



**JOINT PUBLIC HEARING**  
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF  
THE CITY OF PEARLAND, TEXAS,  
**MONDAY, May 16, 2016, AT 6:30 P.M.**  
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

**Zone Change Application No. ZONE 16-00001**

A request of Somarajan Nair, applicant; on behalf of Texas Global Investment, owner; for approval of a change in zoning from the Suburban Development (SD) zoning district to a General Business (GB) zoning district; on approximately 2.0885 acres of land.

**Legal Description:** Being 2.0885 acres of land, Lot One (1), Section Twenty-four (24) in the H.T. & B.R.R. Survey, Abstract No. 549, Brazoria County, Texas, described in recorded deed Volume 923, Page 175, Brazoria County Instrument No. 2012055307, Brazoria County, Texas.

**General Location:** 7006 Bailey 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: May 9, 2016

Re: Zone Change Application No. ZONE 16-00001

A request of Somarajan Nair, applicant; on behalf of Texas Global Investment, owner; for approval of a change in zoning from the Suburban Development to a General Business (GB) zoning district; on approximately 2.0885 acres of land, Pearland, TX.

General Location: 7006 Bailey Road, Pearland, TX.

### **Summary of Request**

This request is for approval of a zone change on approximately 2.0885 acres of land, located at 7006 Bailey Road, south side of Bailey Road, and approximately 450 feet east of Manvel Road, from the Suburban Development (SD) zoning district to a General Business (GB) zoning district. At the time of annexation, the annexed area was brought into the City as Suburban Development (SD) zoning district. This zoning district is a default district for newly annexed land until zoned for a particular use.

Subsequently, the City initiated annexation proceedings for the general area, to rezone the area from SD to SR-15 (Suburban Residential -15), since a majority of the parcels in the area are residential. It was also discussed, that individual rezoning for specific parcels would be facilitated by the City, based on the owner's request. During the city-initiated rezoning proceedings, the owner requested this specific zone change. On May 9, 2016, the second reading of the ordinance to rezone this parcel and other parcels in the general area to SR-15 was approved.

The principal building on this property is currently being used as an office/residence and the adjacent metal building houses a crane rental business. The property owner has requested this zone change to continue the current use of a crane rental business on this property.

Approval of this rezoning request would bring the commercial use of the property in conformance to the zoning, as commercial uses are not permitted in the SR-15 zoning

district. However, the zone change would make the existing single-family residence on site non-conforming.

### **Recommendation**

Staff recommends approval of the requested zone change from SD to GB on the approximately 2.0885 -acre site for the following reasons:

1. The proposed zoning designation of GB is in compliance with the Comprehensive Plan as a portion of the parcel is located within the Retail Node at the intersection of Bailey Road and Manvel Road.
2. The property is being used as a crane rental business with offices in the residence and is currently a non-conforming use. The proposed zoning would bring the property's commercial use into conformance with zoning regulations.
3. Any change in use or expansion of use would be subject to regulations in the Unified Development Code including the Corridor Overlay District.

### **Site History**

This area was incorporated into Pearland effective December 3, 2015. The subject property is currently developed with two buildings - a single family structure and a metal building. The uses include offices and living quarters in the single family structure and business related uses in the adjoining metal building.

The below table identifies surrounding zoning districts and uses:

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Suburban Residential-15 (SR-15)	West Lea Subdivision
<b>South</b>	General Business (GB)	Joseph's Nursery
<b>East</b>	General Business (GB)	Joseph's Nursery
<b>West</b>	Suburban Residential-15 (SR-15) Proposed General Business (GB) for June JPH	Undeveloped

### **Conformance with the Comprehensive Plan**

The current zoning of SR-15 on the subject property does not conform with the future land use designation of the Comprehensive Plan. The Future Land Use Plan (FLUP)

indicated this is a Retail Node. Key intersections in the City have been identified in the Comprehensive Plan as retail nodes. Retail nodes are intended to have retail, office and service uses as opposed to continuous commercial strips.

### **Conformance with the Thoroughfare Plan**

Bailey Road is a Major Thoroughfare that is in the process of being widened. The full length of Bailey Road is in the Corridor Overlay District.

### **Conformance with the Unified Development Code**

The proposed General Business designation would be appropriate for the existing commercial portion of the property but would make the existing single-family residence on site non-conforming. If a use is not in conformance with zoning, the use can continue in its current state, unless discontinued for six months, or the building with the non-conforming use is destroyed by fire or storm. Approval of a Conditional Use Permit (CUP) or a Special Exception will permit the expansion of a non-conforming use, resumption of a use that is discontinued for more than six months, and rebuilding a structure that is destroyed to an extent of more than 50 percent of its value.

The lot requirements of the proposed GB zoning district are provided in the following table.

<b>General Business (GB) Area Regulations</b>	
<b>Size of Lot</b>	<b>Required</b>
Minimum Lot Size	22,500 sf.
Minimum Lot Width	150 ft.
Minimum Lot Depth	125 ft.

The property falls within The Corridor Overlay District (COD) and any future development would be required to be in compliance with the COD requirements in addition to other UDC requirements.

### **Platting Status**

The property is not platted. Platting will be required if expansion or subdivision of the property is proposed.

### **Availability of Utilities**

The City has the capacity to provide water and sewer to the recently annexed area. The property owner is always entitled to extend utilities to the property.

### **Impact on Existing and Future Development**

The proposed zoning should not have any impact on existing or future development as the uses existed prior to annexation. Any changes in use and expansions would require conformance with the Unified Development Code.

### **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 16-00001**

**7006 Bailey Rd.**

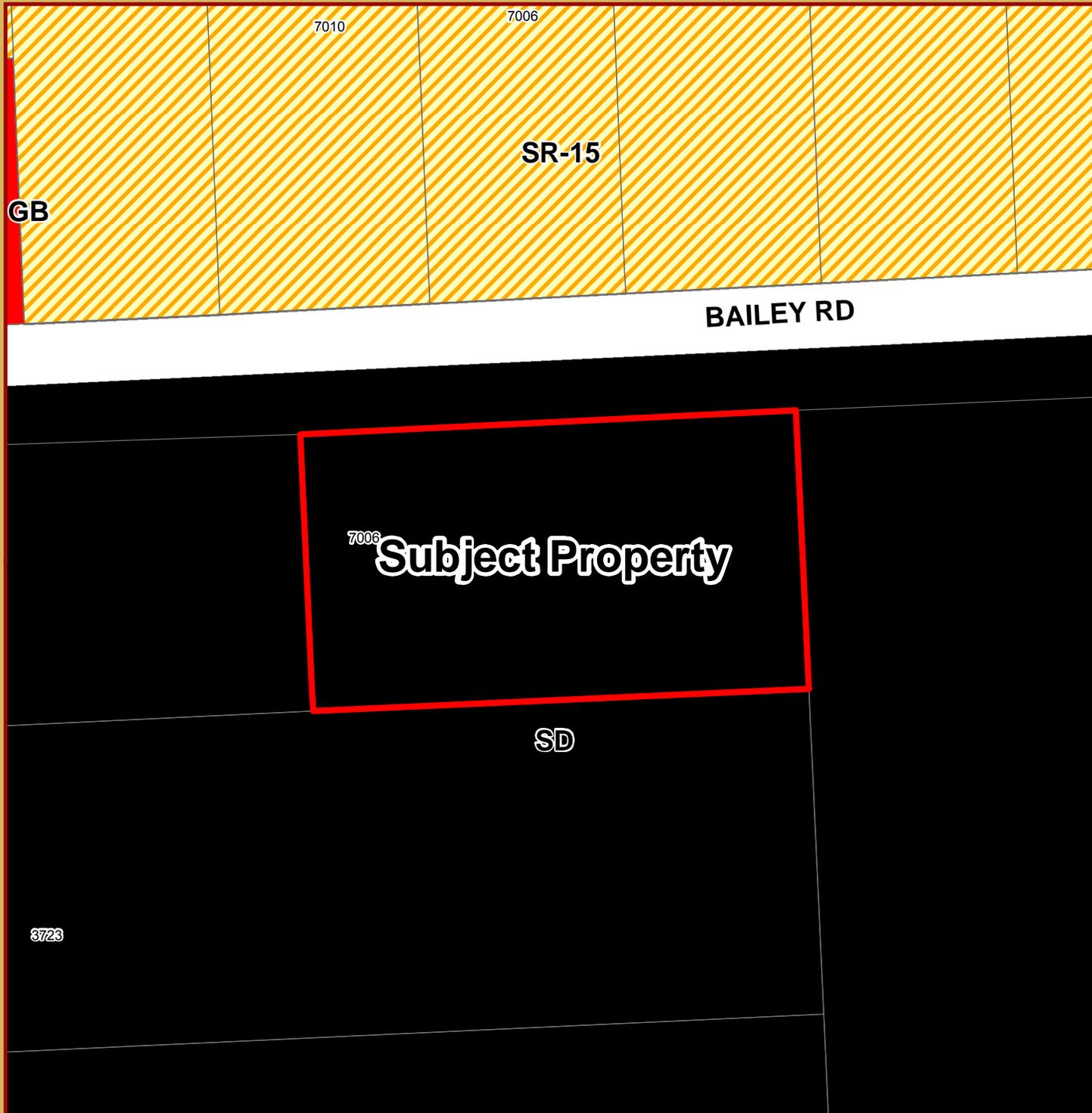


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 118 feet

APRIL 2016  
PLANNING DEPARTMENT





## Exhibit 2

**ZONING MAP**

**ZONE 16-00001**

**7006 Bailey Rd.**

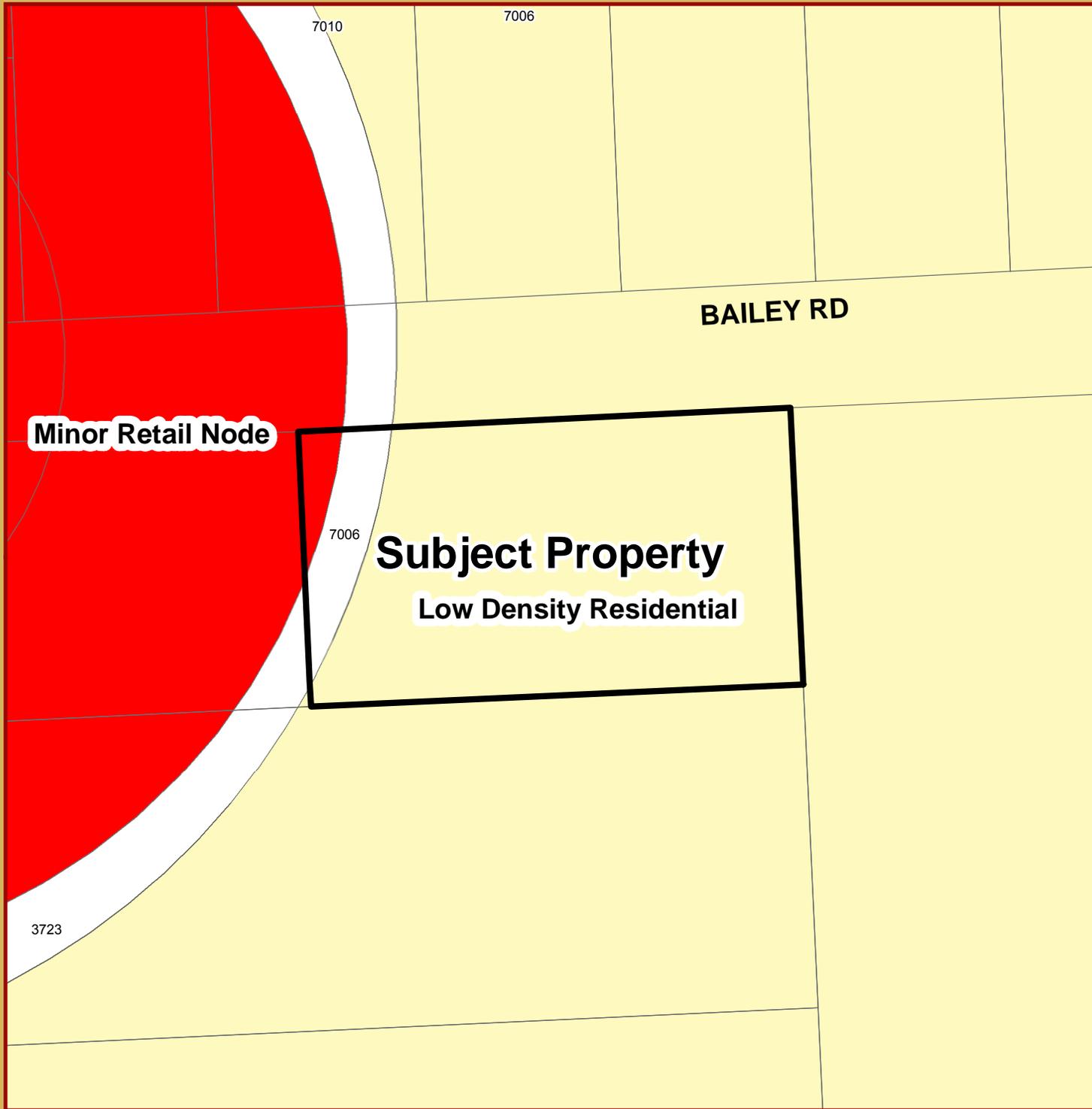


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1 inch = 118 feet

APRIL 2016  
PLANNING DEPARTMENT





# Exhibit 3

**FLUP MAP**

**ZONE 16-00001**

**7006 Bailey Rd.**

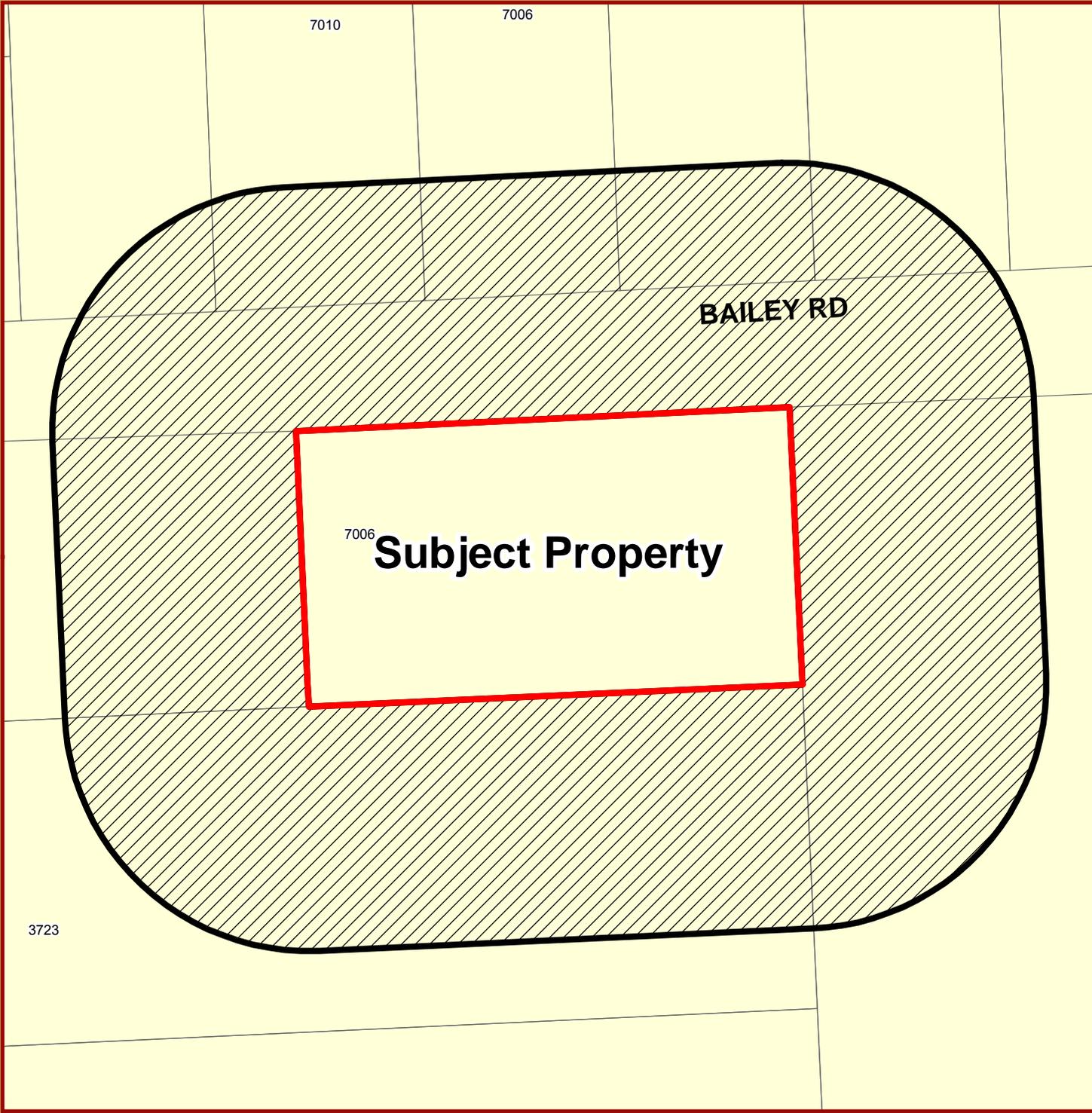


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APRIL 2016  
PLANNING DEPARTMENT





**Exhibit 4**

**NOTIFICATION MAP**

**ZONE 16-00001**

**7006 Bailey Rd.**



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1 inch = 118 feet

APRIL 2016  
PLANNING DEPARTMENT



**Exhibit 5**

ZONE 16-00001

<b>Property_Owner</b>	<b>City</b>	<b>Address</b>	<b>State</b>	<b>Zip</b>
BOULMAY RICHARD C & THOMAS M	GROVE	1524 W 63RD ST	OK	74344
ILIE IOAN & MARILENA	PEARLAND	7026 HERON LN	TX	77584
MAI PHUC ETUX NGUYET DOAN	PEARLAND	16645 COUNTY ROAD 831	TX	77584
MILLIS GREGORY W	PEARLAND	7010 HERON LN	TX	77584
SCHAATT NORBERT & GEORGETTE	PEARLAND	6918 HERON LN	TX	77584
SNYDER TERRENCE E & PATRICIA	PEARLAND	2120 KILKENNY DR	TX	77581
TEXAS GLOBAL INVESTMENT GROUP LLC % NAIR SOMARA JAN	PEARLAND	2804 GREEN MOUNTAIN DR	TX	77584
WILLIAMS DAVID A & ROBIN S	PEARLAND	6930 HERON LN	TX	77584



# City of Pearland Planning Department Universal Application

City of Pearland  
Community Development  
3523 Liberty Drive  
(Community Center)  
Pearland, Texas 77581  
281.852.1785  
281.852.1702 (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:

- Zoning Change (from) SD (to) GB
- Cluster Development Plan
- Planned Development Workshop
- Plat (list type): \_\_\_\_\_

- ZBA Variance
- P&Z Variance
- Special Exception
- Conditional Use Permit

\*Plat Types Include  
Minor, Amending,  
Preliminary, Final,  
Master, Replat

### PROJECT INFORMATION:

- Residential
- Commercial
- Property Platted
- Property Not Platted

Project Name: TEXAS GLOBAL INVESTMENT GROUP Tax ID: 0549-0090-000

Project Address/Location: 7006 BAILEY RD

Subdivision: ABST 549, 290 AND SUBS No. of Lots: 1 Total Acres: 2.0885

Brief Description of Project: EXISTING BUSINESS AND RESIDENCE OF BUSINESS

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: TEXAS Global INVESTMENT

Name: SOMARAJAN NAIK

Address: 7006 Bailey Rd Group

Address: 2804 Green Mountain Dr

City: Pearland State: TX Zip: 77584

City: Pearland State: TX Zip: 77584

Phone: 713 340-1430

Phone: 713 340-1430

Fax: 713 341-0904

Fax: 713 341-0904

Email Address: Somnair2002@yahoo.com

Email Address: Somnair2002@yahoo.com

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

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

\*\*Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Agent's/  
Applicant's Signature: [Signature] Date: 3/18/16

### OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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APPLICATION NUMBER: ZONE16-00001

## Brazoria CAD - Map of Property ID 177895 for Year 2016

264077

264078

A-546

Pearland

A-549

633605

PEARLAND

75 Feet

- Abstracts
- City Limits
- Streets
- Selected Property

### Property Details

#### Account

Property ID: 177895  
Geo ID: 0549-0090-000  
Type: Real

Legal Description: A0549 H T & B R R TRACT 1C ACRES 2.0885

#### Location

Situs Address: 7006 BAILEY RD TX  
Neighborhood: ABST 549, 290 AND SUBS NEWER  
Mapsc0:  
Jurisdictions: SPL, GBC, RDB, DR4, CAD, CPL

#### Owner

Owner Name: TEXAS GLOBAL INVESTMENT GROUP LLC  
Mailing Address: % NAIR SOMARA JAN, 2804 GREEN MOUNTAIN DR, , PEARLAND, TX 77584-3438

#### Property

Appraised Value: N/A

<https://propaccess.trueautomation.com/Map/View/Map/51/177895/2016>

powered by:  
**PropertyACCESS**

Map Disclaimer: If you experience issues with Silverlight, please use this link to troubleshoot: <http://www.brazoriacad.org/uploads/1/2/9/0/12902727/silverlight.pdf>

This product is for informational purposes only 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. The Brazoria County Appraisal District expressly disclaims any and all liability in connection herewith.

