



PLANNING & ZONING COMMISSION AGENDA

CITY OF PEARLAND
WORKSHOP
MONDAY, JULY 21, 2014, AT 5:30 P.M.
COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE
281.652.1600

I. CALL TO ORDER

II. PURPOSE OF WORKSHOP

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

III. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1840 prior to the meeting so that appropriate arrangements can be made.



WORKSHOP

THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE
CITY OF PEARLAND, TEXAS,
MONDAY, JULY 21, 2014, AT 5:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF WORKSHOP

Zone Change Application No. 2014-11Z

A request of Salim Obeid, LJA Engineering, applicant; on behalf of Robert Lee Alexander, owner; by his attorney A.G.Crouch; for input regarding a proposed non-residential Planned Development (PD), known as Pearland Marketplace on approximately 26.5 acres of land, to wit:

Legal Description: 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.), Brazoria County, Texas

General Location: Southeast corner of Pearland Parkway and Barry Rose Road, Pearland, TX

III. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

IV. ADJOURNMENT

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WORKSHOP

THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE
CITY OF PEARLAND, TEXAS,
MONDAY, JULY 21, 2014, AT 5:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF WORKSHOP

City Council and Planning and Zoning Commission input regarding a proposed Planned Development (PD) known as Baks Brewery, on approximately 2.939 acres of land, to wit :

Legal Description: 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

General Location: Northeast corner of Broadway Street and Shauntel Street, Pearland, TX

III. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

IV. ADJOURNMENT

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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.

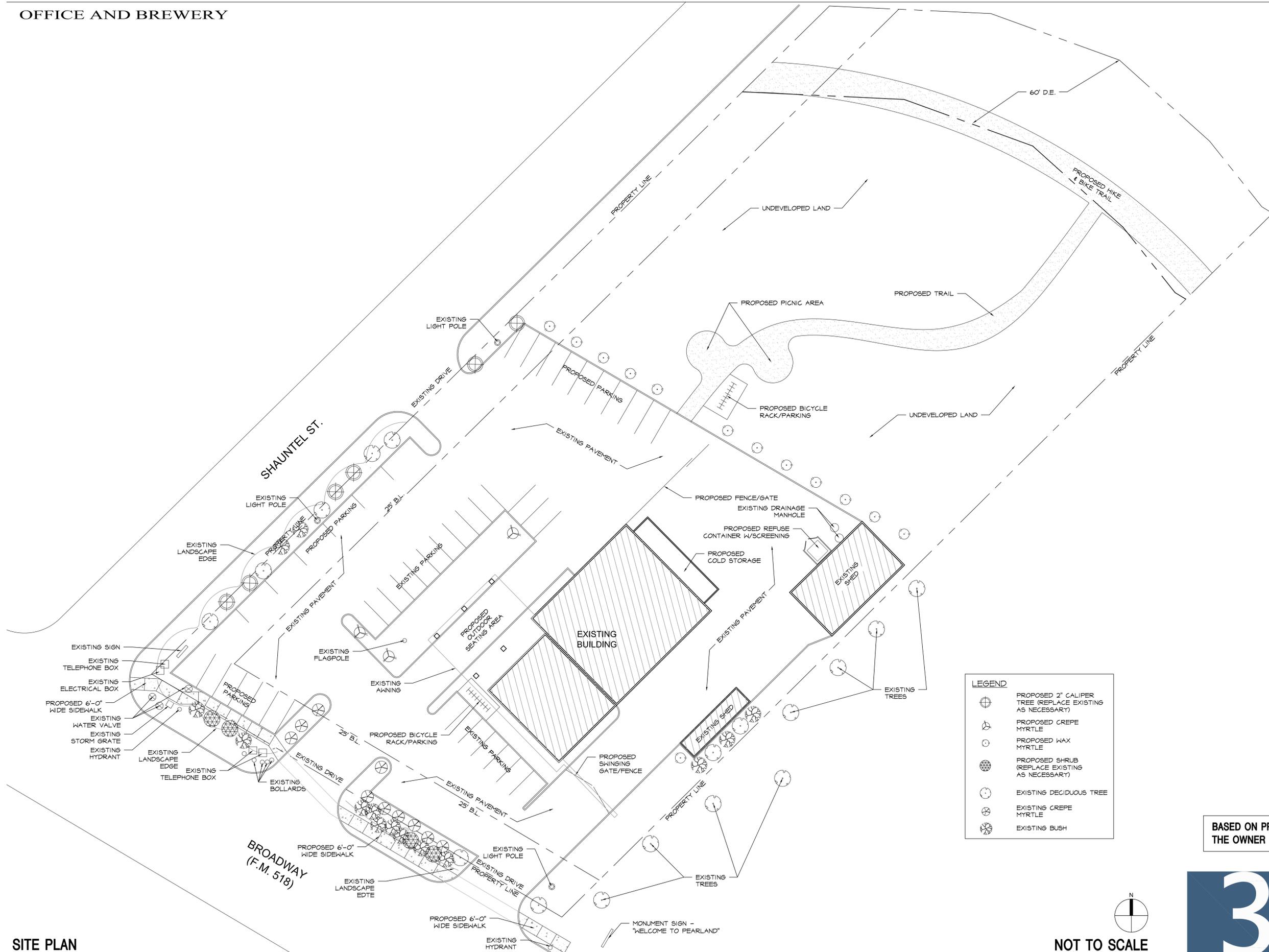
Close to half of the property (towards the rear) will remain as undeveloped open green space with a trail, park benches, and a small picnic area. This will act as a significant natural buffer to the surrounding residential and commercial properties, mitigating the majority of potential negative impacts. 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

