

**Date:** February 24, 2026

**To:** City of Pearland Planning Department

**From:** Mario Moreno

**Subject:** Letter of Intent for Conditional Use Permit – 13025 Wilke Road, Pearland, Texas 77581

## **1. Property Summary**

I, Mario Moreno, am submitting this Letter of Intent to request a Conditional Use Permit (CUP) for the construction of an Accessory Dwelling Unit (ADU) located at 13025 Wilke Road, Pearland, Texas 77581. The project consists of a detached new residential structure totaling approximately 1,856 square feet, containing two (2) bedrooms and two (2) bathrooms. The intended height of the ADU is 20 feet and 1 inch.

## **2. Purpose and Description of Use**

This Conditional Use Permit (CUP) application is being submitted for the construction of a new secondary residence on a one-acre residential lot. The proposed dwelling will be used exclusively as a secondary residence for my parents. The unit will not be leased or operated as an income-producing unit. It is intended solely to provide housing for immediate family members while maintaining compliance with all applicable local zoning and land use regulations.

## **3. Site Information**

Property Owner: Mario Moreno

Parcel Number (APN): 714210 & 717696

Zoning District: Zone R-1

Existing Improvements: The property is currently an undeveloped one-acre lot. The overall project will include construction of a 5,540-square-foot primary residence in addition to the proposed ADU.

## **4. Compatibility and Neighborhood Impact**

### **Design & Architecture:**

The exterior materials, colors, and roofline of the ADU will match the primary residence to ensure architectural consistency.

**Privacy & Setbacks:**

The ADU will meet or exceed all required setbacks and will be positioned to minimize impacts on neighboring properties.

**Utilities & Services:**

The ADU will be served by existing municipal water and sewer lines and is not expected to create any significant impact on public infrastructure.

**5. Compliance with City Standards**

The proposed project complies with all applicable requirements for a Conditional Use Permit and is designed to be in harmony with the surrounding residential neighborhood.

I am available to discuss this application further and provide any additional information as needed.

Sincerely,

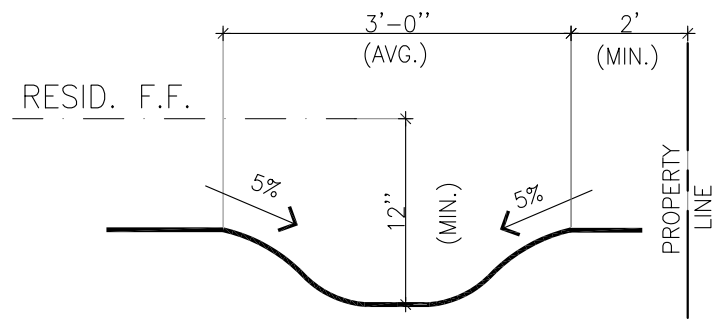
Mario Moreno  
832-205-5488  
HPD4587@hotmail.com

**Legend:**

- M.C. METER CAN
- P.O.A. POINT OF ATTACHMENT
- R.C.P. REINFORCED CONCRETE PIPE
- T.O.C. TOP OF CURB
- T.O.D. TOP OF DRAIN INLET
- T.O.P. TOP OF M.H. RIM
- T.O.R. TOP OF M.H. RIM
- DEMO, REMOVE EXIST.
- BL BUILDING LINE
- GRADING SLOPE LINE
- PROPERTY LINE
- SS SANITARY SEWER LINE
- GL NATURAL GAS LINE
- WL WATERLINE (CITY)
- M.H. MANHOLE COVER
- (PROPOSED) CONCRETE PAVING
- 5' WIDE DRAINAGE SWALE
- SECTION DETAIL
- PP POWER POLE (UNDERGROUND UTILITY LINE)
- TR TREE (CITY APPROVED)
- S.P. SIGN POST
- L.P. LIGHT POLE
- SET IRON ROD (1/2" IRON ROD)
- ELEVATION - EXIST.
- ELEVATION - PROP.