**NOTICE OF CONFIDENTIALITY RIGHTS. IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED OF RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**DEED OF TRUST**

**THE STATE OF TEXAS**

§

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF BRAZORIA**

§

§

**THAT**, the undersigned, **TEXAS GLOBAL INVESTMENT GROUP, LLC**, a Texas limited liability company with its principal office located in Fort Bend County, Texas [the "Grantor"] for the purpose of securing the indebtedness hereinafter described, and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** to them in hand paid by the Trustee hereinafter named, the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further consideration of the uses, purposes and trusts hereinafter set forth, does, by these presents, hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **KENNETH R. PHILLIPS, TRUSTEE**, whose office is in Brazoria County, Texas, and his substitutes or successors, all of the following described property situated in Brazoria County, Texas, to-wit:

Being 2.475 acres of land. Lot One (1), Section Twenty-four (24) in the H.T. & B. RR Survey, Abstract No. 549, Brazoria County, Texas, described in recorded deed Volume 923, Page 175, and is more particularly described by Metes and Bounds as follows:

Commencing at the Southeast corner of F.M.1128 (Based on 100' Width), for also being the Southeast corner of CR. 101 (Based on 60' Width);

THENCE East 405 feet, more or less, along the South right-of-way line of C.R. 101 (Bailey Road) to an iron rod for corner being the Northwest corner of Lot One of described 2.475 acre tract to the Place of Beginning;

THENCE South parallel to the East line of said Lot 1, a distance of 266.2 feet to an iron pipe for corner;

THENCE East along a line parallel to the North line of Lot 1, 405 feet (1.2 feet East of found iron pipe) for corner;

THENCE North along a line parallel to the West line of Lot 1, 266.2 feet to an iron rod for corner;

THENCE West along a line parallel to the South line of Lot 1, 405 feet to the Place of Beginning.

together with all rights, ways, privileges and easements appurtenant to the land, including Grantor's right, title and interest in and to all strips, gores, streets, alleys and way, public or private, adjoining or crossing said land [hereinafter described as the "Property"].

**TO HAVE AND TO HOLD** the above Property, together with the rights, privileges, and appurtenances thereto belonging unto the said Trustee, and to his substitutes or successors, forever, and Grantors do bind themselves, their heirs and assigns to **WARRANT AND FOREVER DEFEND** the said premises unto the said Trustee, his substitutes or successors and assigns forever, against the claim, or claims, of all persons claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

**THIS CONVEYANCE**, however, is made in TRUST to secure payment of: 1) that certain Promissory Note , of even date herewith, in the original principal sum of SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00), executed by Grantor and payable to **DAVID R. PALANIAPPAN**, a resident of Harris County, Texas; and 2) that certain Promissory Note , of even date herewith, in the original principal sum of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00), executed by Grantor and payable to **SOCKALINGAM KANNAPPAN**, a resident of Harris County, Texas, as therein provided and bearing interest at the rate as therein stipulated, with the final payment, if not sooner paid or called, being due and payable on December 1, 2023.

**SHOULD** Grantor do and perform all of the covenants and agreements herein contained, and make prompt payment of said Promissory Note as the same shall become due and payable, then this conveyance shall be released, at the expense of Grantors, by the Holder thereof [hereinafter called "Beneficiary"].

**BY THESE PRESENTS**, Grantors does hereby **COVENANT AND AGREE** as follows:

1. that they are lawfully seized of said Property and have the right to convey the same;
2. that said Property is free from all liens and encumbrances except for liens and encumbrances of record or visible on the ground;
3. that they will protect the title and possession of said Property and will pay when due all taxes and assessments now existing or hereafter levied or assessed upon said Property, or the interest therein created by this Deed of Trust and will provide evidence of such payment on or before February 15 of each calendar year;

# FILED and RECORDED

Instrument Number: 2012055307

Filing and Recording Date: 12/05/2012 03:33:49 PM Pages: 10 Recording Fee: \$48.00

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



*Joyce Hudman*

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Joyce Hudman, County Clerk  
Brazoria County, Texas

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

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

cc/ clerk-megan

2015 TAX STATEMENT



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

**Certified Owner:**  
 TEXAS GLOBAL INVESTMENT GROUP LLC  
 % NAIR SOMARA JAN  
 2804 GREEN MOUNTAIN DR  
 PEARLAND, TX 77584-3438

**Legal Description:**  
 A0549 H T & B R R TRACT 1C ACRES 2.0885

**Account No: 0549-0090-000**  
**As of Date: 03/18/2016**

**Appr. Dist. No.: 177895**

**Legal Acres: 2.0885**  
**Parcel Address: 7006 BAILEY RD**  
**Print Date: 03/18/2016**

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$56,850	\$211,530	\$268,380	\$268,380	\$0	\$257,490	\$0	\$10,890

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
BRAZORIA COUNTY <i>Amount saved by additional sales tax revenue \$272.83</i>	\$268,380		\$0.00	\$268,380	0.4260000	\$1,143.30
SPECIAL ROAD & BRIDGE	\$268,380		\$0.00	\$268,380	0.0600000	\$161.03
PEARLAND ISD	\$268,380		\$0.00	\$268,380	1.4156000	\$3,799.19
BRAZORIA DRAINAGE DIST 4	\$268,380		\$0.00	\$268,380	0.1555000	\$417.33

**Total Tax: \$5,520.85**  
**Total Tax Paid to date: \$5,520.85**  
**Total Tax Remaining: \$0.00**

**Exemptions:**

**AMOUNT DUE IF PAID BY:**

03/31/2016 9%	05/02/2016 11%	05/31/2016 13%	06/30/2016 15%	08/01/2016 18 + up to 20%	08/31/2016 19 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09/30/2016 20 + up to 20%	10/31/2016 21 + up to 20%	11/30/2016 22 + up to 20%	01/02/2017 23 + up to 20%	01/31/2017 24 + up to 20%	02/28/2017 25 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

<b>School Information:</b> PEARLAND ISD	2015 M&O 1.0400000 I&S .37560000 Total 1.4156000 2014 M&O 1.0400000 I&S .37570000 Total 1.4157000
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PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.62 ✂

**Print Date:** 03/18/2016

**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



0549-0090-000  
 TEXAS GLOBAL INVESTMENT GROUP LLC  
 % NAIR SOMARA JAN  
 2804 GREEN MOUNTAIN DR  
 PEARLAND, TX 77584-3438

**AMOUNT PAID:**  
 \$ \_\_\_\_\_

05490090000 2015 032016 00000000000 00000000000 00000000000 8



**JOINT PUBLIC HEARING**  
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF  
THE CITY OF PEARLAND, TEXAS,  
**MONDAY, May 16, 2016, AT 6:30 P.M.**  
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

**Conditional Use Permit Application No. CUP 16-00001**

A request of BSD Bright Site Development LLC, Nathan Richardson, applicant; on behalf of Tildon Sun Development LLC, owner; for approval of a Conditional Use Permit (CUP) to allow for a gas station, convenience store and self-serve car wash in the General Business (GB) zoning district; on approximately 2.653 acres of land.

**Legal Description:** Being a tract or parcel containing 2.653 acres (115,560 square feet) of land situated in the H.T.& B.R.R. Co. Survey, Section 21, Abstract Number 309, City of Pearland, Brazoria County, Texas: being out of the remainder of Lot 1 of Allison-Richey Gulf Coast Co's Part of Suburban Gardens, a subdivision plat of record in Volume (Vol.) 2, Pages (Pg's) 23 and 24 of the Brazoria County Plat Records (B.C.P.R.); same being out of and a portion of the remainder a called 5.910 acre tract conveyed to Tildon Sun Development, LLC as described in deed recorded under Brazoria County Clerk's File (B.C.C.F.) Number (No.) 2006018134; City of Pearland, Brazoria County, Texas.

**General Location:** Southeast corner of Broadway Street and Smith Road.

**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: May 6, 2016

Re: Conditional Use Permit Application No. 16-00001

A request of BSD Bright Site Development LLC, Nathan Richardson, applicant; on behalf of Tildon Sun Development LLC, owner; for approval of a Conditional Use Permit (CUP) to allow for a gas station, convenience store and self-serve car wash in the General Business (GB) zoning district; on approximately 2.653 acres of land.

General Location: Southeast corner of Broadway Street and Smith Road.

### Summary of Request

The applicant is requesting a Conditional Use Permit (CUP) to allow for a gas station, convenience store, and self-serve car wash. The subject property is located on the south side of Broadway Street (FM 518) at the southeast corner of the intersection with Smith Road. The subject property is currently undeveloped. The proposed gasoline station includes a 7,000 square foot convenience store, 12 fuel pumps, and an automated self-service carwash. Gasoline stations, with or without an auto wash, in the GB district require approval of a CUP to determine if there will be negative impacts on surrounding properties.

### Recommendation

Staff cannot recommend approval of the requested CUP for gas station, convenience store and self-serve car wash on the approximately 2.653 acre site for the following reasons:

1. The adopted 2015 Comprehensive Plan recommends that retail and service uses should be located at intersections of Thoroughfares or Collector streets or at the edge of logical neighborhood areas. Although Broadway Street is a Major Thoroughfare, Smith Road to the south of Broadway Street and Sunrise

Boulevard to the north of Broadway Street are local streets serving as access to a residential property and a secondary entrance into a residential subdivision. Smith Road is currently a narrow two lane road with an asphalt overlay that was not constructed to accommodate commercial traffic.

2. This tract along with several adjacent vacant parcels which currently have “for sale” signs on the property, between Smith Road, Broadway Street, and Ower Lane, would total approximately 30 acres. Within Pearland, there are not many large remaining vacant tracts such as this. With the adopted Future Land Use Plan that serves as a guide for future development, and property owners knowing those expectations, an opportunity exists for the effective management of future growth and development by considering the needs of the entire community and the larger geographic area as opposed to reviewing development proposals on a case-by-case. Utilization of a portion of this large undeveloped area for a gasoline station establishes a piecemeal, fragmented, single-use development pattern and reduces the opportunity to develop the entire area in a comprehensive, unified, and well-planned manner. The current proposal reduces land available for overall larger economic development opportunities that would provide a higher value and return on investment for the City, with integrated mixed-uses in a campus-like setting. See attached Property Ownership Map of the area.
3. The current proposal is not a use that is essential or critically needed in the area as there are eight gas stations in a 1.5 mile radius, and 15 existing gasoline stations within a two mile radius. See attached map.
4. Smith Road is currently a narrow two lane road with an asphalt overlay that was not constructed to accommodate commercial traffic.
5. Drawings provided with the CUP do not meet the UDC requirements, in terms of street frontage trees, signage, and screening of car wash doors.

If the City Council should consider approval of this CUP, the following conditions are recommended:

1. Mitigation of potential negative effects from a gasoline station and convenience store, such as noise, dust, excessive light, and traffic, will be considered. Additionally, higher standards for façade materials (brick and stone), building design, screening, and landscaping will be required. A revised set of drawings addressing these issues will be provided prior to the approval of this CUP, including a lighting plan. All the requirements of the UDC, especially in terms of screening, landscaping, and signage will be met.
2. Wall signage, directional, and canopy signs will to be provided as shown in the drawings. It appears that the monument sign does not meet the UDC requirements. In case of a conflict between the signage as shown and UDC requirements, the more stringent requirement will apply.

3. Corridor Overlay District Standards (COD) standards will be applicable along Smith Road.
4. Smith Road for the length of the parcel will be reconstructed to the City standards based on a Traffic Impact Analysis.
5. Label building elevations as North, South, East, and West.

### **Site History**

The subject property is currently undeveloped and zoned GB. The property was annexed in 1997 and the property has been zoned GB since the adoption of the UDC in 2006. Prior to 2006, the property was zoned Suburban Development (SD). Additionally, the property falls within the boundaries of the COD which allows the City to exercise greater control of aesthetics, function, and safety of developments along Broadway Street.

The site is bounded by GB zoning on three sides. Property on the south side of Broadway Street is primarily vacant while property on the north side is developed with shopping centers. The property is located in the city, however, the west side of Smith Road is in Pearland's Extraterritorial Jurisdiction (ETJ). The below table identifies surrounding uses and zoning districts:

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	General Business (GB)	Shopping center and offices
<b>South</b>	General Business (GB)	Predominantly vacant land, one Residential
<b>East</b>	General Business (GB)	Vacant
<b>West</b>	Extraterritorial Jurisdiction (ETJ)	Shopping Center/Silver Lake Master Plan Community

### **Conformance with the Comprehensive Plan**

The current zoning is in conformance with the Future Land Use Plan (FLUP). FLUP designates this property as "Retail, Offices, and Services" which is described as including a variety of office and retail development. However, the parcel is not within or near a retail node. The Comprehensive Plan recommends that neighborhood retail and services should be located at the intersections of Thoroughfares or Collector streets or at the edge of logical neighborhood areas. Broadway is a Major Thoroughfare. However, Smith Road to the south and Sunrise Boulevard to the north of the intersection with Broadway are local roads providing secondary access to one large single family tract and residential subdivisions respectively.

The proposed development, that requires a CUP, does not have the potential to add value to the neighboring properties.

### **Conformance with the Thoroughfare Plan**

According to City records, Broadway Street (FM 518) is a Major Thoroughfare to be widened. Major Thoroughfares are defined as having a minimum right-of-way of 120 feet. Smith Road to the south and Sunrise Boulevard to the north of the intersection with Broadway are local roads requiring a minimum right-of-way of 50 feet. A Traffic Impact Analysis will be required at the time of platting. If required, additional ROW will be dedicated at the time of platting.

### **Conformance with the Unified Development Code**

The property is currently undeveloped. The applicant plans to develop the property as a gas station, convenience store, and self-serve car wash. The lot requirements of the proposed GB zoning district are provided in the following table.

<b>General Business (GB) Area Regulations</b>		
<b>Size of Lot</b>	<b>Required</b>	<b>Proposed</b>
Minimum Lot Size	22,500 sq. ft.	115,564.68 sq. ft.
Minimum Lot Width	150 ft.	Approximately 340.48 ft. on northern boundary and approximately 281.85 ft. along southern boundary
Minimum Lot Depth	125 ft.	Approximately 351.62 ft. on eastern boundary and approximately 181.55 on western boundary

The property falls within the Corridor Overlay District (COD) and any development would be required to be in compliance with the COD requirements in addition to other UDC requirements.

### **Platting Status**

The subject property has not been platted.

### **Availability of Utilities**

The subject property has access to City water and sanitary sewer infrastructure. A 16-inch water line exists along the south side of Broadway Street, and a 30-inch sanitary sewer line runs along the north side of the street.

### **Impact on Existing and Future Development**

Although this request is compatible with adjacent retail use and neighborhood service along Broadway Street with approval of a Conditional Use Permit, this property is one of the few large parcels available on the Broadway Street corridor that is still vacant. It is possible that approval of this development will encourage future fragmented, and disjointed development in this area. This site is more suitable in size and location for a larger development with an overall unified design that includes higher standards; more meaningful open spaces; amenities for the public; and internal and external pedestrian links to residential development to the south and commercial area to the west and north.

### **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.

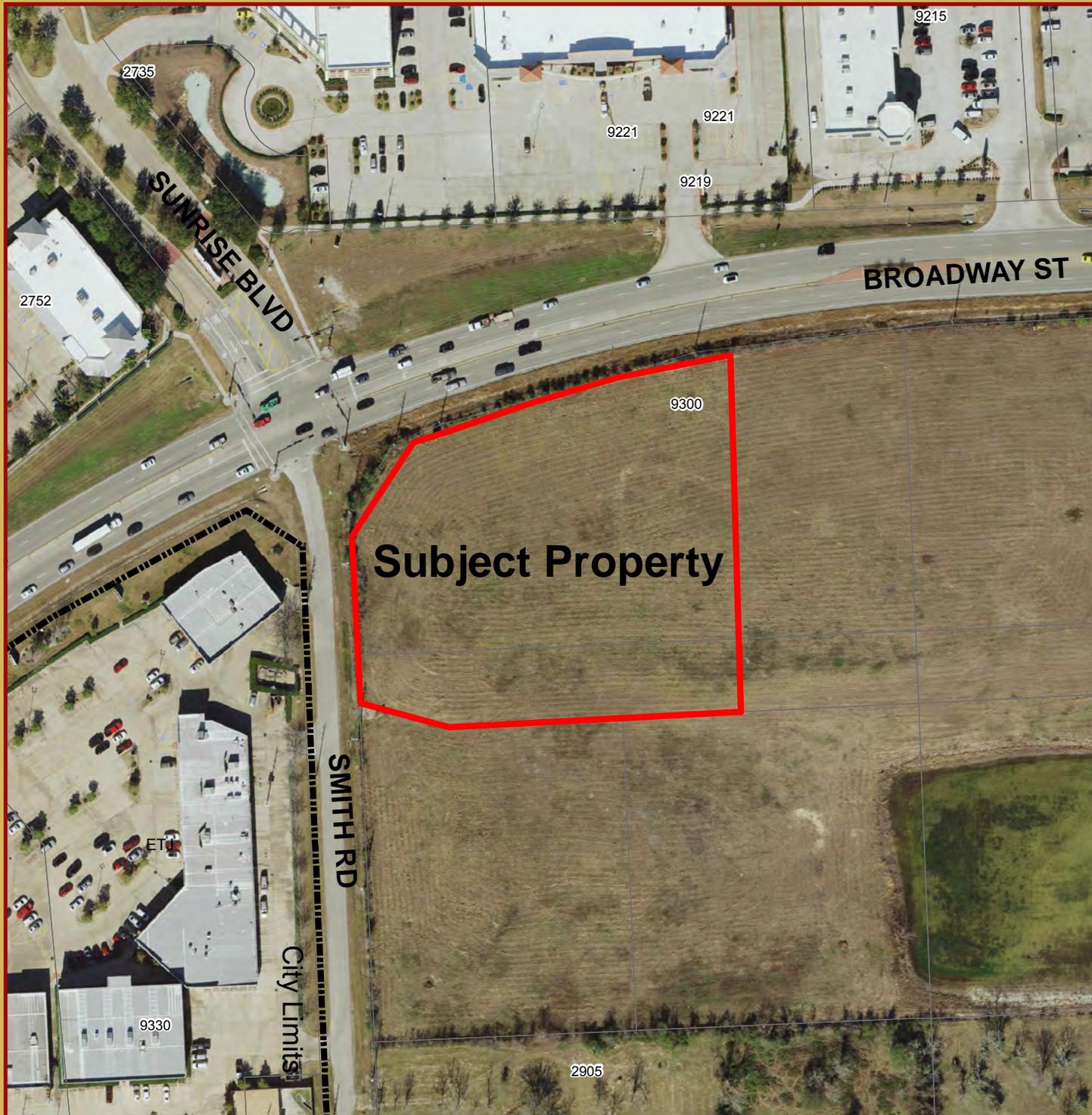
### **Opposition to or Support of Proposed Request**

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
7. Gas Stations Located Within 1, 1.5, & 2 Mile Radius
8. Property Ownership Map



