

Letter of Intent

Dear Sir/Madam,

We are writing to apply for the ZBA variance and Special Exception for the property located at 5627 Broadway, Pearland, Brazoria County, Texas 77581 impacted by the Texas Department of Transportation FM 518 Expansion project.

The referenced property is a 0.1890 of an acre (8,234 square feet) parcel of land out of and part of Lot V, Colony Park Commercial, recorded in Volume 16, Page 295, Plat Records of Brazoria County, Texas (P.R.B.C.T.), situated in the H. T. & B. Railroad Company Survey, Abstract No. 237, Brazoria County, Texas; said 0.1890 of an acre parcel of land also being out of a called 1.148 acre tract of land described in a deed dated October 30, 1991, from Mrs. Ethel M. Ramsey, to Jasper Vitale and Glenda Vitale, recorded under Document No. 1991032551, Official Records of Brazoria County, Texas (O.R.B.C.T.) The following improvement(s) located on above-described premises were, to wit: 1) Multi-Tenant Building (8,400 SF)– 1 EA (Metal/Masonry); 2) Single-Tenant Building (3,600 SF) – 1 EA (Metal) 3) Paving Prep– (6,899 SF).

The nationwide renowned NAPA Auto Parts has been leasing the 8400 SF building at 5627 Broadway, Pearland TX 77581 for many years servicing the many local companies in the area and formerly Hubcap Grill and now Tacos Toreados has rented the 3600 SF building for restaurant use to serve the local people with more choices. Both tenants expressed their willingness maintain their business at the existing location during and after the FM 518 expansion project.

Since the ROW only required less than 10 feet of the improvement buildings to be removed, this is less than 10% of the buildings. However, the regular setback requirement is 25 feet from the ROW, we would request a variance of 10 feet setback from the ROW because of the following: 1) The required removal of the improvement buildings for the ROW by TxDot is less than 10% and the 25 set feet setback would make both buildings difficult to accommodate the tenants intended use and operations; 2) Since we will modify to remove the front parking now and do not intend to have any parking in the front of the building, so 10 feet setback from ROW will be more than sufficient for all intended use; 3) The 10 feet setback will help retain the two existing tenants to better serve the local companies and people at Pearland city and contribute to the local community for the prosperity and better living.

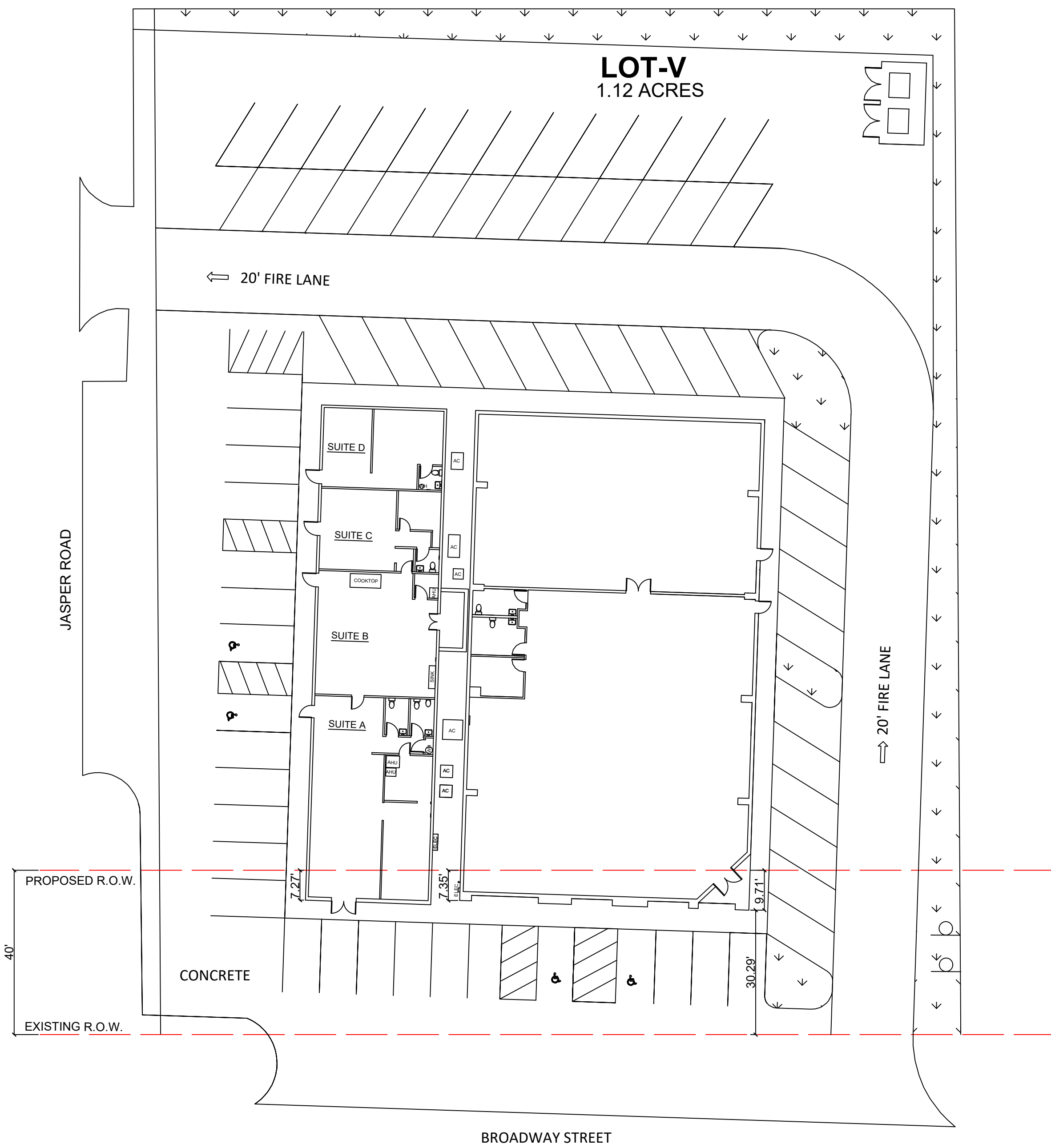
Also, we would like to seek special exception for not requiring any other changes or modifications on the existing improvements because only less than 10% of the improvement building will be removed.