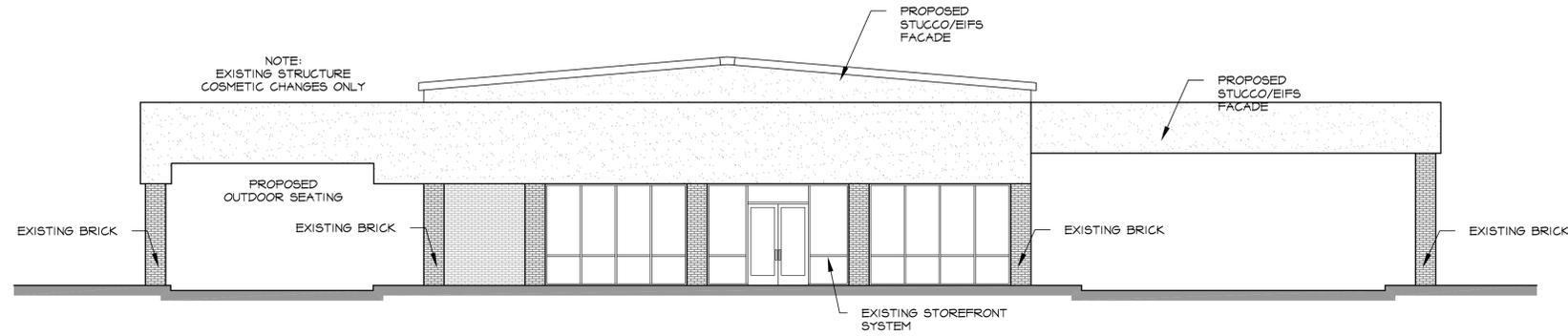
THREE SQUARE DESIGN GROUP
 architecture | design | planning

