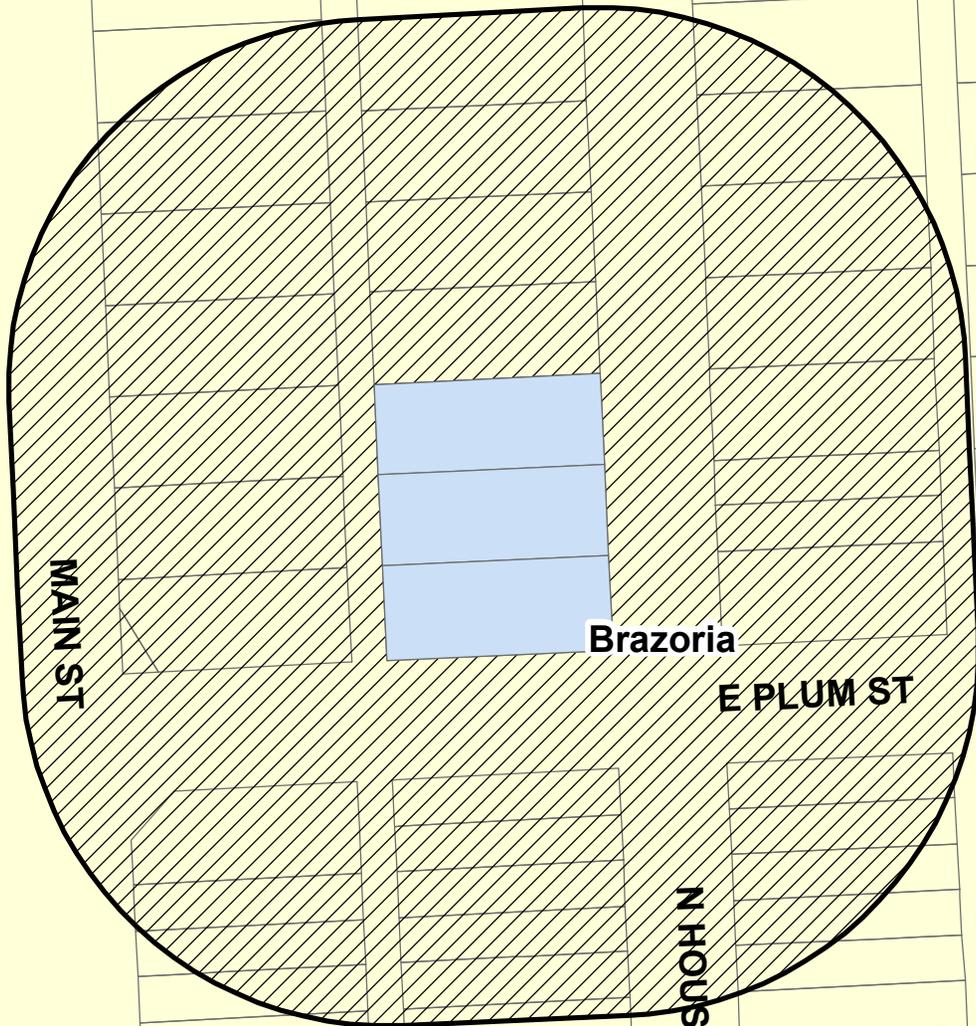




Abutter Map

CUP 2013-06

3901 Plum St.



MAIN ST

Brazoria

E PLUM ST

N HOUSTON AVE

N GRAND BLVD

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0 25 50 100 Feet



CUP 2013-06

3901 Plum - Adult Daycare in the OT-MU zone

Owner	Street	City	State	Zip
PEARLAND LUMBER CO	PO BOX 1700	PEARLAND	TX	77588-1700
SHAKARISAZ TONY R	601 BRAD CT	WEBSTER	TX	77598-4078
BALDY WILLIAM E	3714 WINGTAIL WAY	PEARLAND	TX	77584-5090
GOOSTREE ANN LOUISE MOCK	212 WESTWOOD DR	FRIENDSWOOD	TX	77546
ORAVETZ ROBERT A	2201 HOUSTON AVE	PEARLAND	TX	77581-4211
VAN EMAN CARY	17920 MACEY RD	HEARNE	TX	77859-9370