**Site Plan - Construction Notes:**

- DRIVEWAY NOTES:**
- LAYOUT WILL BE CONSISTENT WITHIN THE RIGHT OF WAY AND CAN TAPER OR FLARE INTO DESIRED WIDTH INSIDE THE PROPERTY LINE.
  - DRIVEWAY WILL REMAIN TANGENTIAL FOR A MINIMUM OF 20 FT. PAST THE PROPERTY LINE.
  - RADIUS WILL NOT ENCRoACH ON ABUTTING PROPERTY OR CORNER RADIUS.
  - 4' MIN. RADIUS, 12' MIN. DRIVE LENGTH.
  - WATER METER, 2 FT MAX. DISTANCE AWAY FROM THE DRIVEWAY.
- SITE GRADING NOTES:**
1. LOT SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM PROPOSED FOUNDATION. THE FALL SHALL BE A MINIMUM 6 INCHES IN THE FIRST 10 FEET 5% SLOPE.
  2. WHERE LOT LINES OR OTHER PHYSICAL BARRIERS PREVENT SLOPING AWAY FROM THE STRUCTURE AT A MINIMUM OF 5% FOR 10 FEET (6 INCHES); SLOPE AWAY AT A MINIMUM OF 5% INTO A SWALE THAT IS SLOPED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. THE FINISHED FLOOR ELEVATION SHALL BE AT LEAST 12 INCHES ABOVE THE HIGHEST ELEVATION OF THE BOTTOM OF THIS SWALE.
  3. FINISH FLOOR ELEVATION SHALL BE 12 MIN. INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE OR 4 INCHES ABOVE CROWN OF THE STREET.



- DRAINAGE SWALE 'A'**
1. SLOPE SWALE 5% WITHIN 10' OF BLDG.
  2. THE FINISHED FLOOR ELEVATION SHALL BE AT LEAST 12" ABOVE THE HIGHEST ELEVATION OF THE BOTTOM OF THIS SWALE.
  3. DRAINAGE SWALE WILL ONLY BE USED TO CONVEY STORMWATER, NOT FOR DETENTION PURPOSES: SWALE WILL NOT BE COMPACTED AFTER EXCAVATION AND WILL BE SODDED BACK.
  4. BENDS ARE NOT ALLOWED IN OUTFALL PIPE IN R.O.W.

