all of Council Present - except Steve Saboe

all of P&Z Present

Mayor opened @ 7:12 p.m.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2008, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

TAG read... JPH Procedure

I. CALL TO ORDER

Mayor @ 7:15

II. PURPOSE OF HEARING

Henry read...

Conditional Use Permit No. CUP2008-15

A request by Houston Flex Fuels, LLC, applicant for American Rice Growers Cooperative, Inc., owner, for approval of a Conditional Use Permit for a "bio-diesel plant" in the Light Industrial District (M-1), on the following described property, to wit:

Legal Description: 6.2244 acres of land, Abstract 232, H.T. & B.R.R. Company Survey, Tract 28A-39, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of Halik Road, and Approximately 1,100 Feet West of State Highway 35 (Main Street)

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT TAG read... Staff recommends approval. Did not receive any public comment forms.

B. APPLICANT PRESENTATION

Mark Bateman, spoke w/ him were Wade & Chad ~~Wadasack~~ Watassek w/ Houston Flex Fuel spoke on behalf of applicant. will bring in 15-18 new jobs. will cleanup existing site from previous fire.

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST Christine Dolen - have 7 acres on Halik Rd Concerns w/ traffic, road conditions

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

TAG. a TIA will be done. Rds will be looked @ in regards to rds, conditions, repairs. Helen - in favor.

VI. ADJOURNMENT

Darrell - questioned safety, accidents.

Mr. Bateman - will have sprinklers, safety measures in place.

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

Jerry - transported by rail or 18 wheelers

Mr. Bateman - In by rail. out by both.

~~[illegible]~~ - Felicia - what types of odors ~~[illegible]~~ will be emitted? will Community smell Methanol

Mr. Bateman - No will not smell.

Felicia - what realistically will community smell this.

Mr. B - 1 day out of the yr. is bad.

K. Cole - brought up issue of toll rd from McHard to Mykawa & along tracks. Could effect this area w/ a crossover. →

CUP 2008-15

Jerry asked is Methonal to be stored underground?

yes.

Discussion continued.

adj. @ 7:549

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF APRIL 21, 2008

Conditional Use Permit No. CUP2008-15

A request by Houston Flex Fuels, LLC, applicant for American Rice Growers Cooperative, Inc., owner, for approval of a Conditional Use Permit for a "bio-diesel plant" in the Light Industrial District (M-1)

LEGAL DESCRIPTION: 6.2244 acres of land, Abstract 232, H.T. & B.R.R. Company Survey, Tract 28A-39, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the South Side of Halik Road, and Approximately 1,100 Feet West of State Highway 35 (Main Street)

APPROVAL PROCESS: After this Joint Public Hearing, the requested conditional use permit application will be considered as follows:

Planning and Zoning Commission: April 21, 2008*
City Council for First Reading: May 12, 2008*
City Council for Second Reading: May 12, 2008*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting approval of a conditional use permit for a bio-diesel facility, located within the Light Industrial District (M-1). The facility is classified as a "chemical packaging and blending" facility, which is permitted in the M-1 district by the approval of a Conditional Use Permit. The subject property is located at the dead-end of Rice Drier Road, adjacent to the railroad. The site is currently occupied by a large warehouse that was partially destroyed by fire several years ago.

The applicant is proposing a building of approximately 9,000 square feet, which will contain office space and warehouse space, where the production of the fuel will take place. The applicant has provided a letter and other information about the bio-diesel facility, and the processing involved in the production of bio-diesel. The applicant has indicated that all processing and storage will take place inside the building. There will not be any outside storage or storage tanks.

SURROUNDING ZONING AND LAND USES:

*** surrounding zoning districts based on the new map adopted February 27, 2006**

	Zoning	Land Use
North	Light Industrial District (M-1)	Undeveloped tract
South	Light Industrial District (M-1)	Undeveloped tract
East	Light Industrial District (M-1)	Industrial buildings
West	Heavy Industrial District (M-2)	Third Coast warehouse buildings; undeveloped land

CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is currently zoned as the M-1 district, which has a minimum lot size of 40,000 square feet, a minimum lot width of 150 feet, and a minimum lot depth of 150 feet. The subject property appears to meet and exceed these minimum requirements of the M-1 district.

The applicant will be required to comply with all other requirements of the Unified Development Code.

PLATTING STATUS: Based on the legal description submitted with the conditional use permit application, it appears that the subject property has not been platted. The subject property will need to be platted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations, prior to issuance of a building permit. The plat will need to address all requirements listed in Chapter 3, and be approved by the City, and the plat will need to be filed for record with the County Clerk, prior to issuance of a building permit.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Light Industrial" for the subject property

and for many of the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts for "Light Industrial" is the Light Industrial District (M-1). The proposed conditional use permit does not conflict with the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Rice Drier Road, a local street that dead-ends at the eastern end of the subject property. The subject property also has frontage on Halik Road, a minor collector street with a projected right-of way of 60 feet. When the subject property is platted, the applicant will be required to dedicate the necessary right-of-way for Halik Road and Rice Drier Road if necessary.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There is a water line located within Rice Drier Road and Halik Road. There is a sanitary sewer line located within Halik Road. The applicant will be responsible for extending all utilities as necessary to serve the proposed development.

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property is located on a tract of land that is completely surrounded by either M-1 or M-2 zoned properties. Many of the properties to the north and south are undeveloped. There are a few warehouse and industrial facilities located on Halik Road and Rice Drier Road. Across the railroad tracts are several other industrial facilities. There are no residential subdivisions or residentially zoned tracts located within close proximity to the subject property.

It is Staff's opinion that the location chosen for the development of the bio-diesel facility is appropriate for such use. There should not be a negative impact caused by the proposed facility.

SITE PLAN CONSIDERATIONS:
The applicant has submitted a preliminary site plan for review. The following is a list of requirements that pertain to the site under the M-1 district:

- Building Setbacks:
  Minimum front yard: 35 feet
  Minimum side yard: 25 feet
  Minimum rear yard: 25 feet
  Maximum height: 45 feet

- Building Façade:
  The Unified Development Code requires that masonry, stucco, or EIFS materials shall be required on 100% of the front façade of any building that faces a collector street, and side facades shall have 50% masonry, stucco, or EIFS. New and existing structures that are setback at least 250 feet from the roadway can use 24 gauge or heavier architectural panel wall systems. Building elevations will be evaluated during the review of the building permit application.

- Parking:
  The applicant will be required to provide parking spaces in accordance with the Unified Development Code.

- Landscaping:
  The applicant would be required to provide landscaping in accordance with the UDC.

- Screening:
  Screening between uses would not be required because the subject property is not adjacent to residential districts.