LONG CHARLES E & PEGGY F	2230 HOUSTON AVE	PEARLAND	TX	77581-4212
HALFORD HUBERT E JR	PO BOX 2181	PEARLAND	TX	77588-2181
LLEWELLYN CHARLES A & DOROTHY J Revocable Living Trust	12310 THORNBRIAR DR	PEARLAND	TX	77581-2027
RICHTER BEAU A	2113 HOUSTON AVE	PEARLAND	TX	77581
RICHTER BEAU A	2113 HOUSTON AVE	PEARLAND	TX	77581
HELTON MATTHEW A	2402 SHELIA ST	PEARLAND	TX	77581-4444
DAUGHERTY KEVIN & KIMBERLY	2119 HOUSTON AVE	PEARLAND	TX	77581-3403
RUSCHE PROPERTIES I LLC	555 E AIRTEX DR	HOUSTON	TX	77073-6099
HOWARD PAUL E	PO BOX 216	ROSHARON	TX	77583-0216



FLUP Map

CUP 2013-06

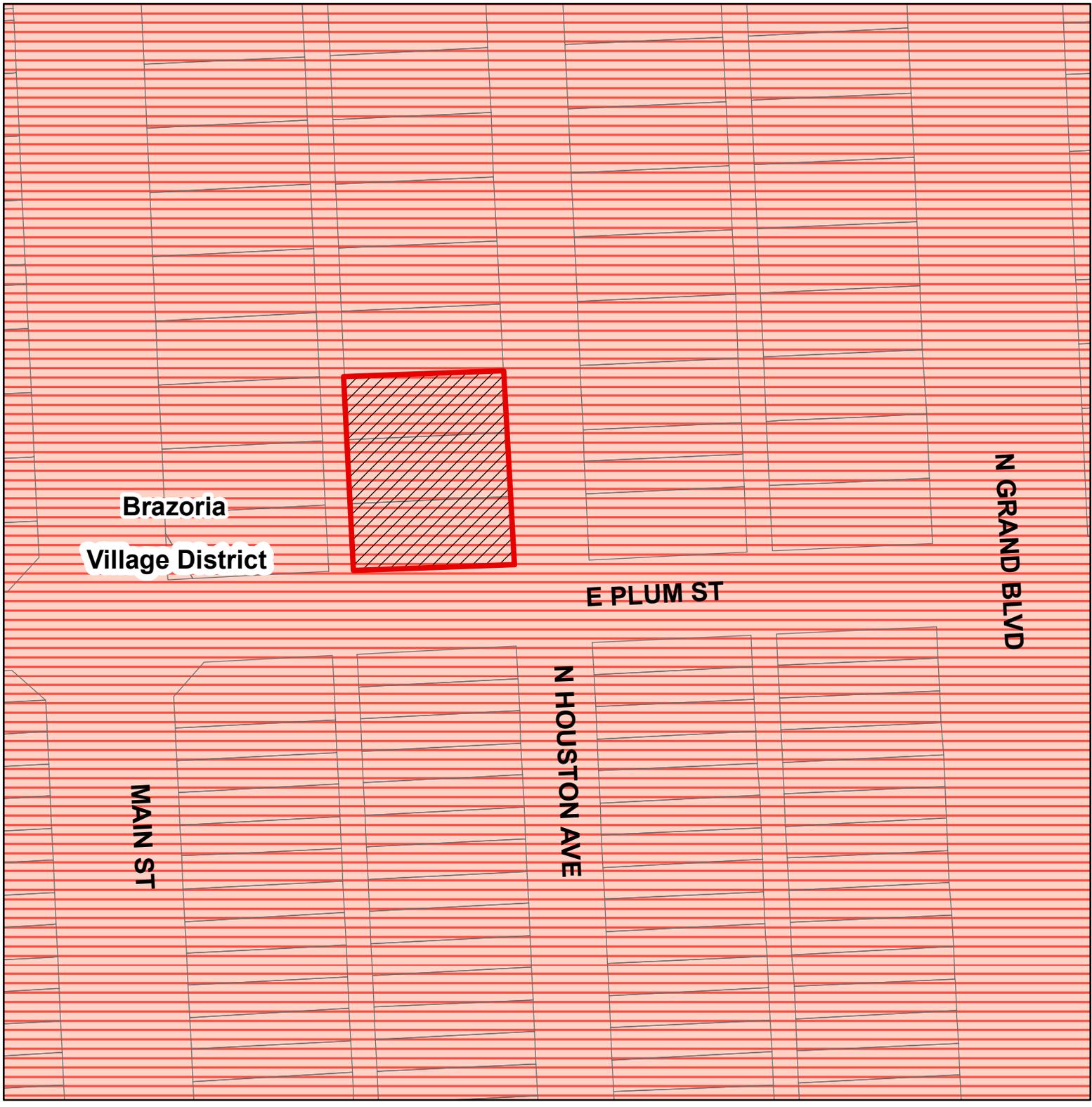
3901 Plum St.

