



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, NOVEMBER 16, 2015, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Application No. 2015-10

A request of Sheila Rowley of Studio Red Architects, applicant; on behalf of the Archdiocese of Galveston-Houston, owner; for approval of a Conditional Use Permit (CUP) to allow for a school use in the Single Family Residential-2 (R-2) zoning district; on approximately 9.9978 acres of land, to wit:

Legal Description: Being a 9.9978 acre tract of land out of Lots E and 105, Section No. 1, A.C.H. & B.R.R Co. survey, Abstract Number 147, according to the plat thereof as filed in Volume 2, Page 1 Brazoria County Plat Records, Pearland, Brazoria County, Texas.

General Location: 2209 Old Alvin Road, Pearland, TX.

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

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.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: November 16, 2015

Re: Conditional Use Permit Application No. 2015-10

A request of Sheila Rowley of Studio Red Architects, applicant; on behalf of the Archdiocese of Galveston-Houston, owner; for approval of a Conditional Use Permit (CUP) to allow for a school use and to allow for an increase in the maximum building height in the Single Family Residential (R-2) zoning district; on approximately 9.9978 acres of land.

General Location: 2209 Old Alvin Road, Pearland, TX.

Summary of Request

The applicant is requesting approval of a conditional use permit (CUP) to:

- a. allow for the expansion of a school use in the Single Family Residential (R-2) zoning district on approximately 9.9978 acres located at 2209 Old Alvin Street, and
- b. bring into conformance the existing non-conforming steeple by increasing the maximum permitted height of 35' to 45'.

The property currently consists of a large church/school campus and multiple supporting buildings, including the smaller former sanctuary. The steeple on the existing church was constructed in 2002 and exceeds the maximum height limitation by approximately 10 feet. This CUP will allow a 34,000 square foot expansion of the existing school building. In the process, they will remove a 16,800 square foot portion of the existing school building for an overall increase of 25,000 square feet. When the expansion is complete the school will be a total of 42,600 square feet.

A Specific Use Permit (SUP) was approved in 2002 to allow the church use prior to the construction of the new larger sanctuary, under the old Land Use and Urban Development Ordinance. At that time, the new sanctuary steeple height and existing

school use were not addressed. The Unified Development Code adopted in 2006, with a CUP, permits the proposed uses and the additional height for the steeple.

Recommendation

Staff recommends approval of the requested CUP on the approximately 9.9978 acre site to allow a school use and to allow for the existing steeple height for the following reasons:

1. The approved CUP will allow for the existing school on site to expand their foot print, ultimately expanding the capacity of the school and allowing them to serve more students in the community.
2. The approved CUP will result in bringing a nonconforming structure (church steeple) and school use into conformance with the Unified Development Code (UDC).
3. All requirements of the UDC will be met for any future redevelopment and expansion on the site. Screening and buffering as required by the UDC will protect the health, safety, and welfare of the existing neighborhoods, as prioritized by the 2015 Comprehensive Plan.

Site History

The subject property is currently developed with an existing church and private school. The property was first developed for a church in the late 1970's, prior to the city's first zoning ordinance. The school was later added in the 1980's. A SUP was approved for the church use in 2002, allowing them to construct a new sanctuary for the growing church.

The site is surrounded by residential zoning but is adjacent on three sides by property owned by Pearland Independent School District (PISD) and utilized for non-residential uses. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Single-Family Residential (R-2)	Linwood Subdivision
South	Single-Family Residential (R-2)	Pearland Jr. High East
East	Single-Family Residential (R-2)	PISD Bus Barn
West	Single-Family Residential (R-2)	PISD Athletic Field (Prensner Stadium)

Conformance with the Thoroughfare Plan

The subject property has frontage on Old Alvin Drive, a major collector which requires a minimum of 80 feet of right-of-way, and on East Plum Street, a local street requiring a minimum of 50 feet of right-of-way. Both streets are currently at sufficient width.

Conformance with the Unified Development Code

The approval of the requested CUP to allow for a school use and to allow for the extended height of the existing steeple, will bring the existing site into conformance with the UDC. The subject property meets the requirements of the proposed R-2 zoning district as it relates to lot area, width, and depth.

Single Family Residential – 2 (R-2) Area Regulations

Size of Lots	Required	Existing Lot Dimensions
Minimum Lot Size	7,700 sf.	9.9978 acres
Minimum Lot Width	70 ft.	478 ft.
Minimum Lot Depth	90 ft.	911.4 ft.

Conformance with Comprehensive Plans

The proposed CUP request is in conformance with the 2015 Comprehensive Plan that designates for this area for Public/Semi- Public uses.

Platting Status

The subject property has not been platted. A plat has been submitted and is currently pending approval.

Availability of Utilities

The subject property has access to utilities. GIS data indicates that water is available to the site via an existing 20-inch waterline and a 12-inch sewer line along Old Alvin Road.

Impact on Existing and Future Development

The proposed expansion of the existing school site, which has been in place in its current configuration for over three decades, will not significantly impact surrounding properties or developments. The site is surrounded mostly by other non-residential uses focusing mostly on public education uses. The overall master plan for the church and school campus will further alleviate parking and traffic concerns by providing additional onsite parking for the overall campus.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the 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 returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet



Exhibit 1

AERIAL MAP

CUP 2015-10

2209 Old Alvin Rd.



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.

1 inch = 232 feet

OCTOBER 2015
PLANNING DEPARTMENT



R-3 3501

3420

PUD

E ORANGE ST

3506 3504 3502
3505 3503 3501

2101 3422 3420 3418 3416 3414 3412 3410 3408 3406 3404 3402
2103
2105 2117 2115 2113 2111 2109 2117 2115
2107 2119 2107 2119
2109 2121 2120 2106 2105 2121 2120 2106 2105
2111 2123 2122 2104 2103 2123 2122 2104 2105
2124 2102 2101 2125 2124 2102 2101

3326 3324 3322 3320 3318

LINWOOD DR

3508 3504 3502
3505 3503 3501

BRIAR CIR

E PLUM ST

OLD ALVIN RD

2113
Site

R-2

2300

2315

Exhibit 2

ZONING MAP

CUP 2015-10

2209 Old Alvin Rd.



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OCTOBER 2015
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Exhibit 3

FLUP MAP

CUP 2015-10

2209 Old Alvin Rd.



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OCTOBER 2015
PLANNING DEPARTMENT



EXHIBIT 5

CUP 2015-10

Owner	Address	City	State	Zip
WISCHNEWSKY ANTHONY	3503 E PLUM ST	PEARLAND	TX	77581
BATTENFIELD BRETT L	2101 BRIAR CIR	PEARLAND	TX	77581
BORDELON D A	2102 BRIAR CIR	PEARLAND	TX	77581
BRACKNEY DALE H	2124 E LINWOOD OAKS ST	PEARLAND	TX	77581
CAMERON DANIEL A	2104 BRIAR CIR	PEARLAND	TX	77581
COTTRELL JIMMIE ANN	2123 E LINWOOD OAKS ST	PEARLAND	TX	77581
DUBOIS KENNETH R	2111 OLD ALVIN RD	PEARLAND	TX	77581
ESQUIVEL EMELIO R	151 TARPON ST	HITCHCOCK	TX	77563
HARTSELL JOHN C	2104 E LINWOOD OAKS ST	PEARLAND	TX	77581
HOLLIDAY TOMMIE J JR & ANGELINA	2125 BRIAR CIR	PEARLAND	TX	77581
HOWELL WENDY L	717 17TH ST STE 2200	DENVER	CO	80202
LUNA RICARDO R & SARAH E	2503 WOOD CREEK DR	PEARLAND	TX	77581
MONTGOMERY RONALD P	2124 BRIAR CIR	PEARLAND	TX	77581
MORKOVSKY JOHN L MOST REV	PO BOX 907	HOUSTON	TX	77001
MULLER MICHELLE L	2123 BRIAR CIR	PEARLAND	TX	77581
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
WILLIAMS BYRON LEE & MELISSA JO	2103 BRIAR CIR	PEARLAND	TX	77581
WILLIAMS DYWANE & ANNE M	2658 TAHOMA WAY	SAULT S MARIE	MI	49783
WILSON VICTORIA SANTELLANA	2122 E LINWOOD OAKS ST	PEARLAND	TX	77581
SHEILA RWLEY STUDIO RED ARCH.	1320 MCGOWEN ST	HOUSTON	TX	77004



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: School addition / Church and steeple height variance
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: R-2

Property Information:

Address or General Location of Property: 2209 Old Alvin Rd., Pearland TX 77581

Tax Account No. N/A

Subdivision: REFER TO PLAT Lot: _____ Block: _____

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

PROPERTY OWNER INFORMATION:

NAME Archdiocese - Galveston Houston
ADDRESS 2209 Old Alvin Road
CITY Pearland STATE Tx ZIP 77581
PHONE(281) 485 2431
FAX(_____)
E-MAIL ADDRESS Fr Jim @ ST HELEN CHURCH.ORG

APPLICANT/AGENT INFORMATION:

NAME Sheila Rowley - Studio Red Architects
ADDRESS 1320 McGowen St.
CITY Houston STATE TX ZIP 77004
PHONE((713) 255-8820)
FAX((713) 255-8770)
E-MAIL ADDRESS rowley@studioreredarchitects.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: Mr. Jim Powell Date: 9-17-15

Agent's/
Applicant's Signature: Sheila Rowley Date: 9-18-15

OFFICE USE ONLY:

FEES PAID: <u>\$250.00</u>	DATE PAID: <u>9/18/15</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>362996</u>
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Application No. CUP-2015-10

St. Helen Catholic Church

Archdiocese of Galveston-Houston

2209 Old Alvin Road, Pearland Texas 77581
281.485.2421 Fax 281.485.6789

September 18, 2015

Mr. Ian Clowes
City of Pearland
Planning Department
3523 Liberty Drive
Pearland, TX 77581

RE: St. Helen Catholic Church
Conditional Use Permit application

Dear Mr. Clowes,

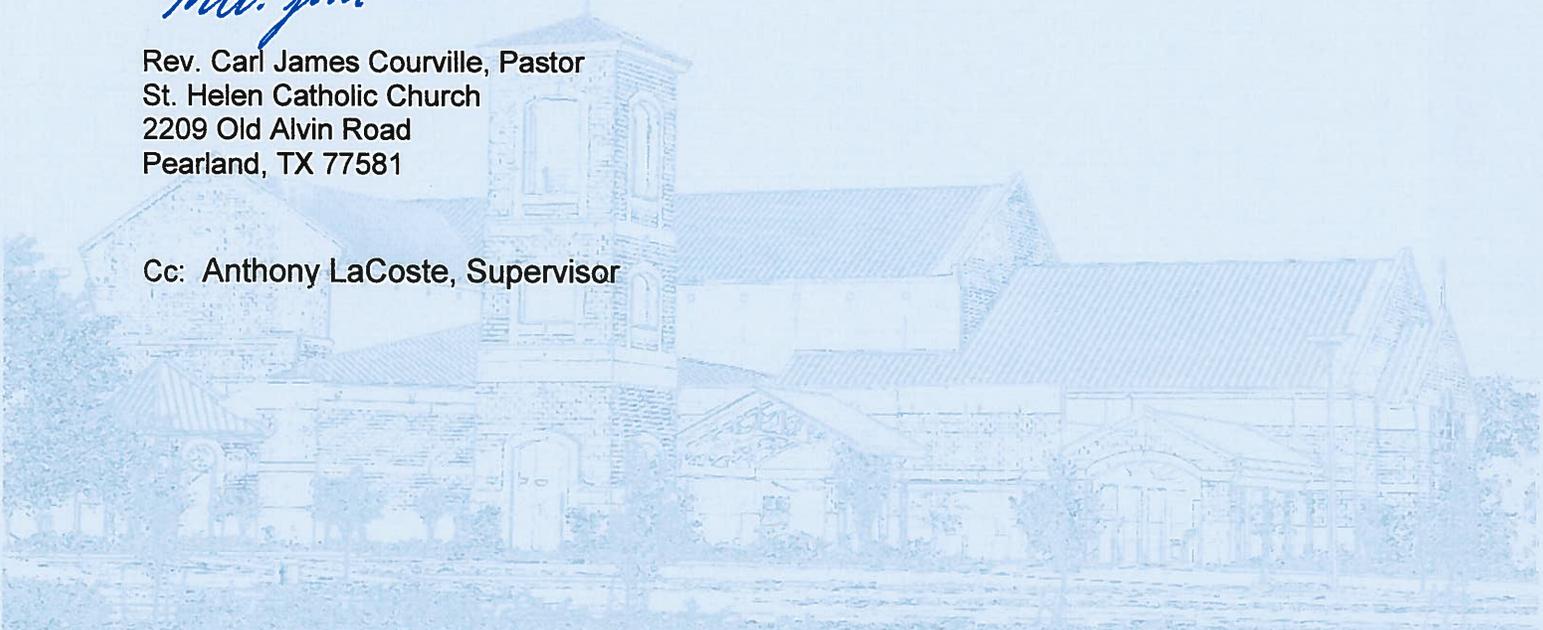
This note serves as acknowledgement of the requirement to post zoning notification signs for the Conditional Use Permit (CUP) on the church property ten days prior to the scheduled hearing date. The notification signs will conform to the specifications provided in the CUP Application requirements, a copy of which is attached to this letter.

Sincerely,



Rev. Carl James Courville, Pastor
St. Helen Catholic Church
2209 Old Alvin Road
Pearland, TX 77581

Cc: Anthony LaCoste, Supervisor



St. Helen Catholic Church

Archdiocese of Galveston-Houston

2209 Old Alvin Road, Pearland Texas 77581
281.485.2421 Fax 281.485.6789

September 18, 2015

Mr. Ian Clowes
City of Pearland
Planning Department
3523 Liberty Drive
Pearland, TX 77581

RE: St. Helen Catholic Church
Conditional Use Permit application

Dear Mr. Clowes,

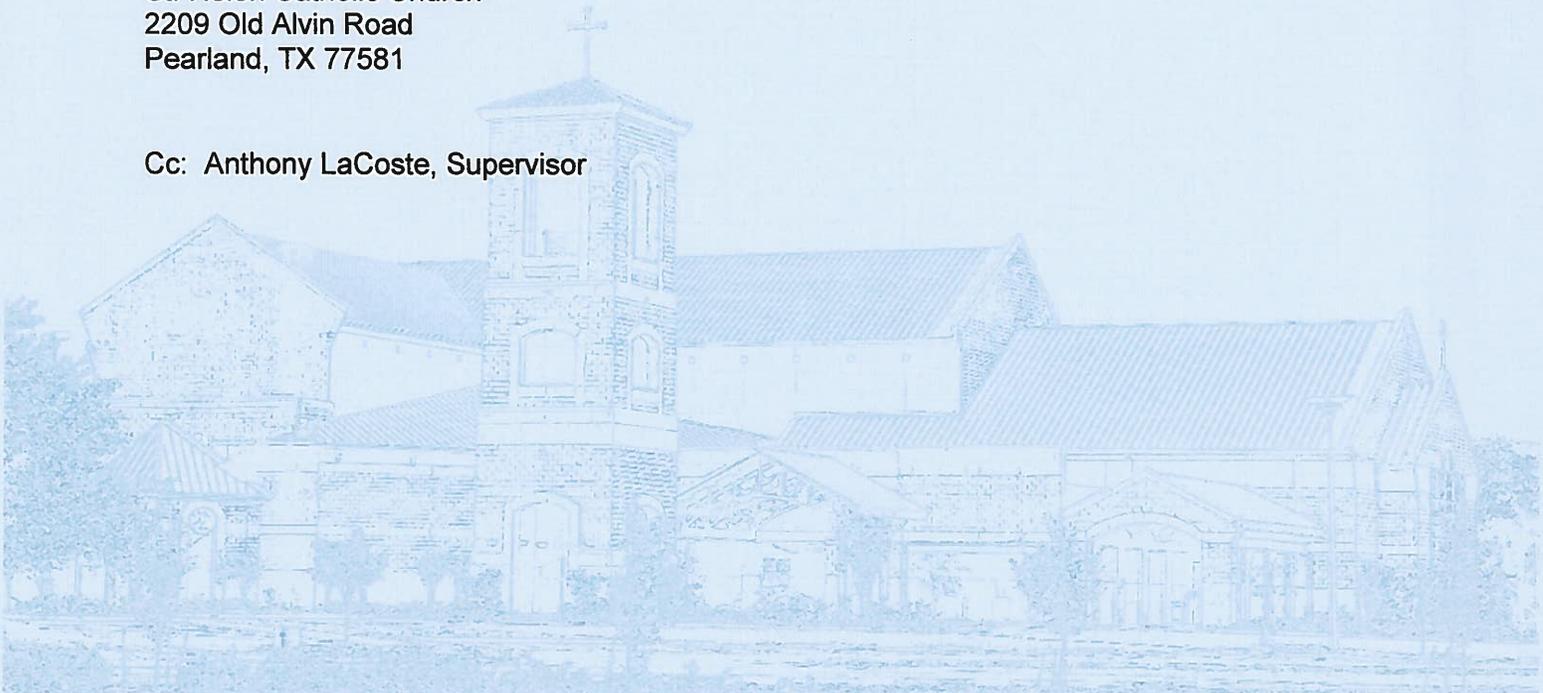
This note serves to authorize to Studio RED Architects to act as designated agent and to apply for a Conditional Use Permit (CUP) on behalf of St. Helen Catholic Church. The requirement to apply for a CUP was identified in the Pre-Development meeting for the project which occurred on September 9, 2015.

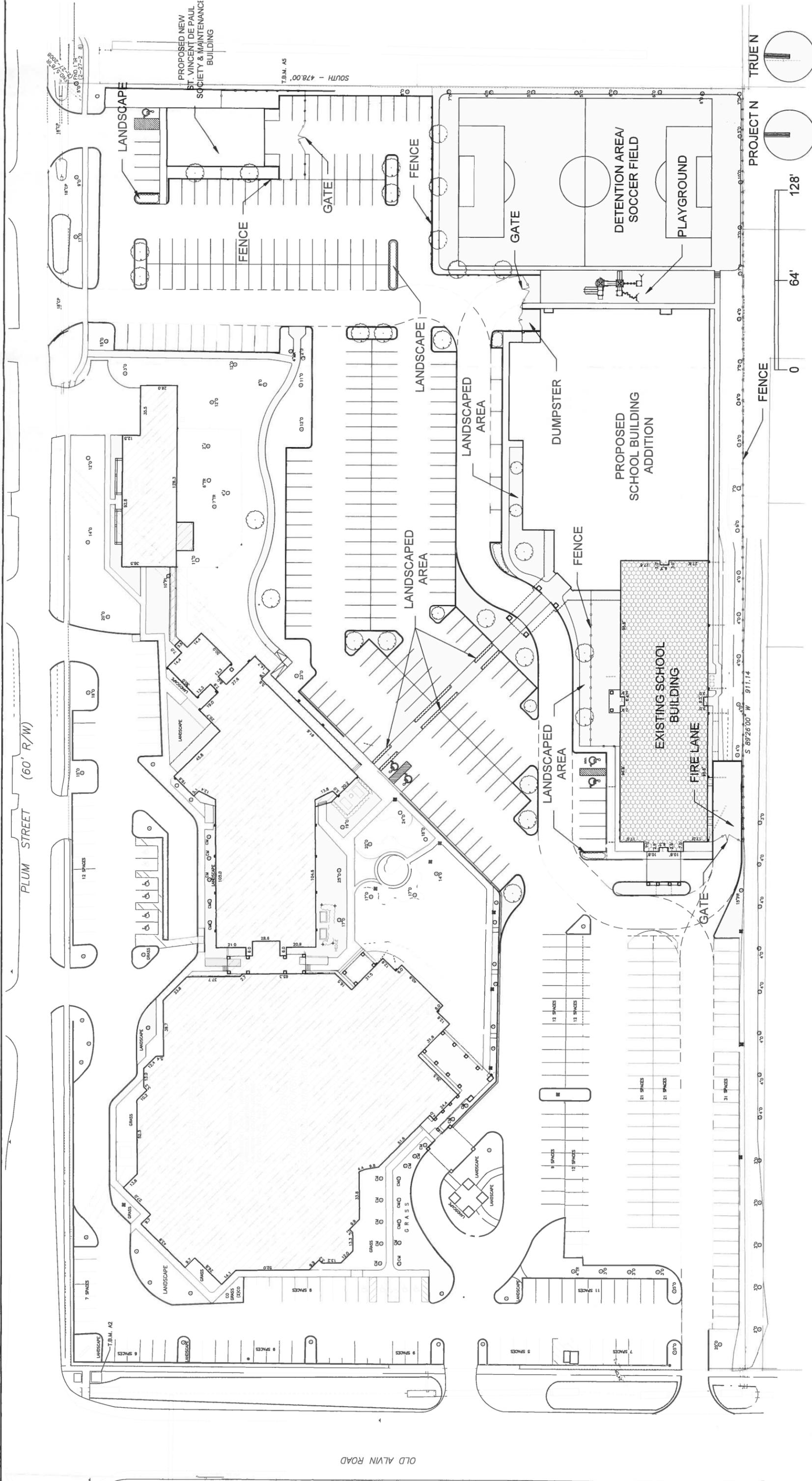
Sincerely,



Rev. Carl James Courville, Pastor
St. Helen Catholic Church
2209 Old Alvin Road
Pearland, TX 77581

Cc: Anthony LaCoste, Supervisor





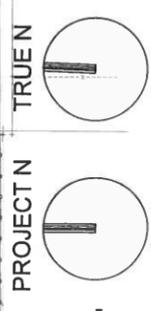
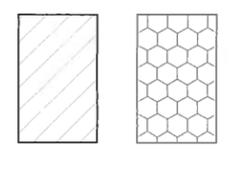
PROJECT : ST. HELEN CATHOLIC CHURCH
SRA PROJECT # : 1539
DESCRIPTION : EDUCATION SCHOOL RENOVATION AND ADDITION
DATE : 09/17/2015
SCALE : 1/64" = 1'-0"

PARKING SPACES

EXISTING:	350 SPACES
REMOVED:	- 132 SPACES
ADDED:	+ 247 SPACES
TOTAL:	465 SPACES

ACCESSIBLE PARKING

REQUIRED:	9	EXIST:	14
VAN ACCESSIBLE:	2	REMOVED:	- 4
		ADDED:	+ 5
		TOTAL:	15
		VAN:	3



Charter Title Company

811 Main Street, Suite 1575, Houston, Texas 77002
(713) 222-6060 FAX (713) 222-7213

CITY PLANNING SEARCH REPORT

May 4, 2015

City of Houston Planning Commission
611 Walker Street 6th Floor
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records BRAZORIA County, Texas, as of April 30, 2015 insofar as they pertain to:

ST HELEN'S CATHOLIC CHURCH

All that certain 9.9978 acres out of Lots E and 105, Section No. 1, A.C.H. & B. R.R. Co. Survey, Abstract Number 147, according to the plat thereof as filed in Volume 2, Page 1 Brazoria County Plat Records, Pearland, Brazoria County, Texas and being out of that certain tract as described in a deed dated 12-28-1965 from John N. Waling, et al. to Most Reverend John L. Morkovsky, Apostolic Administrator of Galveston-Houston Diocese as filed in Volume 929, Page 440 Brazoria County Deed Records

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

The Most Reverend Joseph A. Fiorenza

EASEMENTS AND OTHER ENCUMBRANCES:

Easement granted to Houston Lighting and Power Company, as recorded in Volume 1024, Page 640 of the Deed Records of Brazoria County, Texas.