  The applicant has indicated that there will not be any outside storage of materials on the site. However, if outside storage if provided, then such areas would need to be screened by an 8 foot high solid wall, or a vegetative screen dense enough to be completely opaque year round and 8 foot high within 12 months.

- Traffic:
  A traffic impact analysis (TIA) may be required when the subject property is platted for development. The TIA would determine the impact of the development on the surrounding properties and adjacent roadways, and would also determine the location of driveways.

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed conditional use permit request.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit, for the following reasons:

1. The proposed bio-diesel facility is permitted in the Light Industrial District (M-1) by the approval of a Conditional Use Permit.

2. The Comprehensive Plan designates the subject property for Light Industrial uses, and the bio-diesel plant would be a compatible and appropriate use for the subject area.

3. The subject property is in an industrial area and is not within close proximity to any residential developments, and should not cause a negative impact on any surrounding properties.

SUPPORTING DOCUMENTS:

- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Proposed Site Plan

APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Page 1 of Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Conditional Use Permit Request for: Biodiesel Plant
(list proposed use)

Current Zoning District: Commercial M-1

Property Information:

Address or General Location: 4401 Rice Drier Rd Pearland, TX

Tax Account No.:

Subdivision:

Lot: Block:

PROPERTY OWNER INFORMATION*: If there are multiple property owners, please list on a separate sheet of paper and attach to this application.

NAME American Rice Growers Cooperative, Inc.
ADDRESS 4401 Rice Drier Rd.
CITY Pearland STATE TX. ZIP 77581
PHONE(713) 412-2285
FAX(713) 412-2550
E-MAIL ADDRESS JStakely@ATT.net

* Must be the current property owner at the time of the submittal of the application, not the party that has the property under contract.

APPLICANT INFORMATION:

NAME Houston Flex Fuels LLC
ADDRESS 3306 Ashland Grove
CITY Sugar Land STATE TX ZIP 77478
PHONE(281) 460-7300
FAX( )
E-MAIL ADDRESS Wwatassek@yahoo.com

Houston Flex Fuels, LLC
City of Pearland
Conditional Use Permit Application

Site Location

The property that we are applying for the Conditional Use Permit is located at 4401 Rice Drier Road in Pearland, TX. The land is approximately 6.22 acres of land.

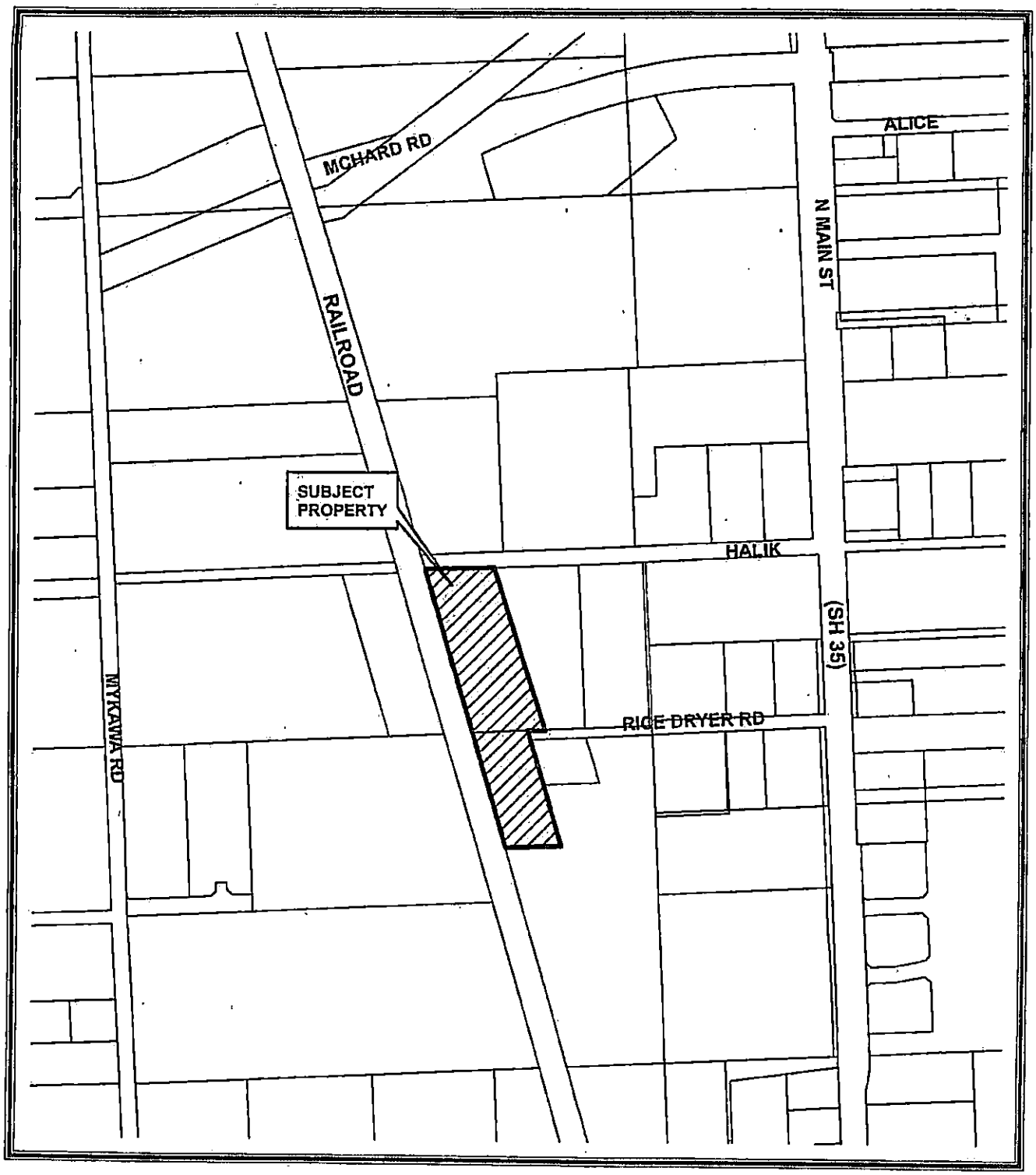
Biodisel Process

The production of biodiesel at the Houston Flex Fuel plant will utilize a variety of non-volatile feedstocks such as yellow grease, choice white grease, refined, bleached and deodorized (RBD) soy oil, RBD canola oil, RBD coconut oil, animal fats, grease and waste vegetable oil. To produce biodiesel these feedstocks will be reacted with methanol in the presence of a catalyst to produce glycerin and biodiesel. Fuel-grade biodiesel will be produced to meet or exceed strict industry specifications (ASTM D6751) through a chemical process called transesterification whereby the glycerin is separated from the fat or vegetable oil. The process leaves behind two products - methyl esters (the chemical name for biodiesel) and glycerin. In addition, the biodiesel plant will be equipped with a vacuum flash methanol recovery unit to recover all unused methanol for re-use in the system. No wastewater will be discharged from the biodiesel production process. All equipment containing methanol, mixtures of other materials with methanol or in contact with methanol in the biodiesel plant will be vented to the methanol recovery unit. Biodiesel will be stored on-site indoor above-ground storage tanks (ASTs) and loaded out by truck or rail. Glycerin also will be stored in an on-site indoor AST prior to