# Exhibit 1

**AERIAL MAP**

**CUP 16-00001**

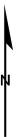
**Broadway Street and  
Smith Road**

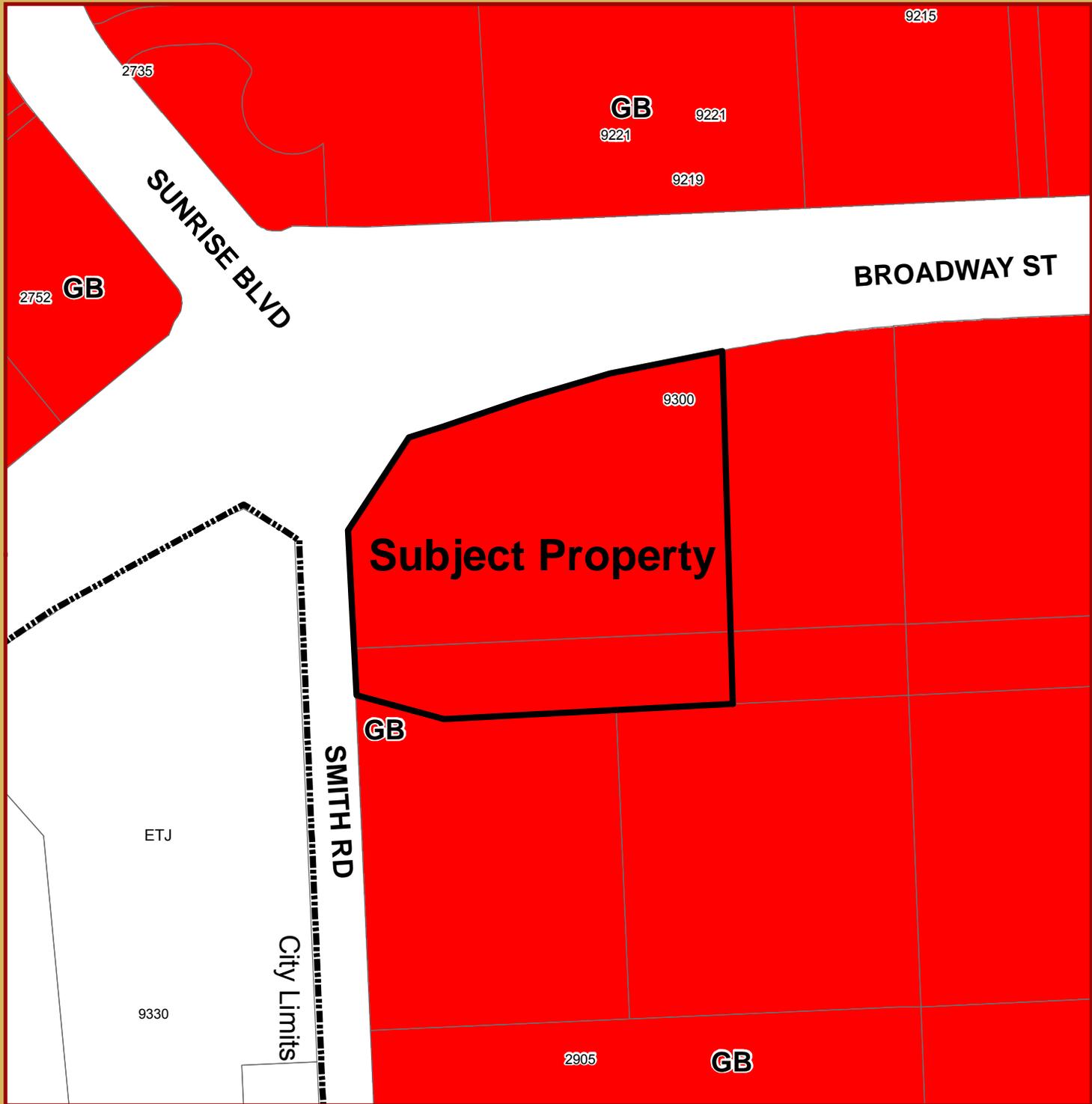


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 142 feet

APRIL 2016  
PLANNING DEPARTMENT





# Exhibit 2

## ZONING MAP

CUP 16-00001

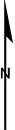
Broadway Street and  
Smith Road

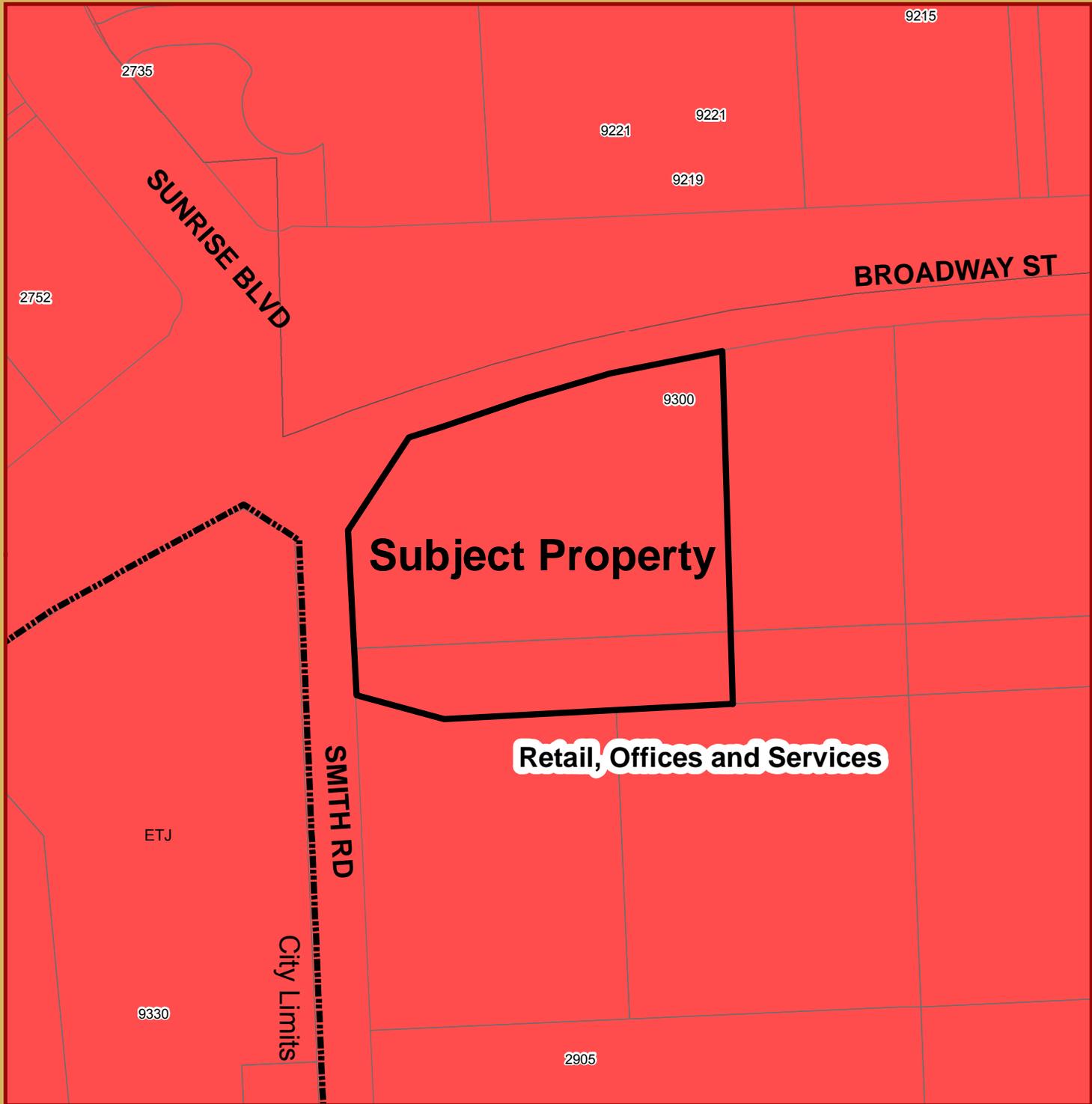


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 142 feet

APRIL 2016  
PLANNING DEPARTMENT





# Exhibit 3

**FLUP MAP**

**CUP 16-00001**

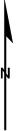
**Broadway Street and  
Smith Road**

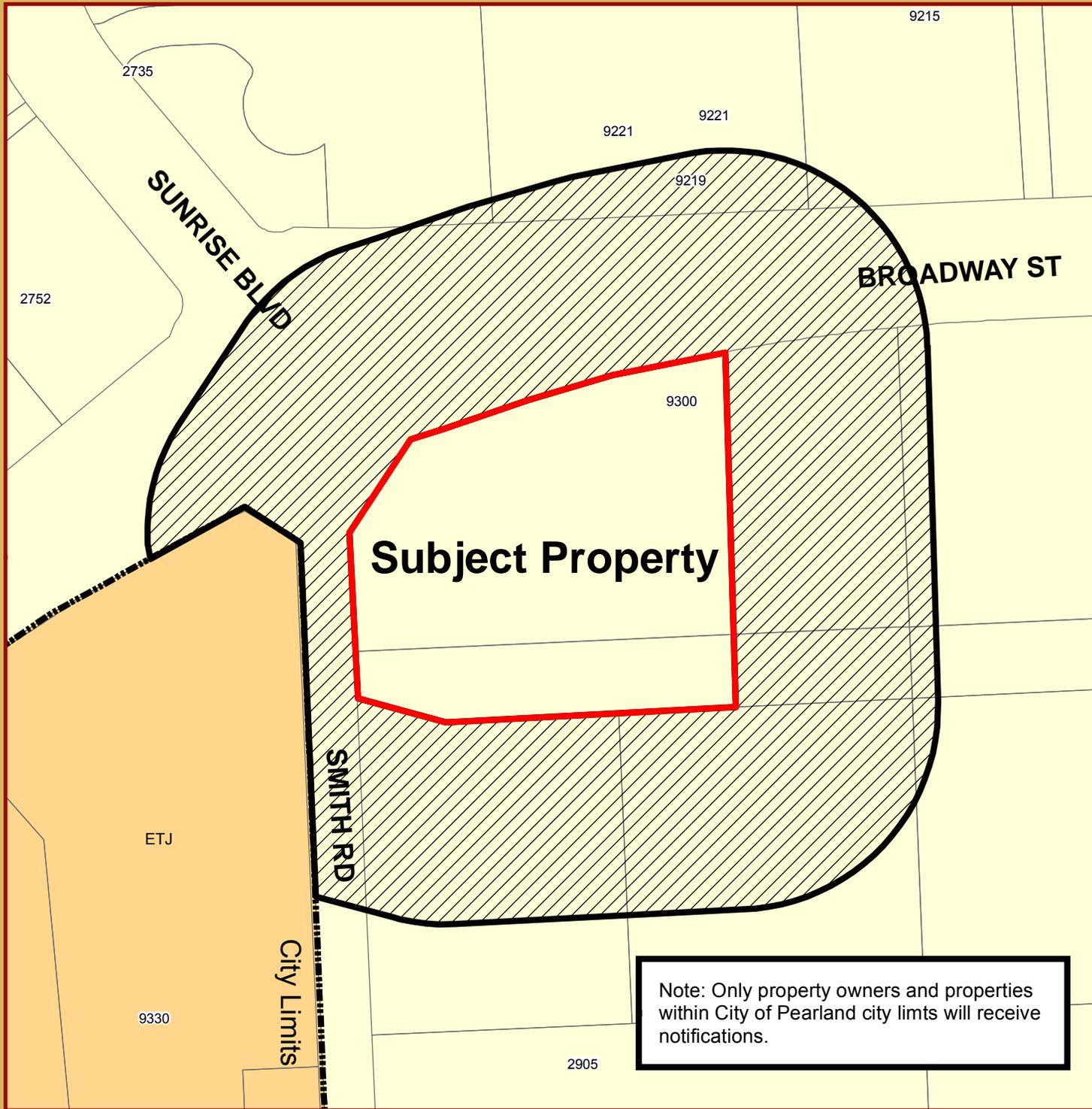


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 142 feet

APRIL 2016  
PLANNING DEPARTMENT





Note: Only property owners and properties within City of Pearland city limits will receive notifications.

# Exhibit 4

## NOTIFICATION MAP

CUP 16-00001

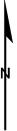
Broadway Street and Smith Road



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 = 142 feet

APRIL 2016  
PLANNING DEPARTMENT



**Exhibit 5**

CUP 16-00001

<b>Property_Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
INVESTORS OF SUNRISE LAKES LLC	2425 WEST LOOP SOUTH STE 800	HOUSTON	TX	77027
NGUYEN JOHNATHAN S	4816 CEDAR ST	BELLAIRE	TX	77401
PEARLAND STAR 518 LP	416 76TH ST	HOUSTON	TX	77012
PEARLYEH INVESTMENT CO LTD	4708 BRAEBURN DR	BELLAIRE	TX	77401
TILDON SUN DEVELOPMENT	2619 TEXAS ST	HOUSTON	TX	77003

Exhibit 6



**City of Pearland  
Planning Department  
Universal Application**

City of Pearland  
Community Development  
3523 Liberty Drive  
(Community Center)  
Pearland, Texas 77581  
281.652.1765  
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:**

- Zoning Change (from) \_\_\_\_\_ (to) \_\_\_\_\_
- Cluster Development Plan
- Planned Development Workshop
- Plat (list type): \_\_\_\_\_

- ZBA Variance
- P&Z Variance
- Special Exception
- Conditional Use Permit

\*Plat Types include:  
Minor, Amending,  
Preliminary, Final,  
Master, Replat

**PROJECT INFORMATION:**

- Residential
- Commercial
- Property Platted
- Property Not Platted

Project Name: BE 1802 Tax ID: \_\_\_\_\_

Project Address/Location: SEC ~~1802~~ FM 518 & Smith Rd

Subdivision: \_\_\_\_\_ No. of Lots: 1 Total Acres: 2.594

Brief Description of Project: ~ 6,000 SF convenience store w/ 24 pump fuel canopy + self serve car wash

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: Tilken Sun Development, L.L.C.  
Address: 2619 Texas Street  
City: Houston State: TX Zip: 77003  
Phone: 713) 222-9262  
Fax: 713) 222-9516  
Email Address: tony@goldduck.com

**APPLICANT/AGENT INFORMATION:**

Name: BSD BRIGHT SITE Development LLC  
Address: 211 Baker Rd., #332 by Nathan Richardson  
City: Barker State: TX Zip: 77413  
Phone: 678) 314-9729  
Fax: \_\_\_\_\_  
Email Address: brightdevelopmentllc@gmail.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: 3/15/16

OFFICE USE ONLY:			
FEES PAID: <u>\$1,025.00</u>	DATE PAID: <u>3/15/16</u>	RECEIVED BY: <u>VH</u>	RECEIPT NUMBER: <u>178496</u>
			APPLICATION NUMBER: <u>CUP 2016-08</u>



# 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: Gasoline Station with auto-carwash  
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: GB - General Business

**Property Information:**

Address or General Location of Property: SEC of Broadway St & Smith Rd

Tax Account No. 0309-0017-001

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

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

**PROPERTY OWNER INFORMATION:**

NAME Tildon Sun Development, L.L.C.  
ADDRESS 2619 Texas Street  
CITY Houston STATE TX ZIP 77003  
PHONE( 713 ) 222-9262  
FAX( 713 ) 222-9516  
E-MAIL ADDRESS tony@goldenduck.com

**APPLICANT/AGENT INFORMATION:**

NAME BSD BRIGHT SITE Development LLC, by Nathan Richardson  
ADDRESS 211 Baker Rd., #332  
CITY Barker STATE TX ZIP 77413  
PHONE( 678 ) 314-9729  
FAX( \_\_\_\_\_ ) \_\_\_\_\_  
E-MAIL ADDRESS brightdevelopmentllc@gmail.com

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

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

Owner's Signature: [Signature] Date: 1/28/16

Agent's/  
Applicant's Signature: [Signature] Date: 01/26/2016

**OFFICE USE ONLY:**

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

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

## APPLICATION CHECKLIST FOR THE FOLLOWING Conditional Use Permits (CUP)

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

AUTHORIZATION STATEMENT

January 26, 2016

I hereby authorize Nathan Richardson of BSD BRIGHT SITE Development LLC to act as agent in the application for a Conditional Use Permit (CUP) as required by the City of Pearland for the intended development of a Gasoline Station with Auto-Carwash on the property owned by Tildon Sun Development, L.L.C. located at the southeast corner of Broadway Street and Smith Road within the city limits of Pearland, Texas.

  
\_\_\_\_\_  
Owner

Hong Luong, Vice President  
Tildon Sun Development, L.L.C.

1/28/16  
Date

**METES AND BOUNDS DESCRIPTION**  
**2.653 ACRES (115,560 SQUARE FEET)**  
**ALLISON-RICHEY GULF COAST CO'S**  
**PART OF SUBURBAN GARDENS**  
**H.T. & B. R.R. CO. SURVEY, SECTION 21, A-309**  
**CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS**

Being a tract or parcel containing 2.653 acres (115,560 square feet) of land situated in the H.T. & B. R.R. Co. Survey, Section 21, Abstract Number 309, City of Pearland, Brazoria County, Texas; being out of the remainder of Lot 1 of Allison-Richey Gulf Coast Co's Part of Suburban Gardens, a subdivision plat of record in Volume (Vol.) 2, Pages (Pg's.) 23 and 24 of the Brazoria County Plat Records (B.C.P.R.); same being out of and a portion of the remainder a called 5.910 acre tract conveyed to Tildon Sun Development, LLC as described in deed recorded under Brazoria County Clerk's File (B.C.C.F.) Number (No.) 2006018134; said 2.653 acre tract being more particularly described as follows (bearings herein are based on the Texas State Plane Coordinate System, South Central Zone No. 4204):

**BEGINNING** at a found concrete monument marking the north end of a Right-of-Way (R.O.W.) cut-back line at the intersection of south R.O.W. line of Farm-to-Market Road (F.M.) 518 (Also-Known-As Broadway) (Width Varies) with the east R.O.W. line of County Road 666 (A.K.A. Smith Road) (Called 60 feet wide) (60.86 feet wide-As Monumented) and marking the most northerly northwest corner of the remainder of said Lot 1 and of the herein described tract, same being the beginning of a curve to the right;

**THENCE**, Northeasterly, along the arc of said curve to the right and along said south R.O.W. line, an arc distance of 340.48 feet, having a radius of 1849.86 feet (Called 1862.20 feet), a central angle of  $10^{\circ}32'45''$  and a chord which bears North  $74^{\circ}21'41''$  East. 340.00 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the northeast corner of the herein described tract;

**THENCE**, South  $02^{\circ}30'33''$  East, departing said south R.O.W. line, over and across said called 5.910 acre tract, a distance of 351.62 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set in the north line of the remainder of a called 17.058 acre tract conveyed to Pearlyeh Investment Co., Ltd. as described in deed recorded under B.C.C.F. No. 2005014765 and marking the southeast corner of the herein described tract;

**THENCE**, South  $87^{\circ}22'25''$  West, at a distance of 104.17 feet passing a found 1/2-inch iron rod with cap stamped "Pro Survey" marking the northeast corner of a called 2.00 acre tract conveyed to Jonathan S. Nguyen, Et. Ux. as described in deed recorded under B.C.C.F. No. 2015040295, same being the northwest corner of the remainder of said called 17.058 acre tract, and continuing in all a total distance of 291.85 feet to a found 1/2-inch iron rod with cap stamped "Pro Survey" marking an angle point in the north line of said called 2.00 acre tract and the most southerly southwest corner of the herein described tract;

**THENCE**, North  $75^{\circ}02'30''$  West, a distance of 89.68 feet (Called 89.42 feet) to a found 1/2-inch iron rod with cap stamped "Pro Survey RPLS 5565" in the east R.O.W. line of the aforesaid County Road 666, marking the northwest corner of said called 2.00 acre tract and the most westerly southwest corner of the herein described tract;

**THENCE**, North 02°30'35" West, along said east R.O.W. line, a distance of 181.55 feet (Called 181.77 feet) to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the south end of the aforesaid R.O.W. cut-back line and the most westerly northwest corner of the herein described tract, from which a found concrete monument bears South 72°52' West, 0.93 feet;

**THENCE**, North 32°19'19" East, along said R.O.W. cut-back line, a distance of 81.03 feet (Called 81.06 feet) feet to the **POINT OF BEGINNING** and containing 2.653 acres (115,560 square feet) of land. This description is based on an ALTA/ACSM Land Tile Survey prepared by Terra Surveying Co., Inc., dated January 6, 2016, TSC Project Number 0117-1502.

Compiled by: Greg Mata  
Checked by: Trey Wade  
Reviewed by: George Collison, R.P.L.S.  
Terra Surveying Company, Inc.  
3000 Wilcrest, Suite 210  
Houston, Texas 77042



**LETTER OF INTENT**

**FOR CONDITIONAL USE PERMIT APPLICATION OF BSD BRIGHT SITE DEVELOPMENT LLC**

BSD BRIGHT SITE Development LLC (BSD) submits this Conditional Use Permit (CUP) Application for the purpose of allowing the use(s) of a Gasoline Station with auto-carwash on a 2.653 acre tract located at the southeast corner of Broadway Street (a/k/a FM 518) and Smith Road. The property is currently zoned General Business (GB). The proposed uses are allowed with the approval of a CUP. BSD is proposing to build a convenience store with gasoline pumps and auto mated carwash. The existing condition of the property is an undeveloped lot and a portion of a larger 5.910 acre tract.

The proposed Gasoline Station will consist of two buildings. The convenience store will be 7,216 square feet and a gasoline canopy with 12 pumps (24 car service). The car wash is a 112 foot long tunnel and will have self-service vacuums for customer use. Color elevations of the proposed buildings and signage are attached to this submittal.

This request is consistent with the use and development of adjacent and nearby properties in the vicinity of the property, which include numerous commercial/retail uses including convenience stores with gasoline pumps and auto carwash.

The proposed access points will be off both Broadway Street and Smith Road.

BSD welcomes the opportunity to provide the staff of the City of Pearland with any further useful information to address any concerns or questions they may have.

Respectfully submitted.

BSD BRIGHT SITE Development LLC



Nathan Richardson

President



- 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.

4/11/2016

GIS Mapping Interface - Pearland, Texas

Query/Info Selection Draw Lat/Long System

Address Search ...