Easement granted to CenterPoint Energy Houston Electric, LLC, for electric distribution facilities as recorded under Brazoria County Clerk's File No. 2004019493.

Easement granted to CenterPoint Energy Houston Electric, LLC, for electric distribution facilities as recorded under Brazoria County Clerk's File No. 2003070107.

Access Easement by and between Pearland ISD and Galveston-Houston Diocese, a/k/a

Archdiocese of Galveston- Houston, as recorded under Brazoria County Clerk's File No. 2012023687.

RESTRICTIONS:

None of Record

LIENS:

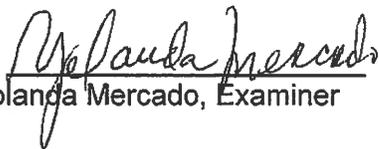
None of Record

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:

BY: 
Yolanda Mercado, Examiner

May 4, 2015

METES AND BOUNDS DESCRIPTION
9.9978 ACRES OUT OF
LOTS E AND 105, SECTION NO. 1
A.C.H & B. R.R. CO. SURVEY 1
ABSTRACT 147
PEARLAND, BRAZORIA COUNTY, TEXAS

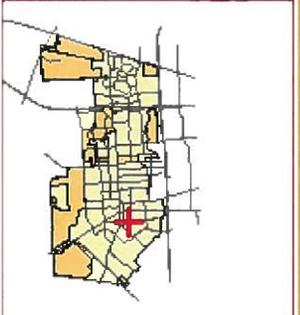
All that certain 9.9978 acres out of Lots E and 105, Section No. 1, A.C.H. & B. R.R. Co. Survey, Abstract Number 147, according to the plat thereof as filed in Volume 2, Page 1 Brazoria County Plat Records, Pearland, Brazoria County, Texas and being out of that certain tract as described in a deed dated 12-28-1965 from John N. Waling, et al. to Most Reverend John L. Morkovsky, Apostolic Administrator of Galveston-Houston Diocese as filed in Volume 929, Page 440 Brazoria County Deed Records (bearings based on Texas Coordinate System of 1983, South Central Zone);

Commencing at Harris Galveston County Subsidence District No. 76 having grid coordinates of (N: 13,765,214.51), (E: 3,150,845.644); Thence N 06° 18' 05" E – 7,554.70' to a found "X" cut in concrete marking the intersection of the east right-of-way line of Old Alvin Road (width varies) and the south right-of-way line of Plum Street (60' wide) and marking the POINT OF BEGINNING of herein described tract;

1. Thence N 86° 55' 31" E – 911.14' with the south right-of-way line of said Plum Street to a found 5/8" iron rod for corner;
2. Thence S 02° 30' 29" E – 478.00' with the west line of that certain tract as described in a deed dated 09-20-1977 from S.G. Lipic Co. to Pearland Independent School District as filed in Volume 1369, Page 411 Brazoria County Deed Records to a found 5/8" iron rod for corner;
3. Thence S 86° 55' 31" W – 911.14' with the north line of that certain tract as described in a deed dated 05-09-1972 from S.G. Lipic Co. to Pearland Independent School District as filed in Volume 1123, Page 532 Brazoria County Deed Records and the north line of that certain tract as described in a deed dated 06-21-1971 from S.G. Lipic Co. to Pearland Independent School District as filed in Volume 1093, Page 173 Brazoria County Deed Records to a point for corner (unable to set corner due to storm culvert), from which a found 5/8" iron rod bears N 86° 55' 31" E – 5.00' for reference;
4. Thence N 02° 30' 29" W – 478.00' with the east right-of-way line of said Old Alvin Road to the POINT OF BEGINNING and containing 9.9978 acres (435,504 square feet) of land more or less.

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

Compiled by: C.L. Davis & Company
Firm No. 10082000
Job Number: 11-1061-ST-HELENS PLAT M&B
05-04-2015



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

Scale 1:2,403
 1 in = 200 ft
 September 17, 2015



St. Helen Catholic Church

September 18, 2015

Archdiocese of Galveston-Houston

2209 Old Alvin Road, Pearland Texas 77581
281.485.2421 Fax 281.485.6789

Mr. Ian Clowes
City of Pearland
Planning Department
3523 Liberty Drive
Pearland, TX 77581

RE: St. Helen Catholic Church
Conditional Use Permit application – Letter of Intent

Dear Mr. Clowes,

In 2002 St. Helen Catholic Church went through a Special Use Permit (SUP) process with the City to allow for a church in what was an SD zone at that time, according to the information you provided in the Pre-Development meeting on September 9, 2015. Although the school was existing at that time, it was considered a non-conforming use. In the Pre-Development meeting you noted that although the church and steeple were allowed to be built in 2002, they exceed the 35'-0" building height limit for the R-2 zone, which is the current site zoning where the property is located. The school use and the church and steeple heights were not addressed in the 2002 SUP.

The current project proposes to build a new school building (34,400 SF) adjacent to the existing school (25,000 SF) along the south property line and to demolish the existing Middle School building (16,800 SF) in the middle of the campus. The existing pavilion/covered play area (15,000 SF) will be removed. The school addition will include: lobby area; multi-purpose room/gym; cafeteria with kitchen; library/resource room; classrooms; and support spaces. The existing school building will be renovated, including changes for the Pre-K classrooms and administrative spaces. On the site the detention area, which also serves as a playing field, will be expanded to accommodate detention for additional impervious area on the site. Approximately 150 parking spaces will be added and the site will be opened through the center to increase visibility and to provide better traffic flow through the campus. A separate structure for the St. Vincent de Paul Society and church maintenance will be added near the NE corner of the campus.

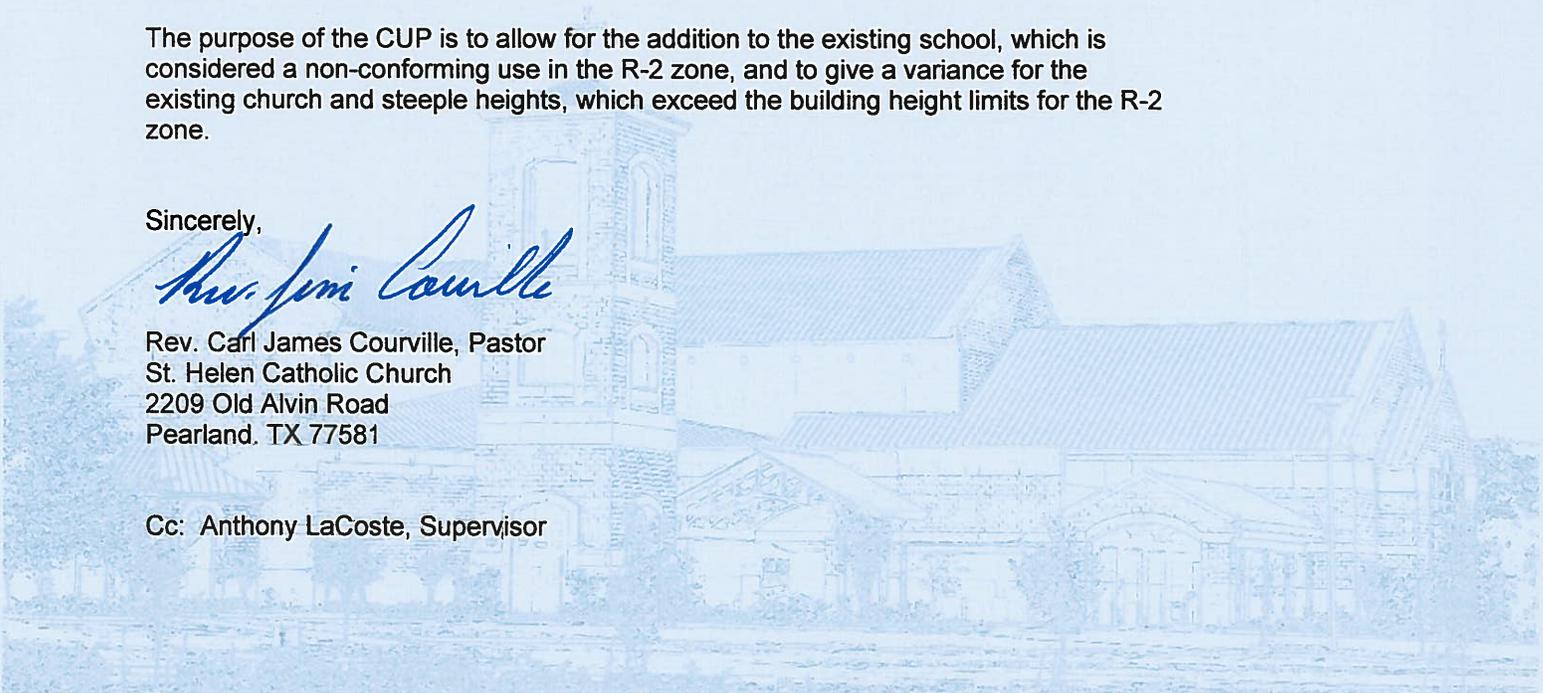
The purpose of the CUP is to allow for the addition to the existing school, which is considered a non-conforming use in the R-2 zone, and to give a variance for the existing church and steeple heights, which exceed the building height limits for the R-2 zone.

Sincerely,



Rev. Carl James Courville, Pastor
St. Helen Catholic Church
2209 Old Alvin Road
Pearland, TX 77581

Cc: Anthony LaCoste, Supervisor





JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, NOVEMBER 16, 2015, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Application No. 2015-11

A request of N. Khalfe of Powers Brown Architecture, applicant; on behalf of Spencer Bennett, owner; for approval of a Conditional Use Permit (CUP) to allow for the reduction of transparency, articulation, and façade requirements on a new building in the Light Industrial (M-1) zoning district; on approximately 11.983 acres of land, to wit:

Legal Description: That certain 11.983 acre tract out of a 27.056 acre tract out of a 48.035 acre tract being the Easterly part of a 94.243 acre tract in the F.B. Drake Survey, A-1181, and the H.T.& B.R.R. Survey, A-413, Harris County, Texas.

General Location: 3303 S. Sam Houston East, Pearland, TX.

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

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.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: November 16, 2015

Re: Conditional Use Permit Application No. 2015-11

A request of N. Khalfe of Powers Brown Architecture, applicant; on behalf of Spencer Bennett, owner; for approval of a Conditional Use Permit (CUP) to allow for the reduction of transparency, articulation, and façade requirements on a new building in the Light Industrial (M-1) zoning district; on approximately 11.983 acres of land.

General Location: 3303 S. Sam Houston East, Pearland, TX.

Summary of Request

The applicant is requesting approval of a conditional use permit (CUP) to allow for a 24,000 square foot expansion of Speed Shore Corporation's existing campus that currently consist of their corporate headquarters and two manufacturing buildings. The campus is located on Beltway 8 at 3330 South Sam Houston Parkway East at the southwest corner of Fellows Road. Speed Shore manufactures shoring and trench safety equipment.

The CUP will allow the applicant to expand existing parking areas without adding the required landscaping and vegetative screening and construct a new building in a similar manner to one of the existing buildings, with no transparency, articulation, or masonry material on the façade portion facing Beltway 8. Transparency and articulation are requirements of the Corridor Overlay District (COD) and Beltway 8 is located within the COD. A minimum of 15% of the front facade of a building located along a COD is

required to be transparent, and the façade is required to incorporate articulation. The masonry façade requirement requires that any building in the M-1 or M-2 zoning district that is less than 250' away from the roadway, have at least 50% masonry material on the portion of the façade facing the roadway. The proposed metal building will be located 243' from the roadway, allowing it to be in line with the adjoining metal building.

In lieu of meeting the parking lot screening, articulation, transparency and building material requirements, the applicant has proposed to add additional landscaping that would not otherwise be required per the UDC. This is intended to screen the new building and one of the existing metal buildings by providing heavily landscaped areas. Additionally, the existing detention pond will be expanded along Beltway 8. The expanded detention pond will be wet bottom with natural edges and a fountain along the street frontage. The eastern portion of the campus is heavily landscaped and this additional landscaping will enhance the overall character of the site.

Recommendation

Staff recommends approval of the requested CUP with conditions on the approximately 11.983 acre site to allow for the expansion of existing parking areas without adding the required landscape screening and elimination of transparency, articulation, and façade requirements for the following reasons:

1. The CUP will allow for the retention and expansion of an existing industrial employer that developed prior to annexation into the City while meeting the intent of the COD requirements.
2. The CUP requires that additional landscaping be added to the site including a wet bottom detention pond. This will screen the metal building and greatly enhance the overall character of the site.
3. Future planned expansions that may include an additional office building and/or helipad will meet all requirements of the UDC at the time of development.

The CUP is conditioned on development of the site in accordance with the submitted site plan showing the enhanced landscaping and wet detention pond and attached landscaping calculations.

Site History

The subject property is currently developed with two existing industrial buildings. An office area occupies the front of one of the buildings, and includes a large amount of transparency and articulation. The existing development was constructed in 1998, prior to annexation onto the city limits in 1999. The portion of the site that is currently developed is nicely landscaped with a large amount of large growth trees that will remain in place.

The site is surrounded by non-residential uses. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Extra Territorial Jurisdiction (ETJ)	Undeveloped Land
South	Extra Territorial Jurisdiction (ETJ)	Tom Bass Park
East	Extra Territorial Jurisdiction (ETJ)	Office Warehouse
West	Light Industrial (M-1)	Office Warehouse

Conformance with the Thoroughfare Plan

The subject property has frontage on the Beltway 8 frontage road, a major thoroughfare which requires a minimum of 120 feet of right-of-way. Additional right-of-way may need to be obtained at the time of platting.

Conformance with the Unified Development Code

The approval of the requested CUP to allow for the expansion of an existing industrial use, currently operating on site, does not meet all the current requirements of the UDC. The subject property meets the requirements of the M-1 zoning district as it relates to lot area, width, and depth.

Below is the landscaping calculation table which states the required landscaping and the provided landscaping. As you can see, the applicant is proposing to go well above the required minimums in order to help offset some of the building variances.

Percentage of gross landscaped area = 33.7% (required percentages vary by zone)

Street Trees: Required: Minimum 2" caliper - 1" / 15' of frontage =
 $1" / 550 \text{ feet} = 36.67" \text{ calipers}$
 Provided: 63" total calipers

Shrubs to screen parking lots: Required: Number of shrubs = 5X total caliper inches
 of street trees = $5X 91.67" = 458.3" \text{ calipers}$
 Provided: 460" total calipers

Side yard landscaping: Required: 35% of length of parking lot
 Provided: 40%

Each tree planted on at least 36 sq. ft and min. 6' dimension.
Requirement met

Interior Landscaping: Parking lot trees –
 Required:
 Minimum 2" caliper - 1"/5 parking spaces = 4.4"
 Provided: 6" total calipers

Setback Area Landscaping: areas	Required: 15% shall consist of landscaped open areas Provided: <u>33.7%</u>
% of gross landscaped area:	Required: 15% of the gross lot area. Provided: <u>33.7%</u>
Trees:	Required: 50% of the required trees shall be located along the front yard along Corridor. Provided: <u>60%</u>
Shade/street trees with a min. 2" caliper:	Required: 1" /10' of street frontage = $1"X550' = 55"$ Provided: <u>63"</u> total calipers
Ornamental trees with a min. 2" caliper:	Required: 1" / 15' of street frontage = $1"/550' = 36.66"$ Provided: <u>56"</u> total calipers
Parking lot trees:	Required: Minimum 2" caliper: 1"/5 parking spaces – $1"X = 4.4"$ Provided: <u>6"</u> total calipers
Evergreen Trees:	Required: 60% of required street trees shall be evergreen Provided: <u>65%</u>
Tree setbacks:	Required: Min. 8' tree between trunk and the back of any curb and between a tree trunk & planned/existing underground public utility.
Distance between trees:	Required: Min. 6' shall be provided between trees.
Shrubs:	Required number = 5X total caliper inches of street trees = $5X91.66" = 458.3"$ Provided: <u>460"</u> total calipers

Conformance with the Comprehensive Plan

The proposed CUP is in conformance with the Comprehensive Plan as the area is described as light industrial. The proposed expansion and approval of the requested CUP will follow the guidelines of the UDC.

Platting Status

The subject property has not been platted. A plat will be required prior to the issuance of any construction permits.

Availability of Utilities

The subject property has access to utilities. GIS data indicates that water is available to the site via an existing 12-inch waterline and 8-inch sewer line along Beltway 8.

Impact on Existing and Future Development

The proposed CUP will not significantly impact surrounding properties or developments. The character of the mostly industrial area will not change with the proposed CUP approval. The applicant has committed to enhancing the overall site by greatly increasing the required landscaping on site. This will mitigate the potential negative impact from the requested exemptions from the façade, transparency, and articulation requirements for this proposed expansion.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the 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 returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet



Exhibit 1

AERIAL MAP

CUP 2015-11

3330 Beltway 8 South.



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.

1 inch = 309 feet

OCTOBER 2015
PLANNING DEPARTMENT





Exhibit 2

ZONING MAP

CUP 2015-11

3330 Beltway 8 South.



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.

1 inch = 309 feet

OCTOBER 2015
PLANNING DEPARTMENT

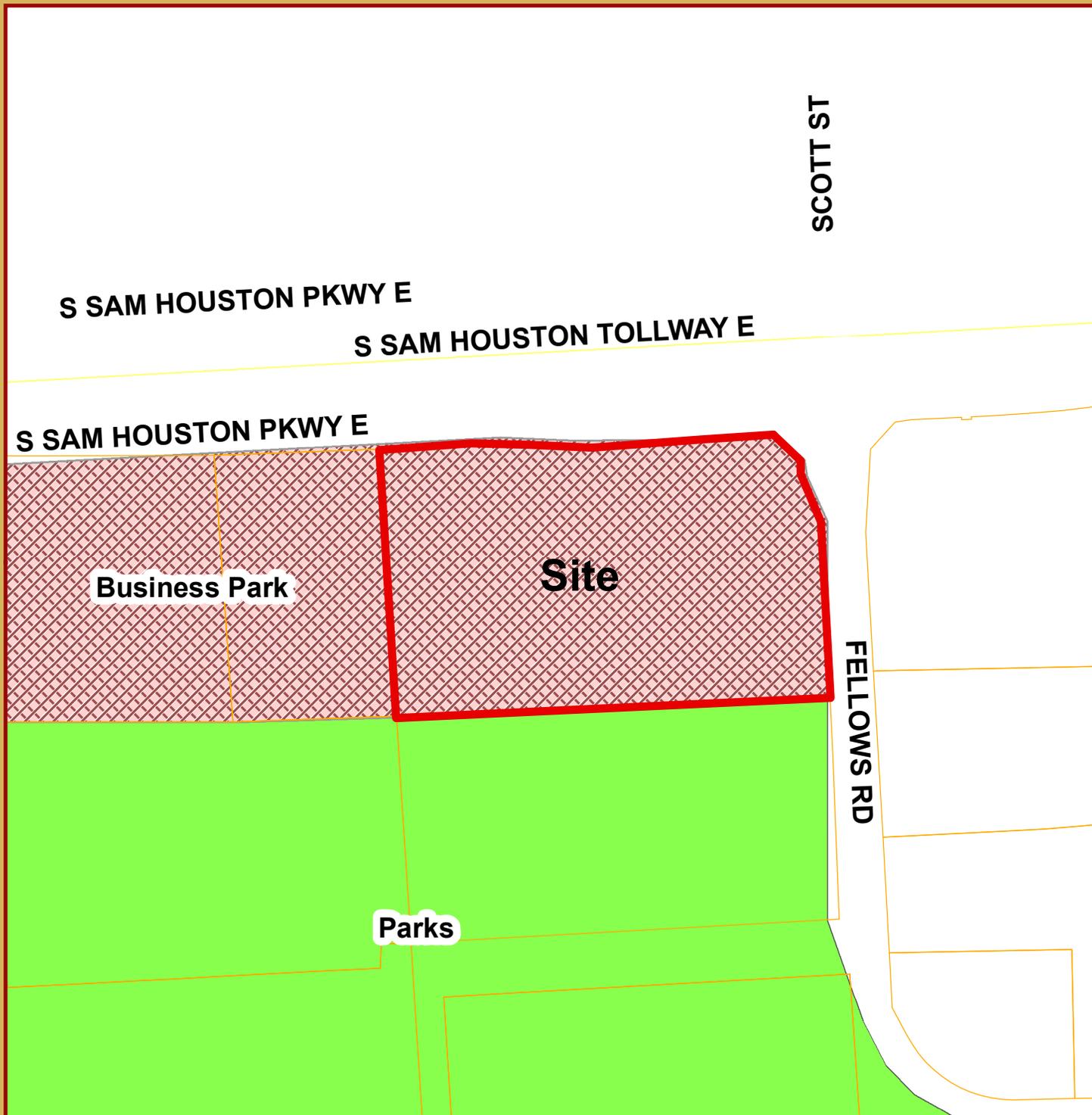


Exhibit 3

FLUP MAP

CUP 2015-11

3330 Beltway 8 South.



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.