transportation offsite via truck or rail. Tanks are used for the storage of raw materials or products in the biodiesel manufacturing process are all contained within a building. An underground storage tank (UST) containing methanol will be vented to the methanol recovery unit. In addition, methanol recovered from the methanol recovery unit will be recycled to the methanol UST for re-use. The biodiesel AST tanks will meet ASTM Standards for sale into the commercial market. In accordance with the ASTM standards, the biodiesel will contain <0.2% methanol.

Building Specifications

The building on which the biodiesel production will occur, will be approximately 9,150 sq. feet. The front of the building will be the office space and will be 60X40, which will make up 2,400 sq. feet. The main warehouse will be 60X100 with an additional space on the side which will be 50X15 for a total of 6,750 sq. feet. Attached, are building drawings done by Ancon Construction, which will build the building for Houston Flex Fuels, LLC. All of the equipment needed for this process will be completely contained within the walls of the facility. The system is a completely closed unit and will emit about the same amount of emissions as your typical house. There will be 1 or 2 external bay doors that can open, but when closed you will not be able to see any internal equipment. Both the building and all processing equipment will meet or exceed every local, state, and federal permit requirements. I am also attaching pictures of the exact plant that is built in LaPorte, IN.



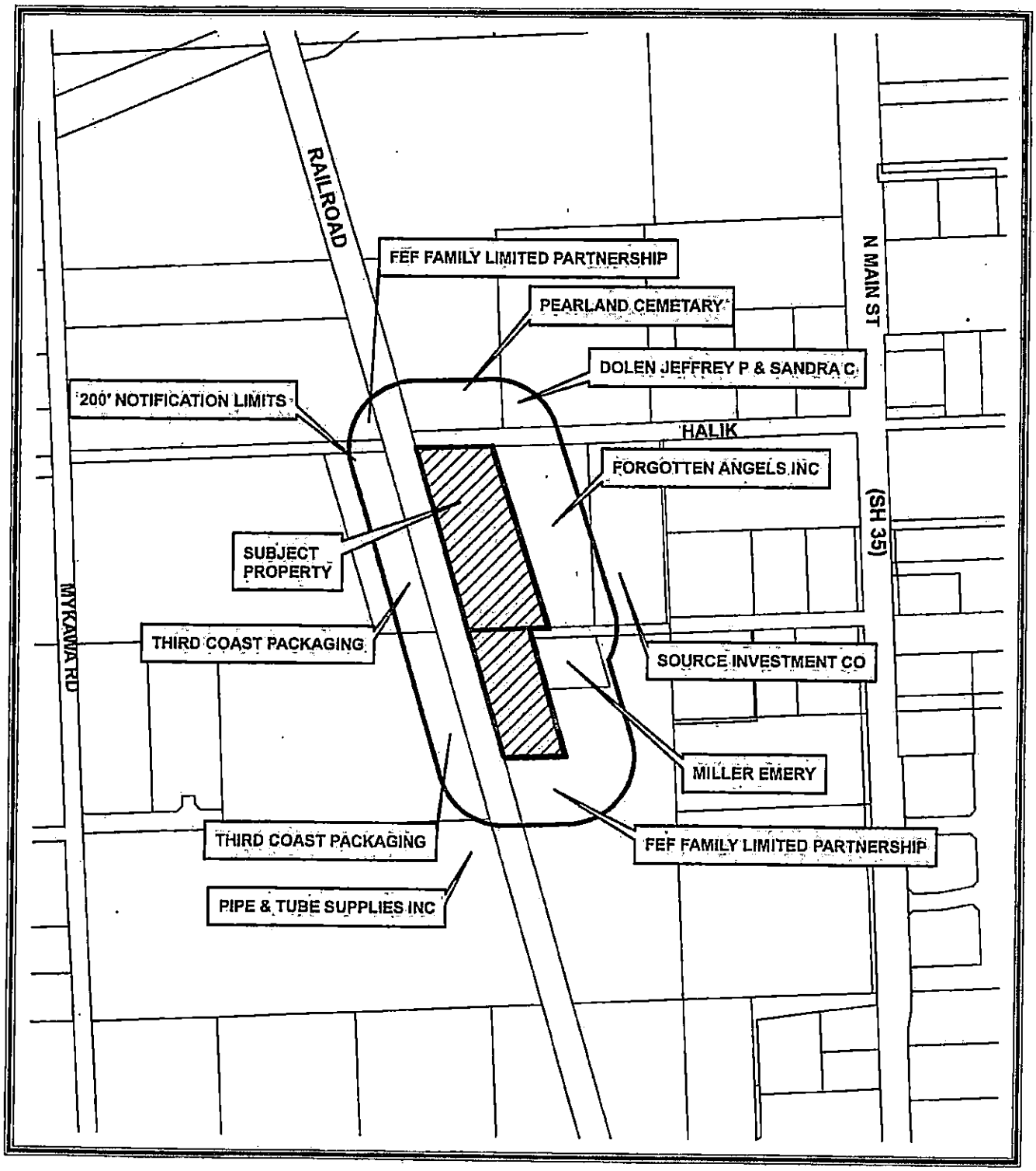
LOCATION MAP

Conditional Use Permit
No. CUP2008-15

N
W E
S

0 300 600 Feet

Map Prepared on April 2, 2008



OWNERSHIP MAP

Conditional Use Permit No. CUP2008-15

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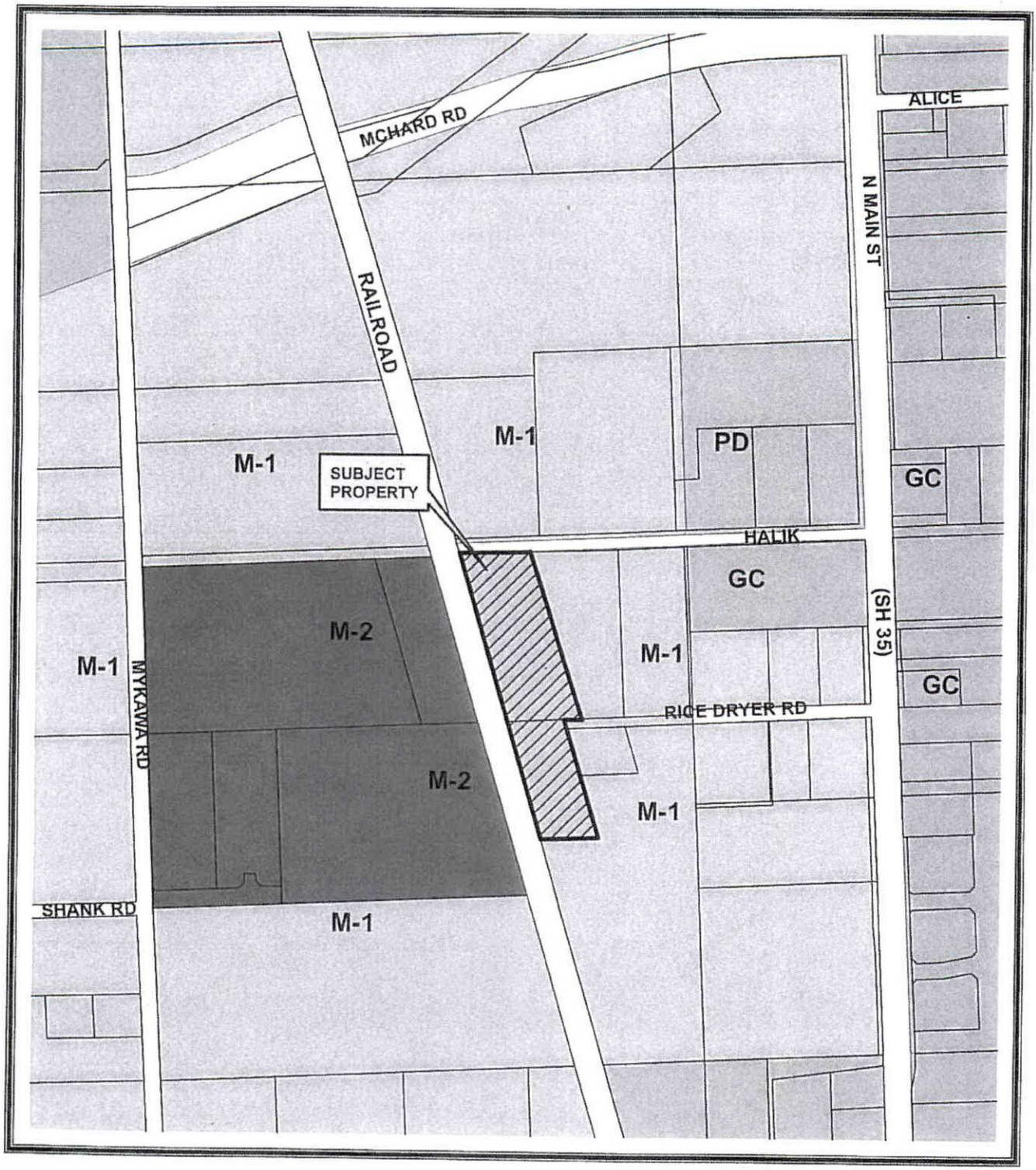
0 300 600 Feet

Map Prepared on April 2, 2008

CONDITIONAL USE PERMIT NO. CUP2008-15
Property Owner Notification List

TAX ACCT	OWNER	ADDRESS	CITY	ST	ZIP CODE
0232-0038-000	DOLEN JEFFREY P & SANDRA C	9321 MELDRUM LN	HOUSTON	TX	77075
0232-0038-110	PEARLAND CEMETARY	HALIK ST	PEARLAND	TX	77581
0232-0015-000	FEF FAMILY LIMITED PARTNERSHIP	PO BOX 1148	CROCKETT	TX	75835
0232-0001-115	SOURCE INVESTMENT CO	6002 OSBORN ST	HOUSTON	TX	77033
0232-0001-110	FORGOTTEN ANGELS INC	7918 BROADWAY ST STE 104	PEARLAND	TX	77581
APPLICANT	HOUSTON FLEX FUELS LLC	3306 ASHLAND GROVE	SUGAR LAND	TX	77478
0232-0001-000	AMERICAN RICE GROWERS COOP HOUSTON DIV	4401 RICE DRIER RD	PEARLAND	TX	77581
0232-0037-016	THIRD COAST PACKAGING%JETT ROMINGER	1871 MYKAWA RD	PEARLAND	TX	77581
0232-0001-000	AMERICAN RICE GROWERS COOP HOUSTON DIV	4401 RICE DRIER RD	PEARLAND	TX	77581
0232-0001-000	AMERICAN RICE GROWERS COOP HOUSTON DIV	4401 RICE DRIER RD	PEARLAND	TX	77581
0232-0028-000	FEF FAMILY LIMITED PARTNERSHIP	PO BOX 1148	CROCKETT	TX	75835
0232-0037-016	THIRD COAST PACKAGING%JETT ROMINGER	1871 MYKAWA RD	PEARLAND	TX	77581
0232-0027-000	MILLER EMERY	919 MAPLE BRANCH LN	PEARLAND	TX	77584
0232-0037-011	PIPE & TUBE SUPPLIES INC	PO BOX 2677	PEARLAND	TX	77588