Layers

Queries

Address Locator

Markup

Lat / Long

Overview Map

SUNRISE BLVD

SMITH RD

ETJ

PEARLAND CITY LIMIT

9300

Tool: Draw Polyline X: 3125039.37, Y: 13768647.57, Longitude:

## 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:** 03090017001

**Address:**  
TILDON SUN DEVELOPMENT  
2619 TEXAS ST  
HOUSTON, TX 77003-3242

**Property Site Address:**  
FM 518

**Legal Description:**  
A0309 H T & B R R, TRACT 1-1A1-4A1-4B,  
ACRES 5.910

**Current Tax Levy:** \$32,002.41  
**Current Amount Due:** \$0.00  
**Prior Year Amount Due:** \$0.00  
**Total Amount Due:** \$0.00

**Last Payment Amount for Current Year Taxes:** \$32,002.41

**Active Lawsuits:** None

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

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

**Market Value:** \$1,158,500

**Land Value:** \$1,158,500

**Improvement Value:** \$0

**Capped Value:** \$0

**Agricultural Value:** \$0

**Exemptions:** None

**Last Certified Date:** 10/12/2015

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

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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.

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### Payment Information

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**Account No.:** 03090017001

Receipt Date	Amount	Tax Year	Description	Payer
2016-01-25	\$32,002.41	2015	Payment	TILDON SUN DEVELOPMENT
2015-01-30	\$50,139.27	2014	Payment	TILDON SUN DEVELOPMENT
2014-01-29	\$28,512.21	2013	Payment	TILDON SUN DEVELOPMENT
2013-01-22	\$28,486.88	2012	Payment	TILDON SUN DEVELOPMENT
2012-01-24	\$35,186.92	2011	Payment	TILDON SUN DEVELOPMENT
2011-01-25	\$34,800.76	2010	Payment	TILDON SUN DEVELOPMENT
2010-01-22	\$34,009.51	2009	Payment	TILDON SUN DEVELOPMENT
2009-01-22	\$33,542.44	2008	Payment	TILDON SUN DEVELOPMENT
2008-01-24	\$1,610.48	2007	Payment	TILDON SUN DEVELOPMENT
2007-01-26	\$36,561.70	2006	Payment	TILDON SUN DEVELOPMENT

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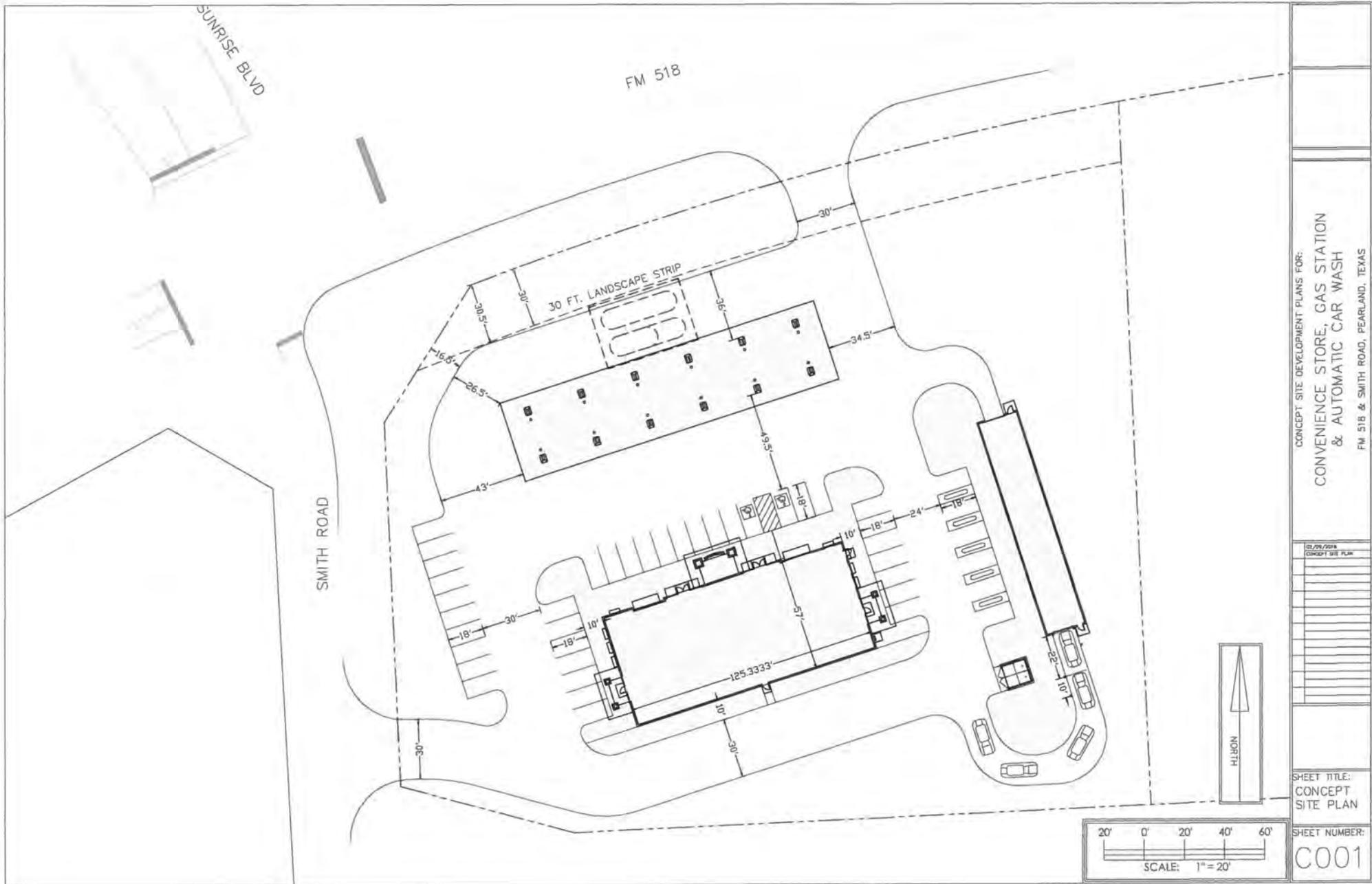
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[Courthouse History](#)

[Terms of Use](#)

E-mail: [roving@brazoria-county.com](mailto:roving@brazoria-county.com)  
111 E. Locust Suite  
Angleton, TX 77515  
(979) 864-1320

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CONCEPT SITE DEVELOPMENT PLANS FOR:  
 CONVENIENCE STORE, GAS STATION  
 & AUTOMATIC CAR WASH  
 FM 518 & SMITH ROAD, PEARLAND, TEXAS

02/08/2018  
 CONCEPT SITE PLAN

SHEET TITLE:  
 CONCEPT  
 SITE PLAN

SHEET NUMBER:  
 C001

SUNRISE BLVD

SEC. 7  $\frac{1}{2}$  - 9.b.3  
 BUFFER FOR FUEL PUMP  
 PROVIDED BY SHRUBBERY  
 HAVING YEAR ROUND FOLIAGE

FM 518

MONUMENT SIGN

30 FT. LANDSCAPE STRIP

SHRUBS FOR FM 518  
 SHRUBS FOR SMITH ROAD

NOTE: CLEARANCE FROM TREES  
 NEEDED TO ENSURE VISIBILITY FROM  
 STORE TO ALL GAS PUMPS

SMITH ROAD

**MINIMUM LANDSCAPE AREA:**  
 REQ'D = 15 % PER SEC. 4.2.2.4.b  
 REQ'D = 15% OF 2.01 ACRES = 0.3015 ACRES = 17,054 SF  
 PROPOSED = 18,981 (17%)

**LANDSCAPE ENHANCEMENT STRIP CALCULATIONS:**  
**FM 518 ROAD FRONTAGE CORRIDOR OVERLAY**  
 SEC. 7  $\frac{1}{2}$  - 5.b.1 - SHADE TREES  
 REQ'D = 1" PER 10 LF ROAD SHADE TREES  
 REQ'D = 416 LF @ 1" CAL / 10 LF  
 REQ'D = 42 INCHES SHADE TREES

SEC. 4.2.2.4.a.4 PARKING LOT & STREET TREES CAN BE COMBINED  
 THEREFORE, PARKING LOT TREES UP-SIZED TO 3" CALIPER.  
 REQ'D = 42 INCHES = 24 INCHES (PARKING LOT)  
 REQ'D = 18 INCHES REMAINING FOR FM 518 FRONTAGE  
 PROPOSED = 18 INCHES (8 TREES @ 3 INCH CALIPER)

SEC. 7  $\frac{1}{2}$  - 5.b.2 - ORNAMENTAL TREES  
 REQ'D = 1" PER 15 LF ROAD FRONTAGE ORNAMENTAL TREES  
 REQ'D = 416 LF @ 1" CAL / 15 LF  
 REQ'D = 28 INCHES ORNAMENTAL TREES  
 PROPOSED = 30 INCHES (15 TREES @ 2 INCH CALIPER)

SEC. 7  $\frac{1}{2}$  - 6.0.3 - EVERGREEN REQUIREMENT  
 REQ'D = 60% OF FRONTAGE TREES TO BE EVERGREEN  
 REQ'D = 18 INCHES + 28 INCHES = 46 INCHES  
 REQ'D = 60% OF 46 INCHES = 28 INCHES  
 PROPOSED = 30 INCHES OF EVERGREEN (YALPOH HOLLY)

**FM 518 STREET FRONTAGE SHRUBS: SEC. 4.2.2.4(d)(4)**  
 REQ'D = 5 TIMES THE NUMBER OF REQUIRED INCHES OF TREE  
 REQ'D = 5 \* 42 INCHES OF SHADE TREES REQ'D  
 REQ'D = 210 SHRUBS  
 PROPOSED = 210 SHRUBS

**SMITH ROAD STREET FRONTAGE TREES: SEC. 4.2.2.4(c)**  
 REQ'D = 1" PER 15 LF ROAD FRONTAGE STREET TREES  
 REQ'D = 182 LF @ 1" CAL / 15 LF  
 REQ'D = 13 INCHES  
 PROPOSED = 15 INCHES (5 TREES @ 3" CALIPER)

**SMITH ROAD STREET FRONTAGE SHRUBS: SEC. 4.2.2.4(d)(4)**  
 REQ'D = 5 TIMES THE NUMBER OF REQUIRED INCHES OF TREE  
 REQ'D = 5 \* 13 INCHES OF TREES REQ'D  
 REQ'D = 65 SHRUBS  
 PROPOSED = 65 SHRUBS

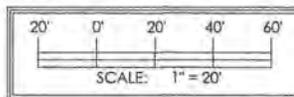
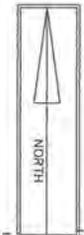
**PARKING LOT TREE CALCULATIONS:**  
 SEC. 4.2.2.4(a) & SEC. 7  $\frac{1}{2}$  - 6(c) - CORRIDOR OVERLAY  
 A. REQ'D = 1 INCH PER 5 PARKING SPACES  
 REQ'D = 43 PARKING SPACES @ 1" / 5 SPACES  
 REQ'D = 43 INCHES  
 PROPOSED = 8 TREES @ 3" CALIPER = 24"  
 B. PARKING SPACES MUST BE WITHIN 50 FEET OF A TREE

**PROPOSED PLANT LIST**

SYMBOL	COMMON NAME	BOTANICAL NAME	NO. OF TREES	MINIMUM TREE SIZE
①	RED MAPLE - "OCTOBER GLORY"	ACER RUBRUM	5	3 - 3.5" CAL
②	LACONIAUM DJI	ELMUS PARVIFLUM 'ALICE'	8	3 - 3.5" CAL
③	WILLOW OAK	QUERCUS PHELLOEA	8	3 - 3.5" CAL
④	YALPOH HOLLY	ILEX VOMITORIA	15	2 - 2.5" CAL
TOTAL			26	

**PROPOSED SHRUB PLANT LIST**

SYMBOL	COMMON NAME	BOTANICAL NAME	NO. OF SHRUBS	MINIMUM SIZE
○	INDIAN HAWTHORNE	RAPHANOPHYS BACIDA 'ALBA'	128	3 GALLON
○	LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DANCING'	147	3 GALLON
TOTAL			275	



CONCEPT SITE DEVELOPMENT PLANS FOR:  
 CONVENIENCE STORE, GAS STATION  
 & AUTOMATIC CAR WASH  
 FM 518 & SMITH ROAD, PEARLAND, TEXAS

SCALE: 1" = 20'

SHEET TITLE:  
 CONCEPT LANDSCAPE PLAN

SHEET NUMBER:  
 L001



**BUCKY'S EXPRESS**

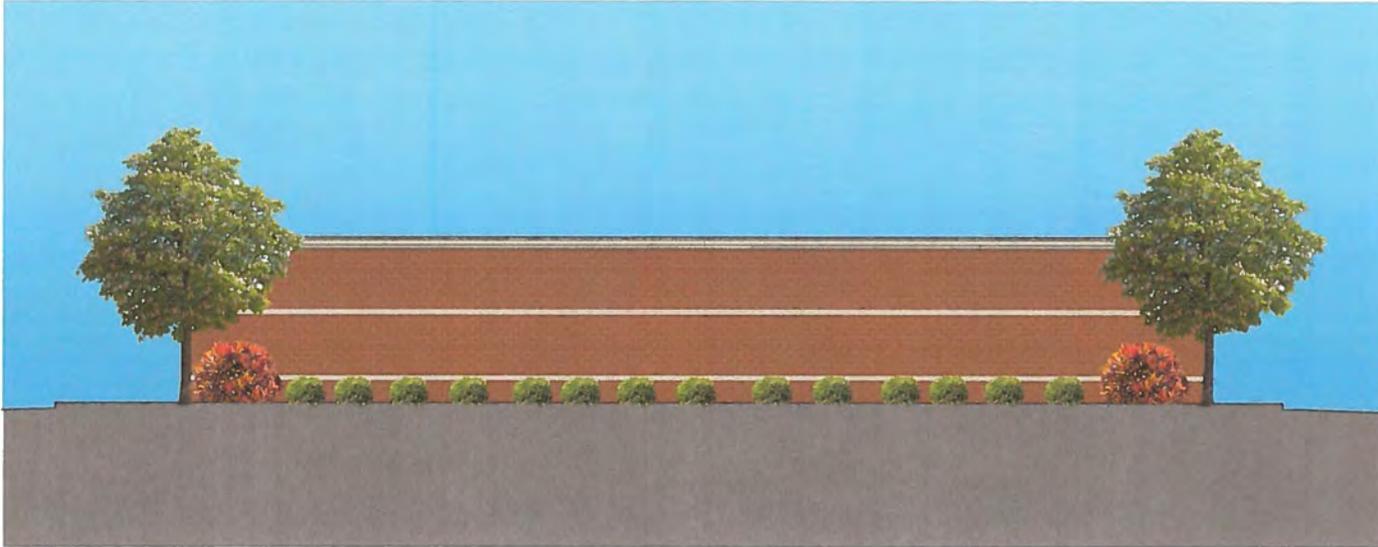
Pearland, TX



**BUCKY'S EXPRESS**

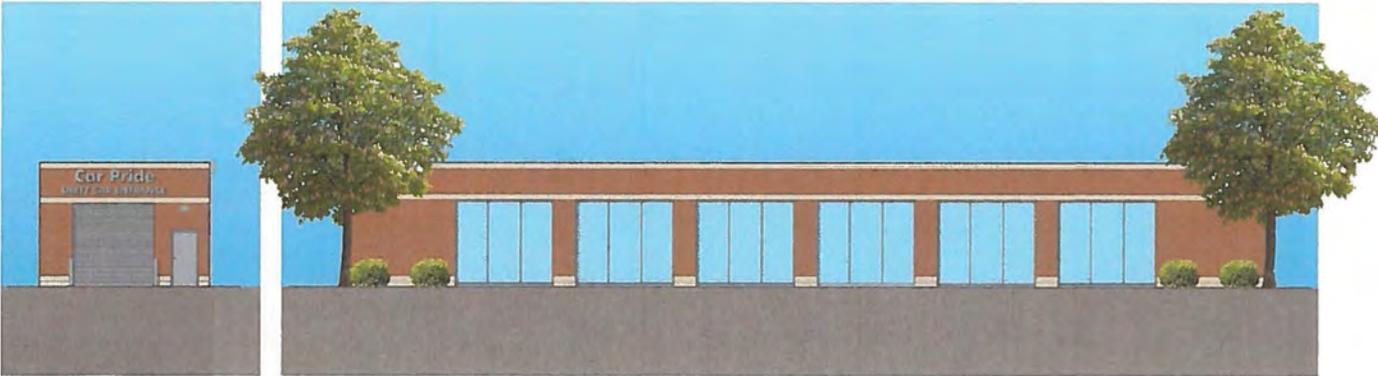
Pearland, TX





**BUCKY'S EXPRESS**

Pearland, TX



**BUCKY'S CARWASH**

Pearland, TX



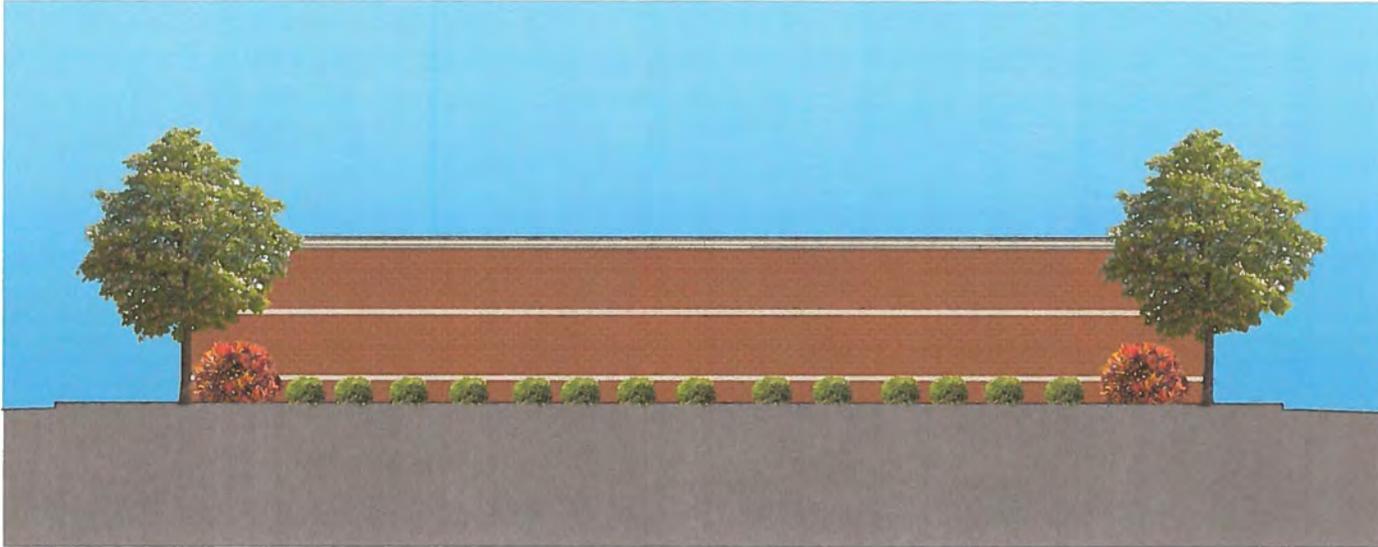


**BUCKY'S EXPRESS**  
Pearland, TX



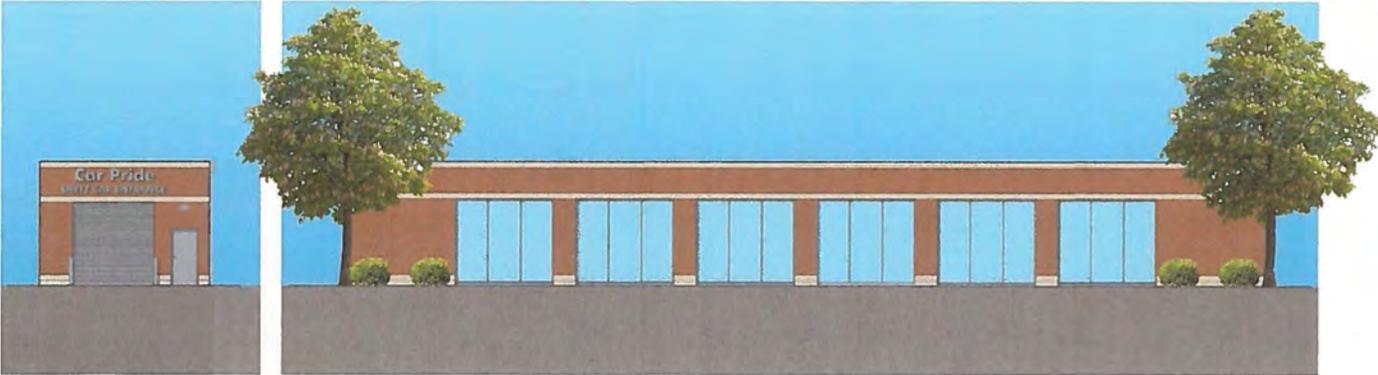
**BUCKY'S EXPRESS**  
Pearland, TX





**BUCKY'S EXPRESS**

Pearland, TX



**BUCKY'S CARWASH**

Pearland, TX







DRAWING #: 99393  
PROJECT ID: 15090

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 02.05.16

INSPECTED BY:

Revised:

Omaha Neon Sign Co., Inc.  
1120 N 18th Street - Omaha 68102 - 402.341.8077 - 402.341.7854 fax

This banner and all material appearing hereon remains the property of Omaha Neon Sign Co., Inc. and may not be reproduced, used or distributed without written consent.