1 inch = 309 feet

OCTOBER 2015
PLANNING DEPARTMENT

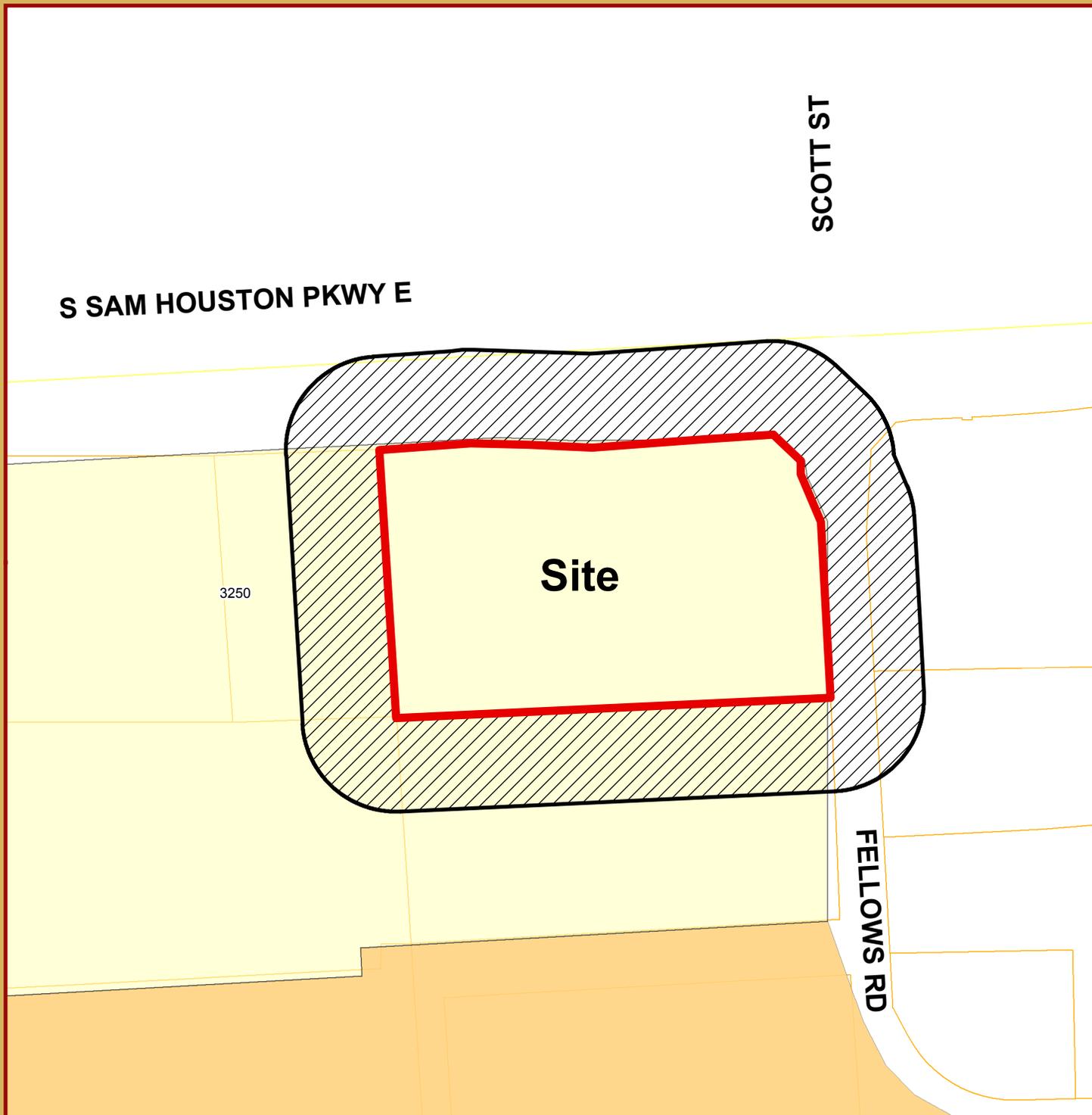


Exhibit 4

NOTIFICATION MAP

CUP 2015-11

3330 Beltway 8 South.



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.

1 inch = 309 feet

OCTOBER 2015
PLANNING DEPARTMENT



EXHIBIT 5

CUP 2015-11

Owner	Address	City	State	Zip
C 2 REAL ESTATE HOLDINGS LTD	PO BOX 37109	HOUSTON	TX	77237-7109
HARRIS COUNTY ROW DEPT	10555 NORTHWEST FWY STE 210	HOUSTON	TX	77092-8215
MARIE BODDIE TR OF THE	3250 S SAM HOUSTON PKWY E	HOUSTON	TX	77047-6507
PLANK MICHAEL J	3330 S SAM HOUSTON PKWY E	HOUSTON	TX	77047-6503
N KHALFE POWERS BROWN	1314 TEXAS AVE STE 200	HOUSTON	TX	77002



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will not be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department
for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- | | |
|---|--|
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> ZBA Variance |
| <input type="checkbox"/> Cluster Development Plan | <input type="checkbox"/> P&Z Variance |
| <input type="checkbox"/> Planned Development Workshop | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Plat (list type): _____ | <input checked="" type="checkbox"/> Conditional Use Permit |

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted

Project Name: Speed Shore Tax ID: 74-1672412

Project Address/Location: 3330 S. Sam Houston East, Houston, TX

Subdivision: _____ No. of Lots: _____ Total Acres 11.98

Brief Description of Project: New 31,920 SF Manufacturing Facility

****When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.****

PROPERTY OWNER INFORMATION:

APPLICANT/AGENT INFORMATION:

Name: <u>STEVEN BENNETT</u>	Name: <u>N. Khalfe on behalf of Powers Brown Architecture</u>
Address: <u>3330 S. Sam Houston (Platte)</u>	Address: <u>1314 Texas Ave., Suite 200</u>
City: <u>HOUSTON</u> State: <u>TX</u> Zip: <u>77041</u>	City: <u>Houston</u> State: <u>TX</u> Zip: <u>77002</u>
Phone: <u>713 578 1234</u>	Phone: <u>713.224.0456</u>
Fax: _____	Fax: <u>713.224.0457</u>
Email Address: <u>sbennett@nationalpropertyholdings.com</u>	Email Address: <u>khalf@powersbrown.com</u>

*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: 10/16/15

Agent's/
Applicant's Signature: [Signature] Date: 10/16/15

OFFICE USE ONLY:

FEES PAID: <u>250</u>	DATE PAID: <u>10/19/15</u>	RECEIVED BY: <u>VH</u>	RECEIPT NUMBER: <u>17791</u>
Case - 3.45			APPLICATION NUMBER: <u>COP 2015-11</u>

October 7, 2015

City of Pearland
Planning Department
3519 Liberty Drive
Pearland, Texas 77581

RE: Conditional Use Permit for 3330 S Sam Houston Pkwy E., Houston, Texas 77047-6503

Dear Sirs:

On behalf of myself and Speed Shore Corporation, I hereby authorize National Property Holdings to act on our behalf in the conditional use permit request of the property the which I own and is being submitted under the name "Speed Shore". Speed Shore's representation may be withdrawn at any point prior to the final approval of the conditional use permit by the City of Pearland.

We would respectfully request that the City approve this permit for the project.

Sincerely,

Michael Plank
President

Speed Shore Corporation

POWERS BROWN ARCHITECTURE



1314 Texas Ave., 2nd Floor
Houston, Texas 77002

713.224.0456
713.224.0457 fax

powers
brown
archi
ecture

Dear Sir /madam

RE: Speedshore variance request and CUP Application

Speedshore is seeking variances for its new 32,000sf manufacturing facility at 3330 S. Sam Houston East. The existing Speedshore facility is the national corporate headquarters initially located in Harris County and later grandfathered into the City of Pearland. The intent for Speedshore is to build adjacent to existing facility instead of relocate the entire company to a development across the street at Scott St. There are some logistical issues as well as site hardships that do come along with the new project being adjacent to the existing facility, and it is due to these hardships we are seeking variances for the following items. (Reference exhibits attached).

1. Building distance from back of curb from beltway 8 referenced in Chapter 2, Article 6, Division 2, Section 2.6.2.1(b)(1)b. of the UDC.
Currently we are approximately 243' from the back of curb to the façade of the new building. We would like both buildings to align and as it our intent to be 250' away we would also like to keep the facades of buildings similar i.e no masonry.
Exhibit A
2. The requirement of 15% transparency on the façade of the building facing beltway 8 referenced in the UDC, Chapter 2, Division 5, section 2.4.5.1(d)(2)c.
As we would like to mimic the exiting building façade, a new design would be more detrimental to the entire campus. In addition it is the intent of Speedshore to provide substantially more landscaping than what the ordinance requires. The landscaping would screen the façade of the building, and effectively nullify the transparency. The detention pond will be an organically designed wet bottom pond, similar in style as those shown in exhibit B,
Exhibit B shows the tree locations on the new site plan as well as potential styles for a wet detention pond
3. A smoke stack for a paint booth that is to be installed at the rear of the building, and will more than likely extend a couple of feet beyond the ridge of the roof. Due to that, it will be extremely difficult to screen a smoke stack

4. The landscaping for the new development will be more than required by code for the City of Pearland referenced in the UDC Chapter 4, Section 4.2.2.4. In addition the site has numerous large caliper existing trees that are to be kept and designed around.

In addition we are NOT proposing to do any landscape modifications to any other landscaping apart from those that effect the new development.

Exhibit C shows the existing landscaping and the new proposed

5. The site plan references an area denoted as "Area A". This is for a future development. This will be designed at a later date and tie and per the code at time of submission.

Exhibit D

As always feel free to call if you have any questions.

Yours Sincerely

Nazir Khalfe, AIA, RIBA

Landscaping Calculations

PLEASE SHOW THE FOLLOWING INFORMATION ON LANDSCAPE PLANS

Percentage of gross landscaped area = 33.7% (required percentages vary by zone)

Street Trees: Required: Minimum 2" caliper - 1" / 15' of frontage =
1" / 550 feet = 36.67" calipers
Provided: 63" total calipers

Shrubs to screen parking lots: Required: Number of shrubs = 5X total caliper inches
of street trees = 5X 91.67" = 458.3" calipers
Provided: 460" total calipers

Side yard landscaping: Required: 35% of length of parking lot
Provided: 40%

Each tree planted on at least 36 sq. ft and min. 6' dimension.
Requirement met

Interior Landscaping: Parking lot trees –
Required:
Minimum 2" caliper - 1"/5 parking spaces = 4.4"
Provided: 6" total calipers

No parking space shall be greater than 100' from a tree.

Landscape areas with trees = 36 sq. ft. minimum, with minimum dimension of 6' wide.

Islands within parking lot = 162 sq. ft., minimum dimension of 9', minimum of 4' between tree and edge of island.

75% of landscaping installed in front yard.

Adjacent to a Single-Family Use or Zoning District: A 25' wide landscaped buffer along the property line that is adjacent to such use or district. May be located with the required yard/setback area and may count towards landscaped area.

Corridor Overlay District – Chapter 2, Section 2.4.5.1 of Unified Development Code

Front setback landscaping: Required: 30' landscaped buffer for parking areas
Provided: no frontage parking

Setback Area Landscaping: areas	Required: 15% shall consist of landscaped open areas Provided: <u>33.7%</u>
% of gross landscaped area:	Required: 15% of the gross lot area. Provided: <u>33.7%</u>
Trees:	Required: 50% of the required trees shall be located along the front yard along Corridor. Provided: <u>60%</u>
Shade/street trees with a min. 2" caliper:	Required: 1" / 10' of street frontage = 1"X550' = <u>55"</u> Provided: <u>63"</u> total calipers
Ornamental trees with a min. 2" caliper:	Required: 1" / 15' of street frontage = 1" / 550' = <u>36.66"</u> Provided: <u>56"</u> total calipers
Parking lot trees:	Required: Minimum 2" caliper: 1" / 5 parking spaces – 1"X = <u>4.4"</u> Provided: <u>6"</u> total calipers
Evergreen Trees:	Required: 60% of required street trees shall be evergreen Provided: <u>65%</u>
Tree setbacks:	Required: Min. 8' tree between trunk and the back of any curb and between a tree trunk & planned/existing underground public utility.
Distance between trees:	Required: Min. 6' shall be provided between trees.
Shrubs:	Required number = 5X total caliper inches of street trees = 5X91.66" = <u>458.3"</u> Provided: <u>460"</u> total calipers

SPEED SHORE SITE



SITE PLAN

NEW BUILDING AREA: 31,920 SF (140' X 228')

NEW PARKING: 36 SPACES @ 1.1/1000

SITE "A": 40,898.52 SF

OVERALL SITE AREA: 520,338.00 SF (11.94 ACRES)

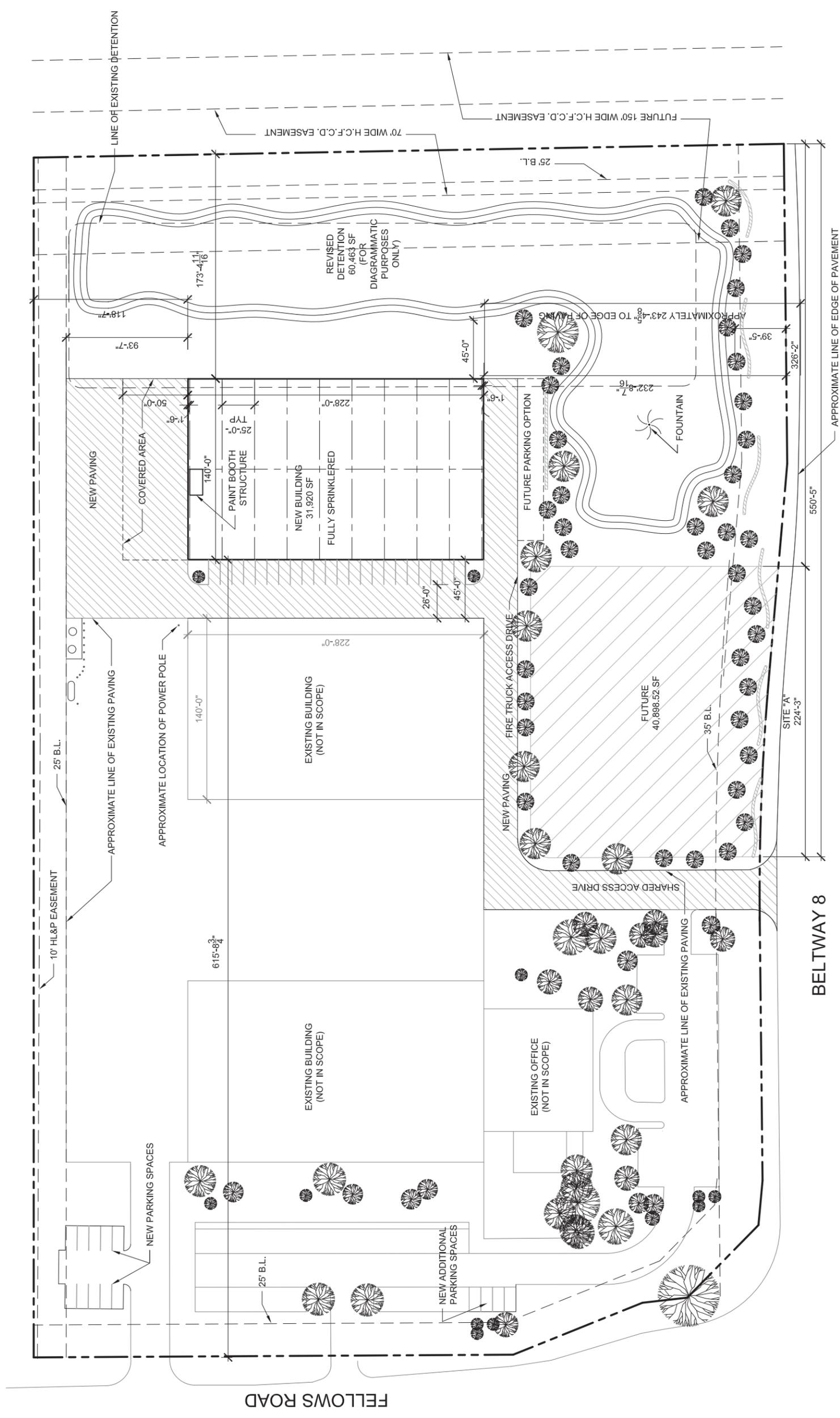
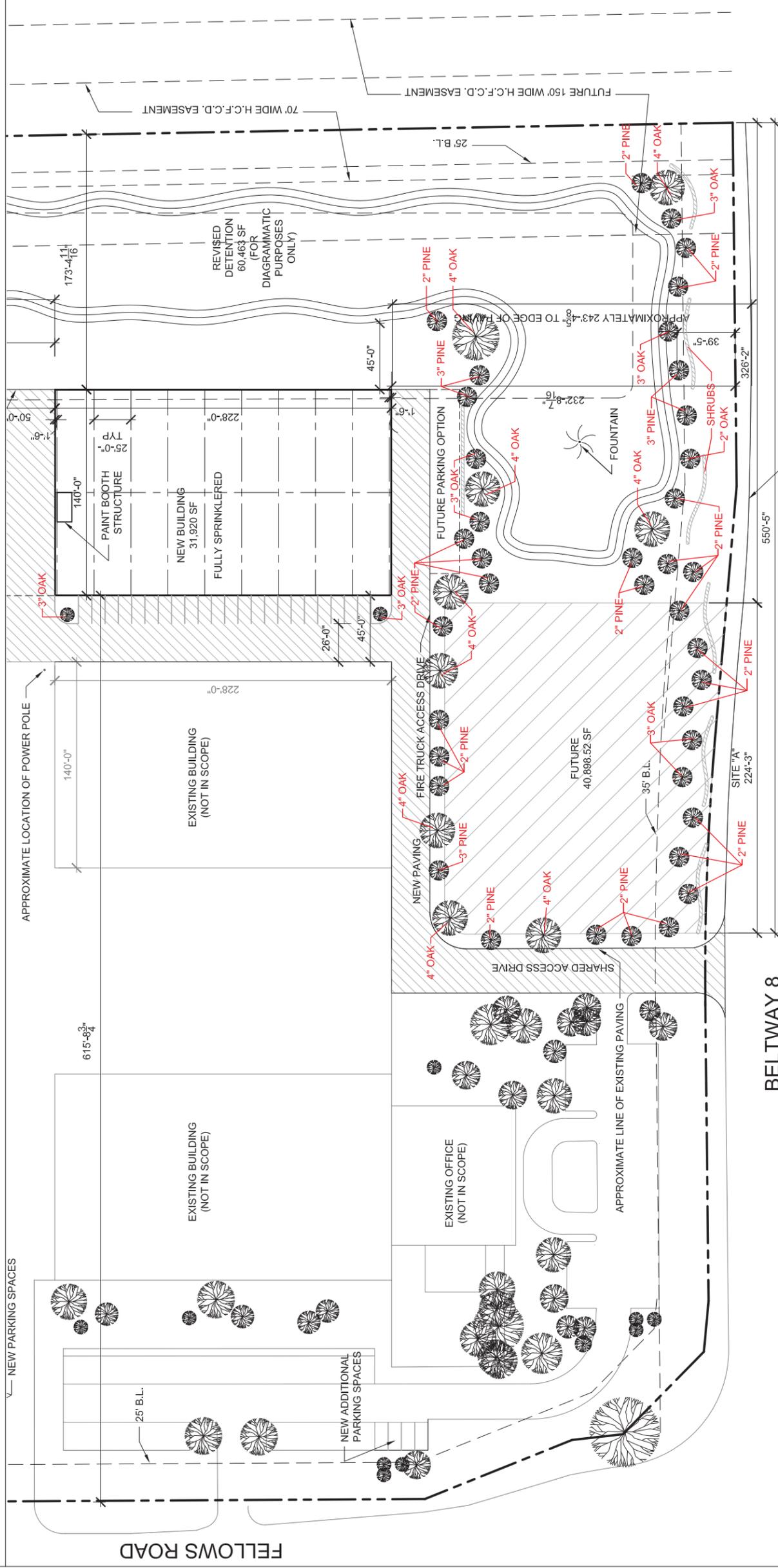
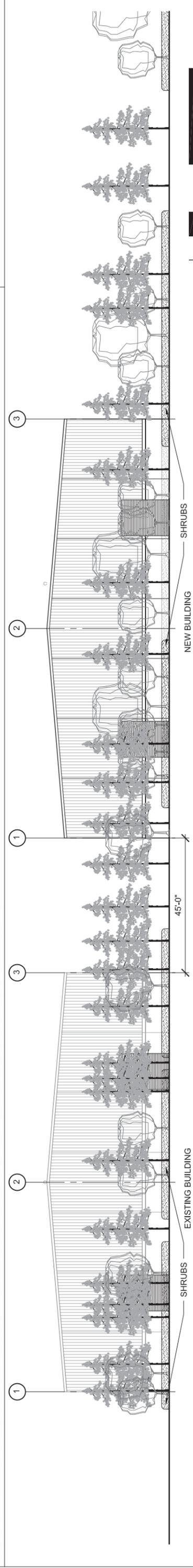


EXHIBIT B- PART 1

PARTIAL SITE PLAN



NORTH ELEVATION- VIEW FROM BELTWAY 8 SHOWING LANDSCAPE SCREENING



LANDSCAPE REQUIREMENTS

- No parking space shall be greater than 100' from a tree.
- Landscape areas with trees = 36 sq. ft. minimum, with minimum dimension of 6' wide.
- Islands within parking lot = 162 sq. ft., minimum dimension of 9', minimum of 4' between tree and edge of island.
- 75% of landscaping installed in front yard.
- Front setback landscaping: Required: 30' landscaped buffer for parking areas
- Setback Area Landscaping: Required: 15% shall consist of landscaped open areas
Provided: 33.7%
- % of gross landscaped area: Required: 15% of the gross lot area.
Provided: 33.7%
- Trees: Required: 50% of the required trees shall be located along the front yard along Corridor.
Provided: 60%
- Shade/street trees with a min. 2" caliper:
Required: 1' / 10' of street frontage = 1'X550 = 55"
Provided: 63" total calipers
- Ornamental trees with a min. 2" caliper:
Required: 1' / 15' of street frontage = 1'X550 = 36.66"
Provided: 56" total calipers
- Parking lot trees: Required: Minimum 2" caliper: 1' / 5 parking spaces = 1'X = 4.4"
Provided: 6" total calipers
- Evergreen Trees: Required: 60% of required street trees shall be evergreen
Provided: 55%
- Tree setbacks: Required: Min. 8' tree between trunk and the back of any curb and between a tree trunk & planned/existing underground public utility.
- Distance between trees: Required: Min. 6' shall be provided between trees.
- Shrubs: Required number = 5X total caliper inches of street trees = 5X91.66" = 458.3"
Provided: 460" total calipers