Thank you for your favorable consideration.

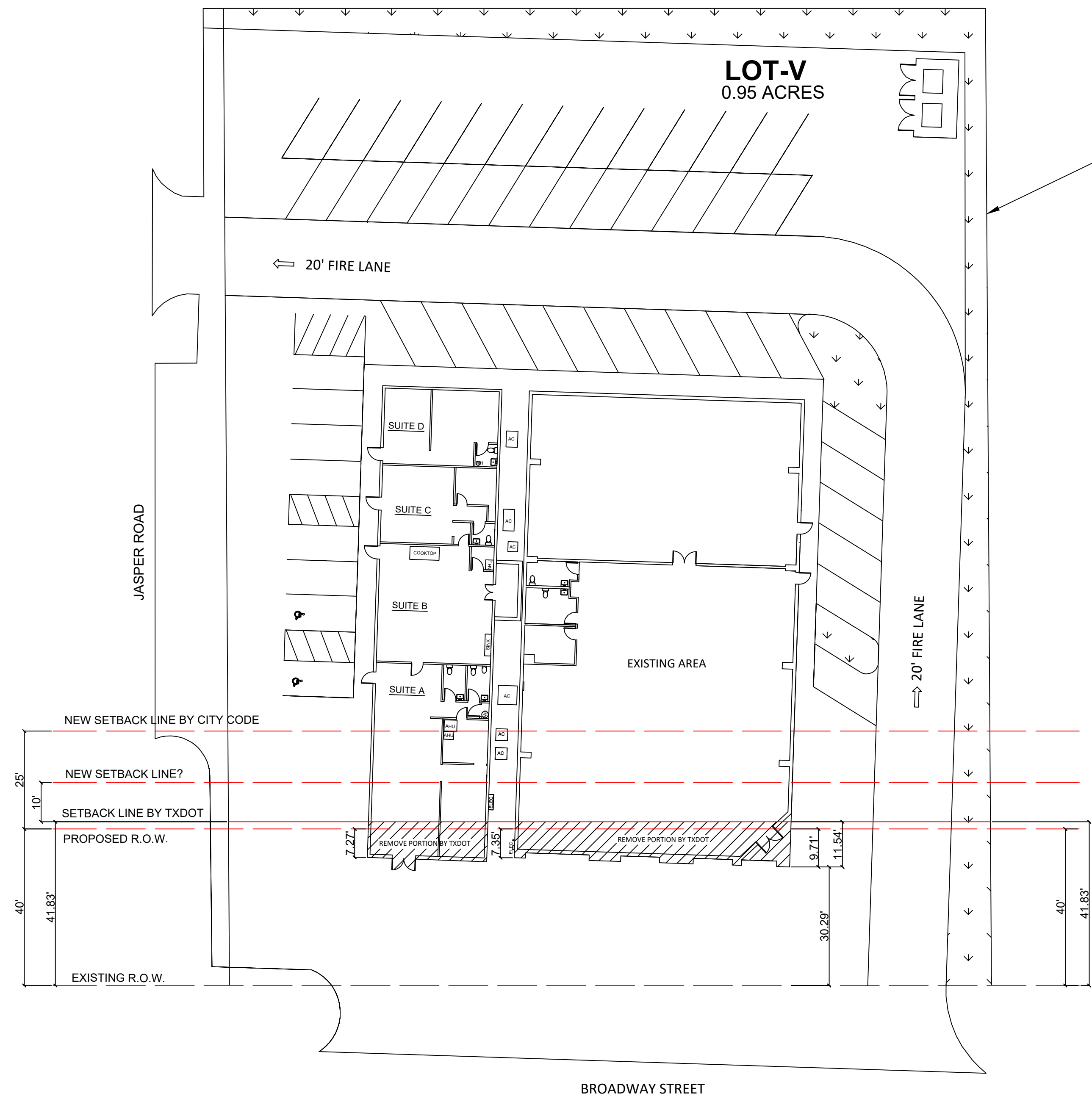
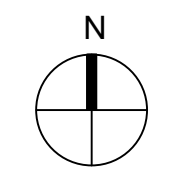
Respectfully,