7315 Mercy Rd. - Omaha, NE 68124

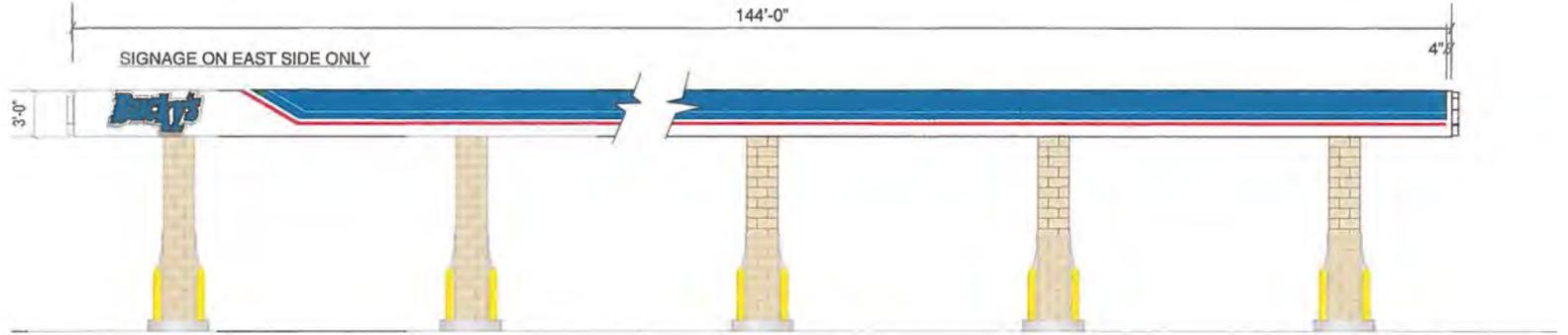


**NOTICE:**

ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

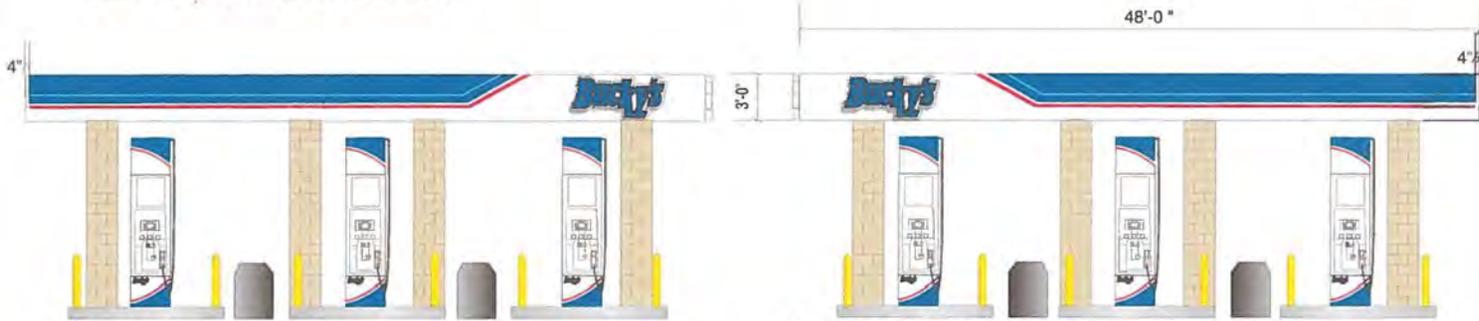
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Sales Rep: \_\_\_\_\_ Date: \_\_\_\_\_

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



**EAST & WEST ELEVATIONS**

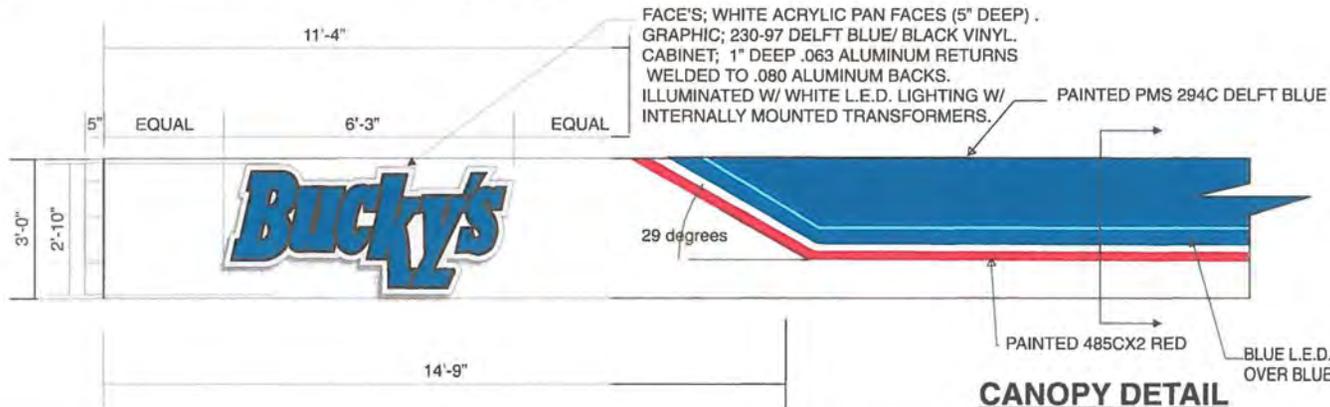
Scale: 1/8"=1'-0"



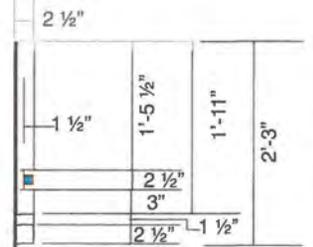
**SOUTH ELEVATION**

Scale: 1/8"=1'-0"

**NORTH ELEVATION**



**CANOPY DETAIL**



**CANOPY SEC.**  
Scale: 3/4"=1'-0"

FACE'S; WHITE ACRYLIC PAN FACES (5" DEEP). GRAPHIC; 230-97 DELFT BLUE/ BLACK VINYL. CABINET; 1" DEEP .063 ALUMINUM RETURNS WELDED TO .080 ALUMINUM BACKS. ILLUMINATED W/ WHITE L.E.D. LIGHTING W/ INTERNALLY MOUNTED TRANSFORMERS.

PAINTED PMS 294C DELFT BLUE

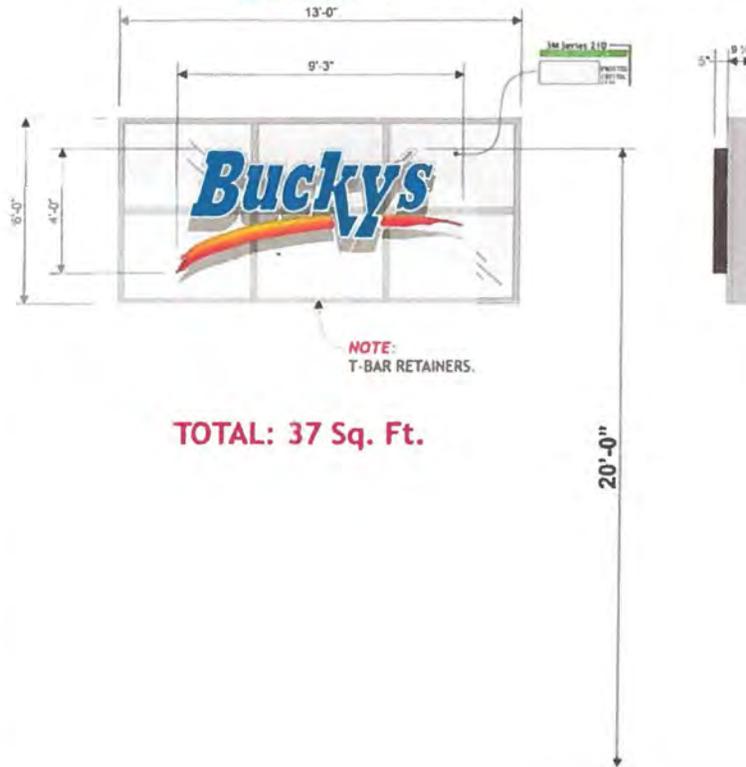
PAINTED 485CX2 RED

BLUE L.E.D. ROPE MTD OVER BLUE BACKGROUND

S/F WALL SIGN DISPLAY (w/ CHANNEL LETTERS)  
 SCALE: 1/4" = 1'-0"

# SIGN 1

NOTE: ON SITE PLAN SIGN 1 INCLUDES BOTH CHANNEL LETTERS AND THE LIGHT BOX.



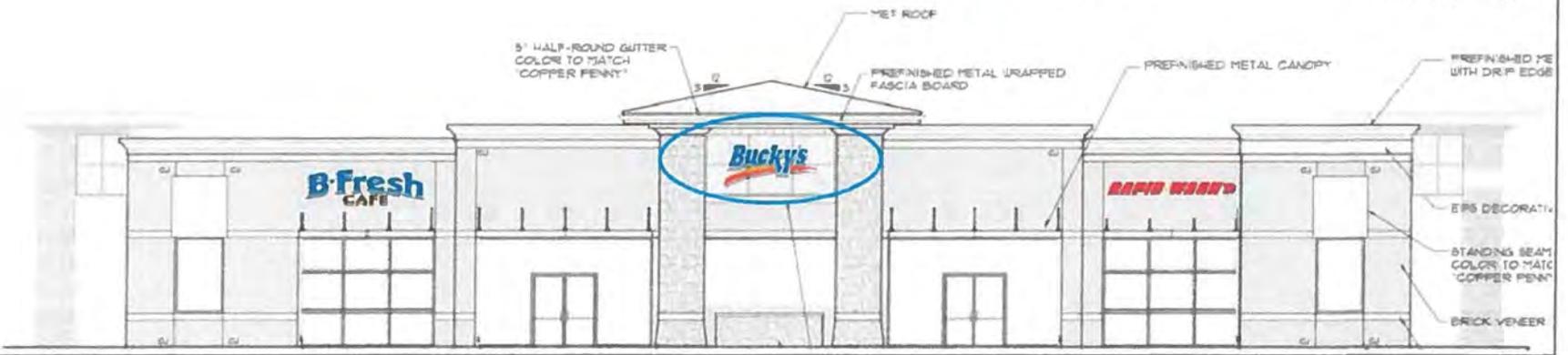
## RACEWAY MOUNTED CHANNEL LETTERS

RETURNS:	.050 BLACK PRE-FINISHED ALUMINUM
BACKS:	.063 WHITE PRE-FINISHED ALUMINUM
FACES:	3/16" #7328 WHITE PLEXIGLAS
TRIM-CAP:	1" BLACK JEWELITE
ILLUM:	WHITE LED'S

**INSTALLATION:**  
 LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

QUANTITY: TWO (2) LOCATED ON SIDE OF ENTRANCE

FRONT ELEVATION



CHANNEL LETTERS MOUNTED ON WIREWAY  
 SCALE: 3/8" = 1'-0"



# SIGN 3

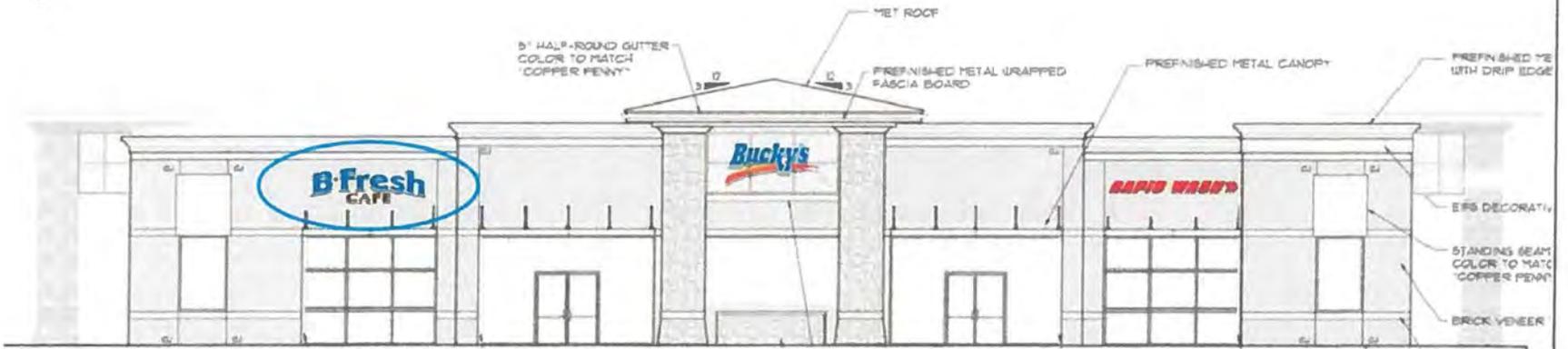
## RACEWAY MOUNTED CHANNEL LETTERS

RETURNS:	.050 BLACK PRE-FINISHED ALUMINUM
BACKS:	.063 WHITE PRE-FINISHED ALUMINUM
FACES:	3/16" #7328 WHITE PLEXIGLAS
TRIM-CAP:	1" BLACK JEWELITE
ILLUM:	WHITE LED'S
<b>INSTALLATION:</b>	
LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).	
<b>LIMITATIONS:</b>	

3M Series 230



## FRONT ELEVATION



CHANNEL LETTERS MOUNTED ON WIREWAY  
 SCALE: 3/8" = 1'-0"



TOTAL: 13 Sq. Ft.

# SIGN 4

## RACEWAY MOUNTED CHANNEL LETTERS

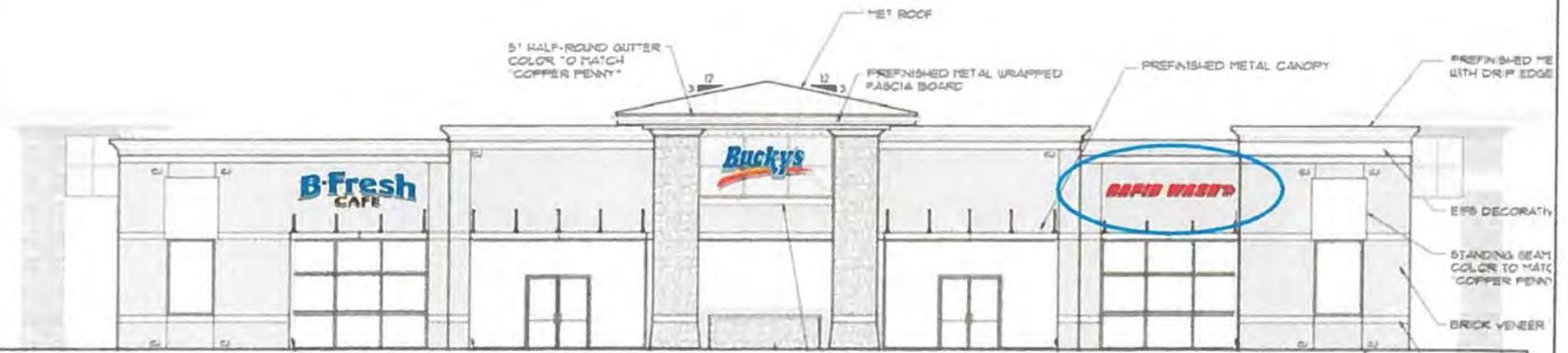
RETURNS:	.050 BLACK PRE-FINISHED ALUMINUM
BACKS:	.063 WHITE PRE-FINISHED ALUMINUM
FACES:	3/16" #2793 RED PLEXIGLAS
TRIM-CAP:	1" BLACK JEWELITE
ILLUM:	RED LED'S

### INSTALLATION:

LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

### LIMITATIONS:

FRONT ELEVATION



FCO LETTERS  
SCALE: 1" = 1'-0"

27"  
10"  
**EXIT**

**SIGN 7**  
TOTAL: 2 Sq. Ft.

5'-7 1/2"  
**ENTRANCE**

**SIGN 8**  
TOTAL: 5 Sq. Ft.

**SPECIFICATIONS:**

FABRICATED FROM 1/4" ALUMINUM AND PAINTED RED.

LETTERS ARE TO BE STUD MOUNTED TO FASCIA IN CUSTOMER SPECIFIED LOCATION.

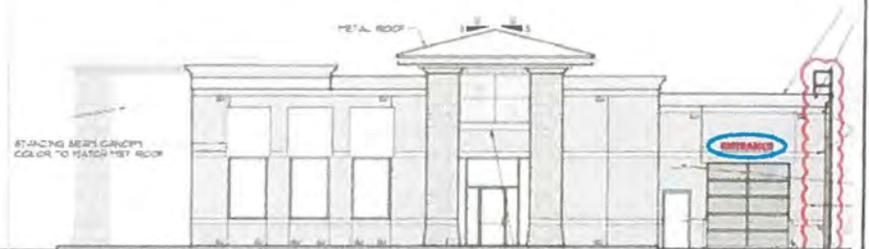
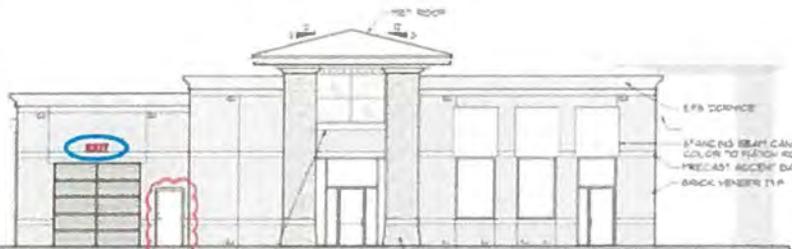
**SIGN 7.**

SIDE ELEVATION:

**SIGN 7**

**SIGN 8**

SIDE ELEVATION:



# SIGN 9

S/F ILLUMINATED CAR WASH MENU DISPLAY  
SCALE: 1/4" = 1'-0"



CABINET:  
FABRICATED FROM ALUMINUM OVER AN  
INTERNAL ANGLE FRAME. CABINET IS TO  
BE WRAPPED (PRINTED GRAPHICS). CHANNEL  
CABINETS WILL BE MOUNTED TO CABINET.

S/F MONUMENT SIGN DISPLAY  
SCALE: 1/4" = 1'-0"



S/F CHANNEL CABINETS:  
FABRICATED FROM .050 BLACK PRE-FINISHED ALUMINUM  
RETURNS ATTACHED TO .063 ALUMINUM BACKS. FACES  
ARE TO BE 3/16" WHITE PLEXIGLAS WITH 3M VINYL  
GRAPHICS APPLIED TO THE FIRST SURFACE (AS NOTED).  
INTERNAL ILLUMINATION WITH WHITE LED'S.



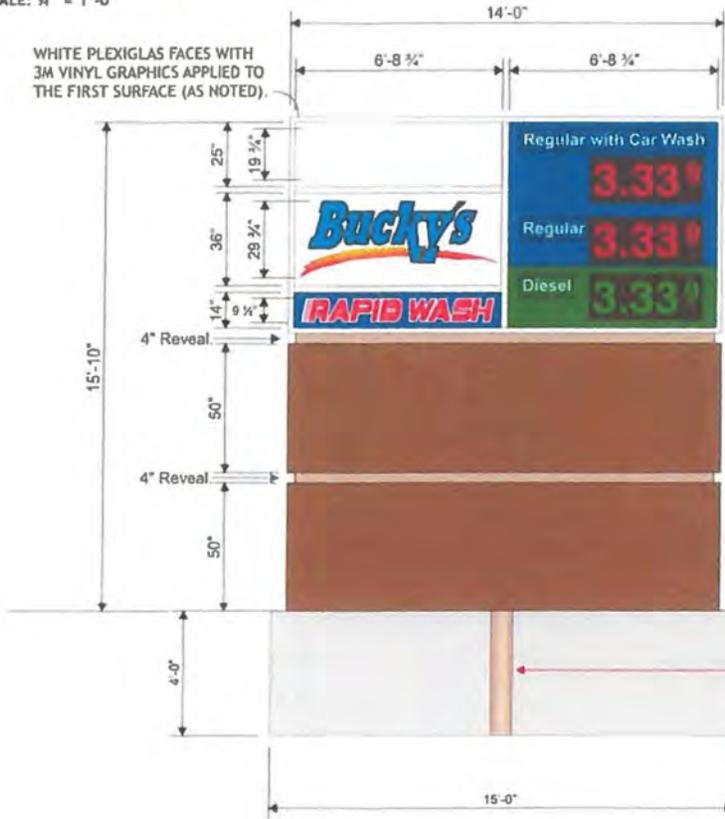
2" Sq. TUBE.

**TOTAL: 13 Sq. Ft.**

NOTE: ACTUAL PLACEMENT OF  
MONUMENT IS TO BE DETERMINED.