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N



0 25 50 100 Feet



Brazoria

Village District

E PLUM ST

N GRAND BLVD

N HOUSTON AVE

MAIN ST



Aerial Map

CUP 2013-06

3901 Plum St.

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 25 50 100 Feet
|-----|-----|-----|-----|



MAIN ST

E PLUM ST

N HOUSTON AVE

N GRAND BLVD



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: Adult Day Habilitation Program
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: OT-MU

Property Information:

Address or General Location of Property: 3901 E Plum St. Pearland, TX 77581

Tax Account No. 74-2357992

Subdivision: _____ Lot: 13,14,15 Block: E

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

PROPERTY OWNER INFORMATION:

NAME James C. Pace
ADDRESS 8801 Young Lane
CITY Austin STATE TX ZIP 78737
PHONE(512) 947-5809
FAX() _____
E-MAIL ADDRESS jpace@pacetexas.com

APPLICANT/AGENT INFORMATION:

NAME Aerea Sartain
ADDRESS 1101 Joyce Dr.
CITY Kingview STATE TX ZIP 75604
PHONE(903) 238-9523
FAX(903) 238-9528
E-MAIL ADDRESS rsartain@pacetexas.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: James C. Pace Date: 6-13-13

Agent's/
Applicant's Signature: Aerea Sartain Date: 6-13-13

OFFICE USE ONLY:

FEES PAID: \$ 250	DATE PAID: 6-14-2013	RECEIVED BY: IC	RECEIPT NUMBER: n/a
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Application No. 2013-06



1101 Jaycee Drive • Longview, TX 75604
Ph. 903-238-9523 • Fax 903-238-9528

06/13/2013

To whom it may concern:

Pace Opportunity Centers Inc. is requesting the City of Pearland to grant us the option of transferring our Adult Day Habilitation Program to 3901 East Plum Street, Pearland from a previous location in Houston. The building was previously used as a Church, meeting facility for NA groups, and previously a wedding chapel. Our use of the facility would primarily be Monday through Friday 8:00am to 4:00pm for the training and recreation for Adults with intellectual and developmental disabilities. We have been in business for 9 years and operate 3 day habilitation programs throughout Eastern Texas and Houston. We operate under the rules and regulation of the Texas Department of Aging and Disabilities and undergo rigorous annual survey. Our clients are transported to and from our facility so parking of automobiles would only be for our direct care workers, case coordinators and visitors, approx. 10 vehicles at most. Please feel free to look at us online at www.pacetexas.com for more information. You will notice on the website that we take great pride in maintaining our facilities in top form. We contract all yard work, landscaping, and maintenance with local affiliates to maintain our facilities in excellent condition. Our individuals at the day habilitation program work on arts and crafts, money management skills, and activities of daily living to assist them in functioning better at home and to give them social interaction. Please contact me with any further questions.

Sincerely,

A handwritten signature in cursive script that reads "Renea Sartain".

Renea Sartain, RN Administrator
Pace Opportunity Centers, Inc.

**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.**

RS/

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: May 17, 2013

Grantor: VINEYARD CHRISTIAN FELLOWSHIP OF PEARLAND, INCORPORATED,
a Texas non-profit corporation

Grantor's Mailing Address:

VINEYARD CHRISTIAN FELLOWSHIP OF PEARLAND, INCORPORATED
a Texas non-profit corporation
P.O. BOX 1577
PEARLAND, TX 77588-1577
BRAZORIA County

Grantee: JAMES C. PACE, also known as JIM PACE

Grantee's Mailing Address:

JIM PACE
8801 Young Lane
AUSTIN TX 78737
TRAVIS County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Susan B. Strickland, Trustee.

Property (including any improvements):

Lots 13, 14 and 15, Block E, Pearland, Brazoria County, Texas, according to the map or plat thereof recorded in the Office of the County Clerk of Brazoria County, Texas in Volume 29, Page 41 of the Deed Records, Brazoria County, Texas.