EXHIBIT C - PART 2

EXISTING SITE TREE PLAN

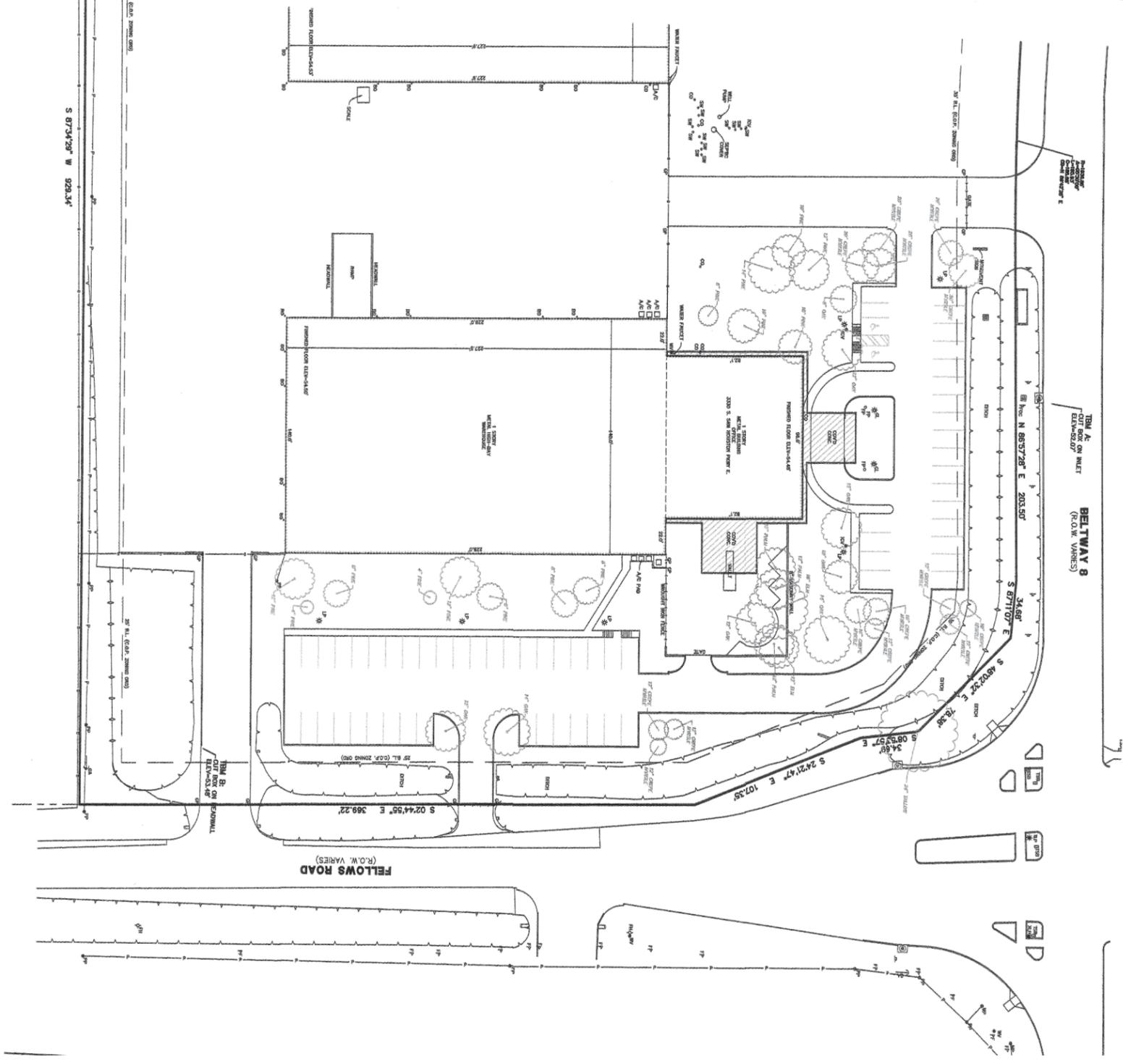
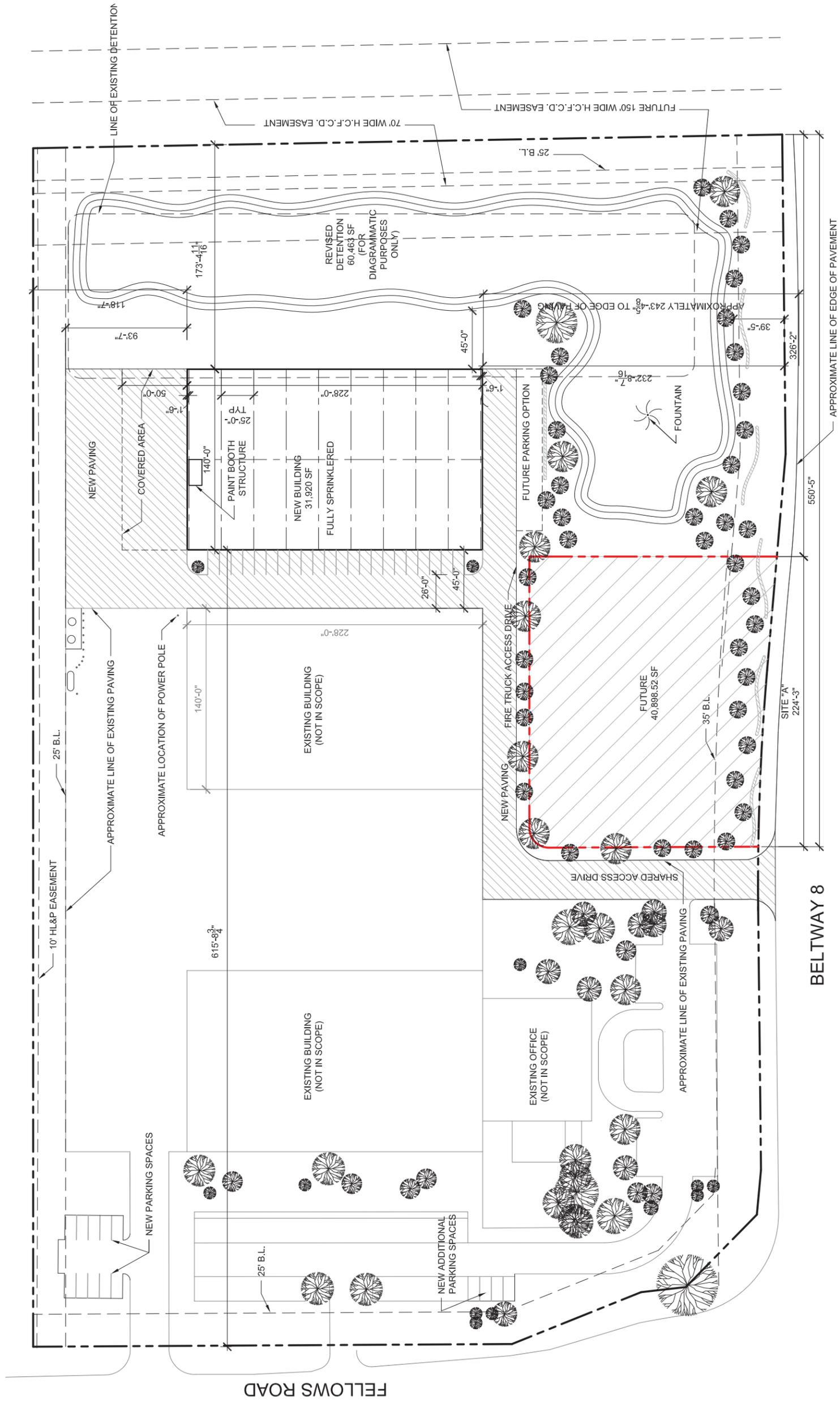


EXHIBIT D

NEW BUILDING AREA: 31,920 SF (140' X 228') NEW PARKING: 36 SPACES @ 1.1/1000 SITE "A": 40,898.52 SF OVERALL SITE AREA: 520,338.00 SF (11.94 ACRES)



WD

S625855

HOLD FOR
CHICAGO TITLE
GF 212642
KARR

514-68-0253

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS | 09/05/97 100559225 S625855 \$15.00
COUNTY OF HARRIS | KNOW ALL MEN BY THESE PRESENTS:

That, WILLIAMS BROTHERS CONSTRUCTION CO., INC. (a/k/a WILLIAM BROTHERS CONSTRUCTION CO., INC.), a Texas corporation ("Grantor") for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor this day paid and agreed to be paid by MICHAEL J. PLANK ("Grantee"), whose mailing address is 8601 Gulf Freeway, Houston, Texas 77017, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that certain promissory note ("Note") of even date herewith in the original principal sum of \$2,000,000.00 payable to the order of Texas Commerce Bank National Association ("Lender"), bearing interest and being payable as therein provided, which Note is secured by a vendor's lien herein reserved against the Subject Property (hereafter defined), and is additionally secured by a Deed of Trust, Absolute Assignment of Rents, Security Agreement and Financing Statement of even date herewith executed by Grantee to David L. Mendez, Trustee, reference to which is here made for all purposes; and in consideration of the payment of a portion of the sum above mentioned, Grantor hereby transfers, sets over, assigns and conveys unto Lender, its successors and assigns, the vendor's lien and superior title herein conveyed, in the same manner and to the same extent as if the Note had been executed in Grantor's favor and assigned by Grantor to Lender without recourse, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of the following described real and personal property situated in Harris County, Texas, to-wit:

K

- (a) That certain 11.983 acre tract out of a 27.056 acre tract out of a 48.035 acre tract being the Easterly part of a 94.243 acre tract in the F.B. DRAKE SURVEY A-1181, and the H.T. & R.R. SURVEY A-413, Harris County, Texas said 94.243 acre tract being the same as conveyed to J.A. HARRIS by Deed recorded in Volume 1288, Page 299 of the Deed Records of Harris County, Texas; said 11.983 acres lying entirely within the H.T. & B.R.R. Survey and being described by metes and bounds as follows:

D

BEGINNING at found concrete monument with a brass cap marking the most Southerly R.O.W. of Beltway 8 and the most Westerly R.O.W. of Fellows Road and having coordinate of X equal 3,154,484.47 and Y equal 659,127.28 based on the Texas State Plane Coordinate System (South Central Zone).

THENCE S 02 deg. 49 min. 03 sec. E. (called S 02 deg. 54 min. 11 sec. E) along the Westerly R.O.W. of Fellows Road a distance of 368.62' to a found 5/8" iron rod marking the Southeast corner of the herein described tract.

THENCE S 87 deg. 30 min. 25 sec. W. along a chain link fence, at 894.34' passing a set 1/2" iron rod marking the Easterly side of a 70' H.C.F.C. District Drainage Easement, for a total distance of 929.34'.

514-68-0254

THENCE N 03 deg. 32 min. 37 sec. W along the center of said easement a distance of 577.70' to a point marking the North West corner of the herein described tract.

THENCE N 86 deg. 53 min. 24 sec. E. along the Southerly R.O.W. of Beltway B passing 35' a set 1/2" iron rod a total distance of 246.90' to a found concrete monument.

THENCE S 87 deg. 36 min. 36 sec. E. a distance of 167.79' to a found concrete monument.

THENCE following a curve to the left having a radius of 1936.86 and a delta of 05 deg. 30 min. a total arc length of 185.93' to a found concrete monument.

THENCE N 86 deg. 53 min. 24 sec. E. a distance of 203.50' to a found concrete monument.

THENCE S 87 deg. 15 min. 11 sec. E. a distance of 34.68' to a found concrete monument.

THENCE S 48 deg. 06 min. 36 sec. E. a distance of 78.38' to a set 1/2" iron rod.

THENCE S 08 deg. 58 min. 01 sec. E. a distance of 34.69' to a set 1/2" iron rod.

THENCE S 24 deg. 25 min. 51 sec. E. a distance of 107.35 to the POINT OF BEGINNING and containing 11.983 acres or 521,990 square feet of land (the "Land").

- (b) Together with (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same; (iv) all minerals, oil, gas and other hydrocarbon substances on and under said real property owned by Grantor, if any; (v) any and all utilities, development rights, water, water rights, wastewater capacity, capital recovery charges or deposits, riparian rights relating to said real property, (vi) any and all rights of ingress and egress to and from said real property and any of Grantor's rights to use same; and (vii) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise), and (c) any and all reversionary interests in and to said real property (said real property

514-68-0255

together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (vii) above are herein collectively referred to as the "Subject Property").

This conveyance is made by Grantor and accepted by Grantee subject to the following matters, but only to the extent such matters from time to time are valid, subsisting and enforceable and affect and cover the Subject Property (the "Permitted Exceptions"):

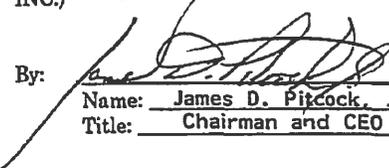
- (a) Harris County Flood Control District easement along westerly property line, as set forth and defined in instrument recorded in Volume 1941, Page 640 of the Deed Records of Harris County, Texas;
- (b) A 1/8 royalty interest in and to all oil, gas and other minerals on, in, or under that may be produced from the Subject Property as set forth instrument recorded in Volume 732, Page 674 of the Deed Records of Harris County, Texas;
- (c) Reservation of the oil, gas and other minerals as set forth in instrument recorded in Volume 1288, Page 299 of the Deed Records of Harris County, Texas; and
- (d) Waiver of surface rights for mineral exploration as set out in instrument recorded under Clerk's File No. N555026.

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, his heirs, administrators and assigns, forever; and Grantor does hereby bind herself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Subject Property unto Grantee, his heirs, administrators and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however to (i) the Permitted Exceptions, (ii) taxes for 1997, which have been prorated to the date of this Deed, and Grantee hereby expressly assumes liability for the payment thereof and for subsequent years, and (iii) the liens herein described.

But the express vendor's lien and superior title are retained in favor of Lender and its successors and assigns, upon the Subject Property until the Note and all other sums to accrue or to become payable thereunder shall have been paid in full in accordance with the face, tenor, effect and reading of the Note, whereupon this Deed shall become absolute.

EXECUTED as of the 29th day of August, 1997. *to be effective 9/4/97.*

WILLIAMS BROTHERS CONSTRUCTION CO., INC.
(A/K/A WILLIAM BROTHERS CONSTRUCTION CO.,
INC.)

By: 

Name: James D. Pitcock, Jr.
Title: Chairman and CEO

514-68-0256

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on August 29, 1997, by James D. Pitcock, Jr., Chairman & CEO of WILLIAMS BROTHERS CONSTRUCTION CO., INC. (a/k/a WILLIAM BROTHERS CONSTRUCTION CO., INC.), a Texas corporation, on behalf of said corporation.



After Recording, Return to:

Billie M. Burns

Notary Public, State of Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW THE STATE OF TEXAS } COUNTY OF HARRIS } I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

SEP 5 1997

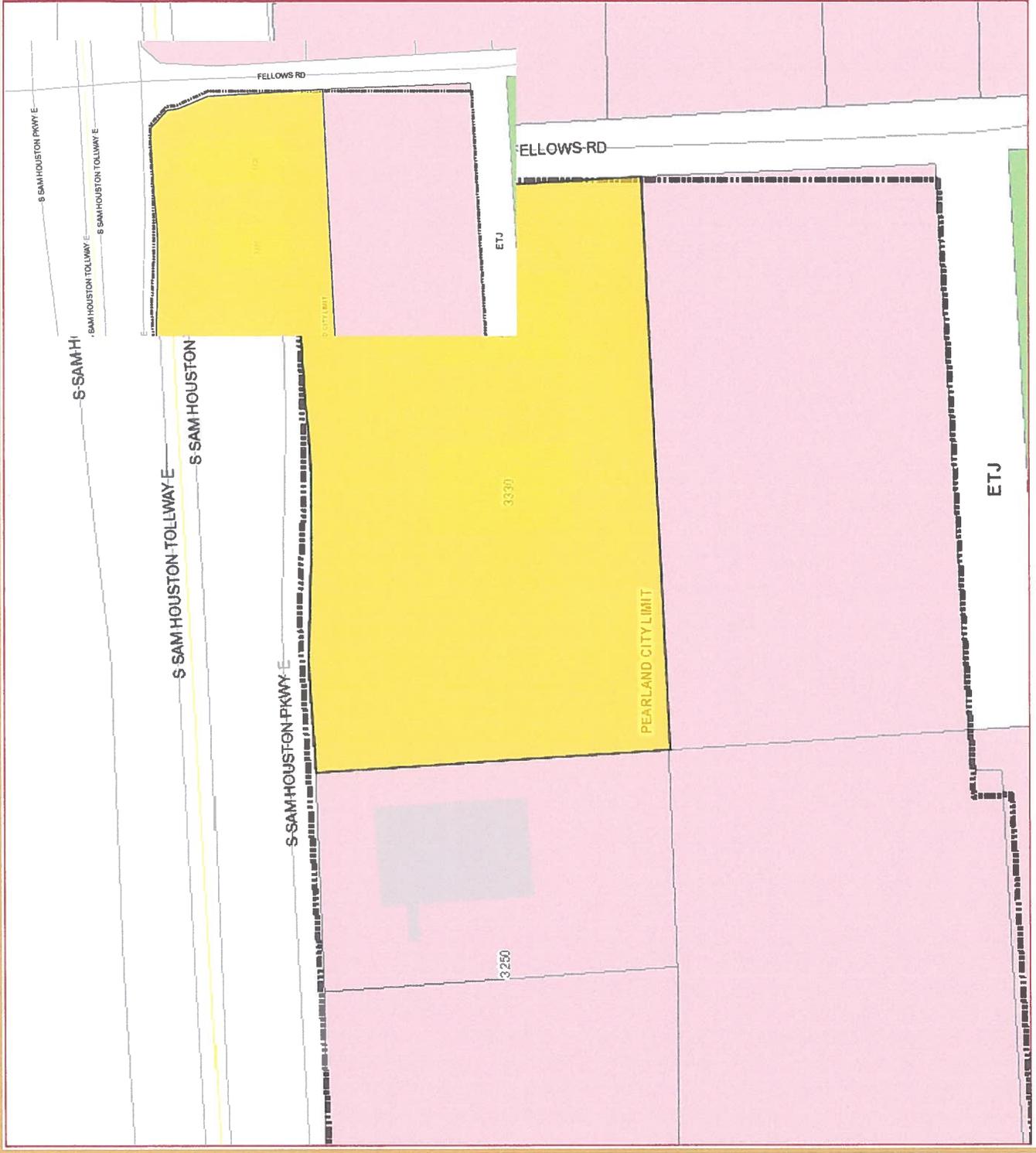


Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY TEXAS

Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY TEXAS

97 SEP -5 PM 4: 27

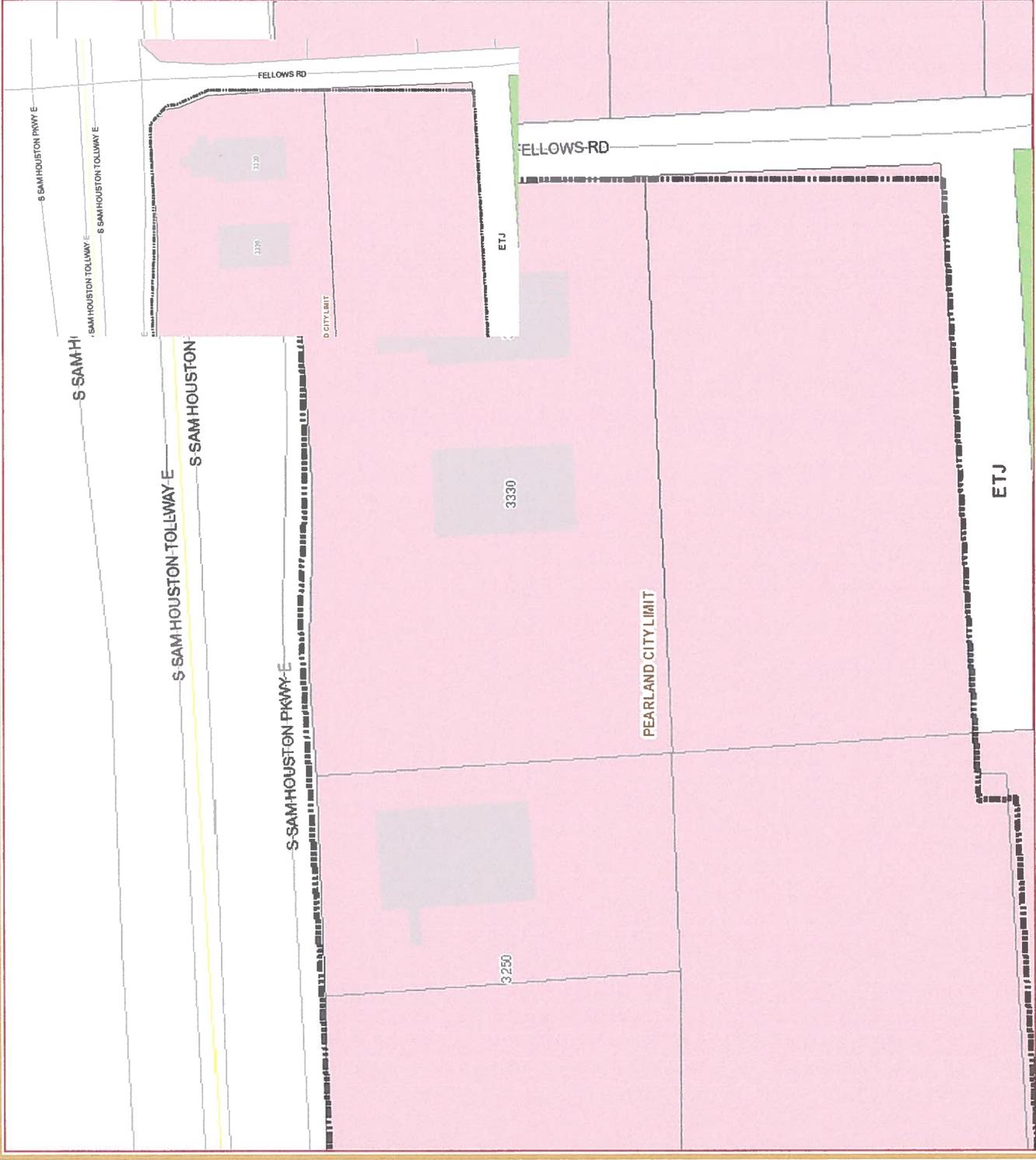
FILED



The product is for informational purposes and may not have been prepared for or be suitable for any other purpose. The product does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Scale 1:2,607
 1 in = 217 ft
 October 07, 2015





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Scale 1:2,507
1 in = 217 ft
October 07, 2015





JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, NOVEMBER 16, 2015, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Application No. 2015-12

A request of Windrose Land Services, Inc., applicant; on behalf of T&B Alexander Family LTD Partnership, owner; for approval of a Conditional Use Permit (CUP) to allow for fuel station and convenience store in the General Commercial (GC) zoning district; on approximately 2.3304 acres of land, to wit:

Legal Description: A tract or parcel containing 1.8712 acres of land, being all of Lot 1, Block 1, Stripes Pearland, Map or Plat thereof recorded under Brazoria County Clerks File (B.C.C.F.) No. 2015042573, situated in the A.C.H. & B. Survey, Abstract No. 507, Brazoria County, Texas; and being a tract or parcel containing 0.4592 acres of land being all of Restricted Reserve "A", Block 1, Stripes Pearland, Map or Plate thereof recorded under Brazoria County Clerks File (B.C.C.F.) No. 2015042573, situated in the A.C.H. & B. Survey, Abstract No. 507, Brazoria County, Texas.

General Location: 3808 S. Main Street, Pearland, TX.