D/F MONUMENT SIGN DISPLAY:  
SCALE: 1/4" = 1'-0"



# SIGN 13 & 14

D/F MONUMENT SIGN DISPLAY:  
CABINET FABRICATED FROM WHITE PRE-FINISHED ALUMINUM OVER AN INTERNAL ANGLE IRON FRAME. FACES ARE AS NOTED. INTERNAL ILLUM. WITH CW/HO FLUORESCENT LAMPS. SIGN IS TO BE INSTALLED BY OTHERS.

**QUANTITY: TWO (2).**  
**SIGN 13 and SIGN 14**



**NOTE:**  
8" STEEL  
THRU SIGN

### FUEL TYPES:

Regular with Car Wash

CLEAR ACRYLIC PANEL WITH BLUE VINYL OVERLAY, COPY REVERSE CUT FROM BACKGROUND, ZIP TRACK TO HOUSE PANEL(S), GREEN VINYL AS NOTED FOR DIESEL PANEL(S)

### VINYL COLORS:

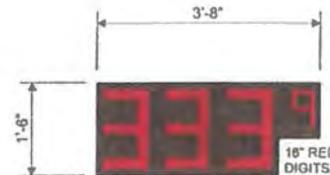
ARLON BLUE: 2257

3M RED: 3630-33

WIDE FORMAT PRINTED VINYL GRAPHICS APPLIED TO THE FIRST SURFACE.

DELFT BLUE: 230-97.

PRINTED GRAPHICS.



# Exhibit 7

## Gas Stations Located Within 1, 1.5, & 2 Mile Radius

CUP 16-00001

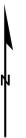
-  Subject Property
-  1 Mile Buffer (4)
-  1.5 Mile Buffer (4)
-  2 Mile Buffer (7)



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 = 3,110 feet

APRIL 2016  
PLANNING DEPARTMENT



# Exhibit 8

## Property Ownership Map

CUP 16-00001

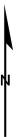
-  Subject Property
-  City Limits



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 = 530 feet

MAY 2016  
PLANNING DEPARTMENT





**JOINT PUBLIC HEARING**  
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF  
THE CITY OF PEARLAND, TEXAS,  
**MONDAY, May 16, 2016, AT 6:30 P.M.**  
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

**Conditional Use Permit Application No. CUP 16-00002**

A request of Pan American Engineers, LLC, Ron Bordelon, applicant; on behalf of Murphy Oil USA, Inc. owner; for approval of a Conditional Use Permit (CUP) to allow for a gas station and convenience store in the General Commercial (GC) zoning district; on approximately 0.875 acres of land.

**Legal Description:** Being a 0.875<sup>u</sup> acre tract being all of Lot "D" of Dixie Plaza out of amending Plat 518 recorded in C. F. No. 2008026747, Map Records of Brazoria County, Texas, located in the City of Pearland, Brazoria County, Texas.

**General Location:** 3200 Dixie Farm Road, Pearland, Texas.

**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: May 10, 2016

Re: Conditional Use Permit Application No. CUP 16-00002

A request of Pan American Engineers, LLC, Ron Bordelon, applicant; on behalf of Murphy Oil USA, Inc. owner; for approval of a Conditional Use Permit (CUP) to allow for a gas station and convenience store in the General Commercial (GC) zoning district; on approximately 0.875 acres of land.

General Location: 3200 Dixie Farm Road, Pearland, Texas.

### **Summary of Request**

The applicant is requesting a Conditional Use Permit (CUP) to allow for a gas station and convenience store. The subject property is located on the west side of Dixie Farm Road south of the intersection of Dixie Farm Road and Broadway Street (FM 518). The subject property is currently developed with a gas station and convenience store. The applicant is proposing to remove the existing facilities and reconstruct a 1,400 square foot convenience store with 8 fuel pumps. Gasoline stations in the GC district require approval of a CUP to determine if there will be negative impacts on surrounding properties. Although a gasoline station is currently existing on the site, a CUP is required due to the reconstruction of a nonconforming use.

### **Recommendation**

Staff recommends approval of the requested CUP for gasoline station and convenience store on the approximately 0.875 acre site for the following reasons:

1. This property is currently zoned General Commercial (GC) which is in conformance with the Future Land Use Plan designation of "Retail, Offices and Services." A CUP is required for all auto-related uses including gasoline stations located in a GC zoning district. All requirements of the UDC will be met for any future redevelopment and expansion on the site.

2. It is not anticipated that the proposed change in zoning will have significant negative impacts on surrounding properties or developments as the conditional use permit (CUP) allows conditions to be placed in approving the CUP to mitigate any negative impacts.
3. All requirements of the UDC will be met for any future redevelopment and expansion on the site.
4. The façades, landscape and buffer, parking calculations, articulation, screening for refuse containers, sidewalk connection, and signage as shown do not meet the UDC requirements. Additionally, higher standards for façade materials (brick and stone), building design, screening, and landscaping will be required. A revised set of drawings addressing these issues will be provided prior to the approval of this CUP, including a lighting plan. All other requirements of the UDC, especially in terms of screening, landscaping, and signage will be met. In case of a conflict between the drawings in the applicant submitted packet and UDC requirements, the more stringent requirement will apply.

### **Site History**

The subject property is currently developed and zoned GC. The property was annexed in 1997 and the property has been zoned GC since the adoption of the UDC in 2006.

The site is bounded by GC zoning in each direction. On all sides of the subject property are various commercial uses including retail shopping, fast food, a bank and other services. The below table identifies surrounding uses and zoning districts:

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	General Commercial (GC)	Gasoline Station
<b>South</b>	General Commercial (GC)	Big Box Retail Store
<b>East</b>	General Commercial (GC)	Big Box Retail Store and Gasoline Station
<b>West</b>	General Commercial (GC)	Bank

### **Conformance with the Comprehensive Plan**

The current zoning is in conformance with the Future Land Use Plan (FLUP). FLUP designates this property as “Retail, Offices, and Services” which is described as including a variety of office and retail development. The Comprehensive Plan recommends that neighborhood retail and services should be located at the

intersections of Thoroughfares or Collector streets or at the edge of logical neighborhood areas.

### **Conformance with the Thoroughfare Plan**

According to City records, Dixie Farm Road is a Major Thoroughfare of sufficient width. Major Thoroughfares are defined as having a minimum right-of-way of 120 feet.

### **Conformance with the Unified Development Code**

The property is currently developed with a gasoline station. A new gasoline station is proposed to be constructed on the lot once the existing structure is removed. The lot requirements of the proposed GC zoning district are provided in the following table.

<b>General Commercial (GC) Area Regulations</b>		
<b>Size of Lot</b>	<b>Required</b>	<b>Proposed</b>
Minimum Lot Size	22,500 sq. ft.	36,106.08 sq. ft.
Minimum Lot Width	150 ft.	Approximately 150 ft. along the frontage
Minimum Lot Depth	125 ft.	Approximately 226 ft.

The submitted site plan currently meets the requirements of the UDC. Any submitted site plan would be required to meet the requirements of the UDC. The property also falls within the Corridor Overlay District (COD) and any development would be required to be in compliance with the COD requirements in addition to other UDC requirements. The COD allows the City to exercise greater control of aesthetics, function, and safety of developments with frontage along specified Major Thoroughfares including Dixie Farm Road.

### **Platting Status**

This property is currently platted as Amending Plat 518 – Dixie Plaza, Lot D

### **Availability of Utilities**

The subject property has access to City water and sanitary sewer infrastructure. A 16-inch water line exists along the east side of Dixie Farm Road, and a 30-inch sanitary sewer line runs along the west side of the street.

### **Impact on Existing and Future Development**

It is not anticipated that the proposed development will have a negative impact on current or future development in the area. The property is currently developed as a gasoline station. At this time Staff is not aware of any negative impacts on the surrounding area that have been caused by the existing development.

### **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
7. Gas Stations Located Within 1, 1.5, & 2 Mile Radius



# Exhibit 1

**AERIAL MAP**

**CUP 16-00002**

**3200 Dixie Farm Road**

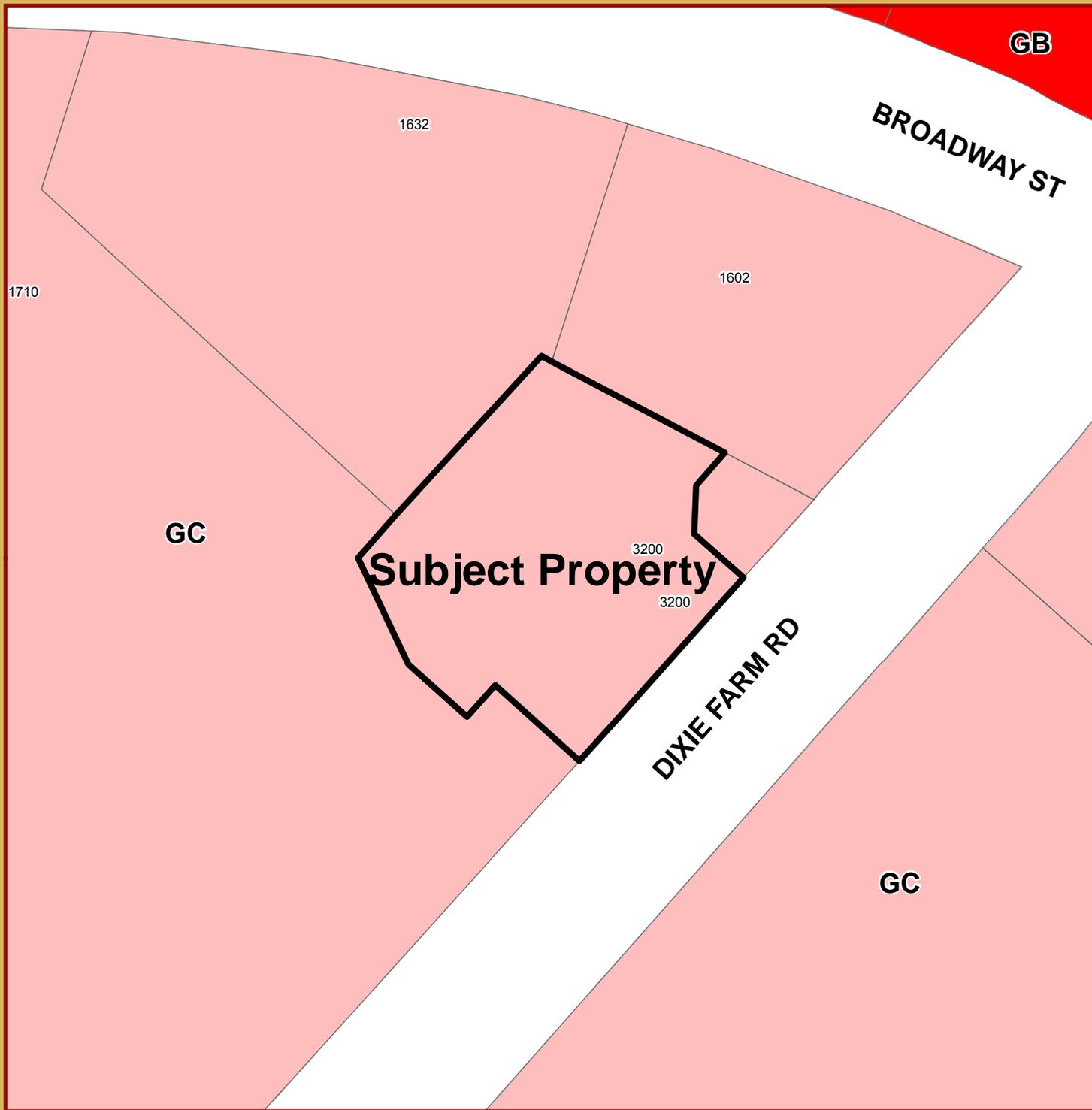


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1 inch = 96 feet

APRIL 2016  
PLANNING DEPARTMENT





# Exhibit 2

## ZONING MAP

CUP 16-00002

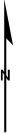
3200 Dixie Farm Road

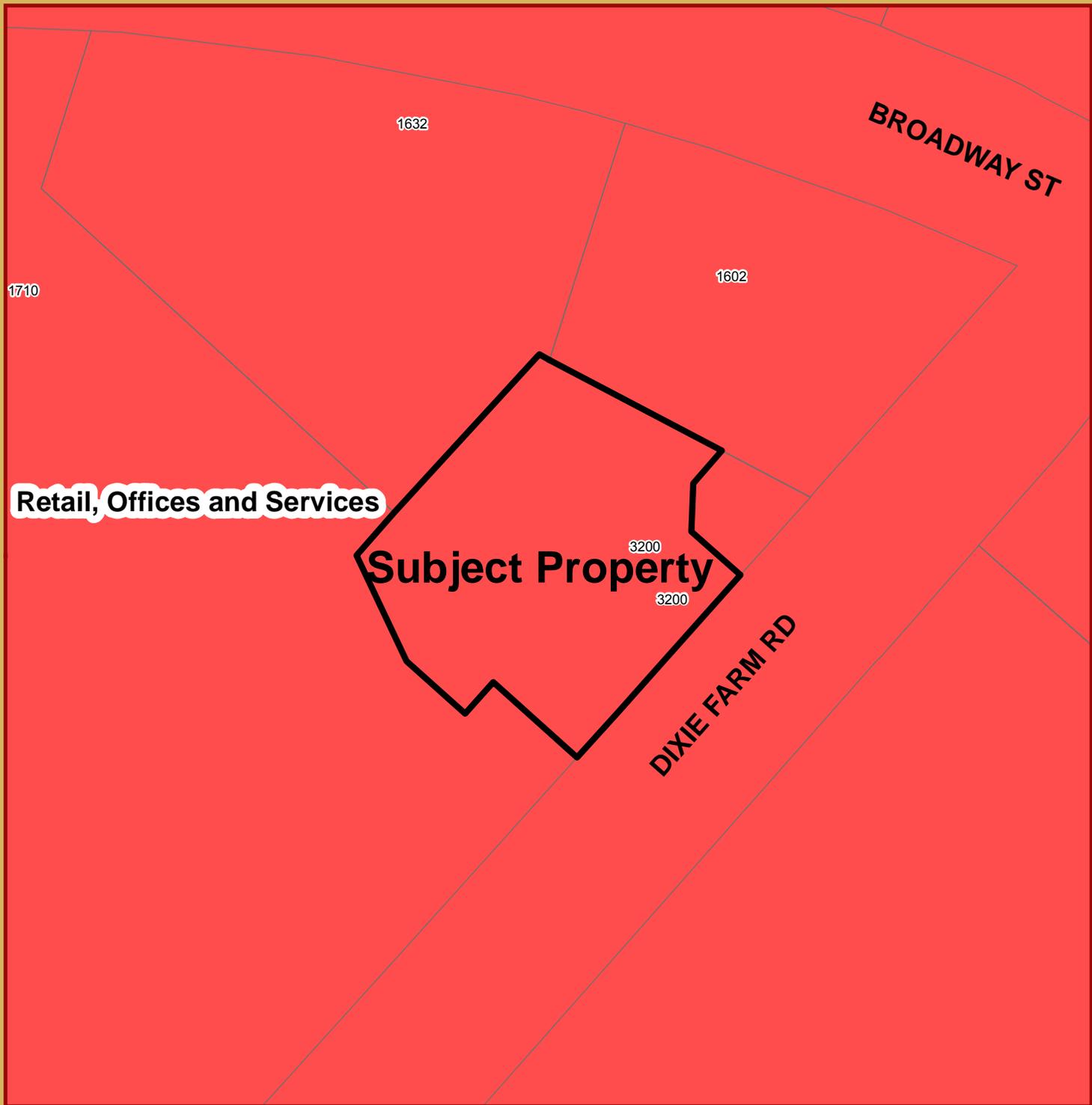


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 96 feet

APRIL 2016  
PLANNING DEPARTMENT





# Exhibit 3

**FLUP MAP**

**CUP 16-00002**

**3200 Dixie Farm Road**



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 = 96 feet

APRIL 2016  
PLANNING DEPARTMENT

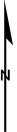
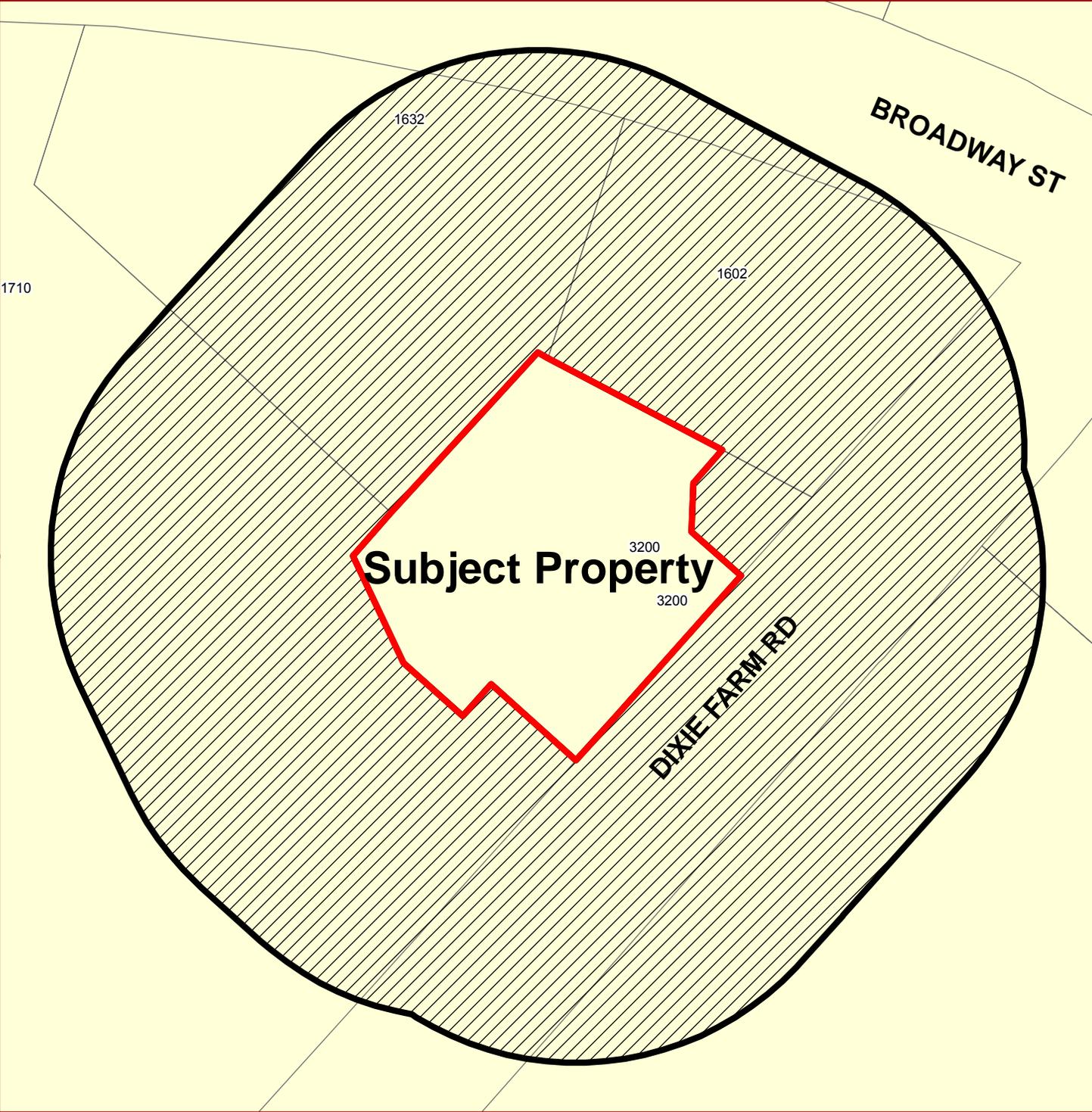


Exhibit 4

NOTIFICATION MAP

CUP 16-00002

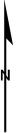
3200 Dixie Farm Road



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1 inch = 96 feet

APRIL 2016  
PLANNING DEPARTMENT



**EXHIBIT 5**

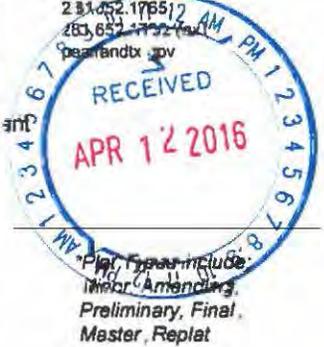
CUP 16-00002

<b>Property_Owner</b>	<b>City</b>	<b>Address</b>	<b>State</b>	<b>Zip</b>
ADICO ENTERPRISES INC	HOUSTON	9802 GULF FWY	TX	77034
CITY OF PEARLAND	PEARLAND	3519 LIBERTY DR	TX	77581
HD DEVELOPMENT PROPERTIES LP %HOME DEPOT USA INC	ATLANTA	PO BOX 105842	GA	30348
MURPHY OIL USA INC	EL DORADO	PO BOX 7300	AR	71731
SUSSER PETROLEUM OPERATING COMPANY LLC	HOUSTON	555 E AIRTEX DR	TX	77073
WAL-MART REALESTATE BUSINESS TRUST % WAL-MART PROPERTY TAX DEPT	BENTONVILLE	PO BOX 8050	AR	72712



# City of Pearland Planning Department Universal Application

City of Pearland  
Community Development  
3523 Liberty Drive  
(Community Center)  
Pearland, Texas 77581  
281.452.1765  
281.652.4732  
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 (from) _____ (to) _____ | <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: Murphy USA Fueling Station      Tax ID: 71-0727492

Project Address/Location: 3200 Dixie Farm Road

Subdivision: Amending Plat of 518 - Dixie Plaza      No. of Lots: 1 (Lot D)      Total Acres: 0.875

Brief Description of Project: Reconstruction of existing fueling station with 1400 s.f. building, 8 MPD under canopy

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: Murphy Oil USA, Inc.