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

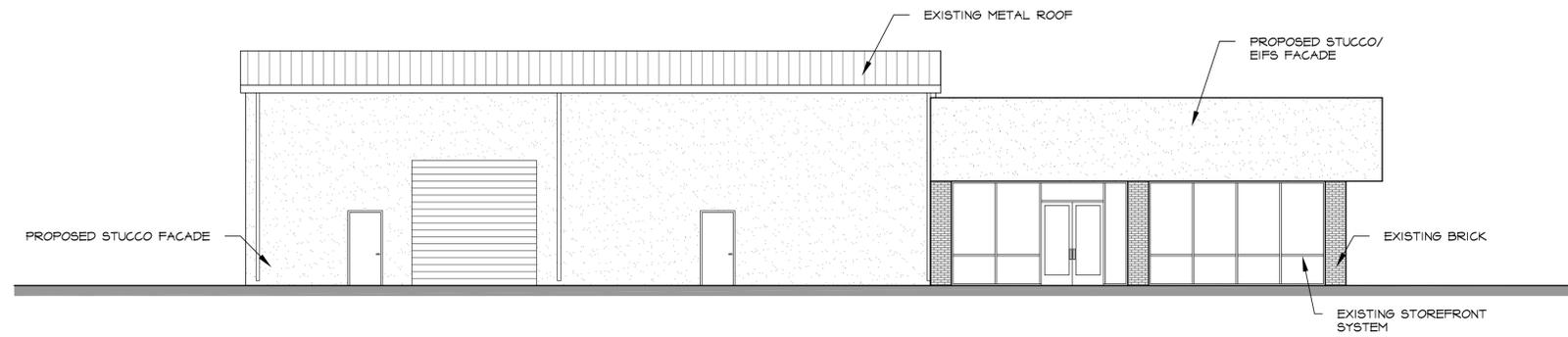
BAKS BREWERY ◻ ◻ ◻ PEARLAND, TEXAS

OFFICE AND BREWERY

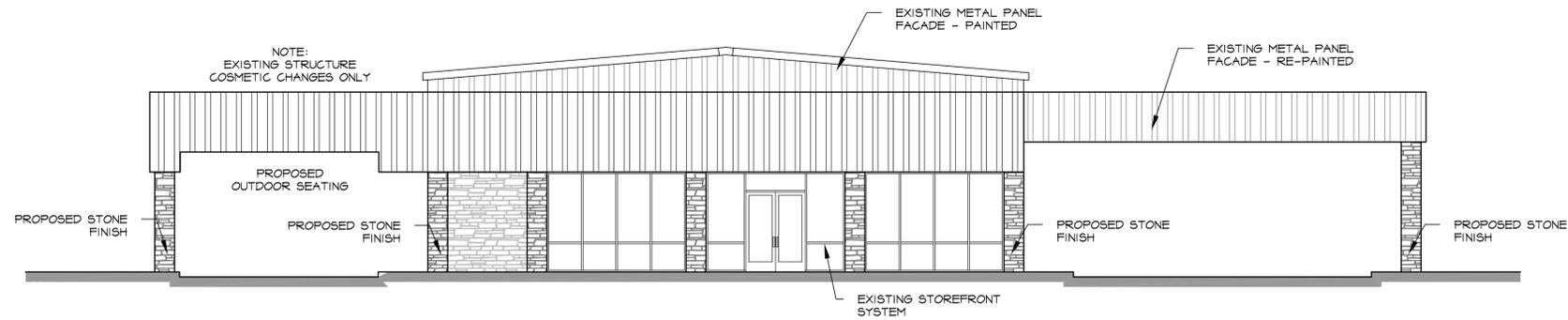
SCHEME A1.1 - 06/05/14



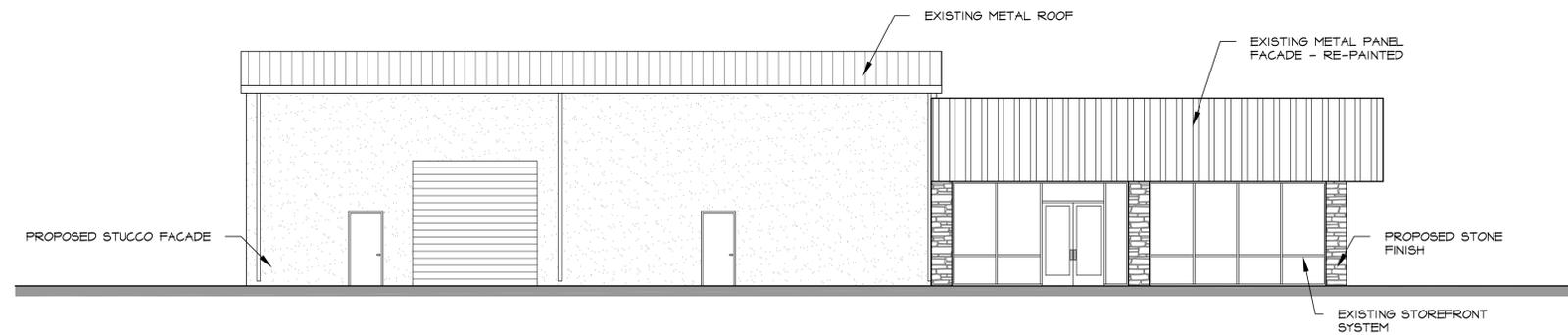
**SOUTH ELEVATION - OPTION 2
(FACING BROADWAY)**