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

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.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: November 16, 2015

Re: Conditional Use Permit Application No. 2015-12

A request of Windrose Land Services, Inc., applicant; on behalf of T&B alexander Family LTD Partnership, owner, for approval of a Conditional Use Permit (CUP) to allow for fuel station and convenience store in the General Commercial (GC) zoning district; on approximately 2.3304 acres of land.

General Location: 3808 S. Main Street, Pearland, TX

Summary of Request

The applicant is requesting approval of a conditional use permit (CUP) to allow for a fuel station use to be located within the General Commercial (GC) zoning district. A zone change was permitted for this site in February of 2015. The applicant sought the zone change from M-1 to GC to allow them to construct a fuel station with convenience store on the site. The zone change was approved. After the approval of the zone change, an amendment to the UDC was approved by Council in August of 2015, requiring that fuel stations, along with a list of other mostly automobile related uses, obtain approval of a CUP prior to the issuance of any permits.

The applicant was unable to submit formal construction plans prior to the approval of the UDC Amendment, so they were not grandfathered under the previous version of the code.

Recommendation

Staff recommends approval of the requested CUP on the approximately 2.3304 acre site to allow a fuel station use for the following reasons:

1. The approved CUP will allow for a previously planned use to move forward with construction plans as intended after the initial zone change approval.

2. It is not anticipated that the proposed change in zoning will have significant negative impacts on surrounding properties or developments.
3. All requirements of the UDC will be met for any future redevelopment and expansion on the site. Screening and buffering, as well as new zoning/land use definitions as determined by City staff will protect the health, safety and welfare of the existing neighborhoods, as prioritized by the Comprehensive Plan.

Site History

The subject property is currently undeveloped. The property was split due to the construction of Bailey Road back in 2006. The owner of the property entered into a settlement with the city due to the land split. One of the terms of the agreement was that staff will use their best efforts to zone the property for General Commercial use. The proposed zone change is in conformance with this agreement.

The site is surrounded by non-residential uses and non-residential zoning districts. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Heavy Industrial (M-2)	Vacant Industrial Property
South	Heavy Industrial (M-2)	Clayton Homes
East	General Commercial (GC)	Vacant Commercial Property/Pearland High School
West	Heavy Industrial (M-2)	Vacant Industrial Property

Conformance with the Thoroughfare Plan

The subject property has approximately 725 feet of frontage along Main Street and 858 feet of frontage along Bailey Road; both of which are major thoroughfares, which requires 120 feet of right-of-way. It appears from GIS records that the existing right-of-way at this location, is approximately 120 feet; and therefore is in compliance with the thoroughfare plan.

Conformance with the Unified Development Code

The property is currently undeveloped. The applicant has plans to develop a portion of the property as a gas station with convenience store. Both uses are permitted within the GC zone. Any subdivision of the property in the future will be required to conform to the GC standards. The GC requirements can be found in the provided table below. All

other requirements of the UDC will need to be met including all Corridor Overlay District (COD) standards along Bailey Road and Main Street.

General Commercial (GC) Area Regulations	
Size of Lot	Required
Minimum Lot Size	22,500 sf.
Minimum Lot Width	150 ft.
Minimum Lot Depth	125 ft.

Conformance with the Comprehensive Plan

The current zoning of GC on the subject property is not in conformance with the future land use designation of the Comprehensive Plan which is “Light Industrial.” The current zoning of GC is in conformance with the signed agreement between the City and the property owner.

Platting Status

A minor plat has been approved and recorded for this site.

Availability of Utilities

The subject property has access to public infrastructure. GIS data indicates that water is available to the site via a 16-inch waterline along the west side of Main Street and a 24-inch water line along the north side of Bailey Road. Additionally, there is an existing 30-inch sewer line along the eastern side of Main Street and a 12-inch sewer line along the south side of Bailey Road.

Impact on Existing and Future Development

The proposed CUP will not significantly impact surrounding properties or developments. The site is surrounded by commercial and industrial sites. The proposed fuel station will not be out of character with the surrounding area. All requirements of the UDC, including the Corridor Overlay District requirements will have to be met upon development. This will ensure that any business built on site will be of a high quality.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the 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 returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet



Exhibit 1

AERIAL MAP

CUP 2015-12

2808 S. Main St.



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.

1 inch = 309 feet

OCTOBER 2015
PLANNING DEPARTMENT



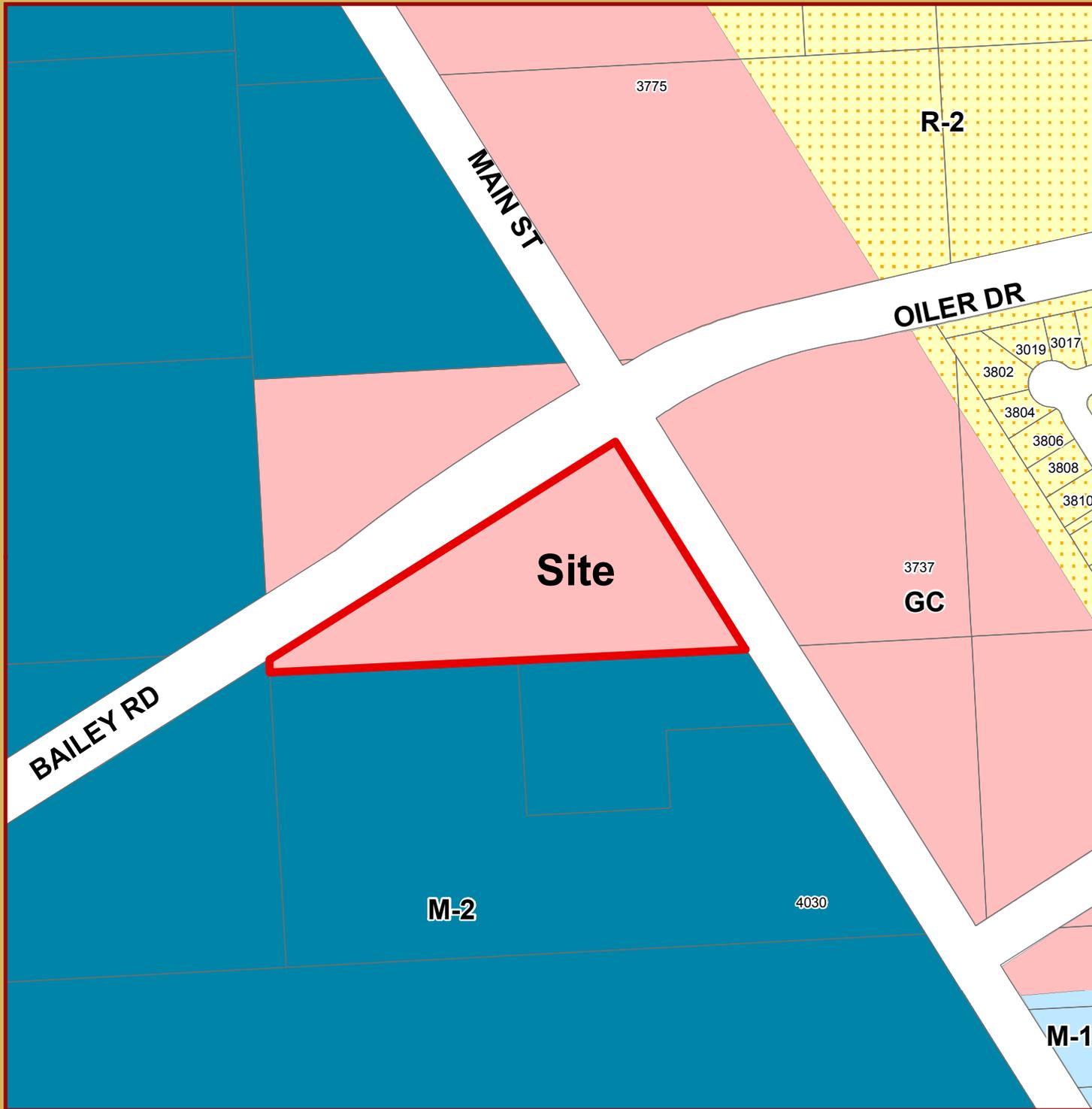


Exhibit 2

ZONING MAP

CUP 2015-12

2808 S. Main St.



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OCTOBER 2015
PLANNING DEPARTMENT



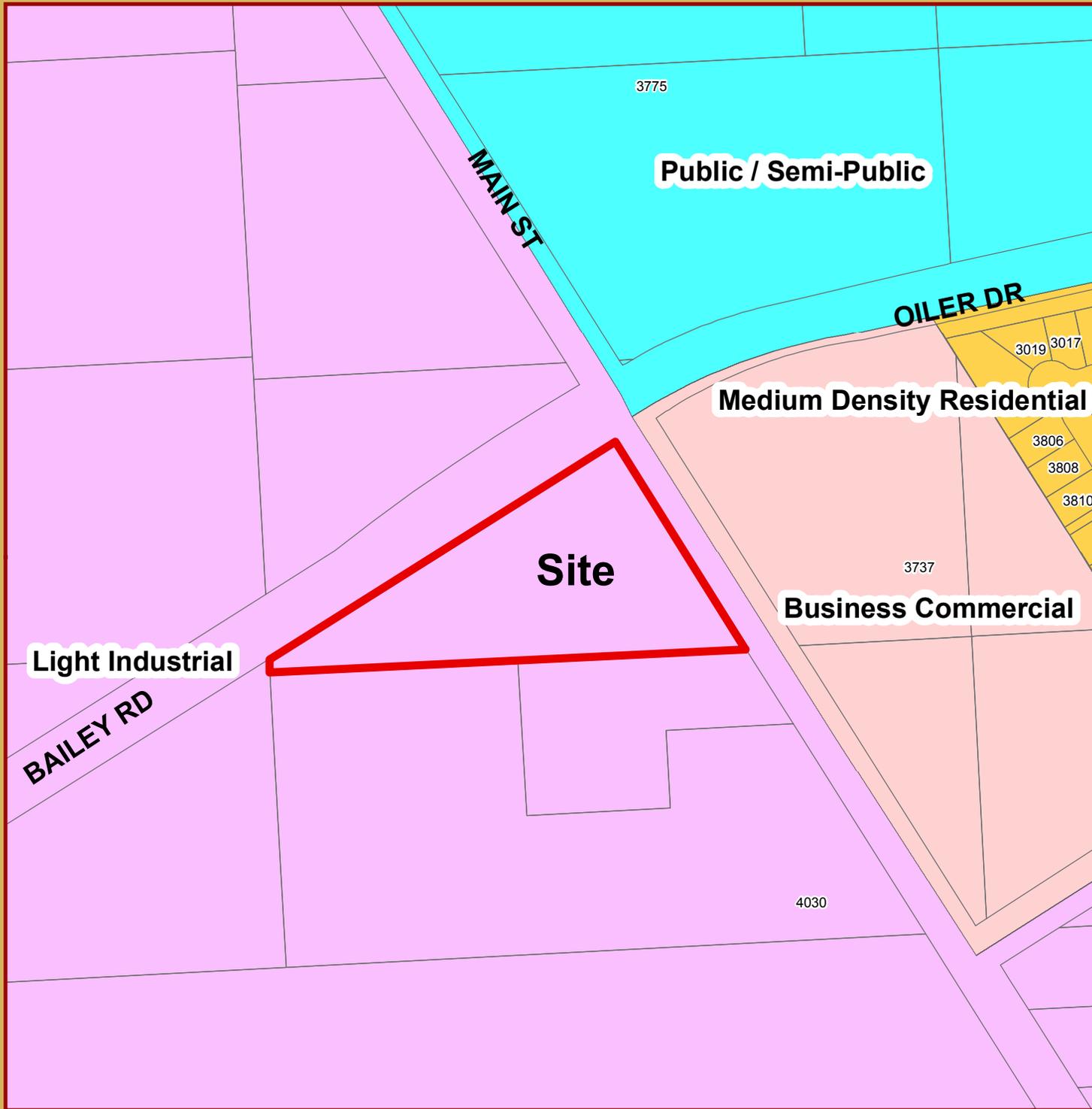


Exhibit 3

FLUP MAP

CUP 2015-12

2808 S. Main St.



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1 inch = 309 feet

OCTOBER 2015
PLANNING DEPARTMENT

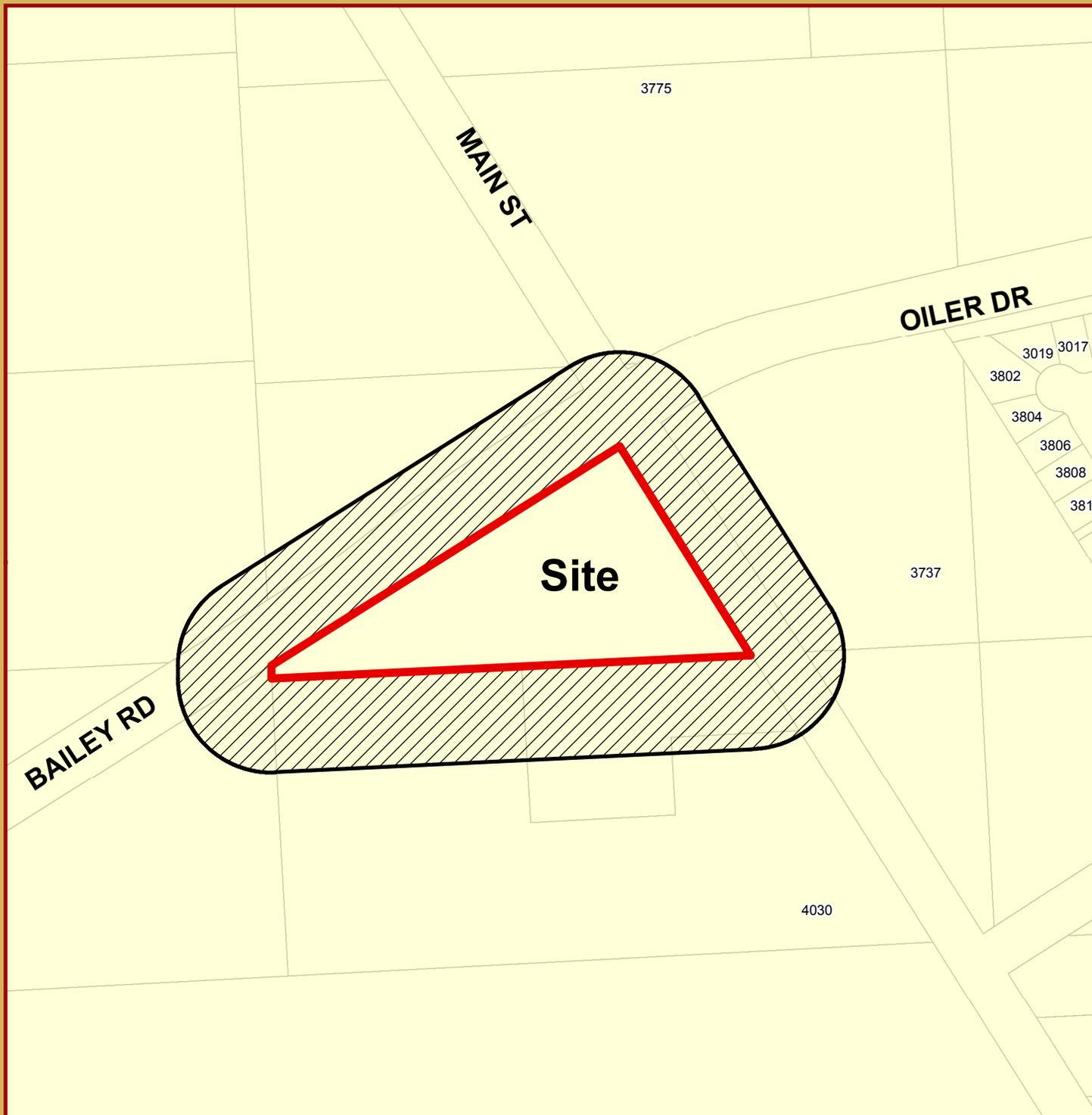


Exhibit 4

NOTIFICATION MAP

CUP 2015-12

2808 S. Main St.



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1 inch = 309 feet

OCTOBER 2015
PLANNING DEPARTMENT



EXHIBIT 5

CUP 2015-12

Owner	Address	City	State	Zip
ALEXANDER T & B FAMILY LTD PRTNSHP	2411 PARK AVE	PEARLAND	TX	77581
BURNS RICHARD J	PO BOX 459	PEARLAND	TX	77588
J M PROJECTS LLC	PO BOX 2024	FRIENDSWOOD	TX	77549
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
R WEST DEVELOPMENT CO INC	7918 BROADWAY ST STE 106	PEARLAND	TX	77581
RYAN STEVEN & CHARLOTTE	3714 OAK DALE DR	PEARLAND	TX	77581
TOWNE LAKE LP	7918 BROADWAY ST STE 106	PEARLAND	TX	77581
WINDROSE LAND SERVICES INC.	3200 WILCREST STE 325	HOUSTON	TX	77042



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will **not** be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department
for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Zoning Change | <input type="checkbox"/> ZBA Variance |
| <input type="checkbox"/> Cluster Development Plan | <input type="checkbox"/> P&Z Variance |
| <input type="checkbox"/> Planned Development Workshop | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Plat (list type): _____ | <input type="checkbox"/> Conditional Use Permit |

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted

Project Name: Stripes Pearland Tax ID: 175985

Project Address/Location: Southwest intersection of Main Street (SH 35) and Bailey Road

Subdivision: Stripes Pearland Minor Plat (Lot 1, RR A) No. of Lots: 1 lot / 1 Reserve Total Acres: 2.3304

Brief Description of Project: Conditional Use Permit (CUP) to allow gasoline station (Stripes) in GC District

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: T&B Alexander Family LTD Partnership

Address: 2411 Park Avenue

City: Pearland State: TX Zip: 77581-4233

Phone: 281.507.1412

Fax: 281.412.4735

Email Address: attyKRP@aol.com

APPLICANT/AGENT INFORMATION:

Name: Windrose Land Services, Inc.

Address: 3200 Wilcrest, Suite 325

City: Houston State: TX Zip: 77042

Phone: 713.458.2281

Fax: 713.461.1151

Email Address: andrew.allemand@windroseservices.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: LETTER OF AUTHORIZATION ATTACHED Date: _____

Agent's/
Applicant's Signature: Andrew J. Allemand Date: 10/13/2015

OFFICE USE ONLY:

FEES PAID: <u>\$ 1025</u>	DATE PAID: <u>10/19/15</u>	RECEIVED BY: <u>IC</u>	RECEIPT NUMBER: <u>18806</u>
			APPLICATION NUMBER: <u>CUP 2015-12</u>



5. Additional landscaping
6. Curbing, sidewalk, vehicular access, and/or parking improvements
7. Placement or orientation of buildings and entryways, buffer yards, landscaping and screening
8. Signage restrictions
9. Design and maintenance of buildings and outdoor areas
10. Duration of the permit
11. Hours of operation

f. Expiration

A Conditional Use Permit shall expire if:

1. A building permit, if any, for the use has not been approved within one year of the date of approval of the permit;
2. The building permit subsequently expires;
3. The use has been discontinued for a period exceeding six months; or
4. A termination date attached to the permit has passed.

g. Checklist

- Application and checklist filled out completely and signed by the owner of the property.
- 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 (UDC).**
- Metes and bounds description (survey or plat of the property that provides or contains the metes and bounds description).
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- Letter of Intent explaining the Conditional Use Permit request in detail, specifying:
 - Proposed uses: GAS STATION
 - Specific operations of the use: FUEL, FOOD, CONVENIENCE STORE
 - Square footage of buildings/lot sizes: ON SITE PLAN
 - Unique characteristics of the property: SITE PLAN
 - Other necessary information (list here): _____



-
- Site plan showing the following:
 - Proposed layout of the subject property _____
 - Proposed buildings _____
 - Parking _____
 - Landscape plan _____
 - Detention ponds _____
 - Fence _____
 - Other relevant information (list here) _____
 - Acknowledgement of the sign to be posted on the property ten (10) days prior to the public hearing.
 - Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
 - Application fee, as determined below, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only). Please refer to the City's webpage www.pearlandtx.gov for updated fees.

NA

Additional Application Requirements for Telecommunications Towers, Antennas, and Shared Use on Existing Towers and Alternate Structures per Section 2.5.5.2 of the Unified Development Code

- An inventory of the applicant's existing towers that are either within the City or within one mile of the corporate limits specifying:
 - Location
 - Height
 - Design

Note: This information may be shared by the Planning Department with other applicants.

- Site plan to scale specifying:
 - Location of tower(s)
 - Transmission building and other accessory uses
 - Street access
 - Parking
 - Fences
 - Landscaped areas
 - Adjacent land uses

LETTER OF AUTHORIZATION

Date: October 12, 2015

To:
City of Pearland
Planning Department
3519 Liberty Drive
Pearland, TX 77581
(281) 652-1740

By:
T&B Alexander Family LTD Partnership
2411 Park Avenue
Pearland, TX 77581-4233
(281) 507-1412

C/O: Law Office of Kenneth R. Phillips, PC
Attn: Mr. Kenneth R. Phillips
3322 E. Walnut Avenue, Suite 111
Pearland, TX 77581
O: (281) 412-9003

Re: Land Use Zoning Application – Lot 1 and Restricted Reserve A of STRIPES PEARLAND, a subdivision of Brazoria County, Texas, according to the map or plat thereof recorded under County Clerk’s File No. 2015-042573, being out of a called tract of 5.7495 Acres, situated in the ACH&B Survey, Section No. 2, Abstract No. 507, located at the southwest corner of S Main Street (SH 35) and Bailey Road, City of Pearland, City Limits, Brazoria County, Texas.

To Whom It May Concern:

The undersigned duly authorized representative of T&B Alexander Family LTD Partnership, the record owner of the referenced property does hereby authorize Windrose Land Services, Inc. to submit for City review and consideration, a land use zoning application requesting rezoning of the subject property from General Commercial District (GC) with Corridor Overlay District (COD) to General Commercial District (GC) with Corridor Overlay District (COD) with Conditional Use Permit (CUP) to allow a gasoline station, said property being wholly located within the corporate limits of the City of Pearland, Brazoria County, Texas.



Kenneth R. Phillips, Attorney in Fact for
T&B Alexander Family LTD, Partnership
Partner

State of Texas
County of Brazoria

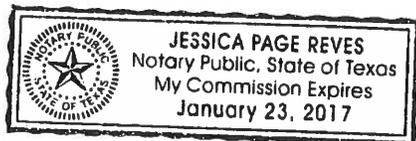
I, Jessica Page Reves, a Notary Public for the State of Texas, do hereby certify that Kenneth R. Phillips personally came before me this day and acknowledged that he is the Attorney in Fact for T&B Alexander Family LTD Partnership, a Texas limited partnership, and that he being authorized to do so, executed the foregoing on behalf of the partnership.