Address: 422 N. Washington

City: El Dorado      State: AR      Zip: 71730

Phone: 870-875-7636

Fax: 870-875-7616

Email Address: Bassam.Ziada@murphyusa.com

**APPLICANT/AGENT INFORMATION:**

Name: Pan American Engineers, LLC

Address: 1717 Jackson Street

City: Alexandria      State: LA      Zip: 71301

Phone: 318-473-2100

Fax: 318-473-2275

Email Address: ron@paealex.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: \_\_\_\_\_ Date: 4-5-16

Agent's/  
Applicant's Signature: \_\_\_\_\_ Date: 4-8-16

**OFFICE USE ONLY:**

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

APPLICATION NUMBER: ~~216-0002~~  
ZONE 16-60002  
CUP 16-00007

April 11, 2016

City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

Attention: Mr. Vince Husted, Associate Planner  
Phone (281) 652-1680



Re: Conditional Use Permit  
Murphy USA  
3200 Dixie Farm Road  
Pearland, Texas  
PAE Job No. 10433

Dear Mr. Husted:

Enclosed herewith is a Conditional Use Permit application for the above referenced project. The application packet includes the following:

- Universal Application for Conditional Use Permit
- Survey of the property with metes and bounds description
- Parcel Map as printed from City website
- Site Plan
- Landscaping Plan
- Color Elevation Rendering
- Acknowledgment that sign will be posted on property 10 days prior to hearing
- Proof all taxes and obligations have been paid for property
- Application fee, PAE check no. 17355 in the amount of \$1,025

This letter is also being sent as the Letter of Intent where owner intends to demolish the entire site including the existing 171 s.f.± kiosk, six fueling islands, underground fuel storage tanks and all site pavement. After demolition a new 1,400 sf building with eight (8) dispensers, larger capacity fuel storage tanks and new pavement will be constructed. Property use will remain a fueling station.

If all meets with your approval, please place this item on the May 16, 2016 Planning and Zoning Meeting Agenda for approval of the Conditional Use Permit.

Should there be any questions or require additional information, please feel free to contact our office for assistance.

Yours very truly,

PAN AMERICAN ENGINEERS, LLC.

Ron D. Bordelon, Jr.

RDBJr/wdm  
Enclosures

### 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: Fueling Station (same as existing)
    - Specific operations of the use: fuel and convenience item sales
    - Square footage of buildings/lot sizes 1400s.f. bldg. / 0.87 acres
    - Unique characteristics of the property connected to Wal-Mart parking lot
    - Other necessary information (list here) raise and rebuild existing site
  - Site plan showing the following:
    - Proposed layout of the subject property 8 fuel islands
    - Proposed buildings 1400s.f.
    - Parking 9 stalls + 16 under canopy
    - Landscape plan preserve some existing trees with additional
    - Detention ponds utilize Wal-Mart's
  - Fence around dumpster
  - Other relevant information (list here) all new store
- 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](http://www.pearlandtx.gov) for updated fees.



**Construction Department**

April 22, 2016

City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

Attention: Ms. Frankie Legaux, City Planner  
Phone (281) 652-1710

Re: Conditional Use Permit  
Murphy USA  
3200 Dixie Farm Road  
Pearland, Texas

Dear Ms. Legaux:

This correspondence is being sent as notification that Murphy Oil USA, Inc. is hereby authorizing Pan American Engineers, LLC (Ron Bordelon) to act as our applicant/agent for the Conditional Use Permit for the above referenced project.

Please feel free to contact our office at 870-881-6734 should there be any questions or should additional information be needed.

Sincerely,

Murphy Oil USA, Inc.

A handwritten signature in black ink, appearing to read "John Johnson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John Johnson, Engineering Manager

JJ/rb

## LEGAL DESCRIPTION

### DESCRIPTION OF A 0.875± ACRE TRACT BEING ALL OF LOT "D" OF DIXIE PLAZA OUT OF AMENDING PLAT 518 RECORDED IN C.F. NO. 2008026747, MAP RECORDS OF BRAZORIA COUNTY, TEXAS, LOCATED IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

Beginning at a point marking the intersection of the of the northwestern right-of-way line of Dixie Farm Road with the common boundary line between the Murphy Oil USA, Inc. tract and the Wal-Mart Real Estate Business Trust tract, said point marking the **POINT OF BEGINNING** of the described tract;

thence proceed North 48 degrees 28 minutes 59 seconds West, departing said northwestern right-of-way line and along said common boundary line, a distance of 76.83 feet to a point;

thence turn left and proceed South 41 degrees 38 minutes 12 seconds West, along said common boundary line, a distance of 27.82 feet to a point;

thence turn right and proceed North 48 degrees 21 minutes 48 seconds West, a distance of 52.27 feet to a point;

thence turn right and proceed North 25 degrees 27 minutes 13 seconds West, along said common boundary line, a distance of 79.66 feet to a point;

thence turn right and proceed North 41 degrees 38 minutes 12 seconds East, a distance of 167.06 feet to a point;

thence turn right and proceed South 62 degrees 09 minutes 37 seconds East, along said common boundary line and an extension thereof, a distance of 141.66 feet to a point located on the common boundary line between the Murphy Oil USA, Inc. tract and the City of Pearland Lift Station tract;

thence turn right and proceed South 40 degrees 58 minutes 59 seconds West, along said common boundary between the Murphy Oil USA, Inc. tract and the City of Pearland Lift Station tract, a distance of 29.00 feet to a point;

thence turn left and proceed South 02 degrees 29 minutes 59 seconds West, along said common boundary line, a distance of 32.18 feet to a point;

thence turn left and proceed South 48 degrees 28 minutes 59 seconds East, along said common boundary line, a distance of 44.26 feet to a point located on the aforementioned northwestern right-of-way line of Dixie Farm Road;

thence turn right and proceed South 41 degrees 38 minutes 12 seconds West, departing said common boundary line and along said northwestern right-of-way line, a distance of 150.00 feet to the **POINT OF BEGINNING**;

The above described parcel contains 0.875 acres, more or less, and is more particularly indicated on Topographic Survey by James M. Ewing, PLS, dated July 9, 2015.



[Home](#)

[Map Gallery](#)

[City Map Book](#)

[GIS Data](#)

### 3200 DIXIE FARM RD



#### Location

3200 DIXIE FARM RD  
PEARLAND, TX 77581

Key Map® Location: 616 S  
Neighborhood:  
County: Brazoria



#### City Limit Information

Within city limits: Yes  
Annexation Number: 29  
Annexation Date: Tue June 21, 1950



#### Trash, Recycle, Green Day

Trash Pickup: MONDAY & THURSDAY

Recycle Pickup: Thursday

Green Day: Monday



#### Voting Information

Voting Precinct: 52



#### Boundary Area

Subdivision  
School District: Pearland ISD  
Drainage District: Brazoria Drainage Dist. 4  
(Pearland)  
Municipal Utility District: n/a  
Plat: Plats 518 - Dixie Plaza



#### Landuse

Land use : Retail, Offices and Services  
Zone: GC

#### External Map Services



[View Larger Map on Google Maps](#)

[View on Yahoo! Maps](#)

[View on MSN Maps](#)

[View on Mapquest](#)

#### Appraisal Districts

[Brazoria County Appraisal District](#)

[Harris County Appraisal District](#)

[Fort Bend Appraisal District](#)

DUPLICATE TAX RECEIPT



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

Certified Owner:

MURPHY OIL USA INC
PO BOX 7300
EL DORADO , AR 71731-7300

Legal Description:

518 DIXIE PLAZA (A0070 W D C HALL)
PEARLAND BLK 1 LOT D (AMEND 09) ACRES
.8747

Parcel Address: 1623 BROADWAY FM 518
Legal Acres: 0.8747

Remit Seq No: 31415807
Receipt Date: 01/29/2016
Deposit Date: 02/01/2016
Print Date: 04/11/2016 01:14 PM
Printed By: NINAE

Deposit No: 1603210C
Validation No: 900000045926428
Account No: 4112-0001-110
Operator Code: LATOYA

Table with 8 columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include Brazoria County, Special Road & Bridge, Pearland Isd, Brazoria Drainage Dist 4, and City Of Pearland.

> - - - - - < - - -

Check Number(s):
3076653

PAYMENT TYPE:

Checks: \$9,770.34

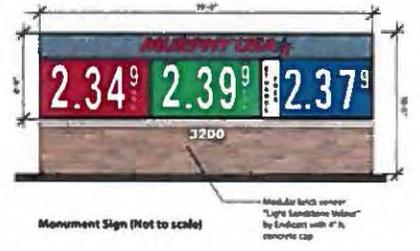
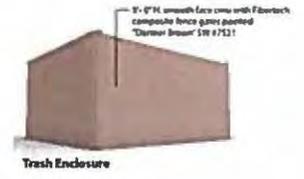
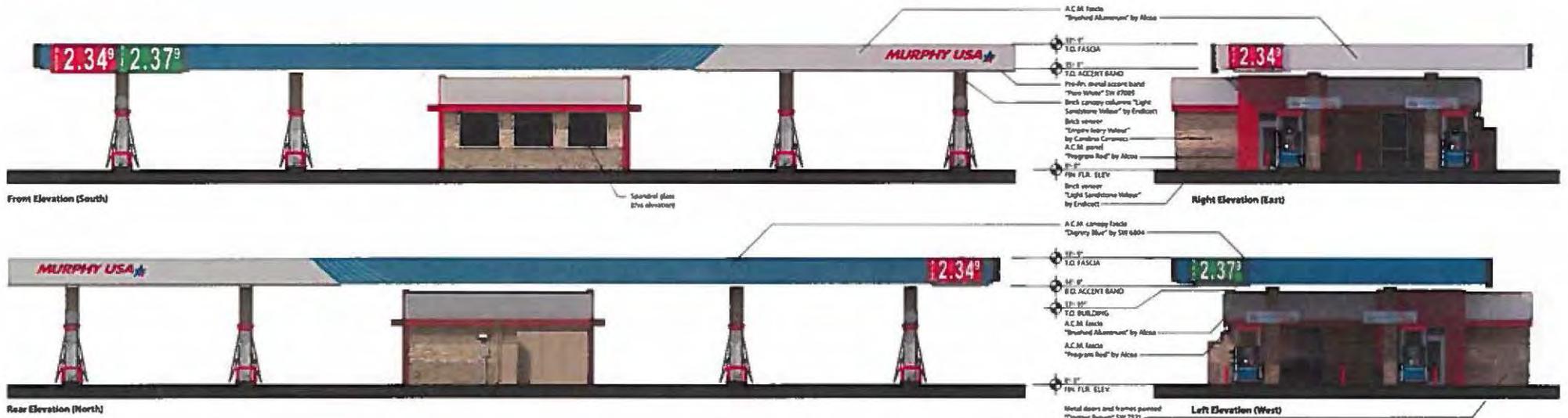
Exemptions on this property:

Total Applied: \$9,770.34

Change Paid: \$0.00

PAYER:
MURPHY OIL USA INC
PO BOX 7300
EL DORADO , AR 71731-7300

ACCOUNT PAID IN FULL



Sign	Qty	Height	Width	Area	Total SF
Murphy USA Logo sign (Energy)	2	11'-0"	113'-0"	248.60	497.20
Large Canopy Price Sign	3	45'-0"	97'-0"	79.35	238.05
Small Canopy Price Sign	4	25'-0"	97'-0"	77.00	308.00
Monument Sign	1	12'-0"	79'-0"	948.00	948.00
<b>Total Signage</b>					<b>993.25</b>

B|R|R  
architecture

**MURPHY USA** ★

Pearland, TX #3150  
March 16, 2016

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION. This document is the property of B|R|R architecture and is not to be used for any other project without the written consent of B|R|R architecture. All rights reserved. No part of this document may be reproduced without the prior written permission of B|R|R architecture.

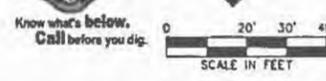
ZONING: GC - GENERAL COMMERCIAL DISTRICT

BUILDING SETBACKS:  
BUILDING SETBACKS SHOWN ON PLAN

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A TEXAS REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



EXISTING	
FIBER OPTIC CABLE	SOH
SHAWTUT STREET LINE	DROP PILE
CITY WATER LINE	TELEPHONE PIEDestal
OVERHEAD ELECTRIC LINE	SPRINKLER VALVE
GAS PUMP ISLAND	WATER METER
SHAWTUT STREET CLEANOUT	WATER VALVE
POWER POLE	TREE
FIRE HYDRANT	
LIGHT POLE	
SAWTOOTH STREET MANHOLE	
STORM DRAIN MANHOLE	

PROPOSED	
---	BOUNDARY LINE
---	CONCRETE INTEGRAL CURB
⊙	CANOPY CONTROL POINT
---	CONSTRUCTION FENCE (SEE DETAIL SHEETS)

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL CURB RETURN RADE SHALL BE 2" AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
  - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREIN:
    - ALL CURBS AND GUTTER ADJACENT TO EXISTING PAVING SHALL BE INSTALLED PER SHEET C-8.
    - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
    - SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.
  - CONTRACTOR SHALL BEHOLD CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
  - IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MANAGE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGGING MAY BE ALSO NECESSARY.
  - ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
  - CONTRACTOR TO PROTECT EXISTING LANDSCAPE/IRRIGATION MATERIAL.
  - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDING/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  - THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.
  - CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICE AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM, IF DAMAGES OCCUR THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
  - THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWING IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
  - CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX, AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
  - ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS S FOR PAINT INCLUDED IN DETAIL 10A.

- SITE NOTES**
- DRILL (2) 3/4" x 5/8" DIA. HOLES (1) EACH FOR OPEN POSITION & CLOSED POSITION OF GATES TO BE USED ON BOTH SIDES OF GATE. SEE DUMPSTER DETAIL.
  - OVERHEAD CANOPY - (TYP - PCR CANOPY PLANS)
  - 4" TRAFFIC LANE STRIPE. SEE LENGTH INDICATED AT SYMBOL. COLOR TO MATCH EXISTING WAL-MART PARKING LOT STRIPING COLOR.
  - 4" WIDE PAINTED STRIPE. 2' O.C. @ 45' (SEE SIZE INDICATED AT SYMBOL)
  - GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
  - GC TO INSTALL (2) 4" PVC SLEEVE FOR FUTURE USE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
  - MURPHY OIL WORKMENT, PER APPROVED ELEVATION. SEE UTILITY PLANS FOR INSTALLATION OF CONDUITS.
  - TAPER CURB TO MATCH EXISTING CURB
  - EDGE OF CONCRETE SLAB (PER TANK AND PIPING PLANS)
  - UNDERGROUND STORAGE TANKS (1 - 25,000 GAL & 1 - 26,000 GAL)
  - AIR VACUUM UNIT WITH 4" x 7" CONCRETE SLAB
  - ATM LOCATION
  - MURPHY USA ID SIGN PER APPROVED ELEVATION
  - PRICE SIGN PER APPROVED ELEVATION
  - 5" x 7" CONCRETE SLAB FOR ICE UNIT (SINGLE UNIT) SEE NUMBER INDICATED AT SYMBOL.
  - 7" x 10" CONCRETE PAD FOR PROPANE TANKS.
  - LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
  - PROPOSED WATER KIOSK LOCATION
- SITE DETAILS**
- DUMPSTER ENCLOSURE
  - CONSTRUCTION FENCE
  - TRAFFIC SIGN IN BOLLARD
  - GUARD POST (SHADE)
  - ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
  - ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
  - TRAFFIC FLOW ARROW (TYP.)
  - STOP BAR (TYP.)
  - "STOP" SIGN
  - SITE LIGHT POLE. SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURES & MOUNTING DETAILS.

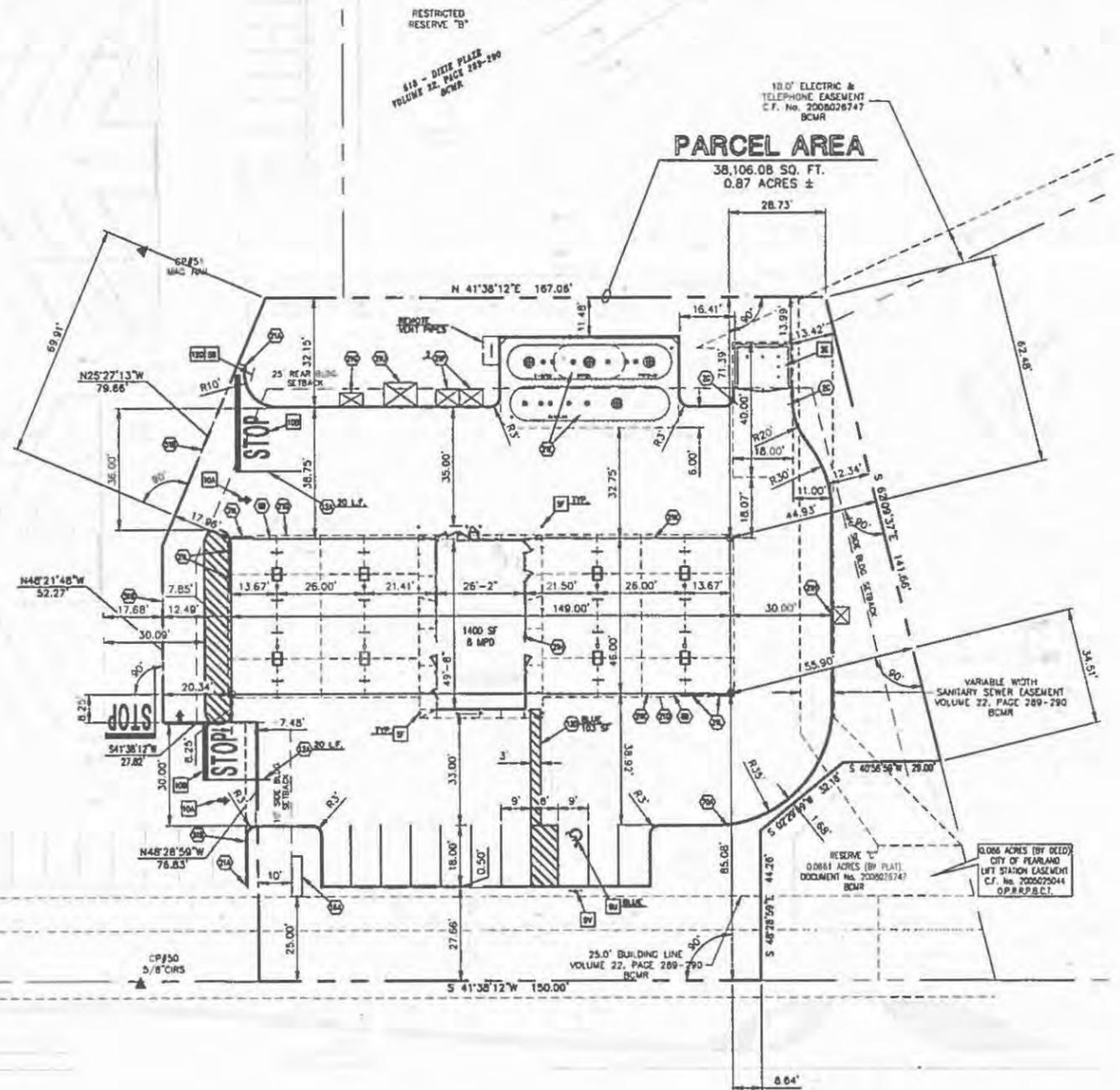
- THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.
- ALL PERMANENT TURF AREAS MUST BE SODDED.
- GC TO ENSURE THAT TRAFFIC THROUGH MAIN WAL-MART DRIVES IS NOT INTERRUPTED AT ANY TIME DUE TO CONSTRUCTION ACTIVITIES. ENSURE A MINIMUM TEMPORARY LANE WIDTH OF 10' (EACH DIRECTION) IS AVAILABLE AT ALL TIMES, FREE OF OBSTRUCTIONS TO VEHICLES. AT NO TIME SHALL THE CONSTRUCTION FENCE EXTEND INTO THE DRIVE MORE THAN 2' FROM THE FACE OF THE CURB OR DRIVE.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MANAGE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGGING MAY BE ALSO NECESSARY.
- ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
- UTILITY WORK DONE ON WAL-MART PARCEL, WHETHER BY THE GC, CITY OR THE UTILITY COMPANIES, SHALL BE REPAIRED BACK TO EXISTING CONDITIONS.
- ENGLISH CONTROL MEASURES IMPLEMENTED INSIDE THE WAL-MART DRIVE ISLES AND PARKING LOT SHALL INCLUDE ONLY S&S BAGS (OR WAL-MART PRE-APPROVED EQUAL) TO ENSURE TRAFFIC CIRCULATION IS NOT IMPEDED. GRAVEL INLET PROTECTION DEVICES SHALL NOT BE ALLOWED INSIDE THE WAL-MART DRIVE ISLES OR PARKING LOT.