ZONING MAP

Conditional Use Permit No. CUP2008-15

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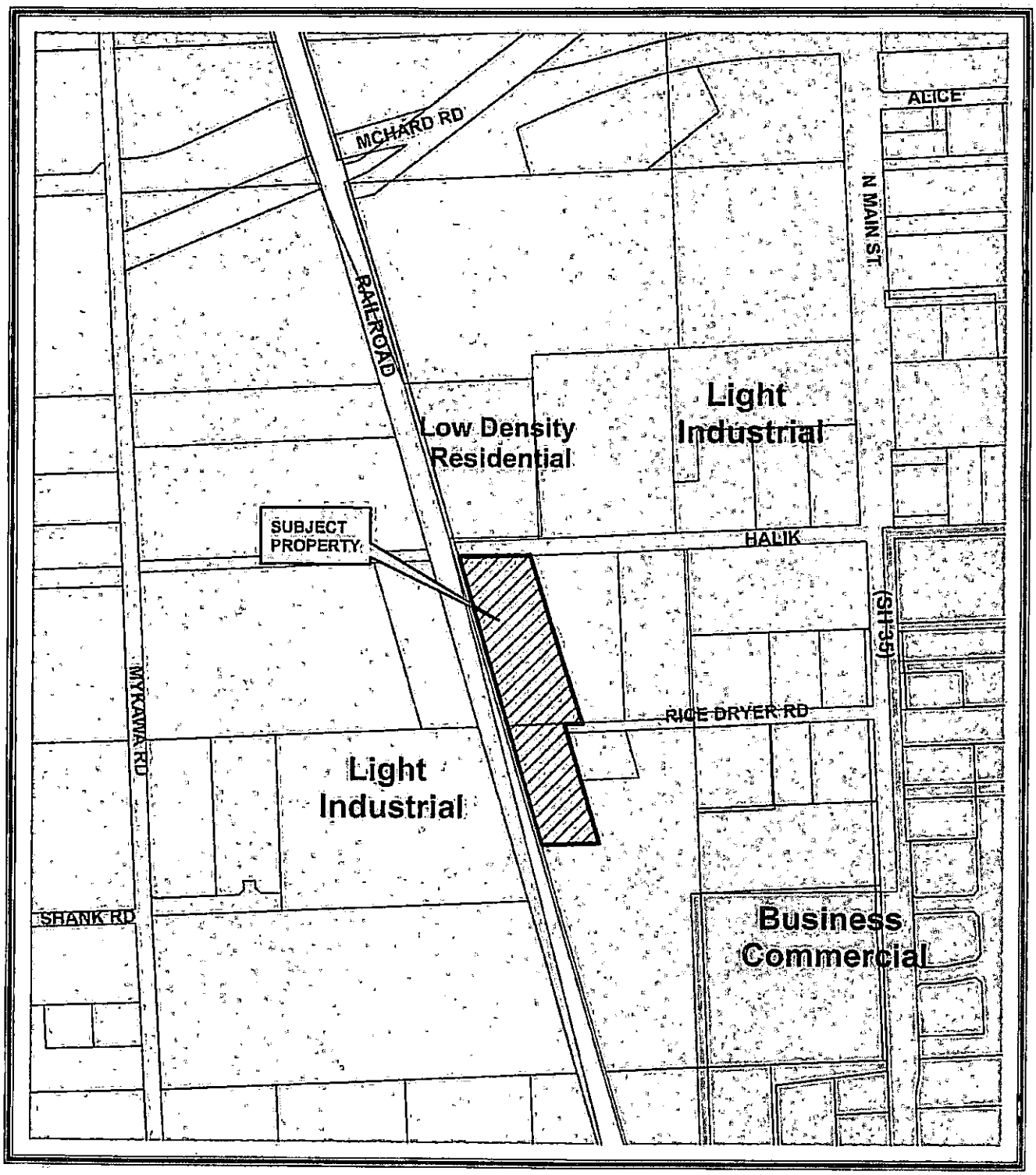
0 300 600 Feet

Map Prepared on April 2, 2008



FUTURE LAND USE PLAN

Conditional Use Permit
No. CUP2008-15

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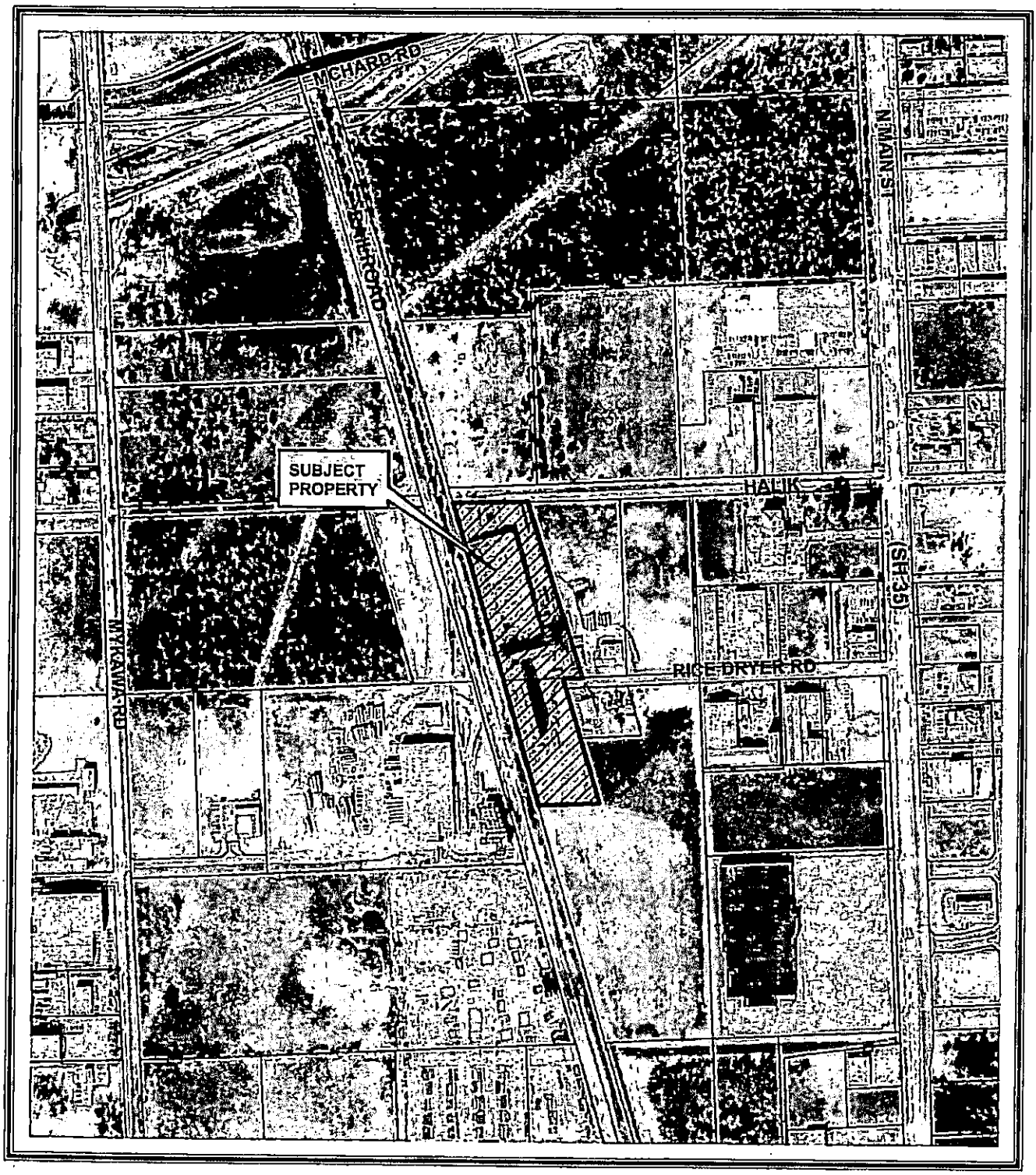
Map Prepared on April 2, 2008



AERIAL PHOTOGRAPH

Conditional Use Permit
No. CUP2008-15

N
W E
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0 300 600 Feet

Map Prepared on April 2, 2008

Houston Flex Fuel, LLC

Production of Biodiesel presentation for the city of Pearland Conditional Use Permit

Official Biodiesel Definition

Biodiesel, n. -- a fuel comprised of mono-alkyl esters of long chain fatty acids derived from vegetable oils or animal fats, designated B100, and meeting the requirements of ASTM D 6751.

