



CITY COUNCIL AGENDA

CITY OF PEARLAND
WORKSHOP

Monday, July 21, 2014 | 5:30 PM

COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE
281.652.1600

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

- 1. COUNCIL INPUT AND DISCUSSION:** Regarding a proposed non-residential Planned Development (PD), known as Pearland Marketplace on approximately 26.5 acres of land, located Southeast corner of Pearland Parkway and Barry Rose Road, Pearland, TX.
Ms. Johnna Matthews, City Planner.
- 2. COUNCIL INPUT AND DISCUSSION:** Regarding a proposed Planned Development (PD) known as Baks Brewery, on approximately 2.939 acres of land, located Northeast corner of Broadway Street and Shauntel Street, Pearland, Texas.
Ms. Johnna Matthews, City Planner.

III. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281.652.1840 prior to the meeting so that appropriate arrangements can be made.

Workshop Item No. 1

1. **COUNCIL INPUT AND DISCUSSION:** Regarding a proposed non-residential Planned Development (PD), known as Pearland Marketplace on approximately 26.5 acres of land, located Southeast corner of Pearland Parkway and Barry Rose Road, Pearland, TX. *Ms. Johnna Matthews, City Planner.*



Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 21, 2014

Re: Zone Change Application Number 2014-11Z

A request of Salim Obeid, LJA Engineering, applicant; on behalf of Robert Lee Alexander, owner; by his attorney A.G.Crouch; for approval of a change in zoning from Office Professional (OP), General Business (GB) and Single Family Residential 2 (R2) to a non-residential Planned Development (PD) known as Pearland Marketplace on approximately 26.5 acres of land, located at the southeast corner of Pearland Pkwy and Barry Rose Road.

Proposal

The applicant proposes to change the zoning of an approximately 26.5 acres, out of a called 42.6 acres of land to a non-residential Planned Development (PD); Pearland Marketplace, with an overlay zoning district of General Business (GB). Pearland Marketplace is proposed to be developed with a mix of neighborhood service retail and pad sites that will be anchored with a grocery store.

Background

The parent tract includes approximately 42.6 acres of land located within four (4) zoning districts; Planned Development (PD), Office and Professional (OP), General Business (GB) and Single Family Residential 2 (R2). The subject 26.5 acres of land is currently located within three (3) zoning districts; OP, R2 and GB, with the majority of the property located within the GB zoning district.

The property is currently undeveloped, including the approximately 20 acres currently located within the PD, which was approved in 2007, and has since expired due to inactivity. The PD allowed for uses consistent with the OP zoning district, including a church with the exception of hotels/motels, bed and breakfast and convenience stores. Prior to approval of the PD, the 20 acres was zoned R2 and GB and the subject 26.5 acres was zoned as it is currently zoned with most of the land being zoned GB; R2

zoning at the southeast corner of the subject property near the existing R2 zoning district and single family residential subdivision, Banbury Cross; and OP zoning at the intersection of Pearland Parkway and Barry Rose Road. The property was annexed into the City of Pearland in 1960.

As of the date of this writing, staff has not received any returned notices from property owners within 200 feet of the site.

Recommendation

Staff is in favor of the proposed Pearland Marketplace PD. However, staff recommends that the following concerns are addressed:

- Conformance with the residential adjacency screening requirements, which include a 25-foot buffer and a masonry screening wall or a 30-foot vegetative buffer, where the development abuts the residential subdivision, Banbury Cross. It is important to note that in situations where a fence exists along the property line between a non-residential use and a residential use, the screening may be achieved by the 30-foot vegetative screen.
- A PD requires a list of deviations from the standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD. The applicant listed deviations from the sign ordinance. However, there are no deviations from the sign ordinance. However, staff identified other deviations, included above;
- North arrow needs to be corrected.
- Page numbers within the PD document are off.
- Codification of enhancements that are mentioned throughout the PD and illustrated in the design plan, Exhibit E (Special Paving Images) and Exhibit G (Site Furnishings) to ensure that staff is able to implement the design standards.
- A legend should be included on the design plan to ensure that staff can implement the standards.
- Clarification of the lighting standards is required. The PD states that the lighting height will be a maximum of 20 feet. This section goes on to state that no pole shall be taller than the height of the building.
- The PD references enhanced street lighting. A street lighting exhibit is required to ensure that the standards of the PD can be implemented by staff.

Contingent upon the above concerns being addressed, staff recommends approval of the Pearland Marketplace PD for the following reasons:

1. Pursuant to Section 2.2.1.4 (Criteria for Approval):
 - The proposed PD does not conform to the future land use element of the Comprehensive Plan. However, if the PD is approved, staff will include the site in its annual amendment to the comprehensive plan.
 - Most of the property included within the PD is located within the GB zoning district, and as such would allow any use that is a permitted use without any further approvals. The proposed PD as a zoning alternative helps to facilitate development of this site as per the applicant's desires while addressing the above mentioned concerns of non-conformance to the Comprehensive Plan, residential adjacency concerns, and incompatibility of certain uses in close proximity to single family residential development. The applicant has restricted a number of uses which may be perceived as incompatible with the existing single family subdivisions. These uses include various auto-related uses, hotels/motels. See Exhibit F of the PD for a full list of prohibited uses.
 - The proposed change is in accord existing or proposed plans for providing streets, water supply, sanitary sewers, and other public services and utilities in the area. Residential uses are not proposed at this time for this development, and therefore should have no impact on the public school system
2. The proposed development will not negatively impact the existing single family subdivisions. The residential adjacency screening requirements will be adhered to as well as various other safeguards to ensure compatibility, such as COD regulations.

Exhibits

1. Staff Report
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Notification Map
6. Notification List
7. PD Document
8. Applicant Packet



Exhibit 1 Staff Report

Summary of Request

The subject 26.5 acres of land is part of a larger tract which includes 42.6 acres of land. Of the approximately 42.6 acres included within the parent tract, the applicant proposes a change in zoning for approximately 26.5 acres of land currently located within three (3) zoning districts; OP, R2 and GB; to a non-residential PD; Pearland Marketplace. The remaining acreage, although not included within the proposed PD, is located within a PD which was approved in 2007; however due to inactivity, has expired. The applicant proposes that all design standards and land uses will be in accordance with the GB zoning district as an overlay zoning with the exception of prohibited uses listed as Exhibit F, which may be considered inappropriate or incompatible with the existing and surrounding single family subdivisions; Banbury Cross, to the east, Alexander Landing to the south; and Creekside to the west. The property is also located within the Corridor Overlay District (COD), and the applicant proposes to comply with COD regulations, with few exceptions, as illustrated in the table on page 2.

Specifically, the applicant has indicated that the following design standards of the GB zoning district and the COD will be adhered to, with minor exceptions:

- Lot and area requirements of the GB zoning district;
- Landscaping
- Fencing
- Parking
- Signage
- COD

The following table lists deviations between the GB zoning district/COD regulations, and the proposed Marketplace PD:

Standard	General Business (GB)/COD	Pearland Marketplace PD
COD Building Articulation	<ul style="list-style-type: none"> • > 50,000 sf = 3 ft./25 ft. • < 50,000 sf = 1ft./10ft 	<ul style="list-style-type: none"> • No continuous façade longer than 400 feet • Offsets no less than 3 feet
Residential Adjacency Screening	<ul style="list-style-type: none"> • 25-foot unobstructed buffer with an opaque screening wall, max. 8 ft. in height; or • 30-foot vegetative screen, dense enough to be completely opaque year round 	<ul style="list-style-type: none"> • 25-foot buffer with detention pond allowed within the buffer, as well as loading/unloading areas for commercial uses • No screening wall is proposed
Multi-Tenant Signage	<ul style="list-style-type: none"> • 1 multi-tenant sign per 600 linear feet (cumulative street frontage for corner lots) • Based on a cumulative street frontage of approximately 2,400 feet, 4 signs would be allowed <p>**This is not a deviation.</p>	<ul style="list-style-type: none"> • 2 multi-tenant signs along Pearland Pkwy. • 2 multi-tenant signs along Barry Rose Rd. • Signage requirements apply to the PD, rather than parcels

Discussion Items/Minor Staff Concerns

1. As part of the PD, the applicant is required to include within the PD document a specific list of deviations from standards in the base zoning district(s), together

with any standards in the ordinance which are to be varied for development within the PD. The applicant listed that the only standard proposed for deviation is regarding multi-tenant signage. However, as proposed, signage requirements will be met. The number of multi-tenant signs on one site is limited to 1 sign per 600 linear feet of street frontage. The cumulative street frontage shall be calculated for corner lots. Cumulatively, the site has approximately 2,400 feet of frontage. Four signs are allowed and 4 signs are proposed.

2. The subject property has approximately 1,300 feet of frontage on Barry Rose Road. The applicant was asked to revise this section, as the PD indicates that the site has 3,470 feet of frontage along Barry Rose.
3. Staff has identified the following regulations within the PD that vary from the regulations of the GB zoning district and the COD regulations. Please see the above table for detailed information.
 - Building articulation
 - Residential adjacency screening
Staff recommends that the required masonry wall is provided to meet the residential adjacency screening requirements, and that the loading/unloading area is removed to create an unobstructed area. The applicant may choose a 30-foot vegetative screen in lieu of a 25-foot vegetative screen and masonry wall. It is important to note that this provision only applies to the area adjacent to the existing single family subdivision; Banbury Cross, and behind the proposed 18,000 square foot retail building. It appears that area near the pond which abuts Banbury Cross may be 30 feet, in which case a vegetative screen dense enough to be completely opaque year round will be required.
4. North arrow needs to be corrected.
5. Page numbers within the PD document are off.
6. Codification of enhancements such as furniture (quantity), enhanced paving materials (materials, width), flowering shrubs in various locations.
7. A legend should be included on the design plan to ensure that staff can implement the standards.
8. Clarification of the lighting standards is required. The PD states that the lighting height will be a maximum of 20 feet. This section goes on to state that no pole

shall be taller than the height of the building. The maximum building height allowed in the GB zoning district is 45 feet.

9. The PD references enhanced street lighting. A street lighting exhibit is required to ensure that the standards of the PD can be implemented by staff.

Conformance with the Thoroughfare Plan

The subject property has frontage on Pearland Parkway; a major thoroughfare of sufficient width, which requires a minimum of 120 feet of right-of-way; and Barry Rose Road; a secondary thoroughfare of sufficient width, which requires a minimum of 100 feet of right-of-way. Additionally, according to the recently approved thoroughfare plan, Westminster Road; a minor collector will extend from the east through the subject property, and connect to Barry Rose Road. Minor collectors require a minimum of 60 feet of right-of-way. The applicant proposes an amendment to the thoroughfare plan and proposes the extension of Westminster Road through the site to connect to Pearland Parkway. The design plan illustrates two (2) driveways to serve the development along Pearland Parkway and Westminster Road connecting to Pearland Parkway.

The proposed extension of Westminster Road generally meets the intent of the thoroughfare plan. However, staff has concerns regarding the driveways and street separation on Pearland Parkway which need to be addressed with a Traffic Impact Analysis (TIA). Additional offsite improvements may be required based on the TIA and superstreet concept for Pearland Parkway. The developer will need to utilize traffic calming measures at the entrance of the residential subdivision on Westminster Road. This can be in the form of a choking down the street or constructing a median that can utilize landscaping and signage to distinguish between the residential and commercial areas.

All improvements must meet the design criteria per the Engineering Design Criteria Manual (EDCM). These additional improvements could cause a change in the design plan that could potentially result in the need for an amendment to the PD.

It is also important to note that approval of the PD does not constitute approval of the driveway locations.

Site History

The subject property is currently undeveloped, including the approximately 20 acres currently located within the PD, which was approved in 2007. The PD allowed for uses consistent with the OP zoning district and a church, with the exception of hotels/motels, bed and breakfast and convenience stores. Prior to approval of the PD, the 20 acre property was zoned R2 and GB. At the time that the PD was approved, the subject 26.5

acres was zoned as it is currently zoned with most of the land being zoned GB; with R2 zoning at the southeast corner of the subject property near the existing R2 zoning district and single family residential subdivision, Banbury Cross; and OP zoning at the inter intersection of Pearland Parkway and Barry Rose Road. The PD has expired. The property was annexed into the City of Pearland in 1960.

The site is surrounded by residential subdivisions to the south, east and west, as well as undeveloped land to the west, south and north. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Office and Professional (OP) Single Family Residential 1 (R1) Cluster	Undeveloped
South	Planned Development (PD) (Expired) Single Family Residential 2 (R2)	Undeveloped, Alexander Landing Subdivision
East	Single Family Residential 2 (R2)	Banbury Cross Subdivision
West	General Business (GB) Single Family Residential 3 (R3)	Undeveloped, Creekside Subdivision

Conformance with the Unified Development Code

The site is currently undeveloped. As part of the Pearland Marketplace PD, the applicant proposes to comply with the regulations of the GB zoning district, as well as the regulations of the COD, with the exception of those listed within the PD. The general regulations of the proposed GB zoning district follow:

Minimum Lot Area	22,500 square feet
Minimum Lot Width	150 feet
Minimum Lot Depth	125 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	10 feet, 25 feet if side yard abuts a residential zoning district
Minimum Rear Yard Setback	25 feet
Maximum Height	45 feet

Conformance with the Comprehensive Plan

The future land use designation for the subject property, according to the Comprehensive Plan is “*Medium Density Residential*.” According to the Comprehensive Plan, the aforementioned future land use designation is designed for less traditional attached and detached developments, including duplexes, townhomes and patio homes; or a mix of low and high density residential uses with an average density of 4-10 dwelling units per acre on average lot sizes of 4,000 to 6,000 square feet. Smaller lots may be acceptable if common open space is provided and overall density is not increased. Appropriate zoning districts for the “Medium Density Residential” future land use designation include R3 and R4 Single Family districts.

Although the proposed development does not conform to the future land use element of the Comprehensive Plan, if the PD is approved, staff will include the property in its annual review and ultimate amendment of the future land use designation of the Comprehensive Plan, to ensure that zoning districts and developments across the city comply with the future land use element of the Comprehensive Plan.

Platting Status

The property is not platted. Platting of the site will be required prior to any development or the issuance of building permits. A TIA is required as part of the platting process.

Availability of Utilities

According to GIS data, the subject property has access to public water and sewer via a 12-inch water line along the east side of Barry Rose Road, and a 16 inch water line along the north side of Pearland Parkway; and a 15 and 18-inch sewer line along the south side of Pearland Parkway. Any extensions of existing infrastructure will be determined at the time of platting and will be the responsibility of the applicant/owner.

Impact on Existing and Future Development

The site is surrounded by residential subdivisions to the south, east and west, as well as undeveloped land to the west, south and north. Through the PD process, the applicant proposes to restrict various uses which may be perceived as incompatible (See Exhibit F of the PD) with the existing neighborhoods. Due to residential adjacency screening requirements and various other safeguards, such as enhanced landscaping, the proposed PD will enhance the area and will be in accordance with other commercial developments along Pearland Parkway.

Additional Comments

The Marketplace PD has been reviewed by the Development Review Committee (DRC). There are no additional comments outside 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

As of the date of this writing, staff has not received any comments either in opposition to or in support of the proposed change in zoning request.