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



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



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

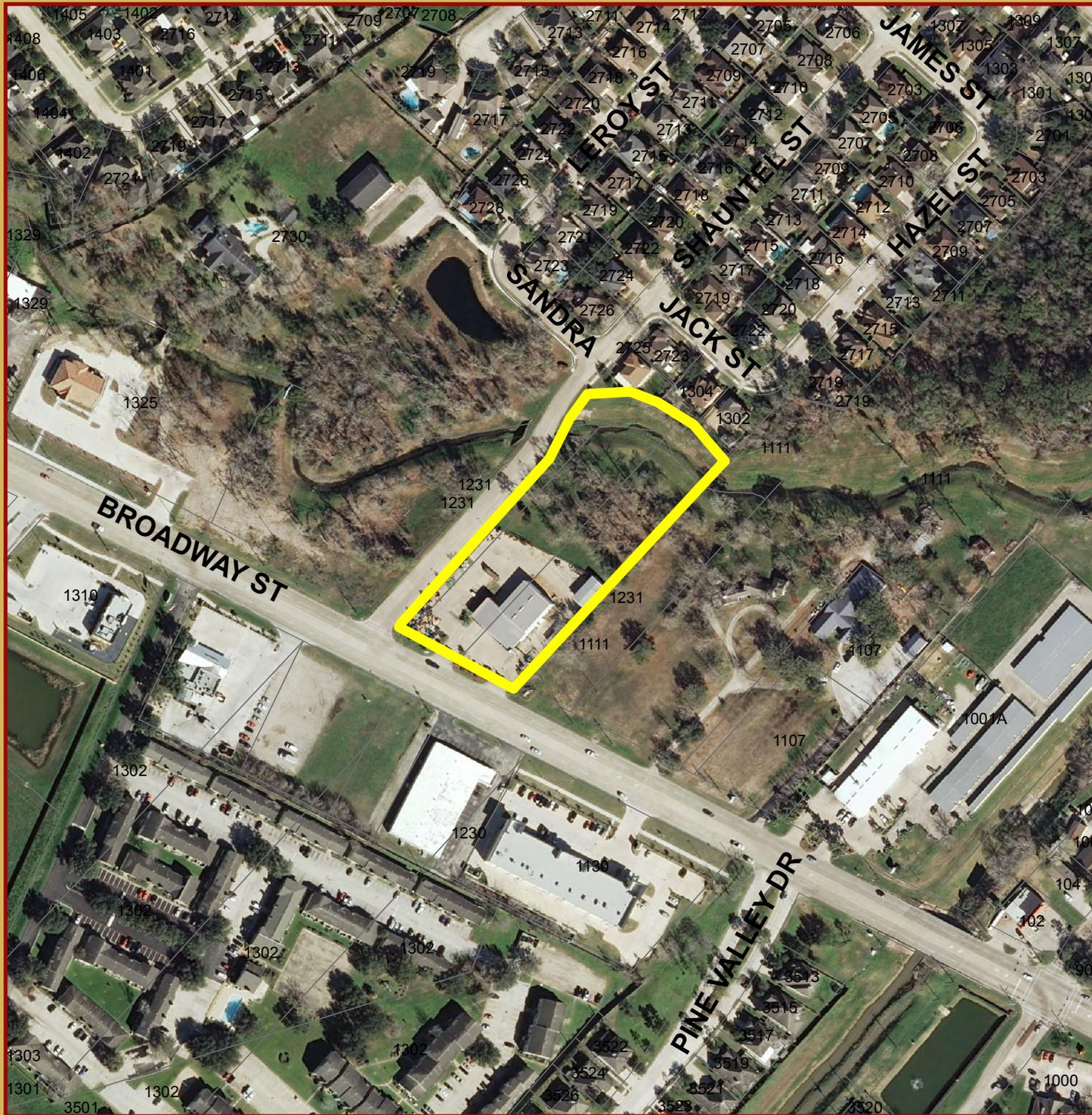
BASED ON PRELIMINARY INFORMATION PROVIDED BY THE OWNER - SUBJECT TO CHANGE



NOT TO SCALE

ELEVATIONS

THREE SQUARE DESIGN GROUP
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 2444 Times Blvd., Suite 222 Houston, TX 77005
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 www.threesquaredesigngroup.com