Reservations from Conveyance: None

STEWART TITLE

1103931834

107/CC

Exceptions to Conveyance and Warranty:

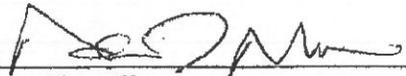
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2013, which Grantee assumes and agrees to pay, but not subsequent assessments for 2013 and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

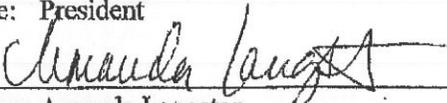
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

VINEYARD CHRISTIAN FELLOWSHIP OF
PEARLAND, INCORPORATED, a Texas non-
profit corporation

By: 
Name: Alan Allen
Title: President

By: 
Name: Amanda Langston
Title: Secretary

STATE OF TEXAS)

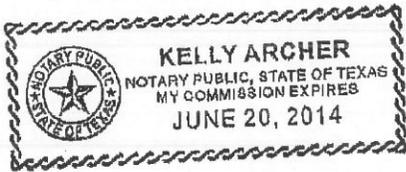
COUNTY OF BRAZORIA)

This instrument was acknowledged before me on May 22, 2013, by Alan Allen, as the President and Amanda Langston, as Secretary of VINEYARD CHRISTIAN FELLOWSHIP OF PEARLAND, INCORPORATED, a Texas non-profit corporation, on behalf of said corporation.

Kelly Archer

Notary Public, State of Texas

My commission expires: 6/20/14



AFTER RECORDING RETURN TO:

*Jim Pace
2801 Young Lane
Austin, TX 78737*

FILED and RECORDED

Instrument Number: 2013024548

Filing and Recording Date: 05/23/2013 01:32:29 PM Pages: 4 Recording Fee: \$24.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-jkheels

2012 TAX STATEMENT



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

Certified Owner:
 VINEYARD CHRISTIAN FELLOWSHIP INC
 PO BOX 1577
 PEARLAND, TX 77588-1577

Legal Description:
 PEARLAND, BLOCK E, LOT 13-14-15

Account No: 7025-0577-111

Appr. Dist. No.: 237318

Legal Acres: .4304
 Parcel Address: 3901 E PLUM ST
 Print Date: 06/14/2013

As of Date: 06/14/2013

Market Value		Appraised Value	Assessed Value	Capped Value	Homestead Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$56,250	\$188,810	\$245,060	\$245,060	\$0	\$0	\$0	\$245,060

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
BRAZORIA COUNTY	\$245,060	XMP	\$245,060.00	\$0	0.4258600	\$0.00
<i>Amount saved by additional sales tax revenue \$.00</i>						
SPECIAL ROAD & BRIDGE	\$245,060	XMP	\$245,060.00	\$0	0.0600000	\$0.00
PEARLAND ISD	\$245,060	XMP	\$245,060.00	\$0	1.4194000	\$0.00
BRAZORIA DRAINAGE DIST 4	\$245,060	XMP	\$245,060.00	\$0	0.1560000	\$0.00
CITY OF PEARLAND	\$245,060	XMP	\$245,060.00	\$0	0.7051000	\$0.00

Total Tax: \$0.00
 Total Tax Paid to date: \$0.00
 Total Tax Remaining: \$0.00

Exemptions:
 XMP EXEMPT

AMOUNT DUE IF PAID BY THE END OF:

JUN 2013 15%	JUL 2013 18%	AUG 2013 19%	SEP 2013 20%	OCT 2013 21%	NOV 2013 22%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DEC 2013 23%	JAN 2014 24%	FEB 2014 25%	MAR 2014 26%	APR 2014 27%	MAY 2014 28%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:
 PEARLAND ISD 2012 M&O 1.0400000 I&S .37940000 Total 1.4194000 2011 M&O 1.0400000 I&S .37940000 Total 1.4194000

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

4.148

Print Date: 06/14/2013

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

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



* 7 0 2 5 0 5 7 7 1 1 1 *

7025-0577-111
 VINEYARD CHRISTIAN FELLOWSHIP INC
 PO BOX 1577
 PEARLAND, TX 77588-1577

AMOUNT PAID:

\$ _____

70250577111 2012 062013 0000000000 0000000000 0000000000 1