Recommendation

Staff is in favor of the proposed Pearland Marketplace PD. However, staff recommends that the following concerns are addressed:

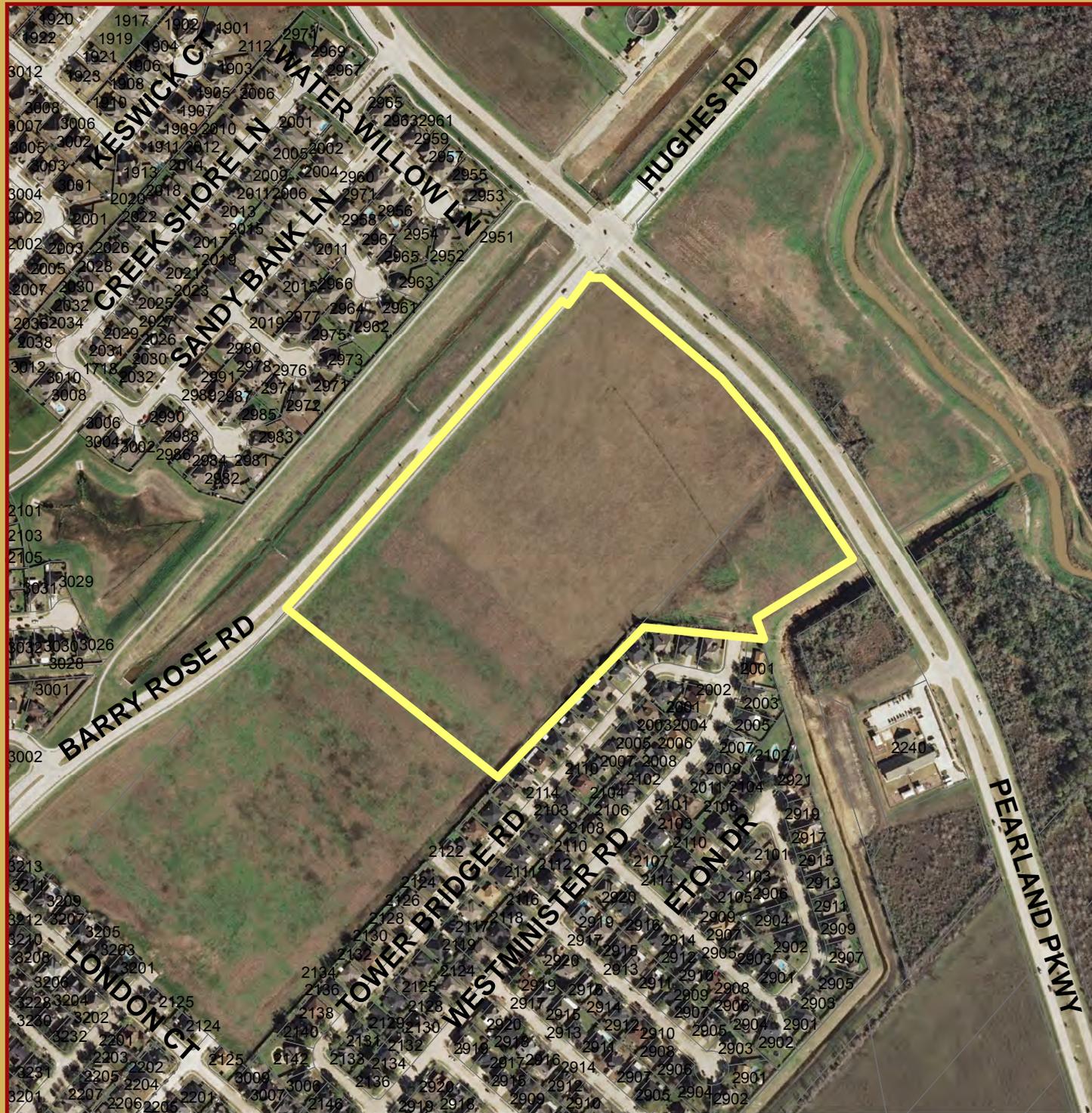
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2. The proposed development will not negatively impact the existing single family subdivisions. The residential adjacency screening requirements will be adhered to as well as various other safeguards to ensure compatibility, such as COD regulations.



AERIAL MAP

2014-11Z PEARLAND MARKETPLACE PD

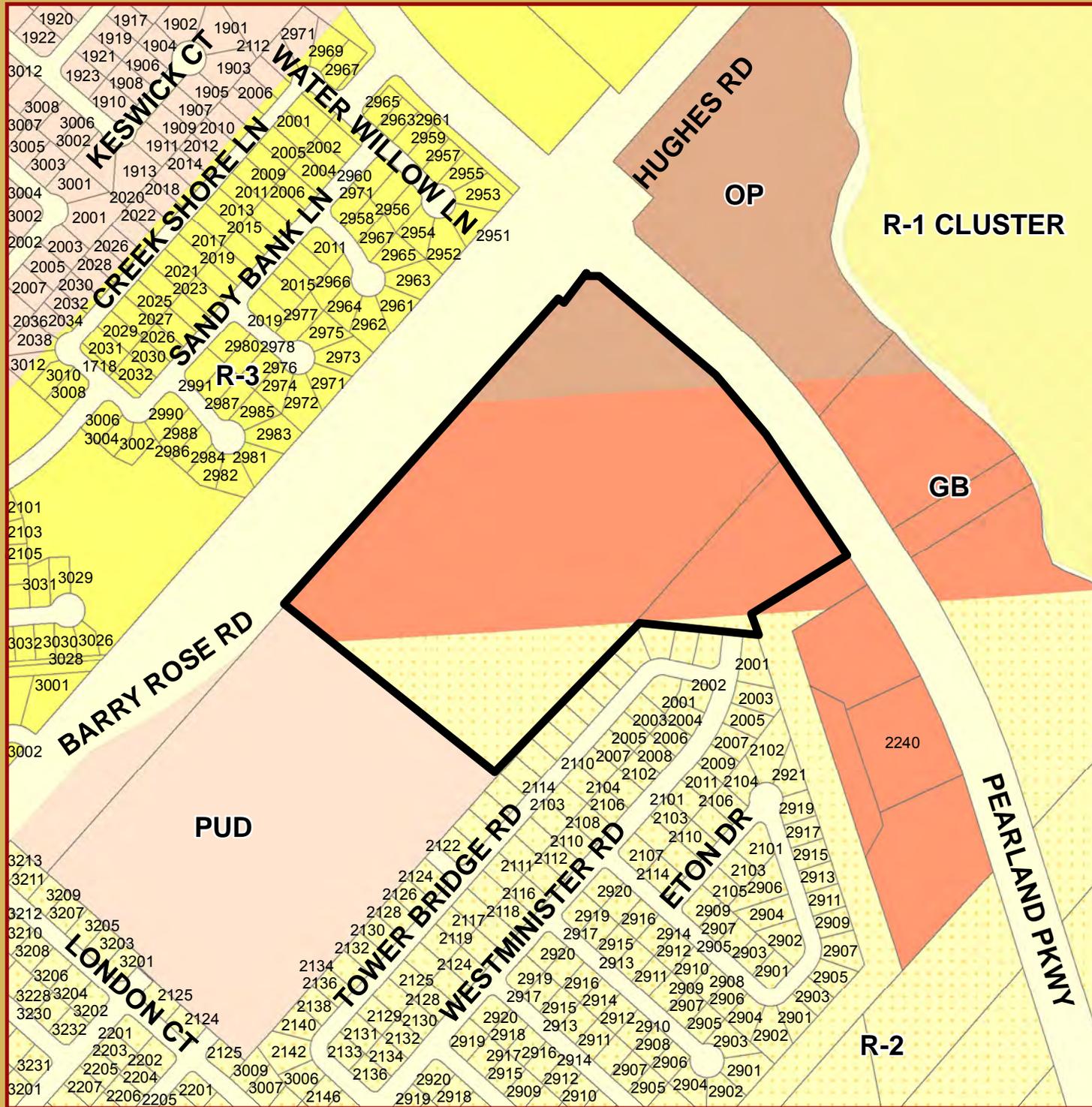


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 422 feet

22 MAY 2014
PLANNING DEPARTMENT





ZONING MAP
2014-11Z
PEARLAND
MARKETPLACE PD

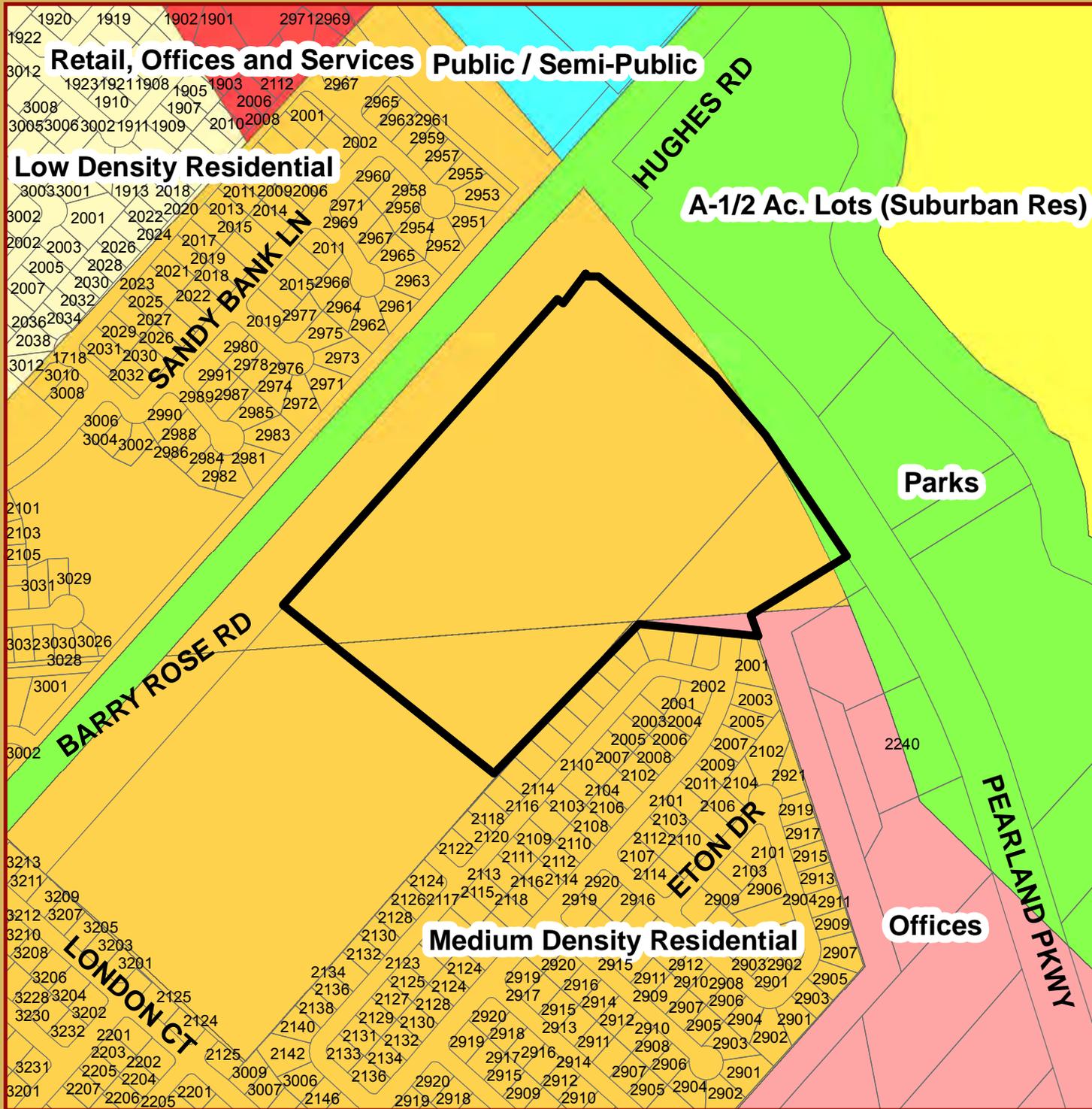


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22 MAY 2014
 PLANNING DEPARTMENT





FLUP MAP

**2014-11Z
PEARLAND
MARKETPLACE PD**

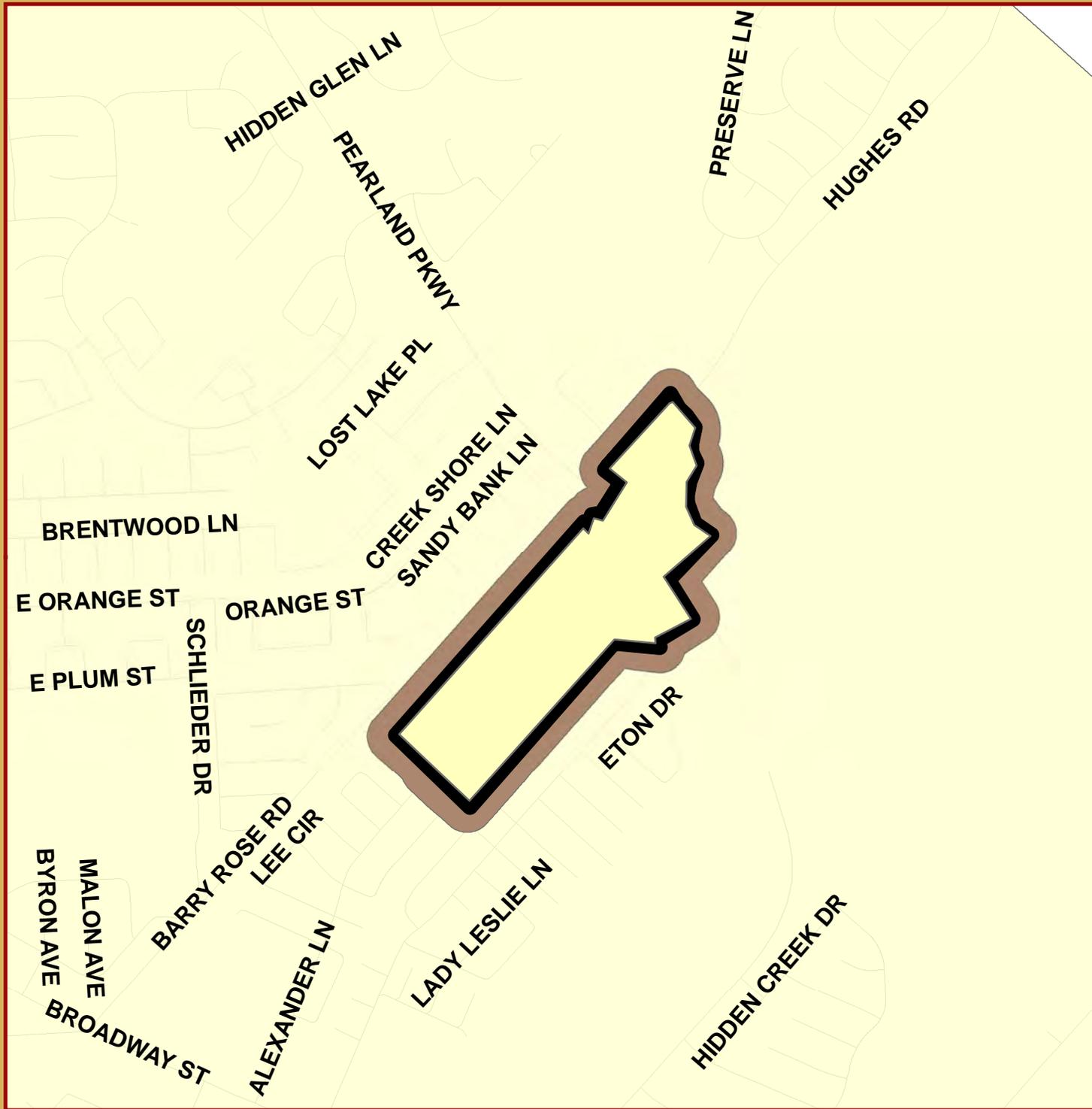


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22 MAY 2014
PLANNING DEPARTMENT