Official IRS and EPA definition – goes to fuel quality.

What is Biodiesel Really:

- A clean burning alternative fuel, produced from domestic, renewable resources such as soybean oil, animal fats, and waste greases
- Contains no petroleum, but can be blended at any level with petroleum diesel to create a biodiesel blend; preferred blend up to 20% biodiesel (B20)
- Can be used in diesel engines with no modifications
- Simple to use, biodegradable, nontoxic, free of sulfur and aromatics (no odors)
- Reduces foreign imports by using waste ingredients which are in great supply
- Increases lubricity within the engine!

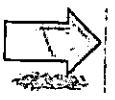
Production Process

100 pounds triglyceride (Vegetable oil or animal fat) + 10 pounds Methanol or ethanol = (Catalyst) 100 pounds Biodiesel + 10 pounds Glycerine

B100 = Biodiesel
Specified by ASTM D 6751

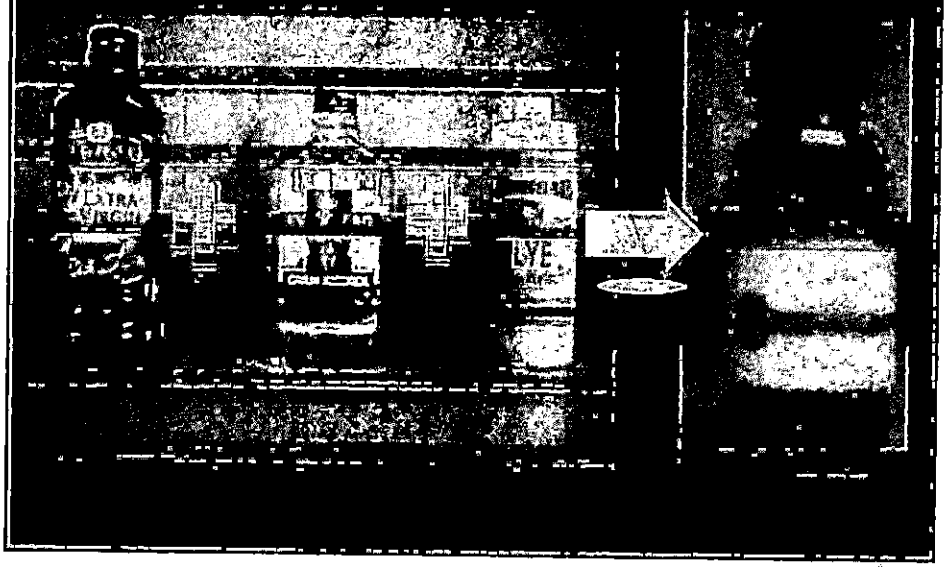
B20 = 20 % B100 blended with 80% petrodiesel

- Fats &/or oils
- Methanol/ethanol
- Potassium or Sodium hydroxide (lye)
- Temperature (160 degrees F)
- Pressure (about 100 psi)



- Biodiesel
- Glycerine
- Centrifuge the mixture

All Common Products



Other Products / Methanol

- **Methanol** - also known as **methyl alcohol**, **carbinol**, **wood alcohol**, **wood naphtha** or **wood spirits**, is a chemical compound with the chemical formula CH_3OH (often abbreviated MeOH). It is the simplest alcohol, and is a light, volatile, colourless, flammable, liquid with a distinctive odor
- The largest use of methanol by far, is in making other chemicals. About 40% of methanol is converted to formaldehyde, and from there into products as diverse as plastics, plywood, paints, and permanent press textiles.

Other Products / Glycerol

- **Glycerol -** is a chemical compound that is colorless, odorless, viscous liquid is widely used in pharmaceutical formulations. Also commonly called **glycerin** or **glycerine**, it is a sugar alcohol, and is sweet-tasting and of low toxicity

Other Products / Lye

- **Lye** - is a caustic solution which is made from hard wood ashes and is used for glassmaking, soap making, textile production, biodiesel processing, and certain food preparations. In food use, some examples include: table olives and Chinese preserved duck eggs (also known as "hundred-year-old eggs" or century eggs) Lye may also refer to:
- Soda lye —known as sodium hydroxide.
- Potash lye —a less common name for potassium hydroxide.

Biodiesel Feedstocks

Oils or Fats

- Soybean (major market share)
- Corn
- Canola
- Cottonseed
- Sunflower
- Beef tallow
- Pork lard,
- Used cooking oils
- Palm
- Coconut
- Trap grease
- Poultry fat

- Each biodiesel feedstock varies by its free fatty acid content and the different proportions of fatty acids found in each feedstock influence some biodiesel fuel properties