Longgui Zhong

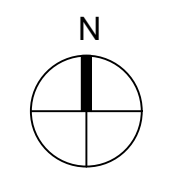
PARCEL INFORMATION	
ZONED:	GC
SITE AREA:	0.95 ACRES
BUILDING SIZE:	9800 SF
BUILDING 1 HEIGHT:	16FT
BUILDING 2 HEIGHT:	14FT
LOT COVERAGE:	0.23
PARKING SPACES:	48



② EXIST SITE PLAN



① DEMOLITION SITE PLAN



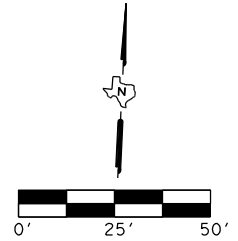
DWN. BY: Q.L.	CHK'D. BY: Q.L.	APPV'D. BY:	FILE NAME SITE PLAN	DATE 03-08-2026	SCALE 1:1
<p>LONG POLYTECH LLC 131 FRESA ROAD PASADENA TX 77502 PHONE: 281-283-6633 WWW.LONGPOLYTECH.COM</p>			<p>BROADWAY BUILDINGS SITE PLAN</p>		
			<p>DWG. NO. 12152025</p>	<p>SHT. NO. — OF —</p>	<p>REV A</p>

R.B. LYLE
 (H.T. & B. RAILROAD
 COMPANY) SURVEY
 ABSTRACT NO. 544

H.T. & B. RAILROAD
 COMPANY SURVEY
 ABSTRACT NO. 237

LUIS ALBERTO CERNA
 CALLED 0.4194 ACRE
 DOC. NO. 2018051106
 O.P.R.B.C.T.
 DATED OCTOBER 3, 2018

P.O.C.
 IRF W/ ORANGE
 CAP STAMPED
 "SOUTH TEXAS
 SURVEYING"



JASPER ROAD

(45' P.O.W.)
 VOL. 136, PG. 500 P.R.B.C.T.
 VOL. 16, PG. 295 P.R.B.C.T.

EXISTING R.O.W.

10' B.L. VOL. 16, PG. 295,
 P.R.B.C.T.

COLONY PARK COMMERCIAL
 VOL. 16, PG. 295
 P.R.B.C.T.

LOT V

JASPER VITALE AND
 GLENDA VITALE
 CALLED 1.148 ACRES
 DOC. NO. 1991032551
 DATED OCTOBER 30, 1991

LOT Y

LOT X
 EXPRE REALTY, LTD.
 NO. 4: LOTS Q-T, W-Z, AA&BB
 CALCULATED 4.396 ACRES
 DOC. NO. 2003021054
 O.R.B.C.T.
 EXECUTED FEBRUARY 7, 2003

P.O.B.
 STA. 280+63.85
 OFF. 67.00' LT.
 N: 13,771,424.78
 E: 3,142,726.70

LOT W

STA. 278+66.66
 OFF. 67.00' LT.
 SET TXDOT ALUMINUM
 CAP IN CONCRETE

PROPOSED R.O.W. N87° 16' 32" E 197.19'

40' B.L. VOL. 16, PG. 295
 P.R.B.C.T.

276

EXISTING R.O.W. S87° 19' 01" W 197.19'

PROPOSED BASELINE FM 518
 N87° 16' 32" E 1,679.49'

F.M. 518
 (R.O.W. VARIES)

VOL. 3, PG. 77, P.R.B.C.T.
 VOL. 12, PG. 33, P.R.B.C.T.
 VOL. 16, PG. 295, P.R.B.C.T.
 VOL. 19, PG. 71, P.R.B.C.T.
 VOL. 276, PG. 378, D.R.B.C.T.
 VOL. 276, PG. 382, D.R.B.C.T.
 DOC. NO. 2006017460, P.R.B.C.T.

H.T. & B. RAILROAD
 COMPANY SURVEY
 ABSTRACT NO. 240



VICKREY & ASSOCIATES, LLC.

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 San Antonio, TX 78216
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 TBPELS #10004100 ©2022

PARCEL PLAT
 SHOWING
 PARCEL 276

F.M. 518
 BRAZORIA COUNTY
 R.C.S.J. NO. 0976-02-097
 APRIL, 2022