NOTIFICATION MAP

**2014-11Z
PEARLAND
MARKETPLACE PD**



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1 inch = 1,125 feet

22 MAY 2014
PLANNING DEPARTMENT



**ZONE CHANGE 11Z
NOTIFICATION LIST**

NAME	C/O	ADDRESS
AINSWORTH ALLISON L		2131 TOWER BRIDGE RD
ALEXANDER JOHN FAMILY LIMITED PARTNERSHIP		PO BOX 127
ALEXANDER ROBERT L		219 TIMBER VIEW DR
ASUNCION ROMEO S & ELSIE N		2110 TOWER BRIDGE RD
BEAZER HOMES TEXAS LP		10235 W LITTLE YORK RD STE 200
BEAZER HOMES TEXAS LP		10110 W SAM HOUSTON PKWY N STE A-100
BENNETT LAURA MARIE		2133 TOWER BRIDGE RD
BETANCOURT HERMAN		4828 LOOP CENTRAL DR
BIESZKE STEVEN		2102 TOWER BRIDGE RD
BRAZORIA COUNTY	COURTHOUSE WEST ANNEX	451 N VELASCO ST
BRUCE STEVEN		2114 TOWER BRIDGE RD
CARLSON CRAIG & DE'ANNA		2124 TOWER BRIDGE RD
CISNEROS IRMA		2111 TOWER BRIDGE RD
CISNEROS LIVIA		2109 TOWER BRIDGE RD
CITY OF PEARLAND		3519 LIBERTY DR
COLLINS WILLIAM M & APRIL M		2204 SAINT JAMES PL
CONE ANDREW & GABRIELLA		108 TANAGER LN
COTTON ASHLEY DAWN		2138 TOWER BRIDGE ROAD
CROUCH MARTHA ALEXANDER		235 W SEALY ST
DILWORTH RODNEY RICK		3131 RUBY FALLS CT
DIMAS ROBERTO & BECKY		2128 TOWER BRIDGE RD
ELLIS DWAYNE ALBERT		2001 WESTMINISTER ST
ENDRIS ROBERT T JR & PEIHONG DONG ENDRIS		3210 LONDON CT
FREITAG GILBERT ALAN & EMILIA E		
FULLER KEVIN		2105 TOWER BRIDGE RD
GEORGIU JOSEPH & GLORIA		2004 TOWER BRIDGE RD
GILMER HENRY G III & MONICA		2129 TOWER BRIDGE RD
GOSS MARSHELLE D		2130 TOWER BRIDGE RD
GUERRIERE THOMAS A & MADELEINE		3201 LONDON CT
HAMILTON TRAVIS S & AMY J		2002 WESTMINISTER ST

HARDY RONALD R & SHELLEY	2108 TOWER BRIDGE RD
HARRIS THOMAS R	2201 MANCHESTER LN
HECKMAN RONALD W & KIM T	2001 TOWER BRIDGE RD
HINTON JOHN J & JEREMY	2118 TOWER BRIDGE RD
INGEBREDTSEN THOMAS & TONI	2123 TOWER BRIDGE RD
JUBERT DUANE C & AMANDA M	3208 LONDON CT
KENNEY STEVE & DANA	2116 TOWER BRIDGE RD
KENNEY STEVE & GERALD	2116 TOWER BRIDGE RD
KING GEORGE R & SANDRA W	2008 TOWER BRIDGE RD
LAFLEUR MELISSA MICHELLE & MATTHEW WAYNE ROSE	2003 TOWER BRIDGE RD
LAROWE LOTTIE NELL REV TRST	4325 LAUREN LN
LAUDANO JOSEPH JR	2124 MANCHESTER LN
LE KEVIN & THANH KIM PHAM	3206 LONDON CT
LOPEZ JOSE & LUZ M LOPEZ	2203 MANCHESTER LN
LOZANO ANSELMO JR & SANDRA	3213 LONDON CT
MACK GARY A	3212 LONDON CT
MANZANO ROBERT L & CYNTHIA	2006 TOWER BRIDGE RD
MARCONTELL DOUGLAS E & SUSAN C	3209 LONDON CT
MARESH LARRY G & EVELYN	3207 LONDON CT
MCCREADY GEORGE S & MAGINA	2115 TOWER BRIDGE RD
MORENO JOEANN & BIANCA Y	2101 TOWER BRIDGE RD
MORRISON JONATHAN P	2202 SAINT JAMES PL
NGUYEN CUONG QUOC	3205 LONDON CT
NGUYEN VINH VAN & LENDI THI	2202 MANCHESTER LN
NUNN BARNETT G	3204 LONDON CT
PERRY ZACHARY & FANNIE P	3009 LONDON CT
PETERS GREGORY F & MELISSA	2120 TOWER BRIDGE RD
PORTER RIKKI S & ALLISON	2106 TOWER BRIDGE RD
POWERS MICHAEL & ROBLES-POWERS JOAQUINA	2113 TOWER BRIDGE RD
RAMIREZ ROGELIO E	2203 ALEXANDER LN
RATHJE MATTHEW L & DEANNA	2125 ALEXANDER LN
RATLIFF CLYDE ANTHONY & DALY MELISSA RENE	939 MANZANO ST NE
REDLINGER JAMES WILLIAM	2201 ALEXANDER LN
RENDON KATY	2126 TOWER BRIDGE RD

RESTIVO GEORGE J & MARGARET D
RINGROSE ROY M & LYNETTE
RIVERA EDGAR & LAURA ZEPEDA
ROBINSON CHARLENE B
RUDELL GARRY D & DONNA J
SANDSTRUM DONALD W & JANICE K
SKLENARIK CLARENCE F & PAULA
SLOMINSKI EDWARD M & LUCY
SPESHOCK CARL H & ANGELES C
SPOZIO RONALD CRAIG
STUEBER JAMES H & CLAIRE
THIRD COAST RESOURCES I LTD
VERA ROBERT & LISA
VILLEJOIN DAVID
WATKINS ROBERT E & PHYLLIS
WEST JEFFERY R & PAMELA
WIGINTON MARCUS E
WILLIAMS OPAL A
WITTMAN WENDY A
WOLLAM RYAN A & AMANDA M
WOODARD JAMES M
ROBERT ALEXANDER
SALIM OBEID
A.J. CROUCH

LJA ENGINEERING

2002 TOWER BRIDGE RD
2132 TOWER BRIDGE RD
3211 LONDON CT
3203 LONDON CT
2144 TOWER BRIDGE RD
2121 TOWER BRIDGE RD
3214 LONDON CT
2005 TOWER BRIDGE RD
2112 TOWER BRIDGE RD
2119 TOWER BRIDGE RD
3202 LONDON CT
606 WHITEHURST CT
2136 TOWER BRIDGE RD
PO BOX 717
2142 TOWER BRIDGE RD
2125 TOWER BRIDGE RD
2007 TOWER BRIDGE RD
2104 TOWER BRIDGE RD
2127 TOWER BRIDGE RD
2122 TOWER BRIDGE RD
2003 WESTMINISTER ST
219 TIMBER VIEW DR
2929 BRIARPARK
235 SEALY ST

	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77584
	PEARLAND	TX	77581
	KATY	TX	77450
	PEARLAND	TX	77581
	PEARLAND	TX	77588
	PEARLAND	TX	77581
	BOERNE	TX	78006
600	HOUSTON	TX	77042
	ALVIN	TX	77571

Planned Development for Pearland Marketplace

Prepared For
Milestone Properties

LJA Engineering, Inc.
July 2014

Pearland Marketplace Table of Contents

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7. Corridor Overlay District.	
B. Refer to Design Plan and describe which aspects of plan are precise and which are general.	
C. A specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD district.	
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D. Design Plan	
E. Special Paving Images	
F. Prohibited Uses List	
G. Examples of Site Furnishings	
M. Multi-Tenant Sign	

I. INTRODUCTION

A. Description of the Subject Property

Pearland Marketplace is located at the south corner of the intersection of Pearland Parkway and Barry Rose Road. The site is a 26.524 Acre property out of ±46.0 acres bounded the southeast by the existing Banbury Cross Section IV subdivision, bounded on the southwest by the existing Alexander Landing Section 4 subdivision, bounded on the northeast by Pearland Parkway and bounded on the northwest by Barry Rose Road. The site is currently vacant. Milestone Properties has contracted to buy and develop the site. Refer to Exhibit A -- Project Location.

B. Description of Proposed Development.

Pearland Marketplace will be developed as a mix of neighborhood service retail and pad sites that will be anchored with a grocery store. The site is designed to maximize the separation of pedestrian and vehicular circulation allowing safe and easy access to these services while enhancing the overall development. Key elements of the overall site plan include:

1. Vehicular access to the site will include two primary entry driveways located along Pearland Parkway and two located along Barry Rose Rd., which allow easy vehicular access throughout the site. These primary driveways are accented with special paving, landscaping, signage and monumentation at the entrances, intersections and terminus creating points of interest at the main activity nodes throughout the site creating a cohesive development with a unified theme. Other areas accented with special paving, landscaping and/or monumentation include the secondary driveway entrances, pedestrian crossings, and main entrances to the grocery store. Special paving shall consist of Pave Stone pavers or equal. Refer to Exhibit E - Special Paving Images. The location and number of entry driveways is subject to change upon review and approval of a traffic impact analysis.
2. The primary retail plaza is located close to Pearland Parkway and will provide the development with an accessible outdoor urban public space that will be accented with landscaping, site furnishings and is adjacent to an open space area. The plaza is located on the Northeast end of the retail building providing shade in the afternoon making it suitable location for a restaurant or café that provides outdoor dining. It is a generous size and will function as a multi-use area. The opposite end of the retail building includes a smaller plaza with access to and views of the trail along the detention basin. This location with access to the trail would also be ideal for outdoor dining, café or a coffee house. Refer to Exhibit G - Examples of Site Furnishings
3. Pedestrians can access the site along Pearland Parkway and Barry Rose Rd. at the primary and secondary driveways. Access is provided for the neighborhood to the South at the end of Westminster Rd. tying in with the primary retail plaza. Primary pedestrian circulation through the site is along a 6' wide sidewalk located along one side of the primary and secondary driveways. The retail building and grocery store also provide pedestrian circulation and paving along their façade.
4. A 6' wide concrete pathway will be located along the edge of the detention basin providing additional access and recreational opportunities for the retail center and the adjacent neighborhood. This pathway will also tie into Barry Rose Rd. along the access road. The pathway will be planted with shade trees along the path and accented with flowering trees.

5. While the approach to the landscape design is typical for this type of development, the planting strategy and the amount of planting exceed what is typical enhancing the development and making it unique. The landscape design includes tree lined driveways and sidewalks creating an "avenue" effect that is pleasant for pedestrians and vehicles. Driveway entrances, key intersections, pedestrian crossings and pedestrian plazas are accented with flowering shrubs and trees. The parking lots are primarily planted with shade trees while high activity areas are accented with flowering trees. Shrubs screen the parking areas from the main driveways and the public street.
 6. The landscaping area will include a combination of shrubs and trees near the detention facility and will enhance the screening of the center along the southeastern property line. The detention ponds have been strategically located to provide the maximum buffering from the proposed development to the adjoining residential area coupled with the park like walking trails along the pond.
 7. Proposed tenants will include a 120,000 square foot anchor grocer, fast food restaurants, national retail tenants and multiple pad sites occupied by national restaurants, banks, and/or stand alone retail uses. There will be two reserve sites for future development by uses included within the PD.
 8. All parking areas will be constructed of concrete to enhance the quality and longevity of the project and specific areas will receive decorative paving for site enhancement and connectivity.
 9. The proposed landscaping and open space shown on the site plan will be 15% of the total gross area of the project including the proposed detention ponds and various pockets of landscaping.
- C. Describe the area of land in acreage.**
The total land area is 26.524 acres. Refer to Exhibit A – Site Location and Exhibit B – Survey and Legal Description.
- D. A statement as to the purpose and intent of the PD district established therein.**
The purpose and intent of the PD district is to facilitate the design and implementation of a retail development that is designed to aesthetically complement the adjacent residential and commercial areas.

II. ZONING AND LAND USE

- A. Describe the existing zoning districts and the boundaries of said districts.**
There are four existing zoning areas for the tract consisting of an Office-Professional PD prepared for New Life Lutheran Church, R-2, general business (GB), and office-professional (OP). Refer to Exhibit C –Existing Zoning Map.
- B. Describe the base zoning district(s) to be overlaid.**
The PD is proposed to be based upon general business zoning district (GB).
- C. The general standards applicable to development within the district**
The site, regardless of zoning district, is located on Pearland Parkway, a designated corridor within the Corridor Overlay District. The Corridor Overlay District affects any tract located along specified major thoroughfares in Pearland. The project complies with the GB and the COD districts. The COD is discussed further in Section III of this document. Other aspects

of the project such as the parking, signage, lighting, etc. are discussed further in Section III of this document.

The management of the project will be overseen by a professional commercial property manager with expertise in maintenance and continuity of the common areas. The phasing plan is discussed further in Section V of this document.

Standards within Zoning District Table

	GB
Density	None listed
Lot Area (Min.)	22,500 sq. ft.
Lot Width (Min.)	150'
Lot Depth (Min.)	125'
Lot Coverage	None listed
Building Height	45'
Front Setback	25'
Side Setback	10' or 25' if abuts residential
Rear Setback	25'

1. Provide the percentage of use in each zoning classification.

The land use in the overall project is 100% commercial/retail/detention and will be in accordance with the land uses permitted in GB zone, except for prohibited uses listed below. There is no parkland dedication requirement, and there are no public streets located internally to the project.

2. Prohibited Uses

Currently, the GB zone allows for several uses that are not suited for a retail development. Exhibit F is a list of all the prohibited uses that otherwise are allowed in the GB zone.

- D. The permitted, conditional and accessory uses authorized in the district, the location of such uses, the residential densities or other measurements of development intensity associated with base districts or phases of the development in conformance with the approved Design Plan.**

Pearland Marketplace is a proposed retail/commercial project and at this time, the tenants have not been selected. A detention pond is proposed to retain storm water for this site as required by Brazoria Drainage District 4 and the City of Pearland.

III. DESIGN STANDARDS APPLICABLE TO THE DEVELOPMENT

- A. Design Standards.** Specific design standards, including signage, building height, landscaping, fencing, parking, etc., that are applicable to this development are the standards set forth for the GB zoning district which are listed in Chapter 2, Article 4, Division 4, Section 4 of the UDC and the design standards for the Corridor Overlay District, as listed in Chapter 2, Article 4, Division 5, Section 1 of the UDC. Refer to Exhibit D – Design Plan.

1. Building Materials

The project complies with the current UDC standards. Beyond minimum standards, buildings within this project will be required to include two types of materials for each store front and multi-tenant pad site, a stucco, tilt-wall or concrete masonry building. Each building will include a percentage of stone &/or brick material. This minimum is 30% of the non-transparency area of the building. In addition to the two types of materials, architectural enhancements, such as towers, pilasters, and canopies will also be included on each building. Other architectural enhancements shall be reviewed and approved by City Pearland Planning and Zoning department during permit review.