Witness my hand and official seal, this the 9th day of October, 2015.

(Personalized Seal)



Notary Public



My Commission Expires: January 23, 2017



Windrose Land Services, Inc

3200 Wilcrest, Suite 325

Houston, Texas 77042

Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants

Land Surveying, Platting, Project Management and GIS Services

Firm Registration No. 10108800

October 12, 2015

City of Pearland
Planning Department
3519 Liberty Drive
Pearland, TX 77581
(281) 652-1740

Re: Letter of Intent to Rezone Called 2.3304 Acres, being Lot 1 and Restricted Reserve "A", Stripes Pearland, File No. 2015042573, Brazoria County Map Records, situated in the ACH&B Survey, Section No. 2, Abstract No. 507, located at the southwest corner of S Main Street (SH 35) and Bailey Road, City of Pearland, City Limits, Brazoria County, Texas.

To Whom It May Concern:

On behalf of and as the duly authorized representative of the record owner of the above referenced property, T&B Alexander Family LTD Partnership (the "Owner"), Windrose Land Services (the "Applicant") hereby requests that the City of Pearland rezone the subject property from General Commercial District (GC) with Corridor Overlay District (COD) to GC with COD and Conditional Use Permit (CUP). The Owner desires the requested CUP zoning in order to enable their buyer, Susser Petroleum Corporation, to develop a gasoline station on the property.

The Owner and their prospective buyer have been consistently working towards the development of the Stripes gasoline station for nearly a year. They submitted a rezoning case in December 2014 and a follow-on subdivision plat application in February 2015, both City-mandated approvals undertaken with the expressed purpose of developing a Stripes gasoline station on the subject property. We understand that an ordinance was approved in August 2015 that requires a CUP for gasoline stations in the GC District. While we certainly believe that our development is exempt from this regulation due to vesting laws outlined in Chapter 245 of the Texas Local Government Code, as our development activity and related permit submittals date back to December 2014, we have been instructed to seek a CUP.

The proposed use is consistent with the Light Industrial designation of the City's Comprehensive Plan and the existing General Commercial zoning district. Fuel service and food service facilities are essential to supporting the Industrial Park/Foreign Trade environment that the City is seeking to foster. It is common development practice to reserve the land at major intersections within industrial and manufacturing centers for general commercial uses (e.g. retail, restaurant, fuel service, office). This practice ensures that the industrial and manufacturing facilities have the commercial services in close proximity that they need to support their employment base. Given its location at the intersection of a Freeway (State Highway 35) and a Major Thoroughfare (Bailey Road) as designated on the City's Thoroughfare Plan, the subject property is extremely viable for a gasoline station. Regarding the infrastructure, the site has immediate access to water and sanitary sewer infrastructure and the on-site storm sewer infrastructure will be provided that is consistent with abutting roadway and storm sewer systems. Finally, the prospective development will meet all conditions of the GC District, the overlay district and any conditions associated with the CUP.

Sincerely,

Andrew A. Hemand, A.I.C.P.

Director of Planning

Windrose Land Services, Inc.

PARCEL MAP FROM CITY OF PEARLAND WEBSITE

14-OCT-2015

Address Search ...

Layers

Query/Info | Selection | Draw | Lat/Long | System

Identify Results

Name	Value
land_state_cd	D1
LegalDescr	A0507 A C H & B, TRACT 19, ACRES 12.680, PEARLAN
legal_desc	A0507 A C H & B, TRACT 19, ACRES 12.680, PEARLAN
prop_id	175985
py_addr_city	PEARLAND
py_addr_country	
py_addr_line1	
py_addr_line2	2411 PARK AVE
py_addr_state	TX
py_addr_zip	77581
py_owner_name	ALEXANDER T & B FAMILY LTD PRTNSHP
situs_city	PEARLAND
situs_num	
situs_street	HIGHWAY 35
situs_street_preix	
situs_street_suffix	
situs_unit	
situs_zip	

Clear

Tool: Identify > Brazoria Parcels 2015 X: 3153690.99, Y: 13761983.57, Longitude: -95.2729, Latitude: 29.5378 1: 2,811 Scales

PROPERTY COVERED UNDER BRAZORIA COUNTY APPRAISAL DISTRICT PROPERTY ID 175985

Brazoria CAD | [Property Search](#) | [Map Search](#) | [Map Administration](#) | [Login](#)

Property Search Results > Property ID 175985 ALEXANDER T & B FAMILY LTD PRTNSHIP for Year 2014

Account
 Property ID: 175985
 Geo. ID: 0507-0019-000
 Type: Real
 Legal Description: A0507 A C H & B, TRACT 19, ACRES 12.680, PEARLAND

Location
 Situs Address: HIGHWAY 35 PEARLAND,
 Neighborhood: ABSTRACT 1990 AND NEWER
 Mapsco:
 Jurisdictions: CAD, CPL, DR4, GBC, RDB, SPL

Owner
 Owner Name: ALEXANDER T & B FAMILY LTD PRTNSHIP
 Mailing Address: , 2411 PARK AVE, , PEARLAND, TX
 77581-4233

Property
 Appraised Value: \$1,270.00

Layers

- Parcels Group
- Abstracts
- City Limits
- Lakes
- Streets
- County

Map Search | **Map Search**

ISSUE BLOCK	DATE
85%	8/10/15
100%	10/21/15

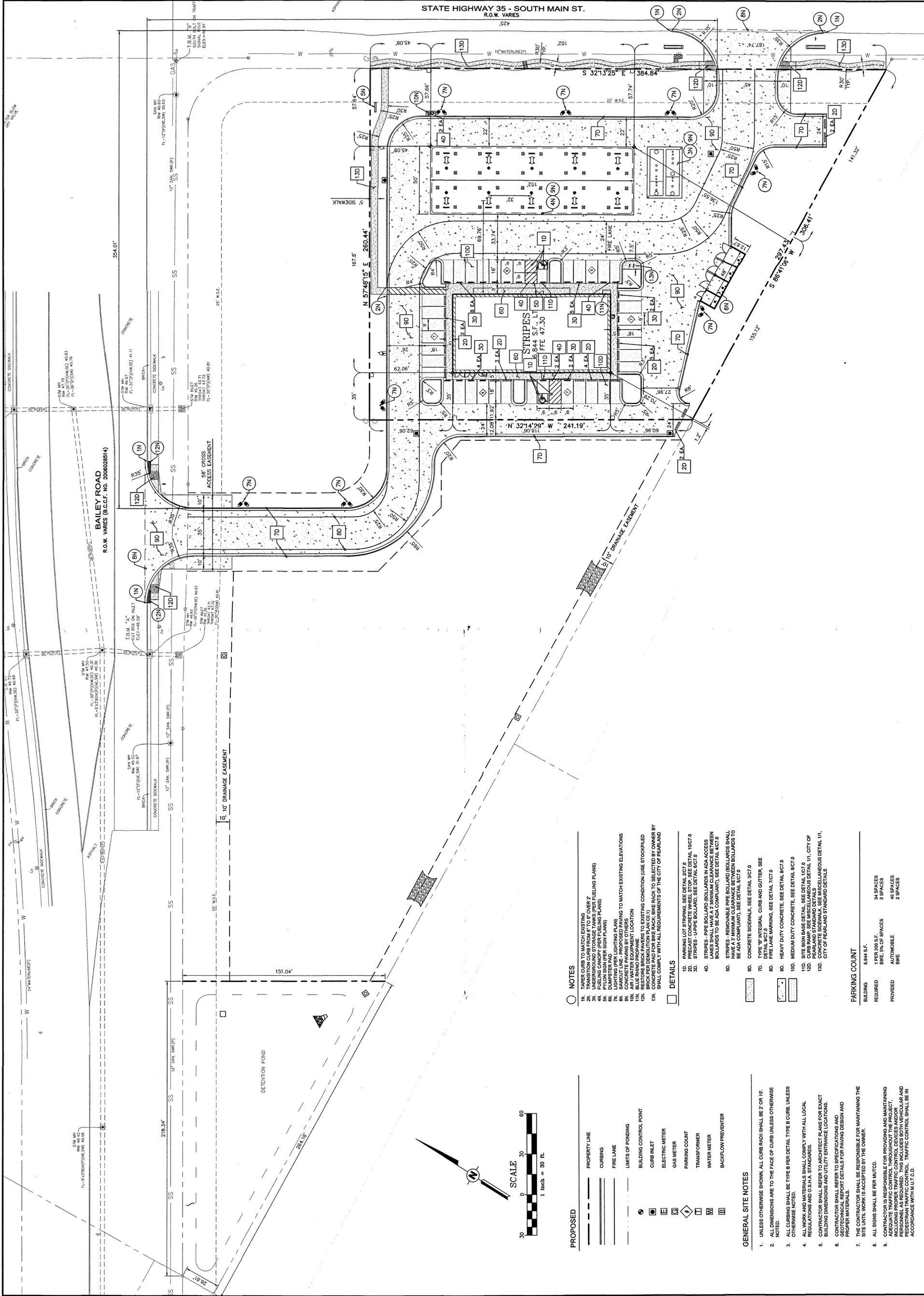
STORE NO: ###
DOCUMENT DATE: 9/28/2015
CHECKED BY: DRG
DRAWN BY: CLM



FOR PERMIT
TEXAS COA
#F-8576

SITE PLAN

SHEET: C1.0



- NOTES**
1. TAPER CURB TO MATCH EXISTING
 2. TRANSITION STRIPS FROM 2" TO 0" OVER 2'
 3. FUELING CANOPY (SEE FUELING PLANS)
 4. Pylon sign (SEE SIGN PLANS)
 5. LIGHTING (PER LIGHTING PLAN)
 6. SAWCUT LINE - PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
 7. BLUE RHINO PROPANE
 8. AIR/WATER EQUIPMENT LOCATION
 9. RESTORE BRICK PAVING TO EXISTING CONDITION (USE STOCKPILED)
 10. CONCRETE PAD FOR BIKE RACK, BIKE RACK TO BE SELECTED BY OWNER
 11. SHALL COMPLY WITH ALL REQUIREMENTS OF THE CITY OF PEARLAND
- DETAILS**
- 1D. PARKING LOT STRIPING, SEE DETAIL 2/C7.0
 - 2D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 10/C7.0
 - 3D. STRIPES - UPPER BOLLARD, SEE DETAIL 9/C7.0
 - 4D. STRIPES - PIPE BOLLARD (BOLLARDS IN ADA ACCESS LINES SHALL HAVE A MINIMUM CLEARANCE BETWEEN BOLLARDS TO BE ADA COMPLIANT), SEE DETAIL 10/C7.0
 - 5D. STRIPES - REMOVABLE PIPE BOLLARD (BOLLARDS SHALL BE ADA COMPLIANT), SEE DETAIL 9/C7.0
 - 6D. CONCRETE SIDEWALK, SEE DETAIL 3/C7.0
 - 7D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 9/C7.0
 - 8D. FIRE LANE MARKING, SEE DETAIL 7/C7.0
 - 9D. HEAVY DUTY CONCRETE, SEE DETAIL 9/C7.0
 - 10D. MEDIUM DUTY CONCRETE, SEE DETAIL 9/C7.0
 - 11D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C7.0
 - 12D. CURB RAMP, SEE MISCELLANEOUS DETAIL 1/I, CITY OF PEARLAND STANDARD DETAILS
 - 13D. CONCRETE SIDEWALK, SEE MISCELLANEOUS DETAIL 1/I, CITY OF PEARLAND STANDARD DETAILS

PARKING COUNT

BUILDING	6,844 S.F.	
REQUIRED	1 PER 200 S.F.	34 SPACES
PROVIDED	BIKE: 5% OF SPACES	2 SPACES
	AUTOMOBILE	40 SPACES
	BIKE	2 SPACES

- GENERAL SITE NOTES**
1. UNLESS OTHERWISE SHOWN, ALL CURB RADI SHALL BE 2' OR 10'.
 2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 3. ALL CURBS SHALL BE TYPE B PER DETAIL TYPE B CURB, UNLESS OTHERWISE NOTED.
 4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND OSHA STANDARDS.
 5. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
 6. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND APPROPRIATE REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
 8. ALL SIGNS SHALL BE PER MUTCD.
 9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT. PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.





Windrose Land Services, Inc
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management and GIS Services
Firm Registration No. 10108800

**DESCRIPTION OF 2.3304 ACRES OR 101,512 SQ. FT.
BEING THOSE TRACTS INCLUDED IN CITY OF PEARLAND
REZONING APPLICATION ZONING FOR CONDITIONAL USE PERMIT**

TRACT A – LOT 1, BLOCK 1, STRIPES PEARLAND

A TRACT OR PARCEL CONTAINING 1.8712 ACRES OR 81,508 SQUARE FEET OF LAND, BEING ALL OF LOT 1, BLOCK 1, STRIPES PEARLAND, MAP OR PLAT THEREOF RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2015042573, SITUATED IN THE A.C.H. & B., SURVEY, ABSTRACT NO. 507, BRAZORIA COUNTY, TEXAS, AND BEING PART OF AND OUT OF A CALLED 14.02 ACRE TRACT OF LAND CONVEYED TO THE T. & B. ALEXANDER FAMILY LTD. PARTNERSHIP IN THAT CERTAIN WARRANTY DEED FILED UNDER B.C.C.F. NO. 98-053938, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

COMMENCING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" FOUND MARKING THE NORTHEAST CORNER OF A CALLED 3.611 ACRE TRACT OF LAND CONVEYED TO STEVE RYAN AND CHARLOTTE RYAN IN THAT CERTAIN GENERAL WARRANTY DEED FILED FOR RECORD UNDER B.C.C.F. NO. 2013010994 AND THE SOUTHEAST CORNER OF THE 4,075 SQUARE FOOT TRACT DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES BY SAID MAP OF STRIPES PEARLAND;

THENCE, ALONG THE COMMON LINE BETWEEN THE SAID 4,075 SQUARE FOOT TRACT AND THE SAID 3.611 ACRE TRACT, SOUTH 86 DEG. 41 MIN. 06 SEC. WEST, A DISTANCE OF 8.76 FEET TO THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE NORTH LINE OF THE SAID 3.611 ACRE TRACT, SOUTH 86 DEG. 41 MIN. 06 SEC. WEST, A DISTANCE OF 297.43 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE MOST WESTERLY COMMON LINE BETWEEN LOT 2 AND LOT 1 OF SAID MAP OF STRIPES PEARLAND, NORTH 32 DEG. 14 MIN. 29 SEC. WEST, A DISTANCE OF 241.19 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE MOST NORTHERLY COMMON LINE BETWEEN LOT 2 AND LOT 1 OF SAID MAP OF STRIPES PEARLAND, NORTH 57 DEG. 48 MIN. 15 SEC. EAST, A DISTANCE OF 260.44 FEET TO A POINT ALONG THE WEST LINE OF THE SAID 4,075 SQUARE FOOT TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE BETWEEN THE SAID 4,075 SQUARE FOOT TRACT AND THE HEREIN DESCRIBED TRACT, SOUTH 32 DEG. 13 MIN. 25 SEC. EAST, A DISTANCE OF 384.84 FEET TO THE **PLACE OF BEGINNING**, AND CONTAINING 1.8712 ACRES OR 81,508 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 52102-CUP ZONING DESCRIPTION, PREPARED BY WINDROSE LAND SERVICES, INC.

TRACT B – RESTRICTED RESERVE "A", BLOCK 1, STRIPES PEARLAND

A TRACT OR PARCEL CONTAINING 0.4592 ACRES OR 20,004 SQUARE FEET OF LAND, BEING ALL OF RESTRICTED RESERVE "A", BLOCK 1, STRIPES PEARLAND, MAP OR PLAT THEREOF RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2015042573, SITUATED IN THE A.C.H. & B., SURVEY, ABSTRACT NO. 507, BRAZORIA COUNTY, TEXAS, AND BEING PART OF AND OUT OF A CALLED 14.02 ACRE TRACT OF LAND CONVEYED TO THE T. & B. ALEXANDER FAMILY LTD. PARTNERSHIP IN THAT CERTAIN WARRANTY DEED FILED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 98-053938, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

COMMENCING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" FOUND MARKING THE WEST END OF A CURVED CUTBACK CORNER OF THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF BAILEY ROAD (CALLED VARYING WIDTH) AS RECORDED UNDER B.C.C.F. NO. 2006028514 AND THE SOUTHWESTERLY R.O.W. LINE OF STATE HIGHWAY 35 (A.K.A. SOUTH MAIN STREET, WIDTH VARIES);

THENCE, ALONG THE SOUTHEASTERLY R.O.W. LINE OF SAID BAILEY ROAD, SOUTH 57 DEG. 45 MIN. 50 SEC. WEST, A DISTANCE OF 270.73 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "C.L. DAVIS" FOUND MARKING A POINT OF CURVATURE;



Windrose Land Services, Inc
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management and GIS Services
Firm Registration No. 10108800

THENCE, ALONG THE CURVED SOUTHEASTERLY R.O.W. LINE OF SAID BAILEY ROAD, IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 92.72 FEET, SUBTENDING A CENTRAL ANGLE OF 02 DEG. 36 MIN. 03 SEC., HAVING A RADIUS OF 2042.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 59 DEG. 03 MIN. 51 SEC. WEST, 92.71 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "C.L. DAVIS" FOUND MARKING A POINT OF REVERSE CURVATURE;

THENCE, ALONG THE CURVED SOUTHEASTERLY R.O.W. LINE OF SAID BAILEY ROAD, IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 88.86 FEET, SUBTENDING A CENTRAL ANGLE OF 02 DEG. 36 MIN. 03 SEC., HAVING A RADIUS OF 1957.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 59 DEG. 03 MIN. 51 SEC. WEST, 88.85 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "C.L. DAVIS" FOUND MARKING A POINT OF TANGENCY;

THENCE, ALONG THE SOUTHEASTERLY R.O.W. LINE OF SAID BAILEY ROAD, SOUTH 57 DEG. 45 MIN. 50 SEC. WEST, A DISTANCE OF 186.91 FEET TO THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTHEASTERLY R.O.W. LINE OF SAID BAILEY ROAD, SOUTH 32 DEG. 14 MIN. 18 SEC. EAST, A DISTANCE OF 151.04 FEET TO A POINT ON THE NORTH LINE OF THE RESIDUE OF A CALLED 53.8565 ACRE TRACT OF LAND QUITCLAIMED TO RICHARD J. BURNS IN THAT CERTAIN QUITCLAIM DEED FILED FOR RECORD UNDER B.C.C.F. NO. 2004071110, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID NORTH LINE, SOUTH 86 DEG. 41 MIN. 06 SEC. WEST, A DISTANCE OF 264.16 FEET TO A 1 INCH IRON PIPE FOUND MARKING AN INTERIOR CORNER OF SAID CALLED 53.8565 ACRE RESIDUE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 18 MIN. 54 SEC. WEST, A DISTANCE OF 26.61 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "C.L. DAVIS" FOUND ON THE SOUTHEASTERLY R.O.W. LINE OF SAID BAILEY ROAD AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHEASTERLY R.O.W. LINE OF SAID BAILEY ROAD, NORTH 57 DEG. 45 MIN. 50 SEC. EAST, A DISTANCE OF 218.34 FEET TO THE **PLACE OF BEGINNING**, AND CONTAINING 0.4592 ACRES OR 20,004 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 52102-CUP ZONING DESCRIPTION, PREPARED BY WINDROSE LAND SERVICES, INC.


MIKE KURKOWSKI
R.P.L.S. NO. 5101
STATE OF TEXAS



10-14-15
DATE

2015 TAX STATEMENT



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

Certified Owner:

ALEXANDER T & B FAMILY LTD PRTNSHP
2411 PARK AVE
PEARLAND, TX 77581-4233

Legal Description:

A0507 A C H & B, TRACT 19, ACRES
12.680, PEARLAND

Account No: 0507-0019-000

Appr. Dist. No.: 175985

Legal Acres: 12.6800

Parcel Address: HIGHWAY 35

As of Date: 10/14/2015

Print Date: 10/14/2015

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$317,000	\$0	\$317,000	\$317,000	\$0	\$0	\$317,000	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
BRAZORIA COUNTY <i>Amount saved by additional sales tax revenue \$1.10</i>	\$317,000	OSP	\$315,920.00	\$1,080	0.4260000	\$4.60
SPECIAL ROAD & BRIDGE	\$317,000	OSP	\$315,920.00	\$1,080	0.0600000	\$0.65
PEARLAND ISD	\$317,000	OSP	\$315,920.00	\$1,080	1.4156000	\$15.29
BRAZORIA DRAINAGE DIST 4	\$317,000	OSP	\$315,920.00	\$1,080	0.1555000	\$1.68
CITY OF PEARLAND	\$317,000	OSP	\$315,920.00	\$1,080	0.7053000	\$7.62

Total Tax: \$29.84
Total Tax Paid to date: \$0.00
Total Tax Remaining: \$29.84

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

10/31/2015 0%	11/30/2015 0%	12/31/2015 0%	01/31/2016 0%	02/29/2016 7%	03/31/2016 9%
\$29.84	\$29.84	\$29.84	\$29.84	\$31.93	\$32.53
04/30/2016 11%	05/31/2016 13%	06/30/2016 15%	07/31/2016 18 + up to 20%	08/31/2016 19 + up to 20%	09/30/2016 20 + up to 20%
\$33.12	\$33.72	\$34.31	\$41.36	\$41.69	\$42.05

School Information:

PEARLAND ISD 2015 M&O 1.0400000 I&S .37560000 Total 1.4156000 2014 M&O 1.0400000 I&S .37570000 Total 1.4157000

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

4.1.62 ✂

Print Date: 10/14/2015

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

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



0507-0019-000
ALEXANDER T & B FAMILY LTD PRTNSHP
2411 PARK AVE
PEARLAND, TX 77581-4233

AMOUNT PAID:

\$ _____

05070019000 2015 102015 00000002984 00000002984 00000002984 5

Brazoria CAD

Property Search Results > 175985 ALEXANDER T & B FAMILY LTD PRTNSHP for Year 2016

Property

Account

Property ID: 175985 Legal Description: A0507 A C H & B, TRACT 19, ACRES 12.680, PEARLAND
 Geographic ID: 0507-0019-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: HIGHWAY 35 Mapsco:
 PEARLAND,
 Neighborhood: ABSTRACT 1990 AND NEWER Map ID:
 Neighborhood CD: SPL.N

Owner

Name: ALEXANDER T & B FAMILY LTD PRTNSHP Owner ID: 260856
 Mailing Address: 2411 PARK AVE % Ownership: 100.0000000000%
 PEARLAND, TX 77581-4233
 Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A
(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A <input type="text" value="N/A"/>
(+) Timber Market Valuation:	+	N/A <input type="text" value="N/A"/>

(=) Market Value:	=	N/A
(-) Ag or Timber Use Value Reduction:	-	N/A

(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A

(=) Assessed Value:	=	N/A

Taxing Jurisdiction

Owner: ALEXANDER T & B FAMILY LTD PRTNSHP
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CPL	CITY OF PEARLAND	N/A	N/A	N/A	N/A
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	N/A	N/A	N/A	N/A
GBC	BRAZORIA COUNTY	N/A	N/A	N/A	N/A
RDB	ROAD & BRIDGE FUND	N/A	N/A	N/A	N/A
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A4	IMPROVED PASTURE	12.6800	552340.80	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$0	\$317,000	1,080	1,080	\$0	\$1,080
2014	\$0	\$317,000	1,270	1,270	\$0	\$1,270
2013	\$0	\$317,000	1,400	1,400	\$0	\$1,400
2012	\$0	\$317,000	1,400	1,400	\$0	\$1,400
2011	\$0	\$317,000	1,400	1,400	\$0	\$1,400
2010	\$0	\$317,000	1,400	1,400	\$0	\$1,400
2009	\$0	\$317,000	1,270	1,270	\$0	\$1,270
2008	\$0	\$317,000	1,210	1,210	\$0	\$1,210
2007	\$0	\$317,000	1,210	1,210	\$0	\$1,210
2006	\$0	\$152,160	1,200	1,200	\$0	\$1,200
2005	\$0	\$152,160	1,200	1,200	\$0	\$1,200
2004	\$0	\$152,160	1,200	1,200	\$0	\$1,200
2003	\$0	\$177,520	1,200	1,200	\$0	\$1,200
2002	\$0	\$88,760	1,270	1,270	\$0	\$1,270
2001	\$0	\$88,760	1,270	1,270	\$0	\$1,270

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/14/1998	WD	WARRANTY DEED	ALEXANDER THOMAS P ESTATE	T & B ALEXANDER FMLY LTD PRTNSP	98	053938	0

Questions Please Call (979) 849-7792

This year is not certified and ALL values will be represented with "N/A".