**Drainage Swale 'A'**

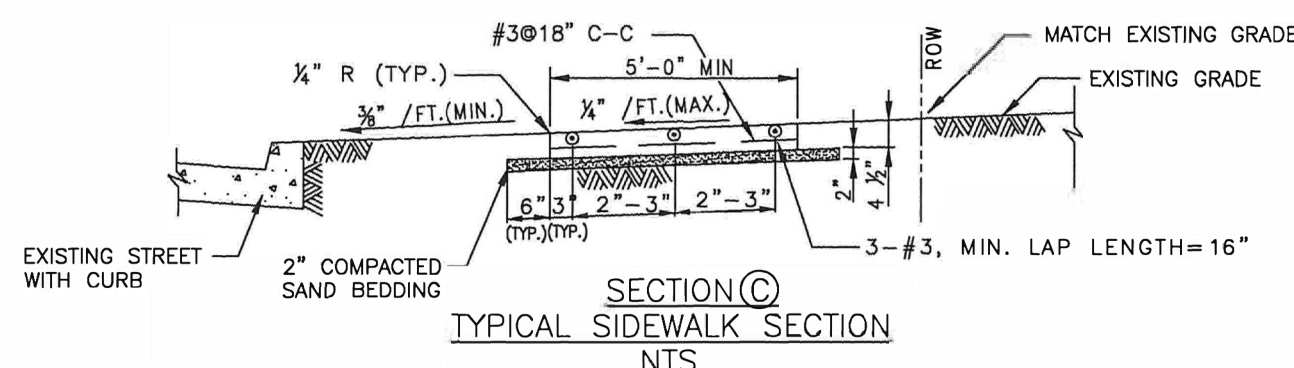
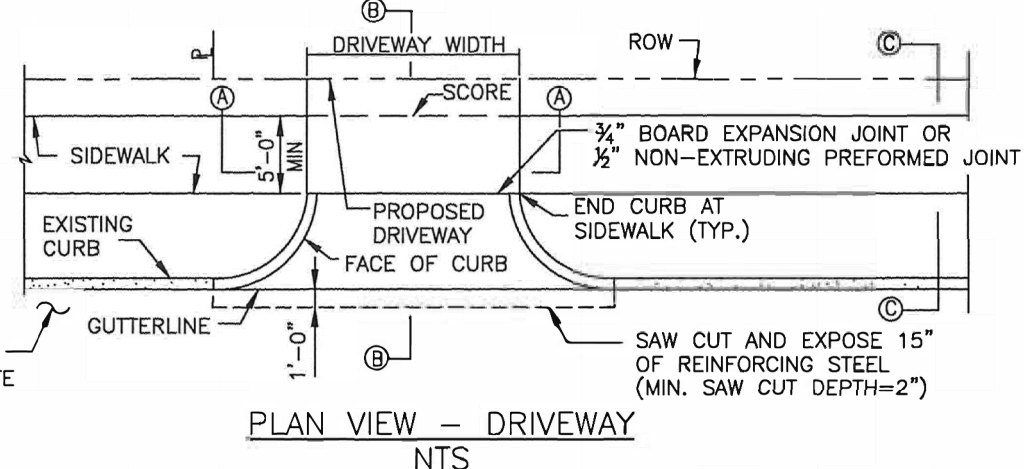
**Lot Coverage Calculations:**

	EXIST. SF.	PROP. LIVING:	PROP. COVERED: (NON-LIVING)	PROP. PAVING:	FINAL COVERAGE:
<b>PRIMARY RESIDENCE:</b>					
LIVING:	0 SF.	3,800 SF.	250 SF.		
FRONT PORCH:	0 SF.		550 SF.		
BACK PORCH:	0 SF.		940 SF.		
ATTACHED GARAGE:	0 SF.				= 5,540 SF.
<b>AUD RESIDENCE:</b>					
LIVING:	0 SF.	1,232 SF.	84 SF.		
FRONT PORCH:	0 SF.		140 SF.		
BACK PORCH:	0 SF.		400 SF.		
ATTACHED GARAGE:	0 SF.				= 1,856 SF.
<b>PAVING:</b>					
CONC. DRIVE:	0 SF.			4,825 SF.	
CONC. WALK:	0 SF.			400 SF.	
					= 5,225 SF.
<b>TOTAL COVERAGE:</b>	0 SF.	4,032 SF.	2,364 SF.	5,225 SF.	11,621 SF.

TOTAL AREA OF LOT: 43,603.56 SF.

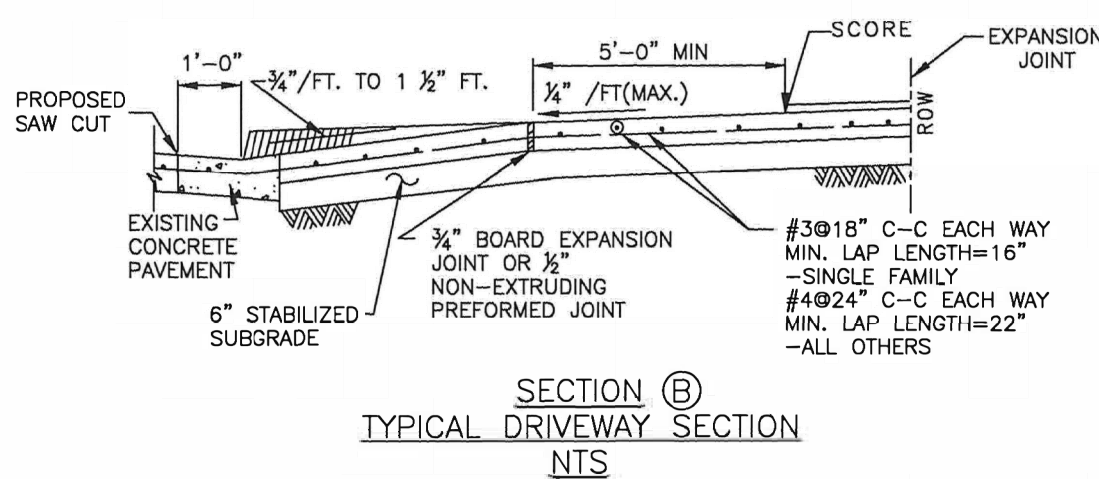
LOT COVERAGE AREA CLACULATION: 11,621 SF. / 43,603.56 SF. x 100 = 0.2667596495786846 = 27% COVERAGE