2. Landscape Enhancements:

While the approach to the landscape design is typical for this type of development, the planting strategy and the amount of planting exceed what is typical enhancing the development and making it unique. The landscape design includes tree lined driveways and sidewalks creating an "avenue" effect that is pleasant for pedestrians and vehicles. Driveway entrances, key intersections, pedestrian crossings and pedestrian plazas are accented with flowering shrubs and trees. The parking lots are primarily planted with shade trees while high activity areas are accented with flowering trees. Shrubs screen the parking areas from the main driveways and the public street.

3. Plaza

The primary retail plaza is located close to Pearland Parkway and will provide the development with an accessible outdoor urban public space that will be accented with landscaping, site furnishings and is adjacent to an open space area. The plaza is located on the Northeast end of the retail building providing shade in the afternoon making it suitable location for a restaurant or café that provides outdoor dining. It is a generous size and will function as a multi-use area. The opposite end of the retail building includes a smaller plaza with access to and views of the trail along the detention basin. This location with access to the trail would also be ideal for outdoor dining, café or a coffee house. Refer to Exhibit D- Design Plan.

4. Sidewalks

The sidewalk located along Pearland Parkway complies with the width and material standards stated in the current UDC 2.4.5.1(1). Primary pedestrian circulation through the site is along a 6' wide sidewalk located along one side of the primary and secondary driveways. The retail building and grocery store also provide pedestrian circulation and paving along their façade. A 6' wide concrete pathway will be located along the edge of the detention basin providing additional access and recreational opportunities for the retail center and the adjacent neighborhood. This pathway will also tie into Barry Rose Rd, along the access road. Refer to Exhibit D -Design Plan for general location and proposed alignment of the sidewalks.

5. Parking, Vehicular Circulation, and Lighting

The project complies with the current UDC. This section also includes standards of lighting of the parking lot and sidewalks. The lighting height will be a cohesive plan with a maximum of 20 foot height around. However, no light pole will be taller than the building it serves. Refer to Exhibit D - Design Plan for general layout of the parking lot and the vehicle circulation plan.

6. Fencing

The tracts to the southeast and southwest are currently zoned residential, which requires masonry fencing or a 25' landscape buffer. The required 25' buffer will be

maintained, with the exception that the detention ponds will be allowed within the landscape buffers.

7. Corridor Overlay District

The project complies with the current UDC standards for the COD. These standards apply because the project abuts Pearland Parkway. Included within these standards are requirements for building articulation and building material, increased building line and landscape enhancements along the street and the increased screening standards along any parking areas.

B. Refer to Design Plan and describe which aspects of plan are precise and which are general.

The Design Plan in this document is included for the sole purpose of establishing general design guidelines as to the basic character and physical relationships of the planned uses and facilities. The ideas and plans represent the intent of the developer and the quality and character of the development. Adjustments to the Design Plan that do not introduce or remove new public facilities, do not deviate from the Design Plan and otherwise comply with the intent of the various requirements within the Pearland Marketplace PD and other city ordinances and regulations in effect at the time this document is adopted shall not require separate or additional approvals from City Council or the Planning & Zoning Commission. It is essential to the success of the Pearland Marketplace PD to maintain flexibility in the site plan process in order to respond to ever changing market conditions and retail demand. Listed below are criteria to further define the flexibility with respect to the Master plan.

- The location of the open space may shift within the project to accommodate specific change in the dimensions of buildings, parking and pad sites so long as the basic concept and intent of the Master plan remains intact.
- In general, it is the intent that the variations and offsets be constructed as shown in these exhibits. In no case shall there be a continuous facade longer than 400 feet of the collective building and each offset shall be no less than a minimum of 3 feet.
- The location of buildings including pad sites may shift or be altered in size and dimension. Such changes may be made without separate or further approvals from the City Council or the Planning and Zoning Commission so long as the movements and changes are less than 10 feet or 10% in size.

C. A specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD district.

The intent of the proposed plan is to comply with the standards of the GB zoning district for the entire project with the exception of those items listed below.

1. Signage

Section 4.2.5.4 (b)(2) places a maximum of two multi-user/multi-tenant signs per street frontage separated by a minimum of 600' for an integrated business development. The frontage the project possesses along Pearland Parkway is ±1,100 feet. The project abuts approximately 3,470 feet along Barry Rose Road. Due to the size of the property and the number of tenants proposed for this development, an additional multi-tenant sign, for a total of four signs, is required to accommodate signage for all of the tenants. Two of the multi-tenant signs will accommodate the tenants in the rear of the property along Barry Rose, while the last two multi-tenant

signs will accommodate the multiple tenants in the building sites adjacent to Pearland Parkway. Each building site will hold approximately three to five tenants. All signs will be consistent in material and style. The multi-user/multi-tenant signs will comply with maximum height and maximum area as stated in the current UDC. We request that signage requirements apply to the PD rather than to the parcels of land within the PD that may fall under separate ownership. Refer to Exhibit – D Design Plan, for sign locations and call-outs on-site.

D. All requirements of the Unified Development Code will be met, except those specifically mentioned above in Section III C of this Planned Development.

IV. REQUIRED DEDICATIONS OF LAND OR PUBLIC IMPROVEMENTS

Pearland Marketplace is solely commercial and does not require dedication of land for parkland or public improvements to any roadways, unless required by the City.

V. PHASING SCHEDULE FOR THE PROJECT

The project is divided into three phases. The development of the Grocer Anchor building, parking lot and fuel station are Phase I. Phase II will consist of development of the strip retail center. Phase III will consist of the development of the pad sites.

DESCRIPTION OF
26.524 ACRES
PROPOSED ZONE BOUNDARY

Being 26.524 acres of land located in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas, more particularly being a portion of the residue of that certain called 140.6899 acre tract conveyed to Martha Alexander Crouch by instrument of record in Volume 1595, Page 422 of the Deed Records of said Brazoria County (B.C.D.R.) and a portion of the residue of that certain called 172.0566 acre tract conveyed to Robert L. Alexander by instrument of record in Volume 1725, Page 193 (B.C.D.R.), said 26.524 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of Banbury Cross Section IV, a subdivision of record in Volume 19, Page 487-488 of the Plat Records of said Brazoria County (B.C.P.R.), being the north corner of Block 11, Lot 13 of said Banbury Cross Section IV, being in an easterly line of the residue of said 172.0566 acre tract, from which a found 5/8-inch iron rod bears South 46° 29' 44 West, 4.90 feet;

Thence, South 41° 43' 28" West, along said easterly line and the northwesterly line of said Banbury Cross Section IV, 604.43 feet to a 5/8-inch iron rod found for the most northerly common corner of Lot 4 and Lot 5, Block 11 of said Banbury Cross Section IV;

Thence, North 47° 01' 13" West, departing said easterly line acres and the northwesterly line of said Banbury Cross Section IV, 768.74 feet to 5/8-inch iron rod with cap stamped "RPLS 1718", found on the south line of that certain called 3.644 acre tract (Parcel 3) conveyed to City of Pearland by instrument of record under Document Number 20050118363 of the Official Records of said Brazoria County, B.C.O.R.;

Thence, North 41° 40' 30" East, along the south line of said 3.644 acres, the south line of that certain called 4.137 acres tract (Parcel 5) conveyed to City of Pearland by instrument of record under File Number 04-003782, B.C.O.R. and the south line of that certain called 0.149

acre tract (Tract 1) conveyed to City of Pearland by instrument of record under File Number 01-032032, B.C.O.R., 1,262.37 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for corner, same being an angle point on the south line of said 0.419 acre tract;

Thence, South $86^{\circ} 04' 59''$ East, along the south line of said 0.419 acre tract, 43.93 feet to a point for corner on the south line of that certain called 2.739 acres tract conveyed to City of Pearland, by instrument of record in File Number 98-054852, B.C.O.R. and a point on the south right-of-way line of Pearland Parkway (130 feet wide), from which a 5/8-inch iron rod with cap stamped "Wilson" bears North $75^{\circ} 20' 20''$ East, 0.47 feet;

Thence, along the south line of said 2.739 acres, the westerly line of that certain called 1.164 acre tract conveyed to City of Pearland, by instrument of record under File Number 98-054881, B.C.O.R. and Pearland Parkway the following two (3) courses;

1. South $48^{\circ} 23' 21''$ East, 367.45 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for corner, the beginning of a curve;
2. 532.98 feet along the arc of a tangent curve to the right, having a radius of 1805.00 feet, a central angle of $16^{\circ} 55' 06''$, and a chord which bears South $39^{\circ} 55' 48''$ East, 531.05 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for corner;
3. South $31^{\circ} 28' 15''$ East, 208.12 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for the northwest corner of that certain called 0.299 acre tract conveyed to City of Pearland, by instrument of record under File Number 99-013566, B.C.O.R. and being on a northerly line of a called 100 feet wide Drainage Easement conveyed to Brazoria County Drainage District Number Four (4) by instruments of record in Volume 1736, Page 884, B.C.D.R. and in Volume 1760, Page 655, B.C.D.R.;

26.524 acre

April 18, 2014
Job No. 1727-7002

Thence, South 56° 00' 19" West, departing the south line of said Pearland Parkway and the south line of said 1.164 acre tract, along a northerly line of said 100 feet wide Drainage Easement, 359.97 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for corner;

Thence, South 18° 03' 06" East, along a westerly line of said 100 feet wide Drainage Easement, 30.04 feet to the northeast corner of aforementioned Banbury Cross Section IV, and being the northeast corner of Block 8, Lot 86 of said Banbury Cross Section IV, from which a found 5/8-inch iron rod, bears North 20° 47' 07" West, 0.60 feet;

Thence North 82° 38' 01" West, along the northeasterly line of said Banbury Cross Section IV, 356.54 feet to the POINT OF BEGINNING and containing 26.524 acres of land.



LJA Engineering, Inc.

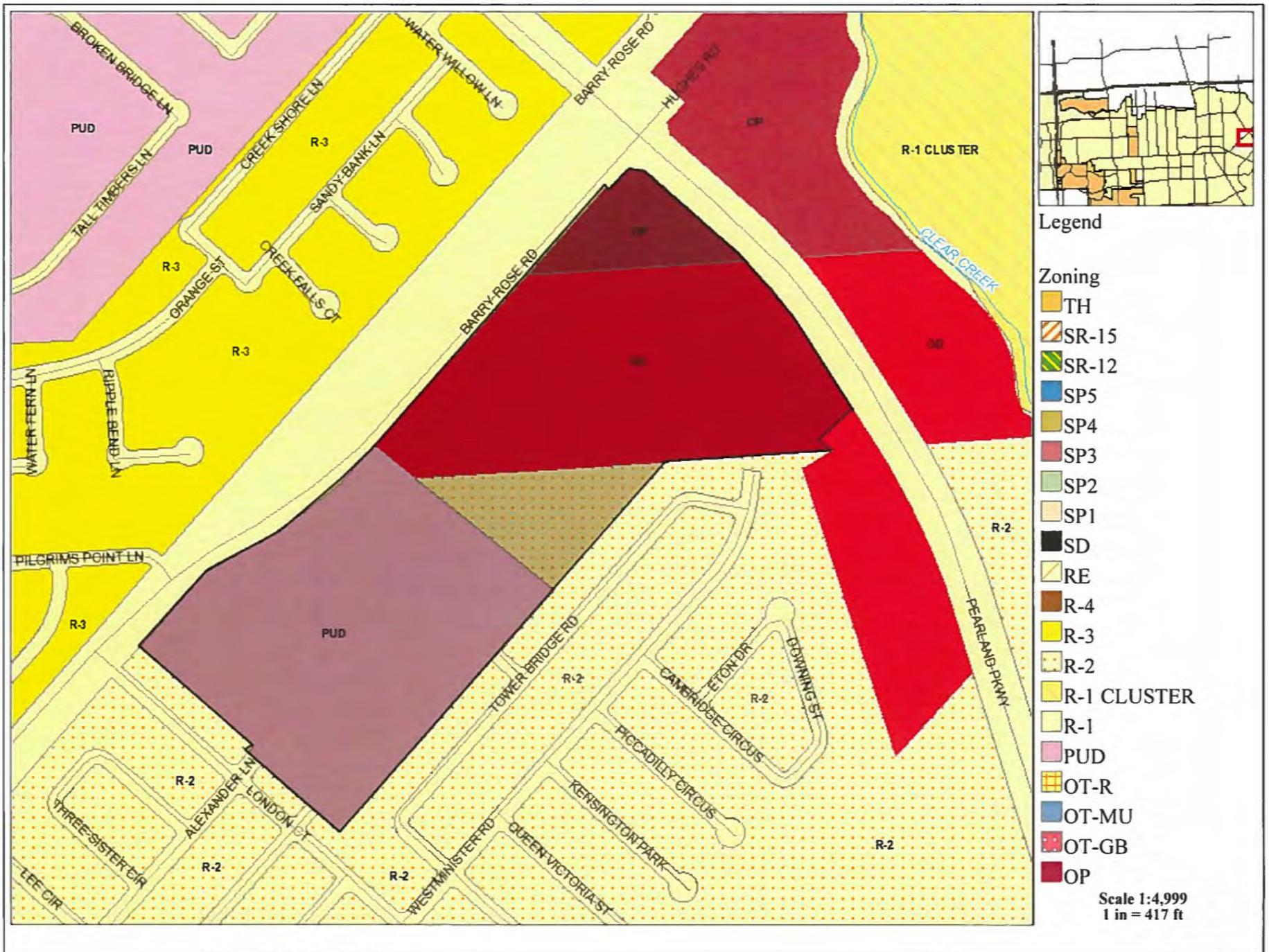
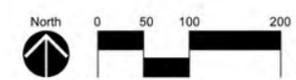


Exhibit C - Existing Zoning Map



Reference Date: 7.11.14

Exhibit D Design Plan



Proposed Barry Rose Pearland Parkway Development City of Pearland, Texas

LJA
Planning & Landscape Architecture
 Sustainable Design
 Community Planning
 Urban Design
 Landscape Architecture

LJA Engineering, Inc.
 2929 Briarpark Drive, Suite 600
 Houston, Texas 77042-3763
 713.953.5200 F 713.953.5026

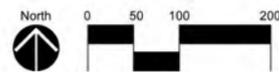
25231 Grogan's Hill Road, Suite 330
 The Woodlands, Texas 77380
 281.210.1750 F 281.210.1799



Reference Date: 7.11.14

Exhibit D Design Plan

Proposed Barry Rose Pearland Parkway Development City of Pearland, Texas



Planning & Landscape Architecture
Sustainable Design
Community Planning
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EXHIBIT E
SPECIAL PAVING IMAGES



Vehicular



Plaza



Driveway Intersection



Intersection



Retail Front

EXHIBIT F
PROHIBITED USES LIST

Agriculture (Field or crop)
Agriculture Animal Husbandry
Farm (Ranch or Livestock)
Feed & grain store supply (C)
Boarding or Rooming House
Farm Accessory Building
Guest, caretaker or security quarters (C)
Off street parking incidental to residential main use
Social & Recreational building (homeowners association, neighborhood recreation center
Country Club, private or public golf course
Fairgrounds, Rodeo grounds (C)
Swimming pool private (Resident Use Only)
Tennis or swim club (Private, for Profit)
Tennis Court (private/lighted)(C)