**PRE-CONSTRUCTION**

IMPERVIOUS SITE RATIO (ISR)		
AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	25,620	67
GREENSPACE	12,486	33
GROSS SITE	38,106	100

**POST-CONSTRUCTION**

IMPERVIOUS SITE RATIO (ISR)		
AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	26,886	71
GREENSPACE	11,220	29
GROSS SITE	38,106	100



DIXIE FARM ROAD  
(100' PUBLIC RIGHT-OF-WAY)

**PARKING INFORMATION: MURPHY OIL**

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:				TOTAL
		RATIO	REGULAR	ACCESSIBLE	UNDER CANOPY	
MURPHY OIL	1,400	1/200 SP.	7	0	1	7
STALL DIMENSIONS:		PROVIDED:				
9' x 18'		RATIO	REGULAR	ACCESSIBLE	UNDER CANOPY	TOTAL
		1/54 SP.	26	9	0	16

**MURPHY OIL USA, INC.**  
 422 N. WASHINGTON  
 P.O. BOX 7000  
 EL DORADO, AR 71731-7000

**MURPHY USA**

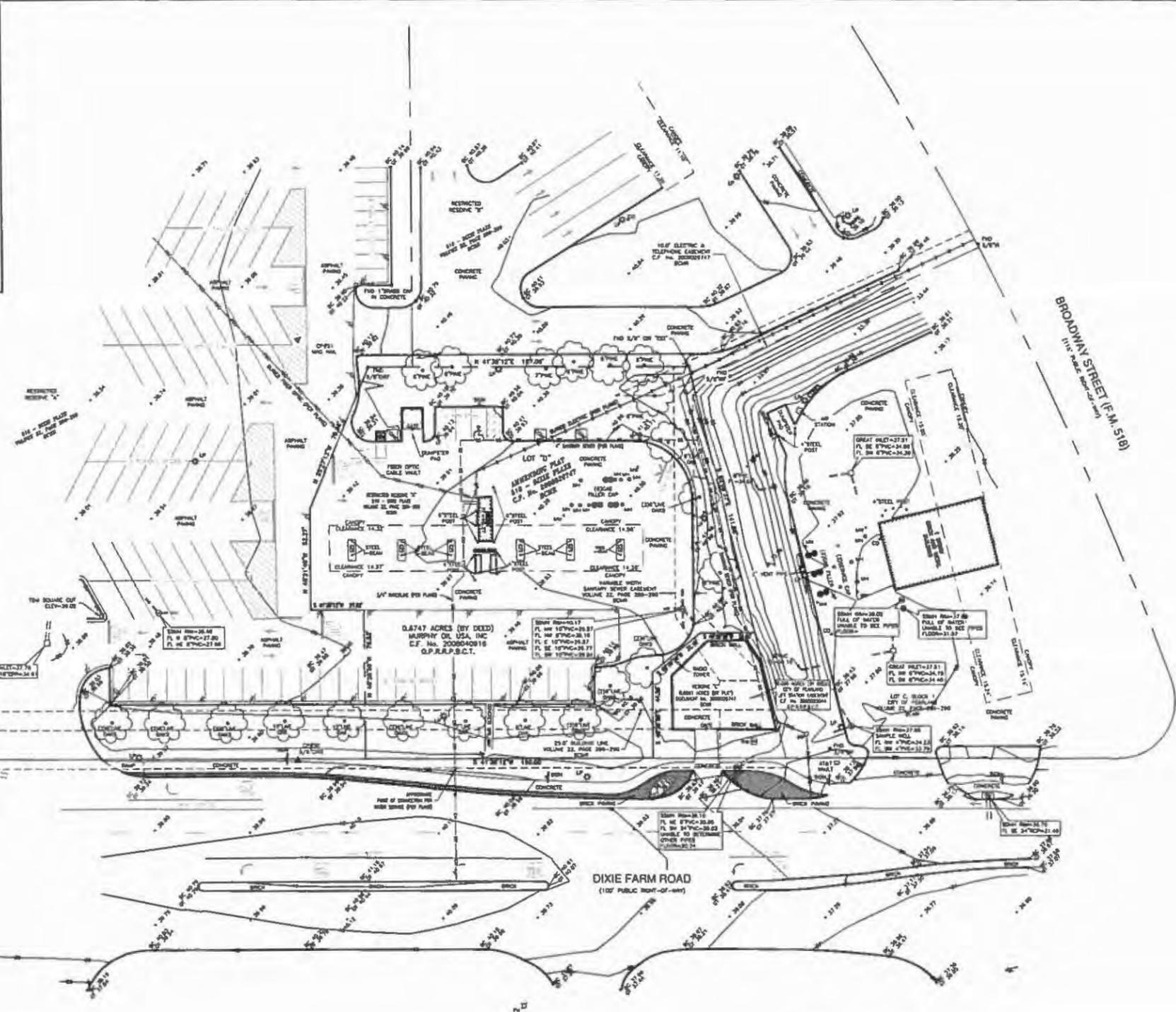
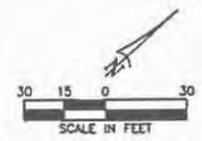
**PAN AMERICAN ENGINEERS, LLC**  
 MURPHY #889/WM SUPERCENTER #3510  
 3200 DIXIE FARM ROAD  
 PEARLAND, TEXAS

CONTRACTOR: RON BORSBERGSON

SHEET NO. C-1



VICINITY MAP  
NOT TO SCALE



GENERAL NOTES

- BY GRAPHIC PLOTTING, NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED SEPTEMBER 22, 1999. THE SITE IS LOCATED IN ZONE "X", MAP NO. 4803000001, PROMULGATED BY THE ADMINISTRATOR OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF THE UNITED STATES. ANY REFERENCE TO THE 100 YEAR FLOOD PLAN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON DATA PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE PROGRAM AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROBABILITIES OF THE PROPERTY. (ZONE 1 SHAD-OTHER FLOOD AREAS) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THERE MAY BE BOUNDARY ISSUES AND/OR EXCEPTIONS THAT THE SURVEYOR IS UNAWARE.
- UTILITIES SHOWN HEREON ARE BASED ON UTILITY COMPANY DRAWINGS WITH FIELD TIES TO EXISTING SURFACE FIXTURES. ALL UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- THERE ARE NO NATURAL DRAINAGE COURSES LOCATED ON THE SURVEYED PROPERTY SHOWN HEREON.
- THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO A 25 FOOT WATER AND SEWER LINE EASEMENT RECORDED IN FILM VOLUME 22, PAGE 289-290 (BCMR).
- THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO A 10 FOOT ELECTRIC AND TELEPHONE EASEMENT RECORDED IN CLERK'S FILE No. 2008026747 (BCMR).
- THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO A VARIABLE WIDTH SANITARY SEWER EASEMENT RECORDED IN VOLUME 22, PAGE 289-290 (BCMR).
- THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO A 20 FOOT SOUTH TEXAS PIPELINE EASEMENT RECORDED IN VOLUME 1505, PAGE 1 (D.R.B.C.T.)

LEGEND

GP	☐	GAS PUMP ISLAND
CO	○	CLEANOUT
PP	○	POWER POLE
EB	☐	ELECTRIC PULL BOX
FH	⊕	FIRE HYDRANT
LP	⊕	LIGHT POLE
EM	☐	ELECTRIC METER
SSMH	⊕	SANITARY SEWER MANHOLE
SH	⊕	SIGN
DI	☐	SURFACE INLET
SDMH	⊕	STORM DRAIN MANHOLE
HH	☐	FIBEROPTIC HANDHOLE
TEL	☐	TELEPHONE PEDESTAL
SV	⊕	SPRINKLER VALVE
WM	☐	WATER METER
WV	⊕	WATER VALVE
HB	⊕	HOSE BIB
WMH	⊕	WATER MANHOLE
CIRS	⊕	IRON ROD SET WITH CAP STAMPED "CORRONDONA"
IRF	⊕	IRON ROD FOUND
C.F. NO.		CLERK'S FILE NUMBER
F.C. NO.		FILM CODE NUMBER
DRBCT		DEED RECORDS OF BRAZORIA COUNTY, TEXAS
BCMR		BRAZORIA COUNTY MAP RECORDS
DPRRBC		OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BRAZORIA COUNTY, TEXAS
	☐	TREE



JAMES M. EWING  
DATE: 7-09-2015  
R.P.L.S. NO.: 4892

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE ACTUAL CONDITIONS FOUND ON THE GROUND AT THE TIME OF THE SURVEY AND ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN.

THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY C, CONDITION 2 SURVEY

VERTICAL DATUM

**Benchmark:**  
**Primary Benchmark:**  
 FLOODPLAIN MARK NO. 010120 IS AN ALUMINUM ROD WITH COVER STAMPED RW 010120. THE LOCATION IS 2400 TAYLOR STREET, 31.0' NORTH OF THE CENTERLINE OF TAYLOR STREET AND 27.1' SOUTHWEST OF A BRICK FENCE CORNER, IN KEY MAP NO. 61R, NEAR STREAM #100-02-00, IN THE CLEAR CREEK WATERSHED. ELEVATION: 34.89' (NAVD88)(2001 ADJUSTMENT)  
**Project Benchmark:**  
 TBM: BOX CLUT ON THE SOUTHWEST CORNER OF A PARKING ISLAND, 81.0' NORTHWEST OF THE NORTHWEST CURB LINE OF DIXIE FARM ROAD, 108.0' SOUTHWEST OF THE SOUTHWEST PROPERTY LINE OF SUBJECT SITE. ELEVATION: 39.02'

HORIZONTAL DATUM

**BASIS OF COORDINATES**  
 THE HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204)-NAD83.  
 COORDINATES ARE BASED ON HARRIS COUNTY FLOOD PLAN REFERENCE MARK NO. 010120.  
 ALL COORDINATE VALUES ARE GRID. THE POSTED COMBINED SCALE FACTOR OF HARRIS COUNTY FLOODPLAN REFERENCE MARK NO. 010120 IS 0.99987081.

TOPOGRAPHIC SURVEY  
 OF A  
 0.875 ACRE TRACT OF LAND  
 BEING ALL OF  
 LOT "D"  
 OUT OF  
 AMENDING PLAT 618 - DIXIE PLAZA  
 AN ADDITION TO THE  
 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS  
 AS RECORDED IN  
 C.F. No. 2008026747  
 OF THE  
 MAP RECORDS OF BRAZORIA COUNTY, TEXAS

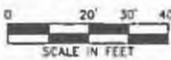
GREENBERGFARROW  
 1430 NORTH PEACHTREE STREET, NW, SUITE 200  
 ATLANTA, GEORGIA 30309  
 PHONE 404.601.4280

CORRONDONA & ASSOCIATES, INC.  
 11710 NORTH FREEWAY, SUITE 700  
 HOUSTON, TEXAS 77060  
 PHONE 281.469.3347 FAX 281.469.3594  
 TEXAS SURVEYING FIRM BRANCH REGISTRATION NO. 101D6902

PLANT MATERIAL LIST		
KEY	QNTY	ITEM
CM	4	'HATCHEZ WHITE' CREPE MYRTLE / LAGERSTROMA INDICA 10'-12' HT. MULTI-TRUNK, 2" CALIPER (MIN.) (3-5 CANES), FULL CANOPY
LO	5	LIVE OAK / QUERCUS VIRGINIANA 10'-12' HT., 2 1/2" CALIPER, FULL CANOPY
	11,236	S.F. BERMUDA SOG / CYNODON TRANSVAALENSIS X C. DACTYLON SEE SPECIFICATIONS-CONTRACTOR RESPONSIBLE FOR VERIFICATION OF QUANTITIES
	LUMP	SUMP GUARANTEE PERIOD - (1) ONE YEAR

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



EXISTING	
7/8" Ø PVC CABLE	SDH
SANITARY SEWER LINE	DROP INLET
CITY WATER LINE	TELEPHONE PIEDestal
OVERHEAD ELECTRIC LINE	SPRINKLER VALVE
GAS PLUMB ISLAND	WATER METER
SANITARY SEWER CLEANOUT	WATER VALVE
POWER POLE	
FIRE HYDRANT	
LIGHT POLE	
SANITARY SEWER MANHOLE	
STORM DRAIN MANHOLE	

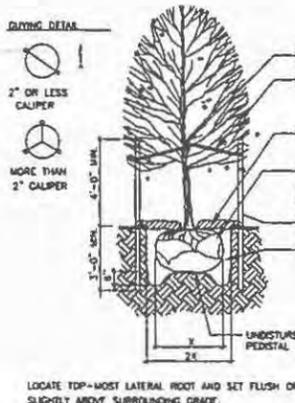
PROPOSED	
--- (dashed line)	BOUNDARY LINE
--- (solid line)	CONCRETE INTEGRAL CURB
--- (dotted line)	CONSTRUCTION FENCE (SEE DETAIL SHEETS)

- GENERAL LANDSCAPE NOTES**
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
  - NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
  - ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, (ANSI-260.1-1998)
  - ALL DISTURBED AREAS DESIGNATED ON THE GRADING PLAN SHALL BE SHOWN AS FOLLOWS:  
GRASS SEED MIX: 50% PERENNIAL BLYE, 40% FESCUE, 10% BERMUDA GRASS.  
AGRICULTURAL LIME: 2 LB. PER 1000 SQ. FT.  
FERTILIZER 10-10-10 2 LB. PER 1000 SQ. FT.  
MULCH: DRY STRAW OR HAY 2"-3" DEPTH
  - ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS AND IS SUBJECT TO WAL-MART APPROVAL.
  - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SOODED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL ANY REASON PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  - THE SANITARY STATION WILL NOT DROP WAL-MART'S GREEN SPACE BELOW CITY REQUIREMENTS.
  - CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
  - CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.
  - ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, SEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN ARE MAINTAINED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDING REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDING LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDING LAWN AREA.
  - ALL PERMANENT TURF AREAS SHALL BE SOO.
  - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
  - SEE GRADING PLAN FOR APPLICATION OF TOPSOIL AND MAINTENANCE OF SEEDING AREAS.
  - SINGLE PROCESSED NON-CYPRESS HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
  - ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR AFTER PLANTING. IF ANY PLANTS DIE BEFORE THEY END OF 1 YEAR THEY SHALL BE REPLACED, AT NO COST TO THE OWNER, BY A PLANT OF SIMILAR SIZE AND SPECIES.
  - ALL TREES SHALL BE PLANTED PER DETAIL SOA.

**DECIDUOUS TREE PLANTING LEGEND**

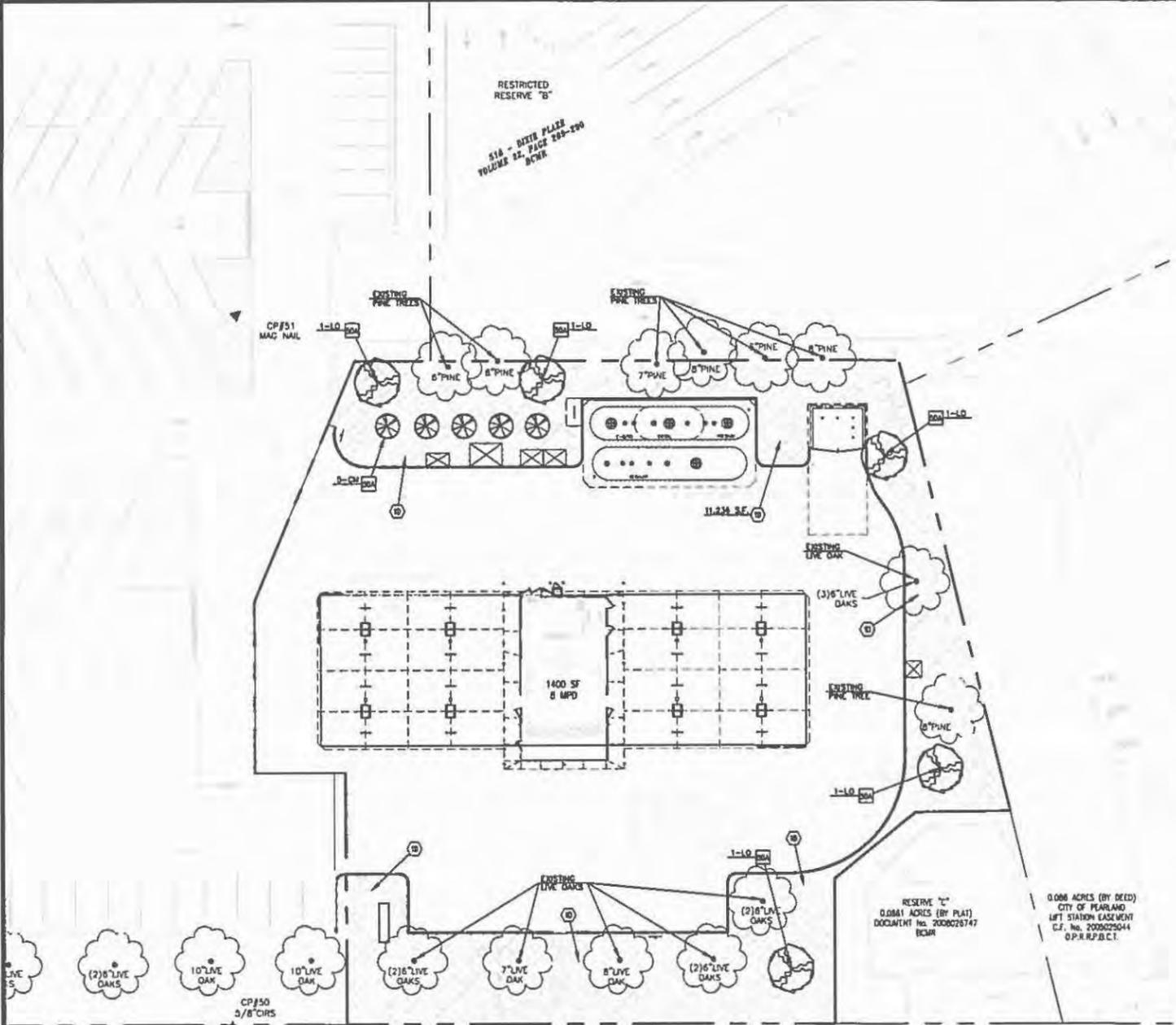
- | SYMBOL | DESCRIPTION  |
|--------|--|
| ①      | TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER NOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE |
| ②      | 12 GAUGE GALVANIZED WIRE & 1-1/2" PVC PIPE   |
| ③      | 4" PINESTRAN. DO NOT PLACE MULCH AGAINST TREE TRUNK  |
| ④      | REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/3 OF ROOT BALL                        |
| ⑤      | TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)  |
| ⑥      | 8" METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT                         |
| ⑦      | PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.                  |

- PLANTING NOTES**
- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
  - PRUNE ALL DAMAGED TWIGS AFTER PLANTING
  - WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
  - TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
  - PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
  - IF POSSIBLE, WALM. TREE TRUNKS ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
  - TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.



LOCATE TDP-MOST LATERAL ROOT AND SET FLUSH OR SLIGHTLY ABOVE SURROUNDING GRADE.

**TREE PLANTING DETAIL**



**DIXIE FARM ROAD**  
(100' PUBLIC RIGHT-OF-WAY)

**SHEET NO. C-11**  
**LANDSCAPE PLAN**  
**MURPHY #6881/WM SUPERCENTER #3510**  
**3200 DIXIE FARM ROAD**  
**PEARLAND TEXAS**  
**PAN AMERICAN ENGINEERS, LLC**  
 P.O. BOX 85 (LTD. JACKSON STREET)  
 ALEXANDRIA, LA 71304  
 CONTRACT: R004 8/20/08  
**MURPHY OIL USA, INC.**  
 422 N. WASHINGTON  
 P.O. BOX 7000  
 EL DORADO, AR 71731-7000  
**MURPHY USA**

# Exhibit 7

## Gas Stations Located Within 1, 1.5, & 2 Mile Radius

CUP 16-00002

-  Subject Property
-  1 Mile Buffer (2)
-  1.5 Mile Buffer (1)
-  2 Mile Buffer (4)
-  City Limits



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 = 3,092 feet

APRIL 2016  
PLANNING DEPARTMENT