AERIAL MAP

PROPOSED PD BAKS BREWERY

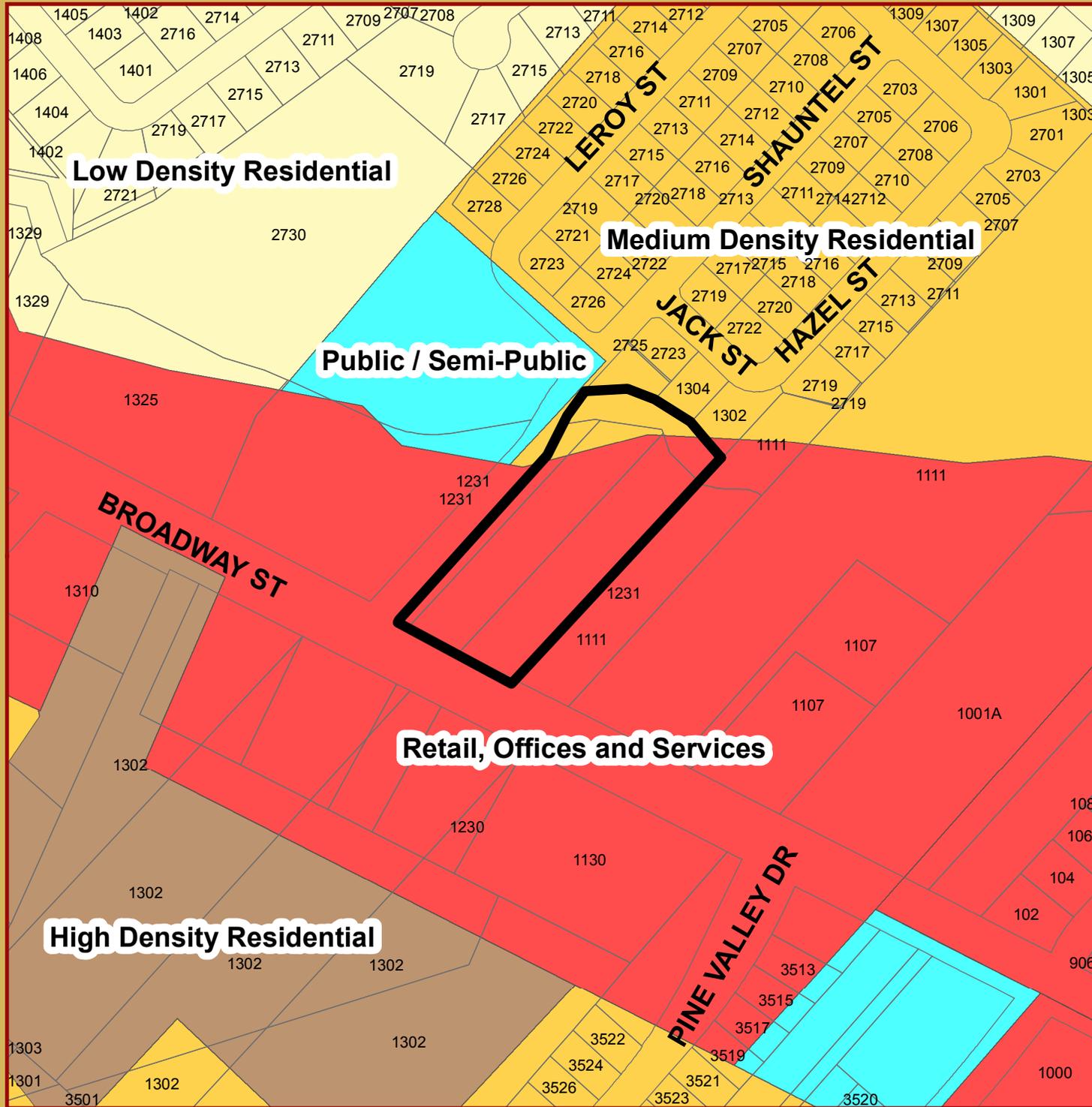


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 250 feet

22 MAY 2014
PLANNING DEPARTMENT





FLUP MAP

PROPOSED PD BAKS BREWERY

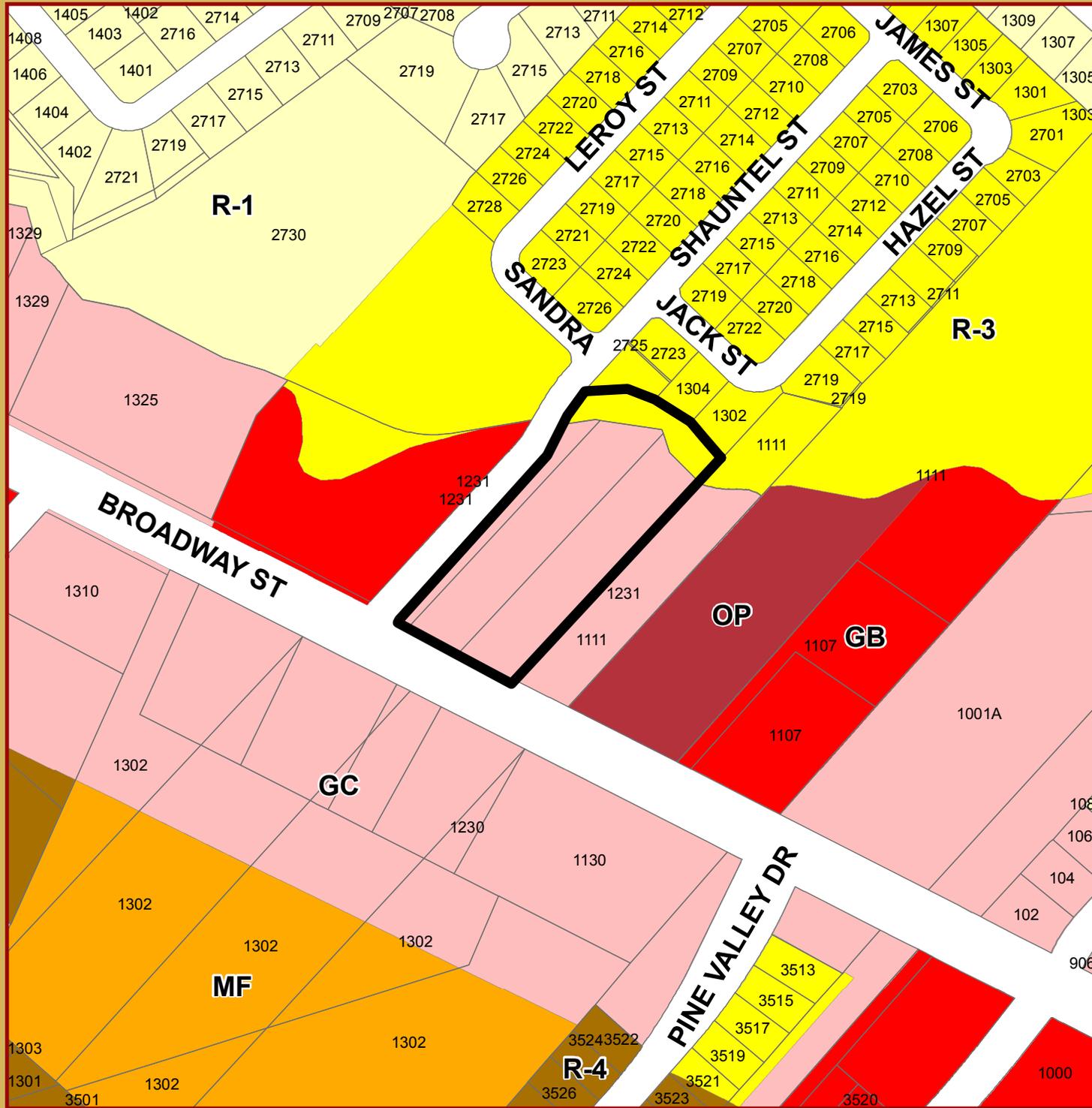


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1 inch = 250 feet

22 MAY 2014
PLANNING DEPARTMENT





ZONING MAP

PROPOSED PD BAKS BREWERY