Auto uses

All terrain vehicles (go-carts & motor cycles) dealer/ sales
Auto glass repair/tinting (C)
Auto interior shop/upholstery (C)
Auto Parts Sales with outside storage or Display (C)
Auto Parts Sales (Indoors Only; with repair bays) (C)
Auto Rental (C)
Auto repair minor (C)
Auto sales/dealer (new –in building, auto servicing and used auto sales as accessory uses only)
 Combined auto lease
Auto wash (full service, detail shop)
Commercial transit terminal
Parking lot or garage for passenger cars and trucks of less than one ton capacity

Office uses

Credit agency
Office, parole-probation, bail bonds
Office/Clinic Veterinarian (Animal Hospital with Outside Pens)
Telemarketing agency (C)
Ambulance service (C)
Bed & breakfast inn
Check Cashing Service
Extended stay motel/hotel
Funeral Home (including crematorium (C)
Laundromat (self service laundry)
Rehabilitation care facility (halfway house)
Rehabilitation care institution (commercial)
Astrology, hypnotists or psychic arts
Bakery (wholesale)
Convenience Store (without gasoline)
Garage and/or yard sales (C)
General Retail Store, other than listed
Market – Open Air (Flea Market)(C)
Medical Appliances & Sales
Piano and Musical Instruments (retail only)

Institutional and government uses

Adult day care (business)
Assisted living facility

Auction house
Child day care (business)
Child Day Nursery
Church, temple, or place of worship
Civic center (municipal)
Civic club
Convent or monastery
Day camp (for children)
Fraternal Organization
Fraternity or sorority house
Governmental building or use
Home of alcoholic, narcotic or psychiatric patients (C)
Hospital (for profit or not for profit)
Institution of religious, education, or philanthropic nature
Library, public or museum (indoor)
Mortuary/cemetery
Municipal public administration offices
Nursing/Convalescent Home (Skilled Nursing facility)
School — elementary, junior or high school
School — other than public or parochial
Sheltered care facility (C)
Studio or radio and or television (no towers)

Utility and Related Uses

Cellular Communications Tower/PCS (C)
Electric Substation (C)
Franchised Private Utility (other than those listed)(C)
Gas Transmission & Metering Station (C)
Radio or Television or Microwave Towers (C)
Radio or Television Transmission Station (C)
Satellite Dish (Private, greater than 4' diameter)
Telephone Exchange Switching relay & Transmitting Equipment (C)

Commercial and related uses

Cabinet business
Cannery Wholesale (C)
Dance hall or night club (C)
Drive in theater (C)
Exterminator service/company (no outdoor sales or storage)(C)
Heating and air conditioning sales/service (C)
Mini warehouse/self storage (C)
Moving and storage company (C)
News printing/book binding (C)
Outside Storage (C)

Industrial uses

Airport and helipad landing field (C)
Animal-processing(C)
Asphalt batching plant (C)
Asphalt/concrete batching plant (C)
Commercial extraction of soil, sand or gravel (C)
Petroleum or petroleum product extraction (C)



Sidewalk Bench



Bike Rack



Trash Receptacle

Exhibit G

Examples of Site Furnishings

Proposed Barry Rose Pearland Parkway Development

City of Pearland, Texas

Reference Date: 7.11.14



**Planning &
Landscape Architecture**
Sustainable Design
Community Planning
Urban Design
Landscape Architecture

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2929 Briarpark Drive, Suite 600
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25231 Grogan's Mill Road, Suite 330
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Workshop Item No. 2

- 2. COUNCIL INPUT AND DISCUSSION:** Regarding a proposed Planned Development (PD) known as Baks Brewery, on approximately 2.939 acres of land, located Northeast corner of Broadway Street and Shauntel Street, Pearland, Texas. *Ms. Ms. Johnna Matthews, City Planner.*



Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 21, 2014

Re: Baks Brewery Proposed Planned Development (PD)

A request of Brian Allen, applicant; on behalf of Gartner Interest, LTD., for approval of a change in zoning from General Commercial (GC) to a Planned Development (PD) on approximately 2.939 acres of land, located at the northeast corner of Broadway Street and Shauntel Street, Pearland, TX.

Proposal

The subject property includes approximately 2.939 acres of land, of which the applicant is requesting approval of a Planned Development (PD) in order to operate a brewery. The applicant's intent is to convert the primary building on site into a micro-brewery that will brew and distribute beer, as well as provide a tasting room and retail operation open to the public for tours and special events such as wedding receptions and fundraising. The applicant does not intend to construct any additional buildings at this time and will utilize the existing primary and accessory buildings on site.

A micro-brewery is categorized as "*Manufacturing, Industrial Storage or Assembly Process Not Prohibited by Law*" by the Unified Development Code (UDC). The proposed use is defined as a facility that houses manufacturing, storage and assembly operations, including, but not limited to, beverage plant, fabrication, metal finishing, foundry, ice plant, machine shop, mill, printing plant, publishing and bindery plant, masonry products manufacturing, refinery for nonagricultural products, food products, processing and packaging plant and precision instruments manufacturing. The existing zoning designation of General Commercial (GC) does not permit the proposed use. The applicant is seeking a PD to allow the use while adhering to the underlying GC zoning requirements and adding additional enhancements that would not normally be required in the UDC.

Background

The subject property is developed with an approximately 8,753 square foot building, and an approximately 400 square foot accessory building used for storage. The property was annexed into the City of Pearland in June, 1960 and was most recently occupied by Sunbelt Rentals; a construction equipment and tool rental company. Staff began discussions with the applicant regarding a micro-brewery at the subject location in January 2014, when a pre-development meeting was held with the applicant. The applicant indicated that the intent is to convert the primary building on site into a micro-brewery that will brew and distribute beer, as well as provide a tasting room and retail operation open to the public. The applicant does not intend to construct any additional buildings at this time and will utilize the existing primary and

accessory buildings on site. The applicant does plan to add a cold room of less than 500 square feet in size to the rear of the existing primary structure to be used as part of the micro-brewery process.

Chapter 2 of the Unified Development Code requires that a non-residential Planned Development district must be established with a gross contiguous area of at least 3 acres. The subject parcel does not meet the minimum size requirement as it is only 2.938 acres. Staff recommended that the applicant apply for a Variance from the Zoning Board of Adjustment to reduce the minimum acreage required for a non-residential PD. At the meeting held on April 3, 2014, a number of neighbors came out to speak against the proposed use. Concerns included the following:

1. Consumption of alcohol on site.
2. Odor from the brewing process.
3. Potential for loud music and noise.
4. Proximity of such a use to existing residential and nearby daycare center.
5. Decrease in property values.
6. Access issues regarding the use of nearby properties as turnarounds.
7. Hours of operation
8. Amount of traffic generated especially along Shauntel, a local street.

The ZBA approved the variance request. The case before the ZBA dealt solely with whether a PD can be less than 3 acres. The proposed PD itself was not taken into consideration.

After the ZBA Approval, the applicant submitted a proposed PD Document with the following proposed amenities and enhancements:

1. Additional landscaping along Broadway
2. Sidewalks installed along the full length of Broadway street frontage.
3. Addition of trail at the rear to connect to future City hike and bike trail
4. Addition of a picnic area and bike racks to the rear.

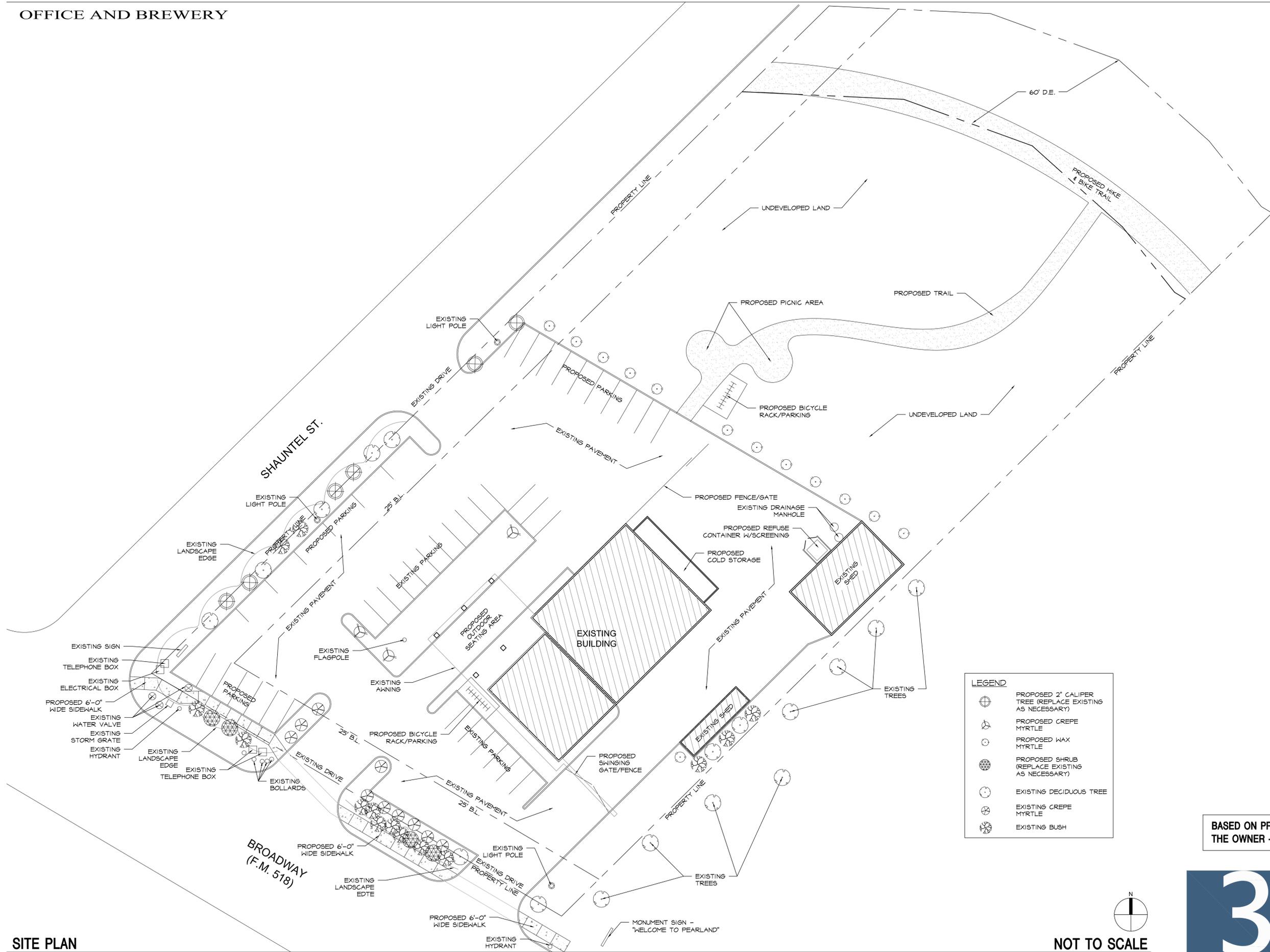
Close to half of the property (towards the rear) will remain as undeveloped open green space with a trail, park benches, and a small picnic area. This will act as a significant natural buffer to the surrounding residential and commercial properties, mitigating the majority of potential negative impacts. The applicant also has called out a number of the concerns that were raised by the neighbors and has stated either how he will address them or how they will not be of concern in the PD.

Staff recommends that the proposed elevation drawing match what is being proposed in the PD document by removing all reference to metal siding or EIFS. Also, staff would request that the applicant quantify the total amount of existing and proposed landscaping.

BAKS BREWERY □ □ □ PEARLAND, TEXAS

OFFICE AND BREWERY

SCHEME A1.1 - 06/05/14



LEGEND	
	PROPOSED 2" CALIPER TREE (REPLACE EXISTING AS NECESSARY)
	PROPOSED CREPE MYRTLE
	PROPOSED WAX MYRTLE
	PROPOSED SHRUB (REPLACE EXISTING AS NECESSARY)
	EXISTING DECIDUOUS TREE
	EXISTING CREPE MYRTLE
	EXISTING BUSH

BASED ON PRELIMINARY INFORMATION PROVIDED BY THE OWNER - SUBJECT TO CHANGE

SITE PLAN

NOT TO SCALE

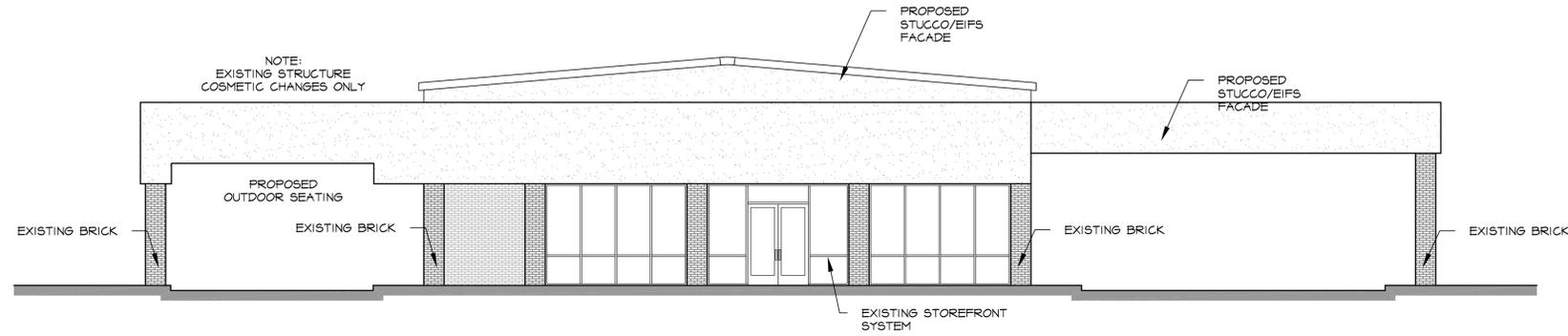
THREE SQUARE DESIGN GROUP
 architecture | design | planning