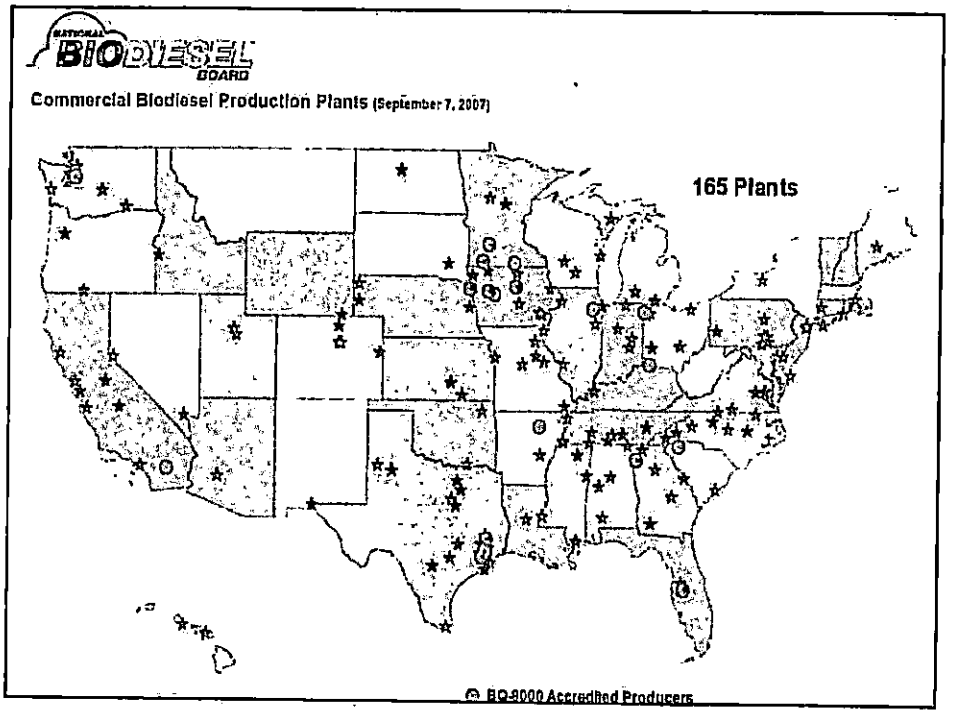
Degree of saturation,

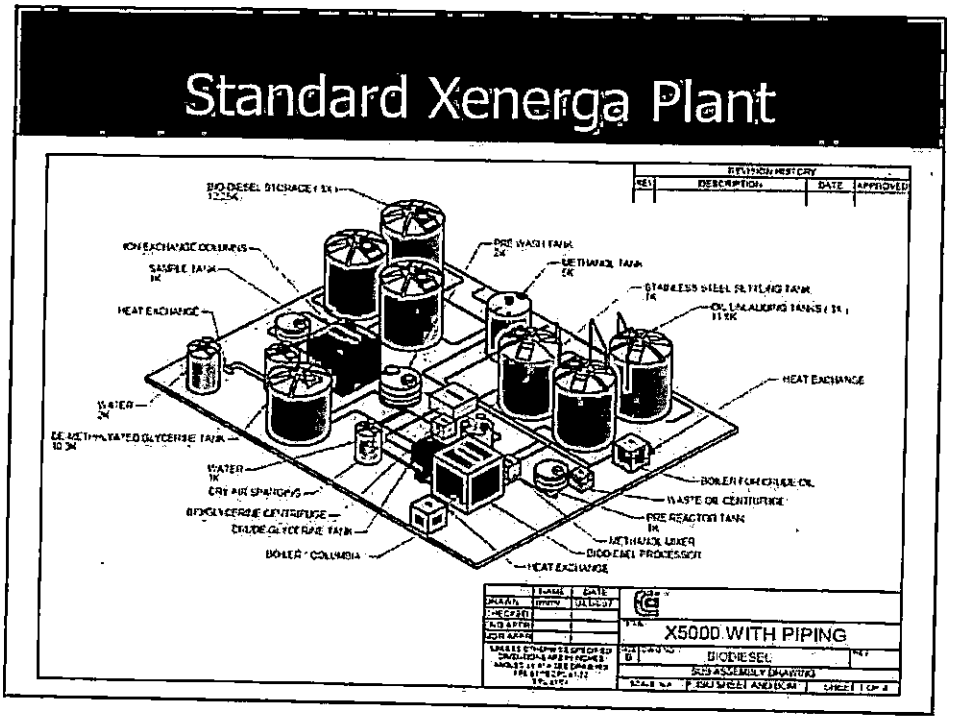
Cold flow properties

Cetane number

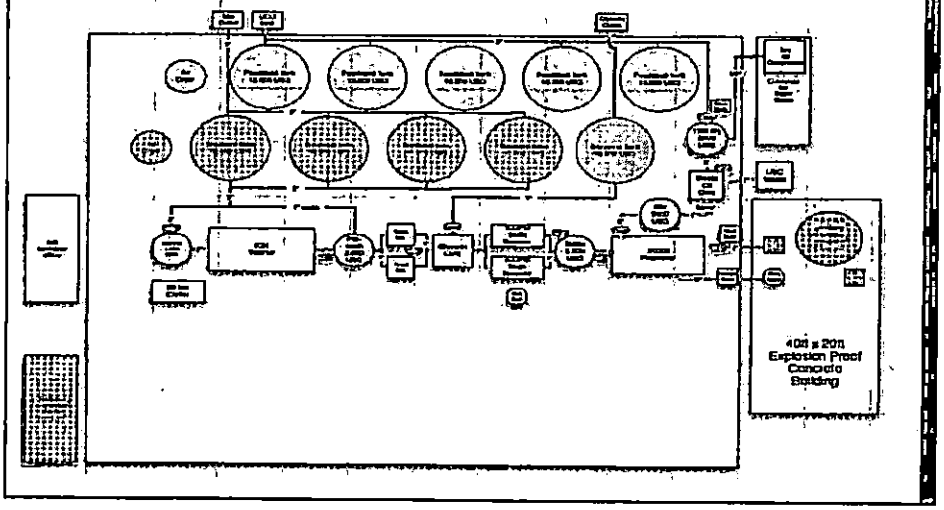
Current Production Capacity

- 158 plants currently operating in USA
  - Approx. 75 more under construction
- Current capacity = 1.39 Billion Gallons
  - 2008 capacity could exceed 1.8 billion
  - Capacity ≥ Actual Production


NATIONAL BIODIESEL BOARD
Commercial Biodiesel Production Plants (September 7, 2007)
165 Plants
BQ-9000 Accredited Producers