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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.

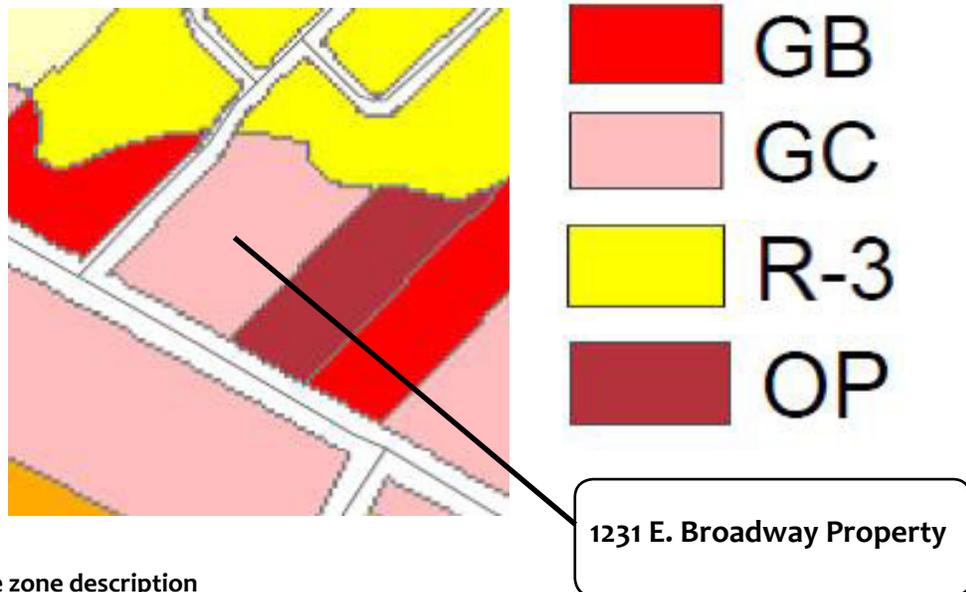
One of the only by-products from brewing is spent grain (the grain we have boiled to produce wort). This makes great livestock feed and generally, breweries work with local farmers to pick-up and use the spent grain. We have spoken with the Agriculture Department of Pearland Independent School District 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