- Any other information which may be requested by the Planning Department to fully evaluate and review the application and the potential impact of a proposed tower or antenna.

h. Posting of Notification Signs on Property Under Consideration for a Conditional Use Permit (CUP)

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 (30) feet 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 two (2) feet by three (3) feet, but no larger than four (4) feet by four (4) feet
 - At least two (2) feet above the ground
 - Blue or black lettering that is a minimum of 3 inches by ½ inch, on a white background
 - Message content as follows:

**PROPOSED CUP
Contact City of Pearland
281.652.1765**

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

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

I hereby acknowledge that notification signs will be posted on-site in accordance with the regulations outlined above.


 Applicant's Signature

ANDREW J.N. ALLEMAND
 Applicant's Printed Name

10/13/2015
 Date



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE
CITY OF PEARLAND, TEXAS,
MONDAY, NOVEMBER 16, 2015, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2015-12Z

A request of R West Development Co, Inc., applicant; on behalf of Henry Kurjee of Houston Business Investments Inc. and Tracy F. Goza of Pearland Magnolia LLC, owners; for approval of a change in zoning from the Light industrial (M-1) zoning district to the Single Family Residential -3 (R-3) zoning district; on approximately 35.6674 acres of land, to wit:

Legal Description: Being a part of a 31.1339 acre tract out of the H.T. & B. RR Company Survey, Section 11, A-239 and a 10.076 Acre tract out of Section 11. H.T.& B. RR Co. Survey A-239 Pearland, Brazoria County, Texas.

General Location: East side of Veterans Drive, approximately 450 feet north of Magnolia Road, Pearland, TX.

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

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.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: November 16, 2015

Re: Zone Change Application Number 2015-12Z

A request of R West Development Co, Inc., applicant; on behalf of Henry Kurjee of Houston Business Investments Inc. and Tracy F. Goza of Pearland Magnolia LLC, owners; for approval of a change in zoning from the Light Industrial (M-1) zoning district to the Single Family Residential - 3 (R-3) zoning district; on approximately 35.6674 acres of land..

General Location: East side of Veterans Drive, approximately 450 feet north of Magnolia Road, Pearland, TX.

Summary of Request

The applicant is requesting approval of a change in zoning from the Light Industrial (M - 1) zoning districts to the Single Family Residential (R-3) zoning district on approximately 35.6674 acres located on the east side Veterans Drive and north of Magnolia Road. The applicant is seeking a zone change for the entire parcel to allow for a single family residential development that will consist of individual lots with minimum widths of 60 feet.

Recommendation

Staff is unable to recommend approval of the request to change the zoning of the approximately 35.6674 acre site from M-1 to R-3 for the following reasons:

1. The change in zoning is not in conformance with the 2015 Comprehensive Plan's Future Land Use Plan that calls for this area to be Light Industrial. The existing M-1 zoning designation is in conformance with the 2015 Comprehensive Plan.
2. The proposed site is surrounded on three sides by industrial zoned property as well as an existing railroad line. This site is not conducive to residential development due to negative effects of noise, dust, odors, truck traffic, and other

environmental and safety impacts of the surrounding industrial uses and abutting railroad tracks.

3. The proposed zone change is not in conformance with the Unified Development code which states that the purpose of the R-3 residential district is to provide a buffer between lower density residential and non-residential zoning districts. This property is bounded by railroad tract on the east, industrial zones and uses on the north and south, and mobile homes on the west across Veterans Drive. The proposed zone would create an island of single family residences, surrounded by incompatible uses.
4. The proposed zone change does provide for diversity in lot sizes. As discussed with previous zone changes, there is a need throughout the city for more diversity in single family lots. This development proposes small R-3 sized lots (60' lot widths) as opposed to a mix of lot sizes including larger lots.

Site History

The subject property is currently undeveloped. The property has frontage along Veterans Drive. A second point of access will need to extend through the city right-of-way along Magnolia Road to gain the required amount of access points for a development of this size.

The site is surrounded by industrial zoned properties and uses, with the exception of the mobile home park to the west across Veterans Drive. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Light Industrial (M-1)	Concrete Plant
South	Light Industrial (M-1)	Warehousing/Distribution/ Undeveloped Land
East	Mobil Home (MH)	Warehousing/Distribution/Railroad Tracts
West	Light Industrial (M-1)	Magnolia Oaks Mobile Home Park

Conformance with the Thoroughfare Plan

The subject property has frontage along Veterans Drive and Magnolia Road; both are listed as secondary thoroughfares which requires a minimum of 100 feet of right-of-way. Additional right-of-way may be required along Veterans Drive at the time of platting.

Platting Status

The subject property, if rezoned from single family, will need to be platted to reflect the new lot layout and road configurations.

Conformance with the Unified Development Code

All proposed developments on site will be required to be in compliance with the Unified Development Code (UDC). The proposed development will have a minimum of 2 access points to be in compliance with the access management section of the UDC. All lots will be platted in conformance with the approved zoning for the property.

The below table shows the development requirements of the proposed R-3 zoning designation.

Single Family Residential Area Regulations	
Size of Lots	R-3 (Proposed Zone) Requirements
Minimum Lot Size	6,600 sf.
Minimum Lot Width	60 ft.
Minimum Lot Depth	90 ft.

Conformance with Comprehensive Plan

The proposed change in zoning from M-1 to R-3 is not in conformance with the 2015 Comprehensive Plan. The Comprehensive Plan calls for this area to be Light Industrial. The existing M-1 zoning is a zoning designation that would meet the requirements of the Comprehensive Plan.

Availability of Utilities

The property has access to utilities. GIS data indicates that there is an existing 30-inch sewer line and 12-inch waterline located along Magnolia Road and an existing 16-inch sewer line and 6-inch waterline located in front of the subject parcel along Veterans Drive.

Impact on Existing and Future Development

This property is bounded by railroad tract on the east, industrial zones and uses on the north and south, and mobile homes on the west across Veterans Drive. The proposed zone would create an island of single family residences, surrounded by incompatible uses. Therefore, this site is not conducive to future residential development due to negative effects of noise, dust, odors, truck traffic, and other environmental and safety impacts of the surrounding industrial uses (existing and future) and abutting railroad tracks. Additionally, future industrial development on abutting M-1 zoned parcels will have the added burden of dealing with residential adjacency requirements in the future if this zone change is approved.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the 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 returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet

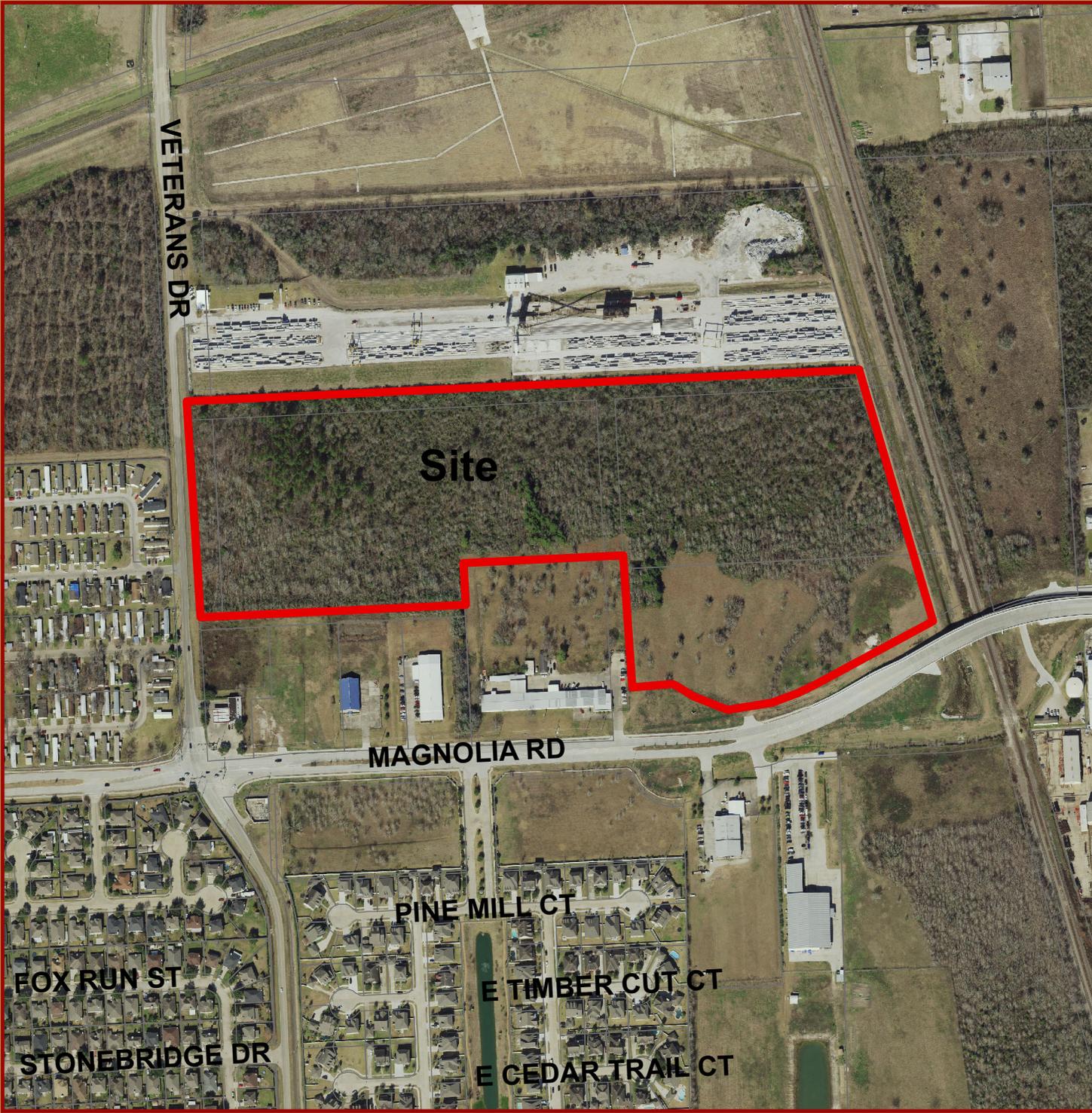


Exhibit 1

AERIAL MAP

Zone Change 2015-12Z

**Veterans Dr. north of
Magnolia Rd.**



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.

1 inch = 464 feet

OCTOBER 2015
PLANNING DEPARTMENT



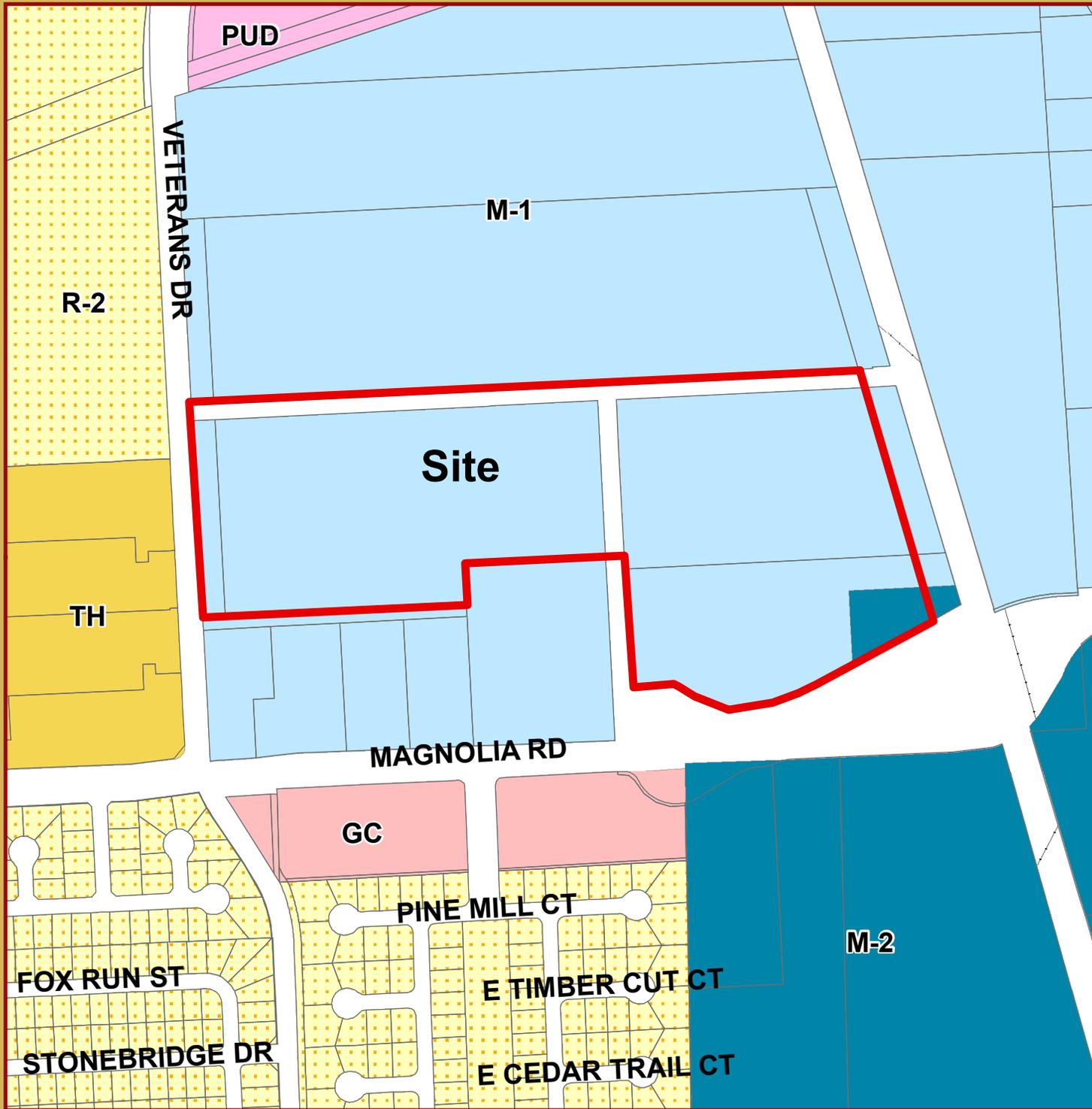


Exhibit 2

ZONING MAP

Zone Change 2015-12Z

Veterans Dr. north of
Magnolia Rd.



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.

1 inch = 464 feet

OCTOBER 2015
PLANNING DEPARTMENT



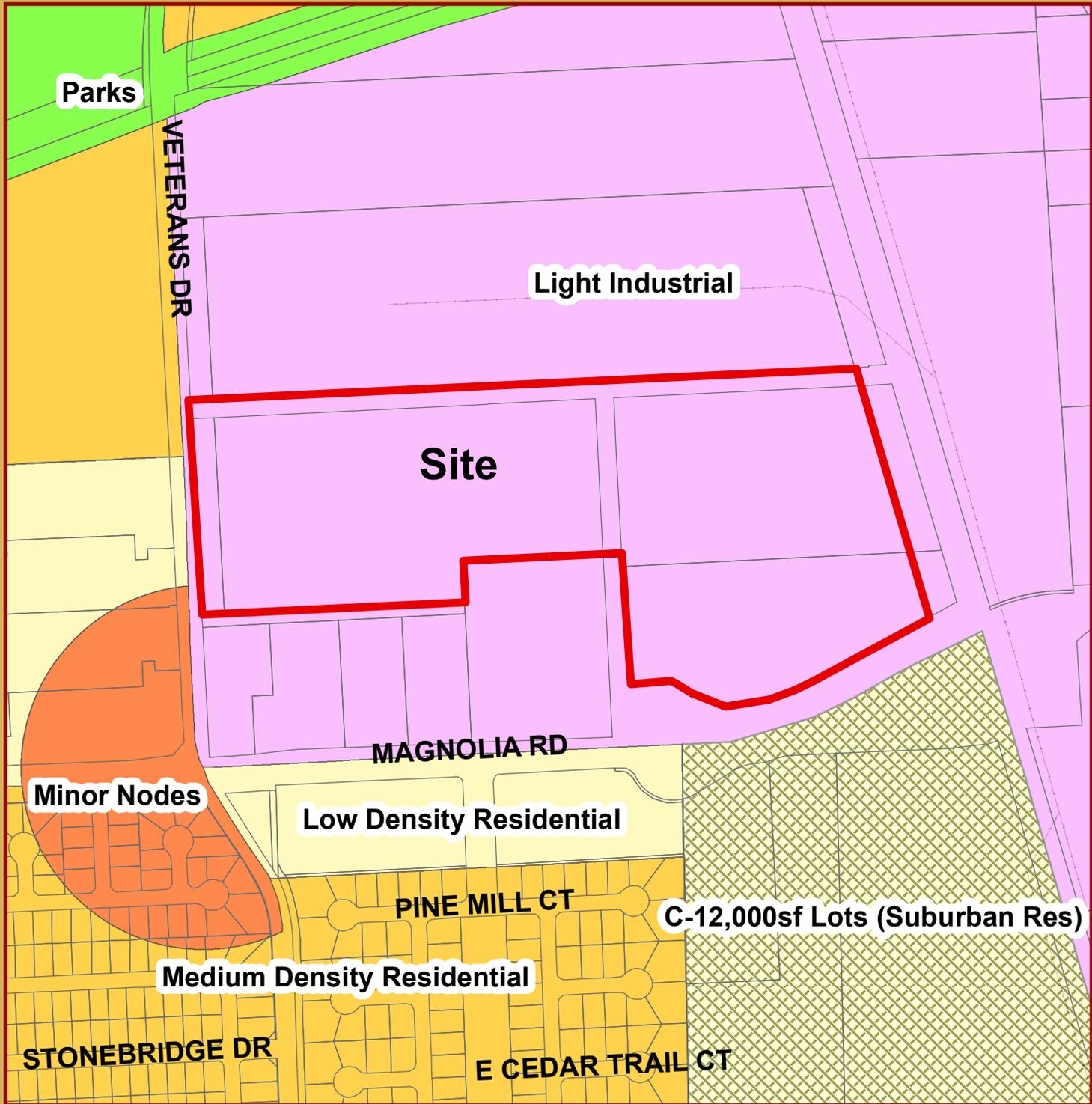


Exhibit 3

FLUP MAP

Zone Change 2015-12Z

Veterans Dr. north of Magnolia Rd.



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.

1 inch = 464 feet

OCTOBER 2015
PLANNING DEPARTMENT





Exhibit 4

NOTIFICATION MAP

Zone Change 2015-12Z

Veterans Dr. north of
Magnolia Rd.



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.

1 inch = 464 feet

OCTOBER 2015
PLANNING DEPARTMENT



EXHIBIT 5

Zone Change 2015-12Z

Owner	Address	City	State	Zip
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
BRAZORIA CO DRAINAGE #4	4805 BROADWAY ST	PEARLAND	TX	77581
CORNER MARKET #2	3419 VETERANS DR	PEARLAND	TX	77584
CORREIA HOLDING INC	1737 COUNTY ROAD 57	ROSHARON	TX	77583
ENNEKING INVESTMENT INC	4301 MAGNOLIA ST	PEARLAND	TX	77584
GATE CONCRETE PRODUCTS	PO BOX 38	PEARLAND	TX	77588
HANNOVER ESTATES LTD	1616 S VOSS RD STE 618	HOUSTON	TX	77057
HOUSTON BUSINESS INVSTMNTS INC	7107 CRANFORD CT	SUGAR LAND	TX	77479
INTERCONTINENTAL MACHINE	4271 MAGNOLIA ST	PEARLAND	TX	77584
MAGNOLIA - FLOW ASSOCIATES	3000 TOWN CTR STE 540	SOUTHFIELD	MI	48075
OCEAN GEOPHYSICAL SERVICE INC	4181 MAGNOLIA ST	PEARLAND	TX	77584
PEARLAND MAGNOLIA LLC	3900 MAGNOLIA ST	PEARLAND	TX	77584
R WEST DEVELOPMENT CO	7918 BROADWAY STE 106	PEARLAND	TX	77581



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will **not** be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department
for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Zoning Change | <input type="checkbox"/> ZBA Variance |
| <input type="checkbox"/> Cluster Development Plan | <input type="checkbox"/> P&Z Variance |
| <input type="checkbox"/> Planned Development Workshop | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Plat (list type): _____ | <input type="checkbox"/> Conditional Use Permit |

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted

Project Name: Terra Estates Tax ID: _____

Project Address/Location: 3901 Magnolia

Subdivision: Magnolia Industrial #2 No. of Lots: 136 Total Acres: 35.6674

Brief Description of Project: Single Family Residential Development

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: See Attachment A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Fax: _____

Email Address: _____

APPLICANT/AGENT INFORMATION:

Name: R West Development Co, Inc.