2444 Times Blvd., Suite 222 Houston, TX 77005
 Phone: 713.662.9988 Fax: 713.662.9989
 www.threesquaredesigngroup.com

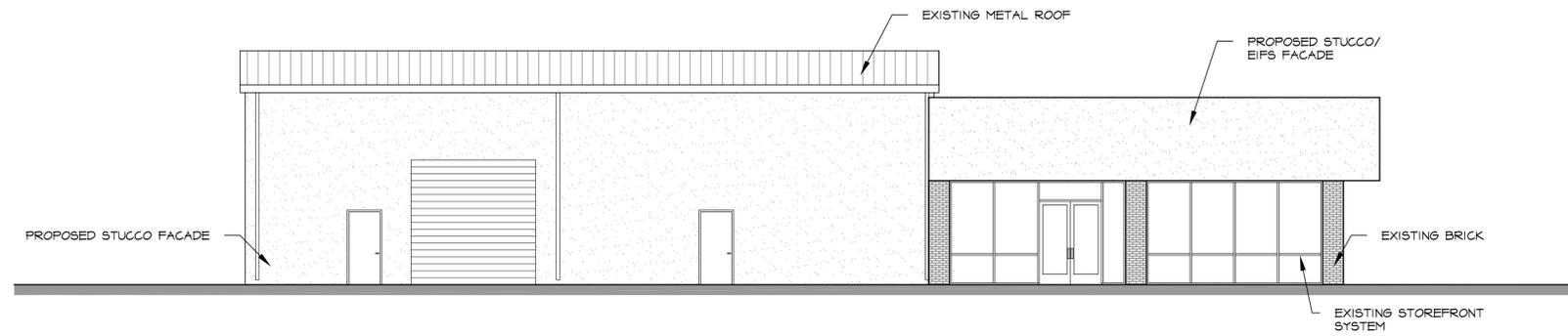
BAKS BREWERY ◻ ◻ ◻ PEARLAND, TEXAS

OFFICE AND BREWERY

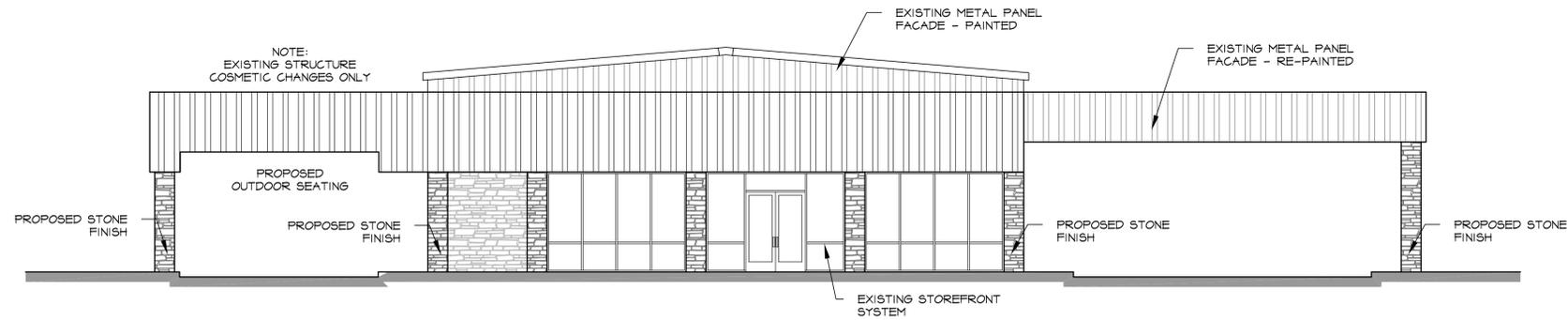
SCHEME A1.1 - 06/05/14



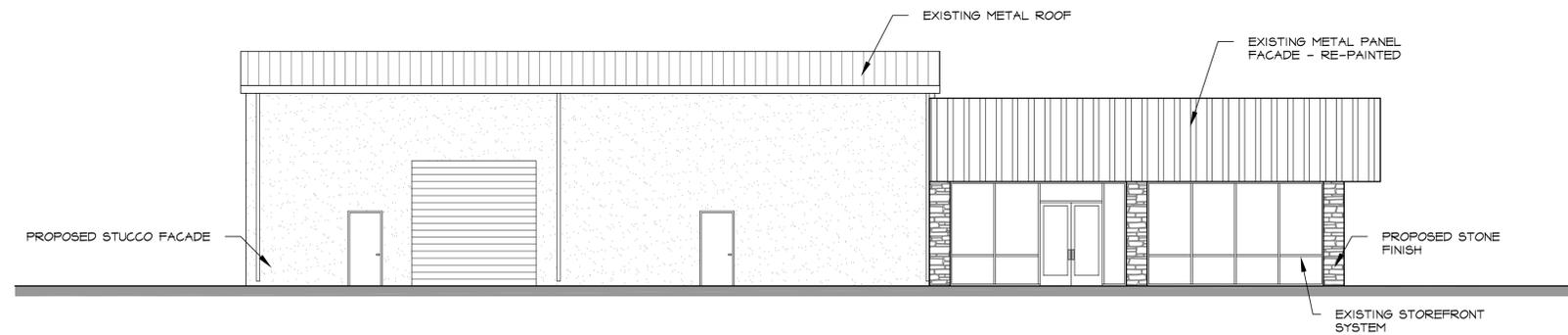
**SOUTH ELEVATION - OPTION 2
(FACING BROADWAY)**



**WEST ELEVATION - OPTION 2
(FACING SHAUNTEL)**



**SOUTH ELEVATION - OPTION 4
(FACING BROADWAY)**



**WEST ELEVATION - OPTION 4
(FACING SHAUNTEL)**

BASED ON PRELIMINARY INFORMATION PROVIDED BY THE OWNER - SUBJECT TO CHANGE



NOT TO SCALE

ELEVATIONS

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 www.threesquaredesigngroup.com



AERIAL MAP

PROPOSED PD BAKS BREWERY

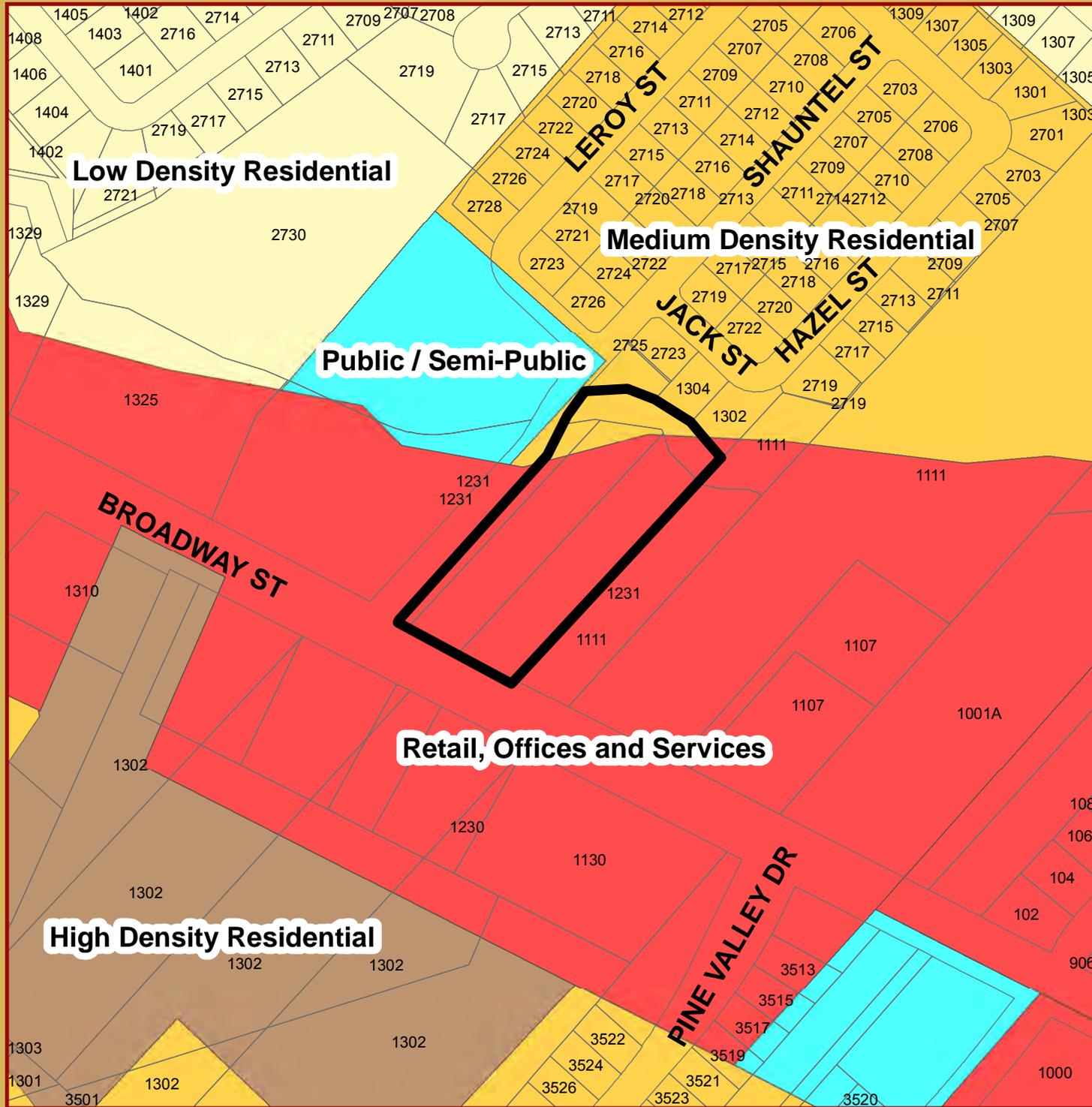


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 250 feet

22 MAY 2014
PLANNING DEPARTMENT





FLUP MAP

PROPOSED PD BAKS BREWERY

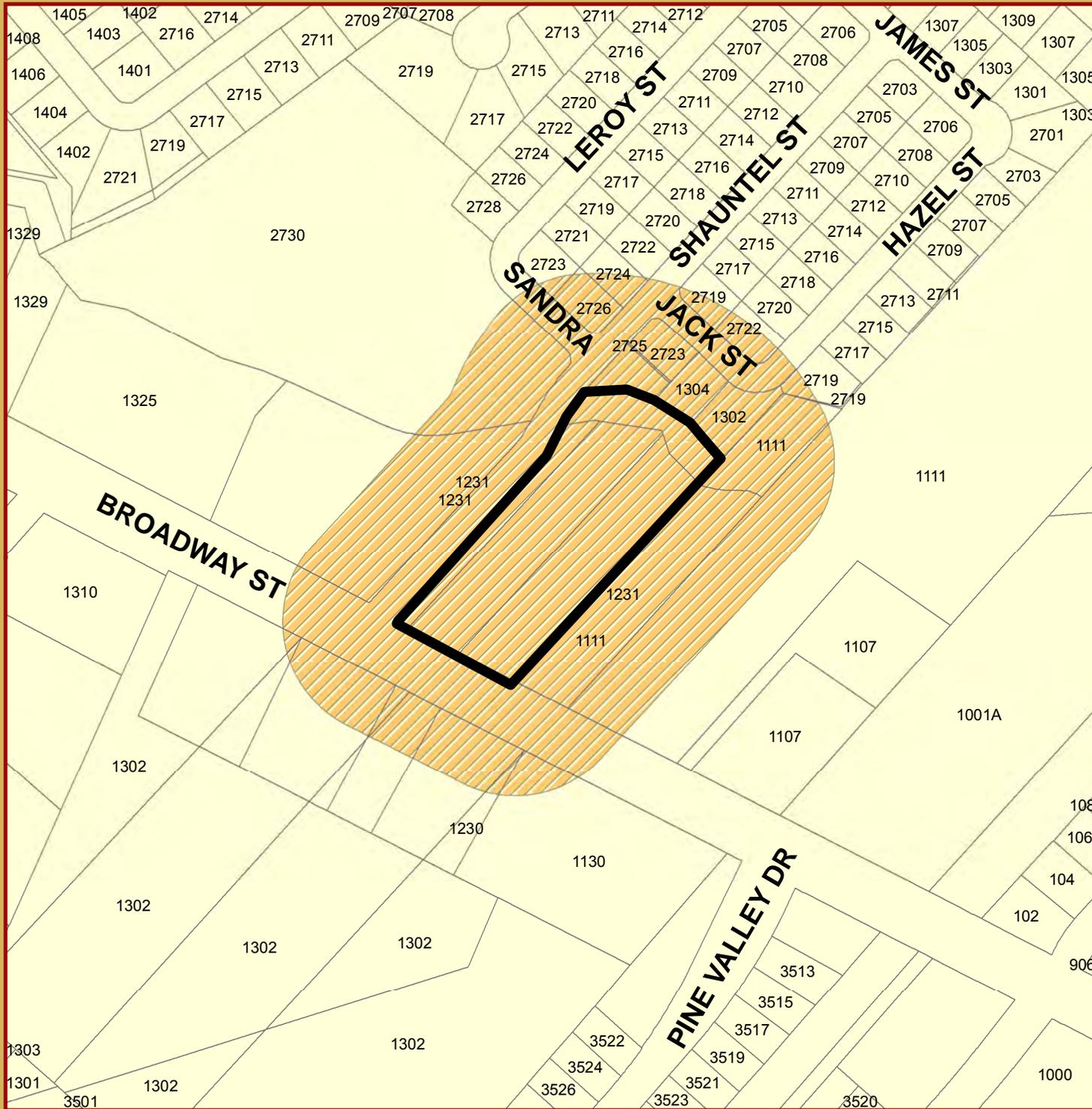


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1 inch = 250 feet

22 MAY 2014
PLANNING DEPARTMENT





NOTIFICATION MAP

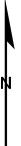
**PROPOSED PD
BAKS BREWERY**



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 = 250 feet

22 MAY 2014
PLANNING DEPARTMENT



NAME	ADRESS	ADDRESS 2	CITY	STATE	ZIP
HOBBS HELEN MERRITTIA	2722 SHAUNTEL ST		PEARLAND	TX	77581
RIVERA PEREZ RAFAEL A & MARIA D CRISPIN	2723 LEROY ST		PEARLAND	TX	77581
BOYKIN DIXIE L	3703 W PINE ORCHARD DR		PEARLAND	TX	77581
DAHSE JENNIFER L	2719 SHAUNTEL ST		PEARLAND	TX	77581
BURGE-MAREZ NAOMI DELORA	2726 SHAUNTEL ST		PEARLAND	TX	77581
BEAN JENNIFER H & BRENT D	2722 HAZEL ST		PEARLAND	TX	77581
BELKANP PETER W & LINDA G	2723 SHAUNTEL ST		PEARLAND	TX	77581
HENDERSON CLARENCE J & VERONICA M	2725 SHAUNTEL ST		PEARLAND	TX	77581
EAVES JONATHAN	2719 HAZEL ST		PEARLAND	TX	77581
OLALDE FRANCISCO & MELVINETTE	1304 JACK ST		PEARLAND	TX	77581
MAULDIN TROY L & LOIS	1302 JACK ST		PEARLAND	TX	77581
EAVES JONATHAN	2719 HAZEL ST		PEARLAND	TX	77581
DOCKSIDE THREADING INC	1020-789W PENDER ST E	VANCOUVER BC V6A 1V8	CANADA		
CLEMMONS LAURIE G	1111 BROADWAY ST		PEARLAND	TX	77581
GARTNER INTEREST LTD	2433 MAX RD		PEARLAND	TX	77581
CLEMMONS LAURIE G	1111 BROADWAY ST		PEARLAND	TX	77581
FLOYDS PEARLAND DEVELOPMENT INC	1300 BROADWAY ST		PEARLAND	TX	77581
JRC 1300 LLC	6307 WASHINGTON AVE		HOUSTON	TX	77007
FLOYDS PEARLAND DEVELOPMENT INC	1300 BROADWAY ST		PEARLAND	TX	77581
MOORE MARTIN R	2404 LONGWOOD DR		PEARLAND	TX	77581
ACHOUR BECHIR	2730 LEROY ST		PEARLAND	TX	77581
BRIAN ALLEN	2914 PICCADILLY CIR		PEARLAND	TX	77581



**BAKS BREWING COMPANY, INC.
PLANNED DEVELOPMENT DISTRICT (PD)
FOR CITY OF PEARLAND**



CURRENT PROPERTY DESCRIPTION

Description of the Subject Property.