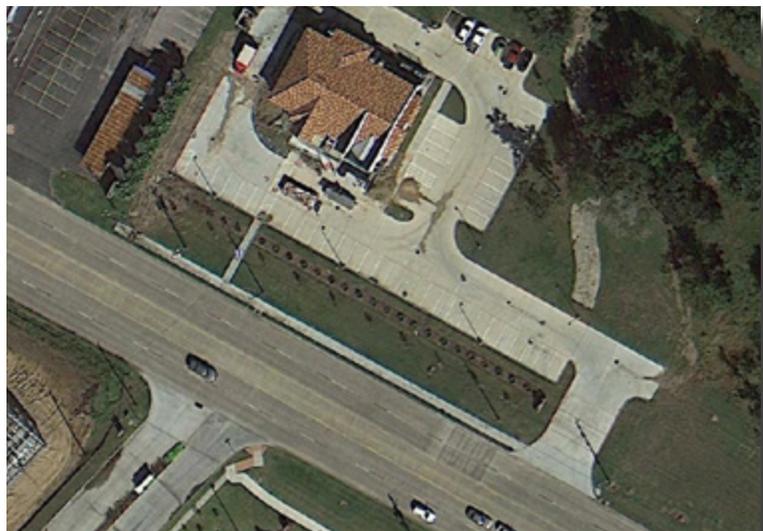
View of far west frontage @ Shauntele Street



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 aid 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

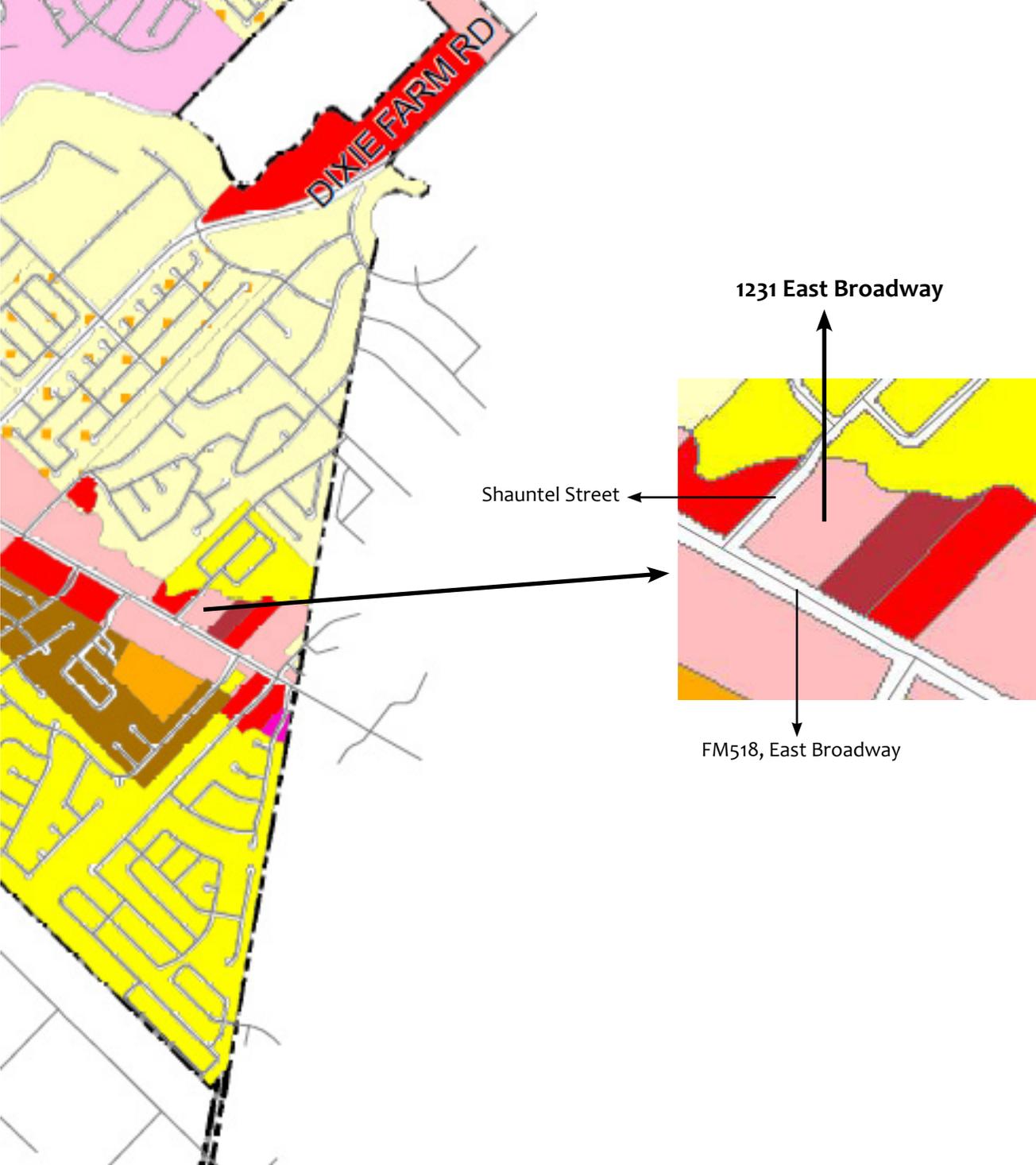
Craft breweries & brewpubs in the greater Houston area.