Address: 7918 Broadway, Suite 106

City: Pearland State: TX Zip: 77581

Phone: (281) 997-1500

Fax: (281) 997-2886

Email Address: chris@rwestdevelopment.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: SEE ATTACHED Date: _____

Agent's/
Applicant's Signature: [Signature] Date: 10-15-2015

OFFICE USE ONLY:			
FEES PAID: <u>\$875.</u>	DATE PAID: <u>10/16/15</u>	RECEIVED BY: <u>VH</u>	RECEIPT NUMBER: <u>16828</u>
			APPLICATION NUMBER: <u>2015-122</u>



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: M1

Proposed Zoning District: R3

Property Information:

Address or General Location of Property: 3901 MAGNOLIA PLUS ADJACENT ACRES

Tax Account No. 166281 & 227817

Subdivision: MAGNOLIA INDUSTRIAL #2 Lot: _____ Block: _____

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

PROPERTY OWNER INFORMATION:

NAME SEE ATTACHMENT A
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE(_____) _____
FAX(_____) _____
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME R WEST DEVELOPMENT CO, INC
ADDRESS 7918 BROADWAY SUITE 106
CITY PEARLAND STATE TX ZIP 77581
PHONE(281) 997-1500
FAX(281) 997-2886
E-MAIL ADDRESS CHRIS@RWESTDEVELOPMENT.COM

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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: SEE ATTACHED Date: _____

Agent's/Applicant's Signature: [Signature] Date: 10-15-2015

OFFICE USE ONLY:

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

Application No. _____



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

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Include the applicable checklist for each project type with this application.
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TYPE OF APPLICATION:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Zoning Change | <input type="checkbox"/> ZBA Variance |
| <input type="checkbox"/> Cluster Development Plan | <input type="checkbox"/> P&Z Variance |
| <input type="checkbox"/> Planned Development Workshop | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Plat (list type): _____ | <input type="checkbox"/> Conditional Use Permit |

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted

Project Name: Terra Estates Tax ID: _____

Project Address/Location: 3901 Magnolia

Subdivision: Magnolia Industrial #2 No. of Lots: _____ Total Acres: 35.6674

Brief Description of Project: Single Family Residential Development

****When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.****

PROPERTY OWNER INFORMATION:

Name: See Attachment A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Fax: _____

Email Address: _____

APPLICANT/AGENT INFORMATION:

Name: R West Development Co, Inc.

Address: 7918 Broadway, Suite 106

City: Pearland State: TX Zip: 77581

Phone: (281) 997-1500

Fax: (281) 997-2886

Email Address: chris@rwestdevelopment.com

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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:  _____ Date: 10-14-2015

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

OFFICE USE ONLY:			
FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
			APPLICATION NUMBER:



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

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Refer to the schedule on the City's website and/or within the Planning Department
for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Zoning Change | <input type="checkbox"/> ZBA Variance |
| <input type="checkbox"/> Cluster Development Plan | <input type="checkbox"/> P&Z Variance |
| <input type="checkbox"/> Planned Development Workshop | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Plat (list type): _____ | <input type="checkbox"/> Conditional Use Permit |

PROJECT INFORMATION:

- Residential Commercial Property Platted Property Not Platted

Project Name: Terra Estates Tax ID: _____

Project Address/Location: 3901 Magnolia

Subdivision: Magnolia Industrial #2 No. of Lots: _____ Total Acres: 35.6674

Brief Description of Project: Single Family Residential Development

****When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.****

PROPERTY OWNER INFORMATION:

Name: See Attachment A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Fax: _____

Email Address: _____

APPLICANT/AGENT INFORMATION:

Name: R West Development Co, Inc.

Address: 7918 Broadway, Suite 106

City: Pearland State: TX Zip: 77581

Phone: (281) 997-1500

Fax: (281) 997-2886

Email Address: chris@rwestdevelopment.com

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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:  Date: 10-14-2015

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

OFFICE USE ONLY:

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

Houston Business Investments Inc
7170 Cranford Ct
Sugar Land, TX 77479-5633
Tel: (832) 646-0287

October 12, 2015

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

Ref: Unified Development Code - Section 1.2.1.1 (a)

Planning Department,

I authorize R West Development Co, Inc. as agent to file zoning application changes for our property located at Magnolia and Veterans and identified by Brazoria County Appraisal District by Property ID 227817.

Sincerely,



Henry Kurjee
President

PEARLAND MAGNOLIA, LLC
211 E. PARKWOOD, SUITE 100
FRIENDSWOOD, TX 77546
Tel: (832) 736-9600

October 12, 2015

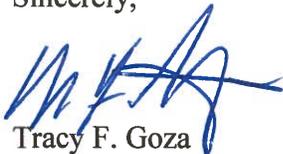
City of Pearland
Planning Department
3523 Liberty Drive
Pearland, Texas 77581

Ref: Unified Development Code - Section 1.2.1.1 (a)

Planning Department,

I authorize R West Development Co, Inc. as agent to file zoning application changes for our property located at 3901 Magnolia and identified by Brazoria County Appraisal District by Property ID 166281.

Sincerely,



Tracy F. Goza
President

APPLICATION CHECKLIST FOR THE FOLLOWING

- **Zone Changes**
- **Planned Development Districts (PD)**

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

*Letter of Intent is not required for a PD.

- Application fee, as determined below, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)
 - **Zero (0) to less than 25 acres:**
 - \$ 750.00 plus \$25.00 per each type of zoning district requested; or
 - \$ 800.00 if requesting a Planned Development (PD)
 - **25 to less than 50 acres:**
 - \$ 800.00, plus \$25.00 per each type of zoning district requested; or
 - \$ 850.00 if requesting a Planned Development (PD)
 - **50 to less than 75 acres:**
 - \$ 850.00, plus \$25.00 per each type of zoning district requested; or
 - \$ 900.00 if requesting a Planned Development (PD)
 - **75 to less than 100 acres:**
 - \$ 900.00, plus \$25.00 per each type of zoning district requested; or
 - \$ 950.00 if requesting a Planned Development (PD)
 - **100 acres and above:**
 - \$ 950.00, plus \$25.00 per each type of zoning district requested; or
 - \$ 1000.00 if requesting a Planned Development (PD)

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

- Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing.
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- Application packets that are not **complete** will not be accepted. **When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.**

Additional Information:

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

Layers

- All Layers
- Addresses
- Elevation Layers
- Land Marks
- Parks and Trails
- Utilities
- Capital Projects
- Planning Layers
- Regional Growth Forecast
- Boundary Layers
- Roads
- Aerials
- Appraisal Districts
- City Boundaries

Address Search ...

Identify Results

Name	Value
Brazoria Parcels 2015	C2
Feature	ABST - 236 Tract - 15A1A
Feature	A0230 H T & B R R, TRACT 15A1A, ACRES 10.069
Feature	169281
py_addr_city	PEARLAND
py_addr_country	
py_addr_line1	3900 MAGNOLIA ST
py_addr_line2	
py_addr_state	TX

Clear

Lat/Long

System

Queries

Address Locator

Markup

Lat / Long

Overview Map

Tool: Identify > Brazoria Parcels 2015

X: 31465369.73, Y: 13766992.16, Longitude: -95.2945,

Letter of Intent
3910 Magnolia and adjacent property

The developer will develop the specified property into a residential neighborhood consistent and similar to the residential developments that border or are near the property. In order to accomplish this, the zoning designation of M1 must be changed to R3. The following residential developments are near the proposed rezoning:

1. Magnolia Place (Mobile Home Park)
2. Cobblestone
3. Westwood Village
4. Cabot Cove
5. Twin Lakes
6. Lakes at Walnut Bend
7. Canterbury Park
8. Pearland Farms

The highest and best use for this property is residential.

Brazoria CAD

Property Search Results > 166281 PEARLAND MAGNOLIA LLC for Year 2015

Property

Account

Property ID: 166281 Legal Description: A0239 H T & B R R TRACT 15A1A ACRES 10.069
 Geographic ID: 0239-0044-000 Agent Code: ID:375
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 3901 MAGNOLIA PEARLAND, Mapsco:
 Neighborhood: COMM ACCTS Map ID:
 Neighborhood CD: COMM

Owner

Name: PEARLAND MAGNOLIA LLC Owner ID: 276789
 Mailing Address: 3900 MAGNOLIA ST PEARLAND, TX 77584-1610 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$71,440	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$71,440	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$71,440	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$71,440	

Taxing Jurisdiction

Owner: PEARLAND MAGNOLIA LLC
 % Ownership: 100.0000000000%
 Total Value: \$71,440

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$71,440	\$71,440	\$0.00
CPL	CITY OF PEARLAND	0.712100	\$71,440	\$71,440	\$508.73
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.156000	\$71,440	\$71,440	\$111.45
GBC	BRAZORIA COUNTY	0.438500	\$71,440	\$71,440	\$313.27
RDB	ROAD & BRIDGE FUND	0.060000	\$71,440	\$71,440	\$42.86
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	1.415700	\$71,440	\$71,440	\$1,011.38
Total Tax Rate:		2.782300			
Taxes w/Current Exemptions:					\$1,987.69
Taxes w/o Exemptions:					\$1,987.68

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	2.0000	87120.00	0.00	0.00	\$30,490	\$0
2	A1	FRONT ACREAGE	8.0690	351485.64	0.00	0.00	\$40,950	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$0	\$71,440	0	71,440	\$0	\$71,440
2014	\$0	\$71,440	0	71,440	\$0	\$71,440
2013	\$0	\$71,440	0	71,440	\$0	\$71,440
2012	\$0	\$72,500	0	72,500	\$0	\$72,500
2011	\$0	\$72,500	0	72,500	\$0	\$72,500
2010	\$0	\$72,500	0	72,500	\$0	\$72,500
2009	\$0	\$72,500	0	72,500	\$0	\$72,500
2008	\$0	\$72,500	0	72,500	\$0	\$72,500
2007	\$0	\$72,500	0	72,500	\$0	\$72,500
2006	\$0	\$68,030	0	68,030	\$0	\$68,030
2005	\$71,870	\$68,030	0	139,900	\$0	\$139,900
2004	\$69,970	\$108,000	0	177,970	\$0	\$177,970
2003	\$69,970	\$101,250	0	171,220	\$0	\$171,220
2002	\$59,430	\$132,000	0	191,430	\$0	\$191,430
2001	\$87,400	\$132,000	0	219,400	\$0	\$219,400

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/30/1998	WD	WARRANTY DEED	UNR INDUSTRIES INC	PEARLAND MAGNOLIA LLC	98	043650	0

Questions Please Call (979) 849-7792

Brazoria CAD

Property Search Results > 227817 HOUSTON BUSINESS INVSTMNTS INC for Year 2015

Property

Account

Property ID:	227817	Legal Description:	MAGNOLIA INDUSTRIAL #2 (PEARLAND) BLK 1 LOT 1 ACRES 25.5914
Geographic ID:	6373-0004-000	Agent Code:	ID:1028317
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	MAGNOLIA PEARLAND,	Mapsc0:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	HOUSTON BUSINESS INVSTMNTS INC	Owner ID:	367456
Mailing Address:	7107 CRANFORD CT SUGAR LAND, TX 77479-5633	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$255,910	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$255,910	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$255,910	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$255,910	

Taxing Jurisdiction

Owner: HOUSTON BUSINESS INVSTMNTS INC
 % Ownership: 100.0000000000%
 Total Value: \$255,910

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$255,910	\$255,910	\$0.00	
CPL	CITY OF PEARLAND	0.712100	\$255,910	\$255,910	\$1,822.34	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.156000	\$255,910	\$255,910	\$399.22	
GBC	BRAZORIA COUNTY	0.438500	\$255,910	\$255,910	\$1,122.17	
RDB	ROAD & BRIDGE FUND	0.060000	\$255,910	\$255,910	\$153.55	
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	1.415700	\$255,910	\$255,910	\$3,622.91	
Total Tax Rate:		2.782300				
					Taxes w/Current Exemptions:	\$7,120.19
					Taxes w/o Exemptions:	\$7,120.18

Improvement / Building

Thursday, October 15, 2015

[Shopping Cart](#) 

Property Tax Status

[Begin a New Search](#) [Go to Your Portfolio](#) [Tax Office FAQ's](#)

Make your check or money order payable to:
Ro'Vin Garrett
111 E. Locust
Angleton, Texas 77515

Shopping Cart: For your convenience you may pay several accounts at once. Click the 'Click Here to Pay Now' button to add this account to the shopping cart. Additional accounts can be added by doing a search again, then clicking the 'Click Here to Pay Now' button for each account. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you go to the Certified Payment web site.

If using Internet Explorer version 8 or later, you may experience problems adding more than four accounts to your shopping cart. Please consider using a different browser (for ex., Chrome or Firefox) to manage your shopping cart.



A [Convenience Fee](#) of up to 2.4% will be charged for all credit card payments by the vendor providing this service. For eChecks, a convenience fee of \$1.50 will be charged for each transaction. The fee covers the cost of making payments by credit card possible. The fee will appear as a charge to 'Certified Payments'. No part of this fee is retained by Brazoria County.

Unless otherwise noted, all data refers to tax information for 2015. All amounts due include penalty, interest, and attorney fees when applicable. Due to the large volume of work during heavy payment periods amounts due may not reflect payments that have been received but not yet processed.

Account Number: 02390044000

Address:
PEARLAND MAGNOLIA LLC
3900 MAGNOLIA ST
PEARLAND, TX 77584-1610

Property Site Address:
3901 MAGNOLIA

Legal Description:
A0239 H T & B R R TRACT 15A1A ACRES
10.069

Current Tax Levy: \$1,973.45
Current Amount Due: \$1,973.45
Prior Year Amount Due: \$0.00
Total Amount Due: \$1,973.45

Last Payment Amount for Current Year Taxes:
Not Received

Active Lawsuits: None

Pending Credit Card or E-Check Payments:
No Payment Pending

[Click Here to Pay Now](#)

Jurisdictions:
BRAZORIA COUNTY
BRAZORIA DRAINAGE DIST 4
CITY OF PEARLAND
PEARLAND ISD
SPECIAL ROAD & BRIDGE

Market Value: \$71,440
Land Value: \$71,440
Improvement Value: \$0
Capped Value: \$0
Agricultural Value: \$0
Exemptions: None
Last Certified Date: 09/27/2015

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Print a Current Tax Statement](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

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[Tax Office Home Page](#)

Brazoria County:

Thursday, October 15, 2015

[Shopping Cart](#) 

Property Tax Status

[Begin a New Search](#) [Go to Your Portfolio](#) [Tax Office FAQ's](#)

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Ro'Vin Garrett
111 E. Locust
Angleton, Texas 77515

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Account Number: 63730004000

Address:

HOUSTON BUSINESS INVSTMNTS INC
7107 CRANFORD CT
SUGAR LAND, TX 77479-5633

Property Site Address:

MAGNOLIA

Legal Description:

MAGNOLIA INDUSTRIAL #2 (PEARLAND) BLK 1
LOT 1 ACRES 25.5914

Current Tax Levy: \$7,069.26

Current Amount Due: \$7,069.26

Prior Year Amount Due: \$0.00

Total Amount Due: \$7,069.26

Last Payment Amount for Current Year Taxes:

Not Received

Active Lawsuits: None

Pending Credit Card or E-Check Payments:

No Payment Pending

[Click Here to Pay Now](#)

Jurisdictions:

BRAZORIA COUNTY
BRAZORIA DRAINAGE DIST 4
CITY OF PEARLAND
PEARLAND ISD
SPECIAL ROAD & BRIDGE

Market Value: \$255,910

Land Value: \$255,910

Improvement Value: \$0

Capped Value: \$0

Agricultural Value: \$0

Exemptions: None

Last Certified Date: 10/13/2015

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

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[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

Tax Office:

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[Tax Rates & Entities](#)
[Related Links](#)

[Tax Office FAQ](#)
[Tax Office Home Page](#)

Brazoria County:

Attachment A
Property Ownership Detail

Property ID: 166281 (10.069 acres)

Pearland Magnolia LLC
211 E. Parkwood, Suite 100
Friendswood, Texas 77546
Tel: 832-736-9600
Fax: 832-736-9607
Email: tgoza@lpidev.net

Property ID: 227817 (25.5914 acres)

Houston Business Investments Inc
7170 Cranford Ct
Sugar Land, TX 77479-5633
Tel: (832) 646-0287
Email: kurjeel@hotmail.com

Address Search ...

Layers

- All Layers
- Addresses
- Elevation Layers
- Land Marks
- Parks and Trails
- Utilities
- Capital Projects
- Planning Layers
- Zoning
- CUP_SUP
- Future Road Connections
- Thoroughfare Plan
- Thoroughfare Intersections
- Future Land Use Plan 2015
- Plats
- Regional Growth Forecast
- HGAC Land Use 2010
- HGAC Land Use 2040
- HGAC 2003 Traffic Analysis Zones
- 2010 US Census Tracts
- HUD Low Moderate Income
- Boundary Layers
- County Lines
- Zip Codes
- PISD Property
- School
- School Districts
- Subdivisions
- TCEQ_CCN_WATER
- TCEQ_CCN_SEWER
- MUD
- Roads
- Aerials
- Appraisal Districts
- Brazoria Parcels 2015
- Harris Parcels 2015

Queries

Address Locator

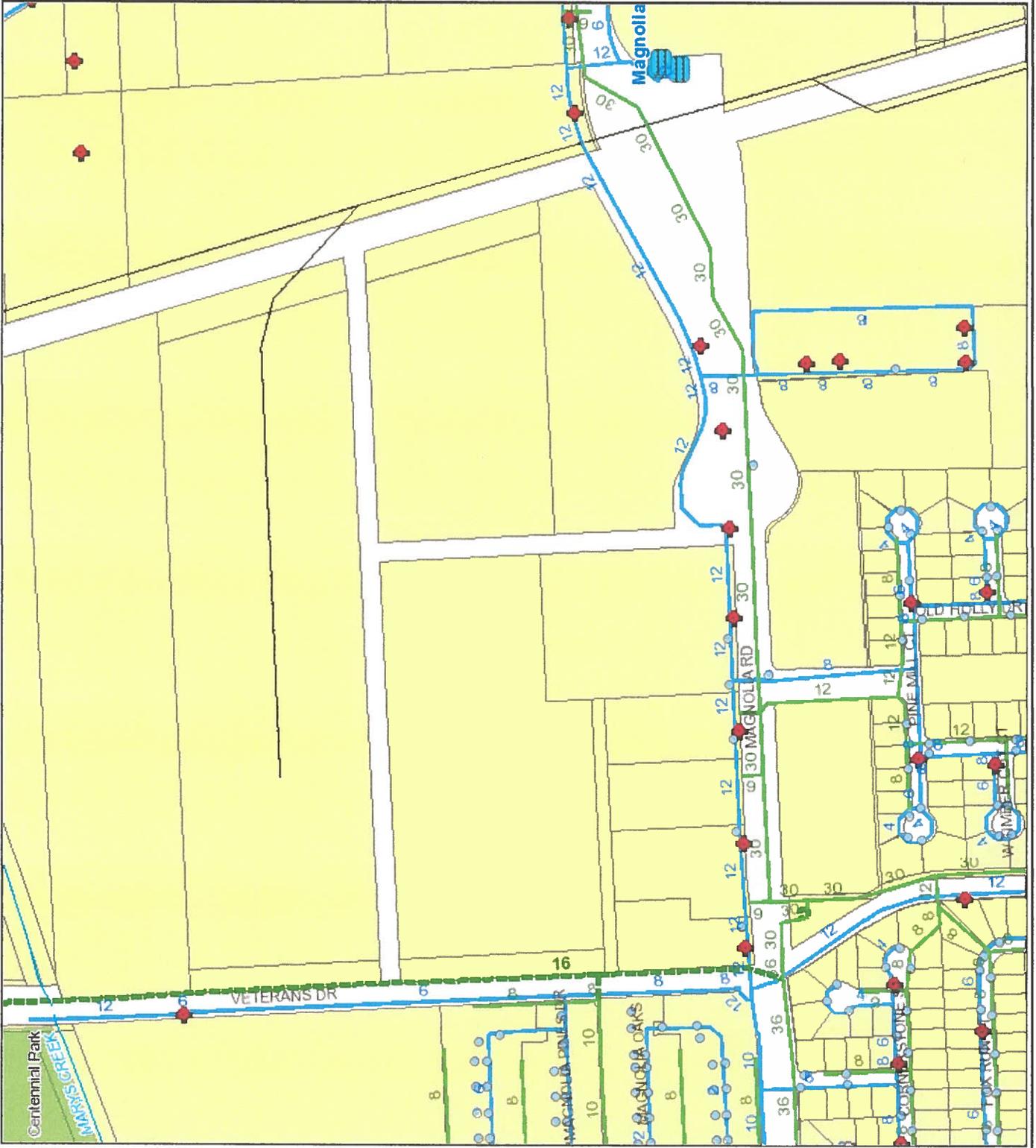
Markup

Lat / Long

Overview Map

Tool: Zoom In X: 313.4533.21, Y: 13767410.10, Longitude: -95.3316

Utilities Map



Scale 1:4,998
1 in = 417 ft



JOINT PUBLIC HEARING

THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,

MONDAY, NOVEMBER 16, 2015 AT 6:30 P.M.

COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Amendments to the Unified Development Code (UDC)

A request of the City of Pearland for approval of a Unified Development Code (UDC) amendment to permit the Restaurant (With No Drive-In or Drive Thru service) Use in the Business Park – 288 (BP-288) zoning district.

Legal Description: N/A

General Location: N/A

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

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.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: November 16, 2015

Re: Request of the City of Pearland for approval of a Unified Development Code (UDC) amendment to permit the Restaurant (With No Drive-In or Drive-Thru service) Use in the Business Park – 288 (BP-288) zoning district.

Summary of Request

Staff recently met with a proposed developer for an area of land along SH 288 currently zoned as Business Park – 288 (BP-288). The developer is proposing a commercial development with a major restaurant as a key anchor to the development. Restaurants are currently not permitted within the BP-288 zone.

According to the 2015 Comprehensive Plan, the intent of the BP-288 zoning district is to encourage large office and medical complexes in a campus like setting along with complementary retail uses. Allowing for a restaurant use with no drive-thru or drive-in services would provide complimentary services to the office and medical complexes. Additionally, multiple restaurants have been built recently along the 288 corridor, as part of Planned Developments.

Recommendation

Staff recommends approval of the proposed changes to the UDC for the following reason:

1. Changing the Land Use Matrix to allow for a Restaurant Use (with no Drive-in or Drive-Thru Service) is in conformance with the stated intent of the 288 Gateway (BP-288 Zoning District) Designation as described in the 2015 Comprehensive Plan.
2. Allowing this use within the BP-288 zoning District will not change the overall intent of the zoning district.

Exhibit 1

Proposed Changes to the Land Use Matrix

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Restaurant (With No Drive-In or Drive-Thru Service)												S1	S2	S3	S4	S5													
												P	P	P			C	C		P		C		P					
	Description: An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses. Parking: One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.																												