Subject property is located at 1231 Broadway Street, in Pearland, Texas. It sits on 2.94 acres of which approximately half is developed and fenced and contains the primary building which is \pm 8,753 SF total. This building includes a 2,000 SF showroom, 849 SF Office/s and 5,144 SF warehouse. Within the developed fenced area is an additional 1500 SF wash bay and 400 SF storage building. Besides facing Broadway, Shauntel Street runs adjacent to the property. The back section of the property is undeveloped green area which borders along Mary's Creek.



1.3480 Acres Developed Area
1.2748 Acres Undeveloped Area
0.316 Acres Dedicated Street Easement

2.9388 Acres Total Tract



PROPOSED DEVELOPMENT DESCRIPTION

The proposed development will be to convert the use of the building to a working production craft brewery with a public taproom (Think: wine tasting room).

COMPANY DESCRIPTION

BAKS Brewing Company Inc. is a privately held corporation owned and managed by its founders, Brian Allen and Kris Szecsy. The business of the company is the production of quality, fresh, flavorful beer for the local market. BAKS believes that when looking at local breweries around the Houston area there are very few options for the Southern Houston region. Pearland is not only the town where Brian grew up, but with its growth over the last 10 years, it provides a prime market that can and will support a local brewery.

**BAKS BREWING WILL
PRODUCE ITS OWN
NON-ALCOHOLIC ROOT
BEER**

BAKS Brewing Company will initially produce five different styles of beer and a non-alcoholic root beer. These styles include: a Belgian Texas Blonde, American Pale Ale, Session India Pale Ale (IPA), Porter and American IPA. These products will be distributed in kegs to licensed retail outlets. The beers of the BAKS Brewing Company will be sold to bars and restaurants in the greater Pearland area with our initial focus being on the communities south of downtown Houston, including Pearland, Friendswood, Clear Lake, League City, Alvin, Webster, Kemah, Dickinson & Galveston.

BAKS Brewing Company will produce beer with a 20 barrel, stainless steel brewing plant. Production capacity of our 20-barrel plant with five fermenters is approximately 5000 barrels a year (1 barrel equals 31 gallons, which equals two standard 15.5-gallon kegs).

BAKS Brewing will have a tap room where customers may come to view and tour the operation of the brewery. They will also be able to purchase our beers at retail prices for both on-site consumption and beer to go in the form of growler fills (and eventually 6-packs & 22oz. bottles). Promotional merchandise with our name/logo such as pint glasses, t-shirts and growlers will also be sold.

Additionally, BAKS will have a dedicated area within the actual brewery warehouse that will be available for rental and special events, such as corporate meetings, wedding receptions and fund raising events.

BAKS will also provide scheduled tours of the brewery that will give an intimate and hands on experience. These tours will be reserved in advance and will take place with one of the owners or brewers. The tours will allow patrons to see, experience and taste the complete brewing process. They will be able to sample the ingredients (ie. Malt, hops, etc.), that go into making the beer as well as sample the beer at different stages of fermentation. We will be able to help educate them on the actual process of making the beer.



POTENTIAL IMPROVEMENTS & BENEFITS

PROPERTY IMPROVEMENTS AND BENEFITS

- Improved landscaping - will not only improve and add additional landscaping where available (currently most green area in and directly surrounding the property is already landscaped) but will add a row of shrubs along back fence to add one more layer of concealment from residential neighborhood
- Improved building façade - will cover the metal exterior with stucco, masonry or stone
- Will include a small rental area inside of the brewery (but separated from any brewing equipment) for event rentals such as birthdays, wedding receptions, corporate functions, etc.)
- New sprinkler system for both warehouse and retail area (tap room)
- Minimal building changes and renovations required to support the brewery - some minimal cosmetic improvements made to the front retail area to convert it to the tap room, installing trench drains are all that is required
- Improved green (outdoor) area behind property by adding seating & picnic nodes
- Will add a trail connecting to the proposed hike & bike trail to the brewery and will provide an area to park bicycles
- Will add park benches to green area between brewery and hike & bike trail

BAKS PLANS TO SUPPORT PISD BY PROVIDING ITS SPENT GRAIN AT NO COST TO THE SCHOOL'S FAA PROGRAM FOR USE AS LIVESTOCK FEED.

NEARBY AREA BENEFITS

- Green area behind property will be maintained as a buffer to residential community located on the opposite side of Mary's Creek
- Will add an additional line of shrub coverage (eg. Large wax myrtles) along the outside of the back property fence
- Will support local eating establishments as we do not serve food and patrons will want some place to eat before/after visiting the tap room.
- Will also work with local area Pearland dining establishments to create custom beers based on their style preference
- Heavy equipment and large truck traffic will decrease as we will only have 1 small refrigeration truck stop by for loading/unloading kegs 1-2 times a week

BAKS BREWING WILL WORK WITH OTHER LOCAL BUSINESSES SUCH AS PEARLAND COFFEE ROASTERS TO PROVIDE INGREDIENTS FOR SPECIALITY BEERS (EG. COFFEE PORTER)

OVERALL CITY BENEFITS

- Additional tourism and related financial benefit for Pearland (Saint Arnold Brewery is currently a top 10 tourist destination for Houston)
- Hike & Bike Trail destination
- Additional tax dollars
- A destination for local residents seeking entertainment other than just a restaurant
- Pearland will have its own brewery producing and selling craft beer to the greater Houston area

Land Acreage Description

The attached site survey shows the total property acreage to be 2.9388

PD Purpose & Intent Statement

The purpose and intent of the PD established is to allow a new use 'Manufacturing, Industrial Storage or Assembly Process Not Prohibited by Law' (which has been identified by the city as the most appropriate) on this property which is currently zoned as General Commercial (GC).

This new use is described as a facility that houses manufacturing, storage, and assembly operations including, but not limited to, beverage plant, fabrication, metal finishing, foundry, ice plant, machine shop, mill, printing plant, publishing and bindery plant, masonry products manufacturing, refinery for nonagricultural products, food products, processing and packaging plant, and precision instruments manufacturing.

This use is not permitted by right in the GC zoning district and thus would require a zone change to operate. Based on this information and guidance from the city's planning/zoning department, the applicant determined the best path forward would be to apply for a Planned Development to operate a small craft brewery.

POSSIBLE CITIZEN'S CONCERNS

1. Increased traffic into neighborhood located behind property.

There is only 1 access gate onto Shauntel that would allow patrons to drive into the neighborhood. BAKS will post signage on both sides of gate upon exiting that states: 'DO NOT TURN RIGHT NOT A THRU STREET'. This should eliminate the majority, if not all traffic from accidentally turning into the neighborhood. We will also be able to close this gate when not needed to limit any traffic from entering/leaving our property via the Shauntel street entrance.

2. Patrons being able to see, watch or speak to people (employees or children) located at the business and home 2 lots over.

BAKS will install (2) gates approximately 6' high gates blocking all traffic from entering the property on the East side and North side of the building. (See attached site plan for proposed gate locations) This will prohibit any and all traffic from being able to see, watch or speak to any persons on the adjacent property.

Additionally, the outdoor seating area is located adjacent to the building on the opposite side of the business which prevents any chance of anyone seeing or speaking to anyone else outside of the property.

3. Smells

The only smell produced by brewing beer is the smell of boiling grain to produce wort. The smell is not unpleasant and is similar to cooked oatmeal. Additionally, the smell will be contained and disbursed within the warehouse.

Additional Community Involvement

We will work with other local Pearland businesses to help promote both enterprises. For instance, we have spoken with the owners of Pearland Coffee Roasters about providing roasted coffee beans to be used in speciality beers such as a coffee porter.

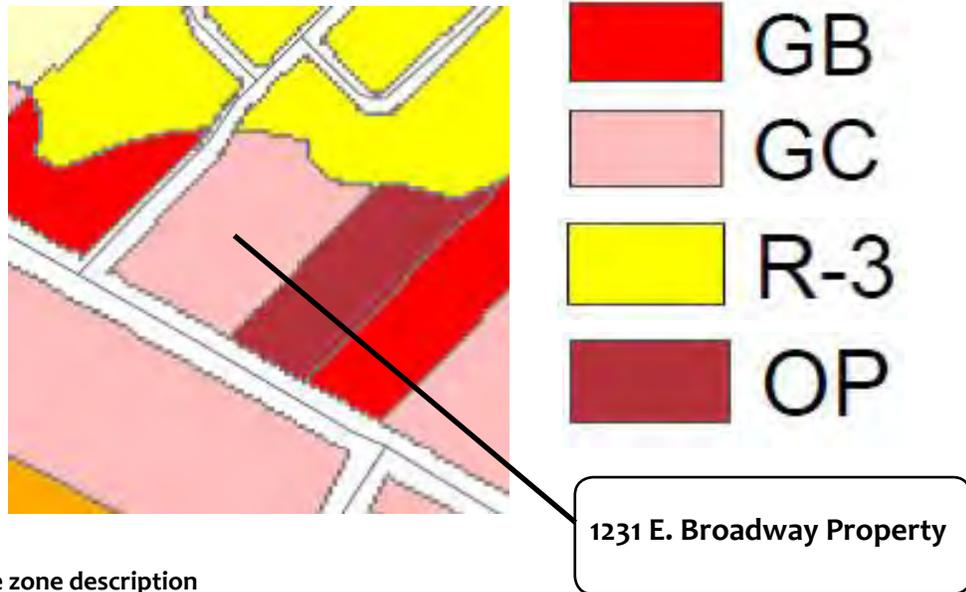
One of the only by-products from brewing is spent grain (the grain we have boiled to produce wort). This makes great livestock feed and generally, breweries work with local farmers to pick-up and use the spent grain. We have spoken with the Agriculture Department of Pearland Independent School District and will work with them (Hunter Morgan) to provide our spent grain at no cost to students to use for their livestock.

Lastly, we plan to hire locally and provide jobs for Pearland. Our first and currently only employee (part time book keeper) is a Pearland resident.

ZONING & LAND USE

Existing zoning district and boundary description

The property is currently zoned as a General Commercial District (GC) which is intended to permit a wide variety of businesses characterized by those uses that may require an extensive amount of land for the conduct of business and/or that may require outside storage uses. The front South West property line runs along a major thoroughfare, West Broadway, on which the other side is also zoned 'GC' (and includes a restaurant). The North West property line runs along Shauntel Street, on which the opposite property is zoned as 'General Business Retail District (GB)'. The North East property line runs along Mary's Creek, for which the District on the other side is zoned as a Single-Family Residential-3 (R3). Lastly, the South East property line runs adjacent to a property which is zoned as Office & Professional District (OP).



Base zone description

The base zone to be overlaid will be GC.

This zone will encompass the entire property which has the same district boundaries as mentioned above, "The front South West property line runs along a major thoroughfare, East Broadway, on which the opposite side property is also zoned 'GC'. The North West property line runs along Shauntel Street, on which the opposite property is zoned as 'General Business Retail District (GB)'. The North East property line runs along Mary's Creek, for which the District on the other side is zoned as a Single-Family Residential-3 (R3). Lastly, the South East property line runs adjacent to a property which is zoned as Office & Professional District (OP)."

Use	Acres	Percentage of Total Acres	Zoning District
Single Family	n/a	n/a	
Multiple Family	n/a	n/a	
General Business/Commercial	2.94	100%	GC
Parkland to be dedicated to the city	n/a	n/a	
Common Open Spaces/Trails/Recreation to be maintained by HOA	n/a	n/a	
Detention	n/a	n/a	
Thoroughfares/ROW	n/a	n/a	
Internal Streets/Vehicular Circulation	n/a	n/a	
Others	n/a	n/a	

DESIGN STANDARDS

All zoning standards not expressly set forth for the district in the adopting ordinance shall be as provided in the base zoning district(s), and that any standard in this ordinance that has not been expressly varied in the adopting ordinance shall be applicable to subsequent development permits for land within the PD district.

The following standards will be improved to meet both the 'GC' and 'Corridor Overlay District' UDC requirements:

- **Building Facade** - we will cover the existing metal facade with stucco in a neutral color (from the approved color palate) to match the existing brick. See attachment for rendering.
- **Signage** - Once the building facade has been covered will install sign with our company name that is not more than 15% of surface area. We will also update the existing monument sign which is also within the COD UDC requirement (ie. replace Sunbelt with BAKS)
- **Landscaping** - The current landscaping exceeds the UDC COD requirements, but we will replace all dead and diseased trees and shrubs, as well as lay all new mulch and ensure the installed irrigation system is working correctly.
- **Screening** - The entire property (excluding open green area) is fenced with a 6' black rod iron fence which is surrounded by additional landscaping. We will fix and replace any bent or damaged fencing as well as plant additional trees along the back of the property fence for additional screening.
- **Lighting** - All current (3) light poles on the property along with building lighting will be inspected and updated to meet current COD Standards

The following standards **exceed** both the 'GC' and 'Corridor Overlay District' UDC requirements:

- **Green Area** - BAKS Brewery currently provides approximately 49% of its property as green area and we plan for it to remain that way. Almost half of the property is an open green area (outside of the property fence) located at the rear of the property which end long Mary's Creek. BAKS intends to promote the green area in support of the city's proposed hike & bike trail by adding seating and picnic nodes, additional bench seating and a compacted gravel trail connecting the hike & bike trail to the rear of the brewery, where we will locate a (lockable) gate to provide access onto the brewery. We will also install a security camera to monitor traffic and provide an additional level of security
- **Bicycle Parking** - BAKS will have at least (2) separate bicycle parking facilities; one in front and one located at the back of the property where there will be a gate and pathway connecting the brewery to the city's proposed hike & bike trail. BAKS will also support and promote local running and biking organizations.

Parking Table
Existing Spaces: 16
Additional Proposed Spaces: 17+
Total Spaces: 33+

DESIGN STANDARDS (Cont.)

PD Districts are “intended to encourage flexible and creative planning and property development” and this PD is for an existing property that already meets most of the standards.

We understand that “the Corridors Overlay District (COD) is intended to help the City exercise greater control over the aesthetic, functional and safety characteristics of development along newly constructed major thoroughfares within the City where higher development standards can effectively enhance the City’s image as a desirable place to live, work, and shop.”

Due to the existing layout with existing parking lot, fence, irrigation system and landscaping that exceeds COD Standards, as well as several utility connections (including: AT&T box with 6 surrounding bollards, storm water access, fire hydrant, light pole, water line access and waste water lift station), we are proposing to build the sidewalk within the TxDOT ROW similar to what was done (2) lots down. We will work within the area to provide a 6’ wide side walk and are currently working with Johnson Traffic Engineers for the TxDOT application. (See attachment for graphical presentation).

Additionally, where our sidewalk will end at the east end of property, there is only approximately 1100’ to the end of the city limits. If and when the sidewalk will be extended it will most likely require relocation of a fire hydrant and the ‘Welcome to Pearland’ sign.



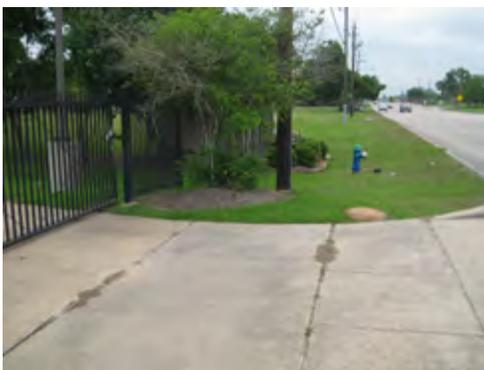
View of west frontage, looking west



View of far west frontage @ Shauntele Street



View of center frontage looking west



View of smaller eastern frontage looking east towards Friendswood



View of property located (2) lots to the west

SCHEDULE

PD is approved
Lease is signed

Month 1

- Brewing equipment is ordered
- Apply for TABC & TTP Licences

Months 1-3

- 450 SF cold room assembled and attached to back of warehouse
- Trench floor drains are installed in the warehouse
- Sprinkler system installed in warehouse and public area (eg. Tap room)
- Electrical and plumbing provisions are made to support forthcoming brew system
- Showroom is renovated to support the tap room
- Landscaping improvements are made

Month 4

- Brew system arrives and is installed
- Building inspections approved
- New signage goes up

Month 5

- Grand Opening.... Beer is made and happily served to excited customers!