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 fermentors & (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

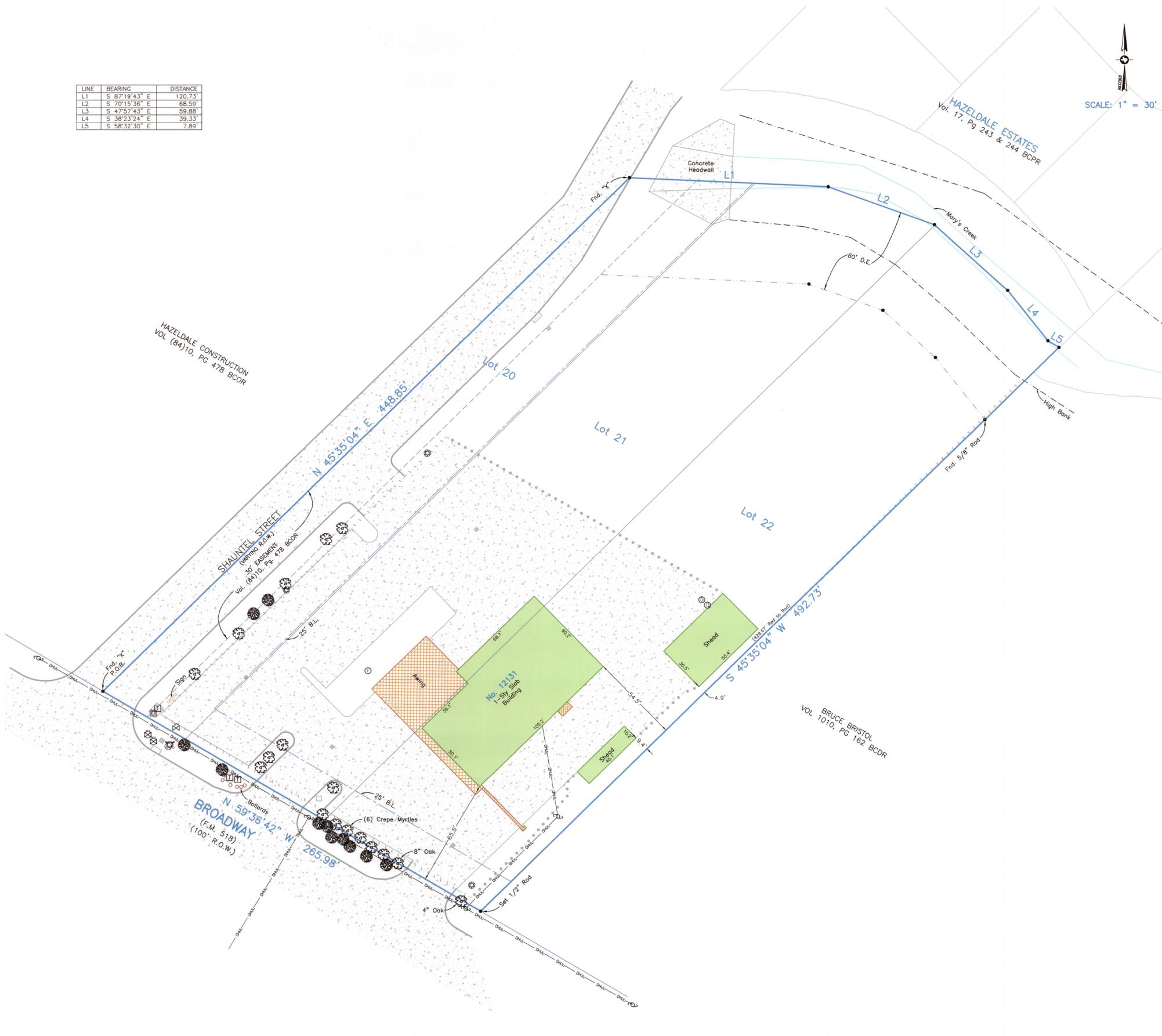
EVEN CEDAR RAPIDS, IOWA, WITH A POPULATION ALMOST EQUAL TO PEARLAND'S, IS HOME TO THREE (3) LOCAL CRAFT BREWERIES!



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:	bsh
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.