THE PROPOSED AUD IS COMPLIANT WITH BOTH THE 50% OF PRIMARY RESIDENCE AND 5% OF LOT SF. THRESHOLDS.

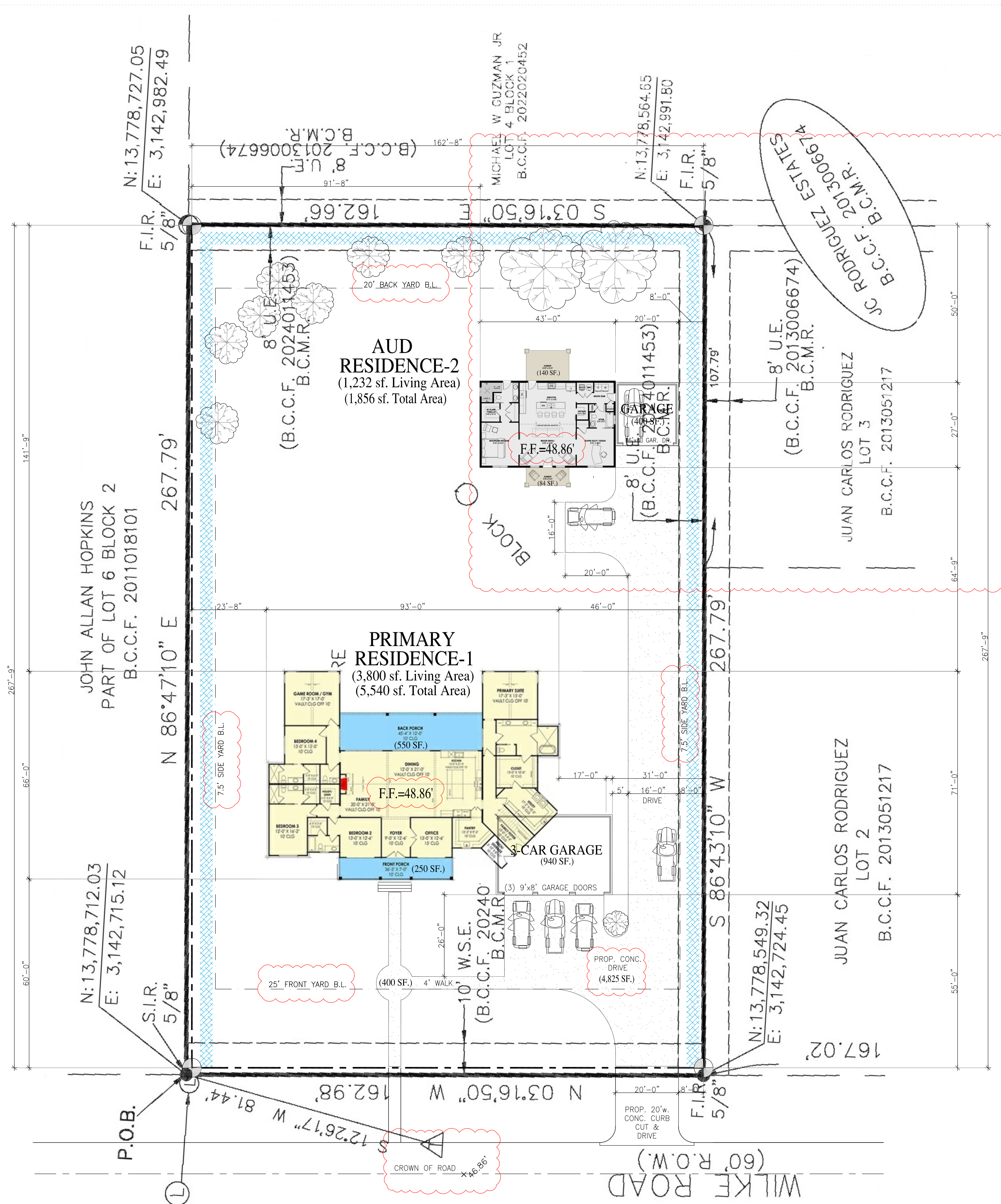


**NOTES**

1. DRIVEWAYS SHALL BE MINIMUM 6" THICK FOR SINGLE FAMILY USE AND MINIMUM 7" THICK FOR ALL OTHERS (I.E. COMMERCIAL, INDUSTRIAL, ETC.)
2. DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5-1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
3. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.

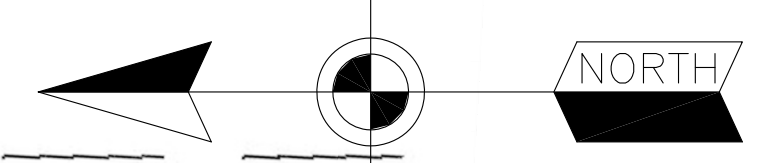


**DRIVEWAY DETAIL WITH 6" CURBED STREETS**



**Preliminary Site Plan**

SCALE: 1" = 20'-0"



**URBAN FORESTRY NOTE:**  
TREES IN EXCESS OF 12" DBH, WHICH ARE OAKS, ELMS, BALD-CYPRESS, PECAN, HICKORY, SOUTHERN MAGNOLIA, SWEET-BAY, BLACK WALNUT, GREEN ASH, WHITE ASH, AMERICAN HOLLY, AMERICAN SYCAMORE, RED MAPLE, AND FLORIDA MAPLES ARE CONSIDERED PROTECTED AND REMOVAL OF SUCH WOULD REQUIRE MITIGATION.

**DESIGN:**  
**Billy Jack Talton, Jr.**  
1906 Du Barry Ln.  
Houston, TX 77018  
713.320.9780  
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**ENGINEERS SEAL**

**ENGINEERING:**  
**TRINITY BAY ENGINEERING**  
Rodney Slaton, P.E.  
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LA PORTE, TEXAS 77571  
TBPE # 18351  
rodney@trinitybayengineering.com

**OWNER:**  
**Mario Moreno**  
9022 STANLEY OAK DR  
MISSOURI CITY, TX 77459  
832-205-5488  
hpd4587@hotmail.com

**PROJECT LOCATION:**  
13025 WILKE ROAD  
PEARLAND, TX 7758  
(JC RODRIGUEZ ESTATES SD)  
(PARTIAL REPLAT NO 1)  
ACRES 0.501 (PEARLAND)

**RESIDENTIAL PROJECT:**  
**(PROPOSED) PRIMARY RESIDENCE-1**  
(3,800 sf. Living Area)  
(5,540 sf. Total Area)  
**&**  
**AUD RESIDENCE-2**  
(1,232 sf. Living Area)  
(1,856 sf. Total Area)

**ISSUED FOR:**  
Preliminary Site Plan  
Review W/City of Pearland: 01.22.26  
Revised per the City of Pearland CUP Application Review: 03.16.26

**Sheet:**  
**SP1**