“BAKS Brewery would be an asset to Pearland in providing group tours and tastings as well as providing a venue for corporate/social events. This can only aide Pearland in its growth of tourism businesses.”

**Kim Sinistore, Executive Director
City of Pearland Convention & Visitors Bureau (CVB)**

INDUSTRY OVERVIEW

INDUSTRY DESCRIPTION

Today America, and especially Texas, is experiencing a revival of its brewing tradition. Craft breweries are defined by the Brewers Association as small (producing less than 6 million barrels), independent (less than 25% of the craft brewery is owned or controlled by alcoholic beverage industry member that is not a craft brewer) and traditional (all malt flagship or at least 50% of its volume in all malt beers which use adjuncts to enhance rather than lighten flavor). 2,347 craft breweries operated for some or all of 2012, comprised of 1,132 brewpubs, 1,118 microbreweries and 97 regional craft breweries, this is the most in operation since the pre-Prohibition era. Growth of the craft brewing industry in 2012 was 15% by volume and 17% by dollars compared to growth in 2011 of 13% by volume and 15% by dollars.

INDUSTRY BACKGROUND

INTRODUCTION TO CRAFT BREWERIES

Craft breweries are a historic means for satisfying the public's demand for a greater variety of fresh quality beer. In the late nineteenth and early twentieth centuries, the United States supported nearly four thousand (4000) breweries, the majority being independent local and regional operations producing a vast array of Old World beer styles. Without question, Prohibition nearly destroyed this American brewing history and tradition.

ADVANTAGES OF CRAFT BREWERIES

One of the advantages of a craft brewery is its ability to supply its product to the consumer when it is at its peak of freshness. Craft breweries are brewing a handcrafted product on a more limited scale where quality is the most important concern. For this reason, using the highest quality traditional ingredients – malted barley, hops, yeast and water – is justified, rather than the chemicals and cheaper adjuncts such as corn and rice which are used by large scale brewers to cut costs. Fresh quality beer produced locally, without chemicals in processing or for preservation, is the key note of the craft beer industry.

The craft brewery has the additional advantage of bringing the beer drinking public into immediate contact with the equipment, people and operation associated with the beer production. A well designed craft brewery with tap room allows the public to witness first-hand the creation of the handcrafted beer they are drinking, feel like they are part of the process, and take pride in their 'local' beer.

**“LIGHT BEER IS CEDING
GROUND AS CABERNET-
LOVING BABY BOOMERS
AND MILLENNIALS WEANED
ON EXOTIC COCKTAILS SEEK
MORE COMPLEX FLAVORS IN
THEIR BREWS.”**

**- BLOOMBERG NEWS, MARCH
2012**

INDUSTRY OUTLOOK *(cont.)*

LOCAL MARKET ANALYSIS

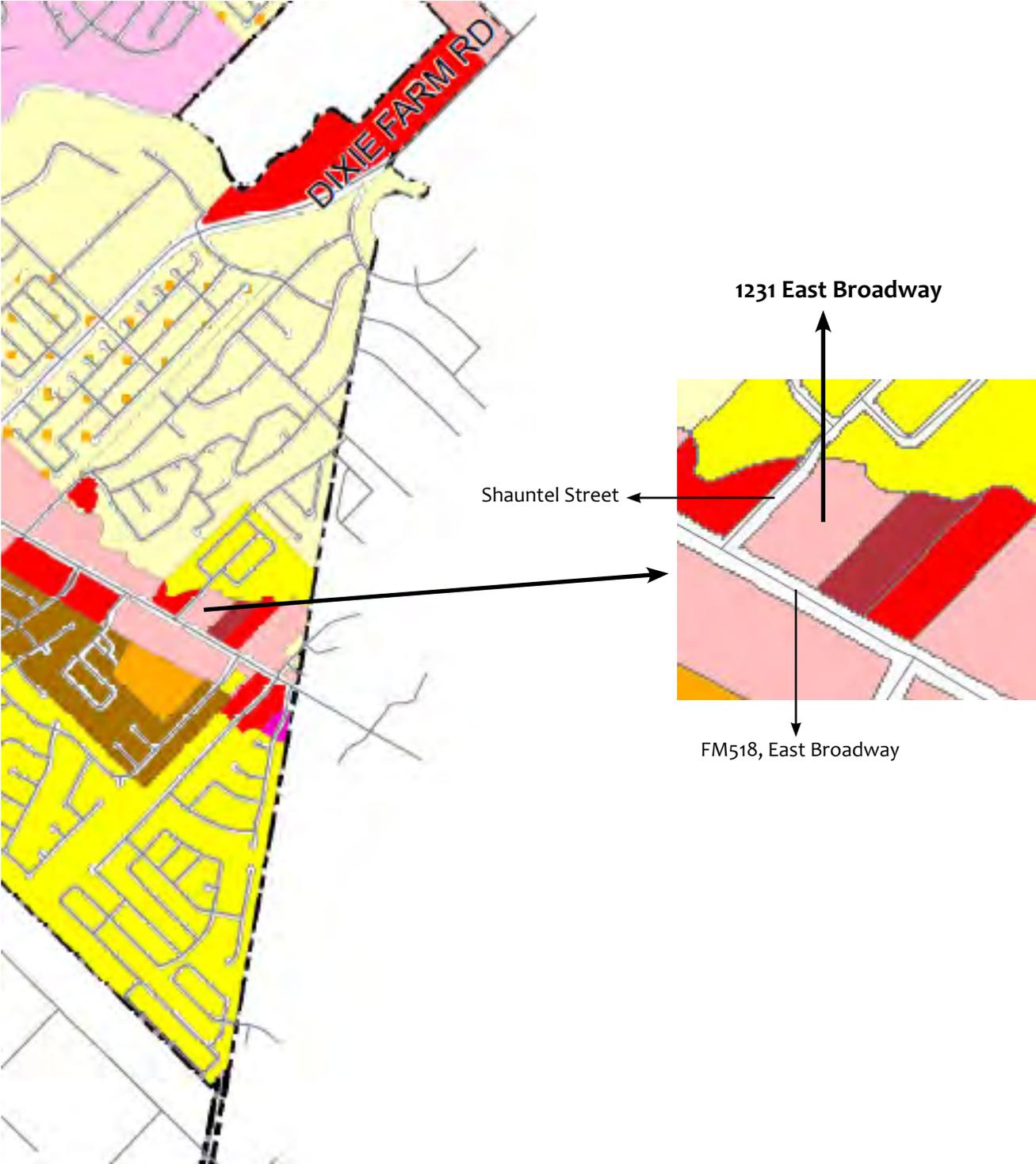
Craft breweries & brewpubs in the greater Houston area.

BREWERY	CITY	BREWERY SIZE	PRODUCTION
Saint Arnold	Houston	120 bbl brew system & 240 bbl fermentors	49,112 bbls in 2012 (Projected 60,000 bbl 2013)
Karbach	Houston	30 bbl brew system & 60 bbl fermenting tanks	30,000 bbls Annually
No Label	Katy	15 bbl brew system & (2) 15 bbl / (1) 30 bbl fermenting tanks & 30 bbl conditioning tank	700 bbls in 2011 1700 bbls in 2012 5000 bbls in 2013
8th Wonder Brewing	Houston	20 bbl	1000 bbls Annually
Buffalo Bayou Brewing	Houston		1000 bbls Annually
Lone Pint	Magnolia	30 bbl	2000 bbls Annually
Galactic Coast	Dickinson	3 bbl Upgrading to 7 bbl	1000 bbls Annually
Southern Star	Beaumont	15 bbl (upgrading to 60 bbl in 2014)	8,000 bbls in 2012 10,000 bbls in 2013
Fort Bend Brewing	Missouri City	30 bbl w/(4) 30 bbl & (2) 60 bbl fermenters & (1) 60 bbl bright tank	3000 bbls Annually
Cycler's Brewing	Montgomery	8 bbl	<500 bbls Annually
Texian Brewing	Richmond	30 bbl brewhouse & 60 bbl hot liquor tank	n/a
Houston Budweiser			12.5 million bbls

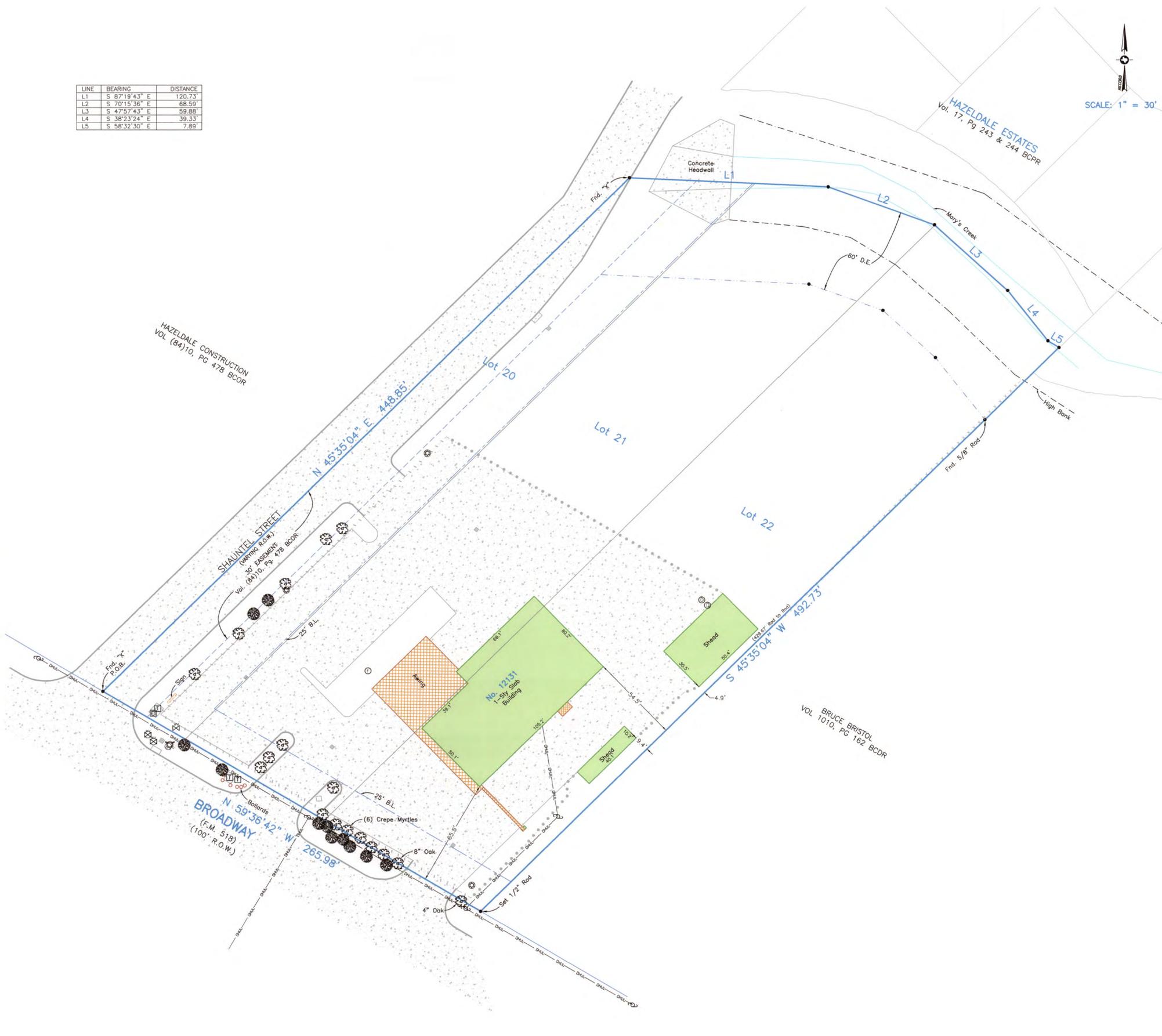
EVEN CEDAR RAPIDS, IOWA, WITH A POPULATION ALMOST EQUAL TO PEARLAND'S, IS HOME TO THREE (3) LOCAL CRAFT BREWERIES!



PARCEL MAP



LINE	BEARING	DISTANCE
L1	S 87°19'43" E	120.73
L2	S 70°15'36" E	68.59
L3	S 47°57'43" E	59.88
L4	S 38°23'24" E	39.33
L5	S 58°32'30" E	7.89



BEING a 2.939 acre tract out of Lots 20, 21, and 22 of the *George W. Jenkins Subdivision*, in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 20, of the Brazoria County Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of a tract conveyed to Hazeldale Construction, in Volume (84)10, Page 459, Brazoria County Official Records, said point being on the North line of Broadway, a 100 foot right-of-way known also-known-as Farm to Market 518, said point being marked by a found "X";

THENCE North 45°35'04" East, a distance of 448.85 feet, to the centerline of Mary's Creek and a found "X";

THENCE with the center line of Mary's Creek as follows:

South 87°19'43" East, a distance of 120.73 feet;

South 70°15'36" East, a distance of 68.59 feet;

South 47°57'43" East, a distance of 59.88 feet;

South 38°23'24" East, a distance of 39.33 feet;

South 58°32'30" East, a distance of 7.89 feet to the west line of a tract conveyed to Bruce Bristol in Volume 1010, Page 162 of the Brazoria County Deed Records;

THENCE South 45°35'04" West, following the west line of said Bruce tract, a distance of 492.73 feet, to the side North line of Broadway, and a set 1/2 inch rod;

THENCE North 59°36'42" West, following the said North line of Broadway, a distance of 265.96 feet to the point of beginning, and containing 2.939 acres (128,016 square feet) more or less.

☆ Light Pole	□ Grade Inlet
⊙ Flag Pole	⊕ Fire Hydrant
⊖ Drainage Manhole	⊗ Water Valve
⊠ Telephone Box	⊙ Tree
⊡ Electrical Box	⊙ Bush
⊖ Power Pole	
— DML — Over Head Utility Lines	

Survey of a 2.939 acre tract out of Lots 20, 21, and 22 of the *George W. Jenkins Subdivision*, in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 20, of the Brazoria County Plat Records, and being more particularly described by metes and bounds hereon.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
 Stephen C. Blaskey
 Registered Professional
 Land Surveyor No. 5856



SURVEY DATE:	MAY 3, 2014
FILE No.:	BAKS
DRAFTING:	bah
JOB No.:	14-BAKS



8017 HARBORSIDE DRIVE
 P.O. BOX 16142 (mailing)
 GALVESTON, TX 77552
 ph (409) 740-1517
 Registration Number: 10193855
 www.hightidelandsurveying.com

- NOTES:
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
 - 3) Bearings based on Monumentation of Center line of Shaunteil Street, being a found "X" at the North line of Broadway, and a found "X" at the center line of Mary's Creek.
 - 4) Surveyed without benefit of a Title Report.