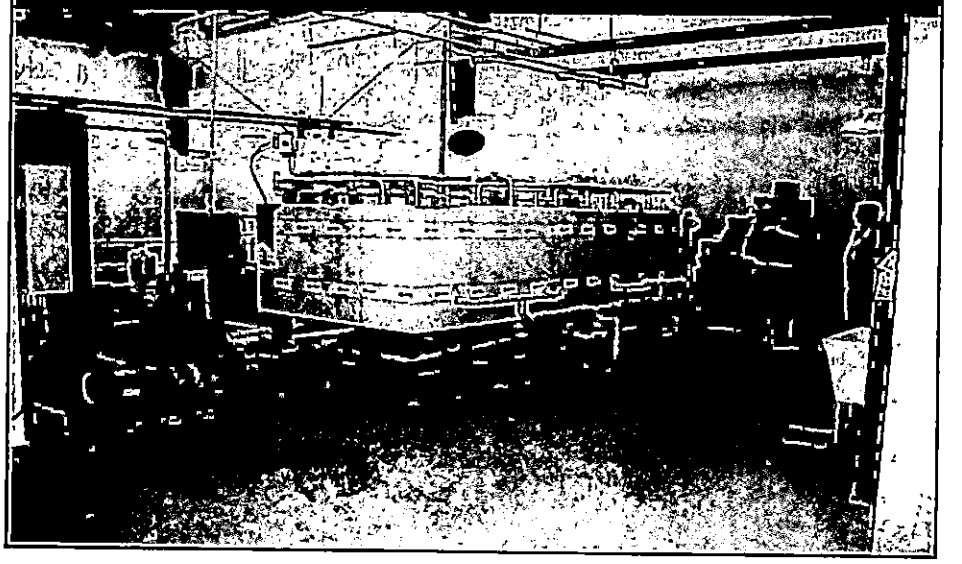

Standard Xenerga Plant
X5000 WITH PIPING
BIODIESEL

Equipment Design & Layout

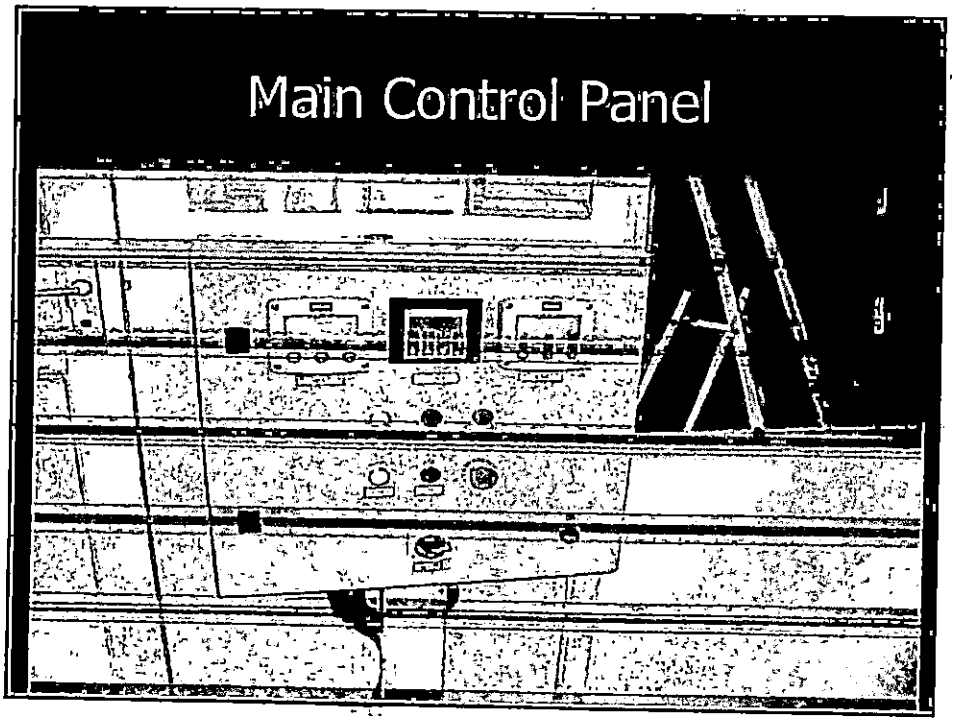


Building

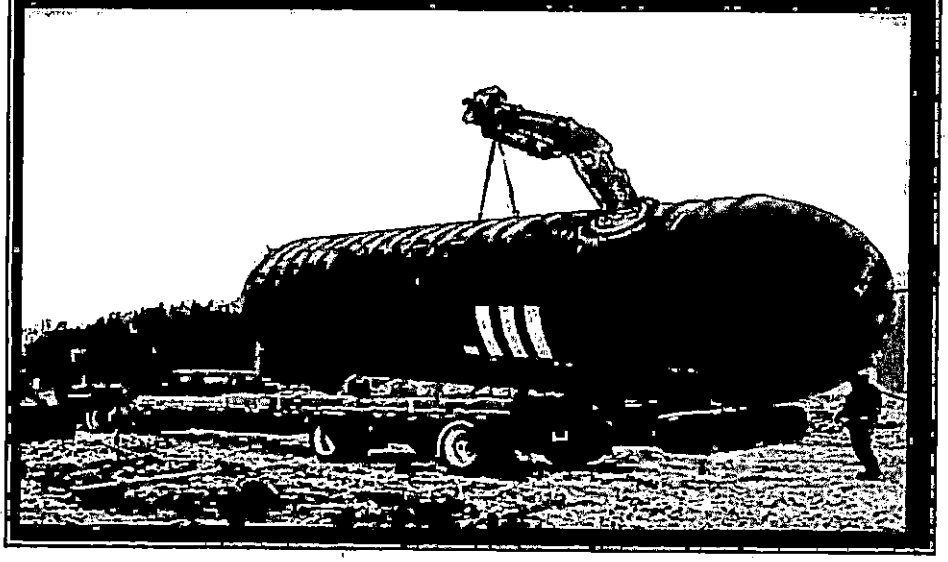
Main Reactor



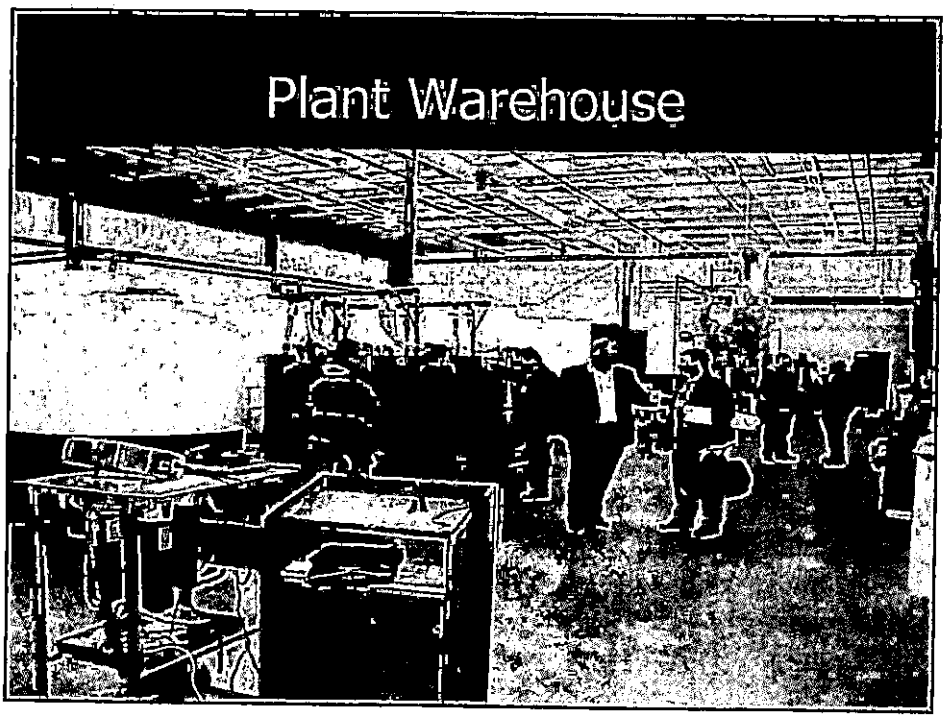
Main Control Panel



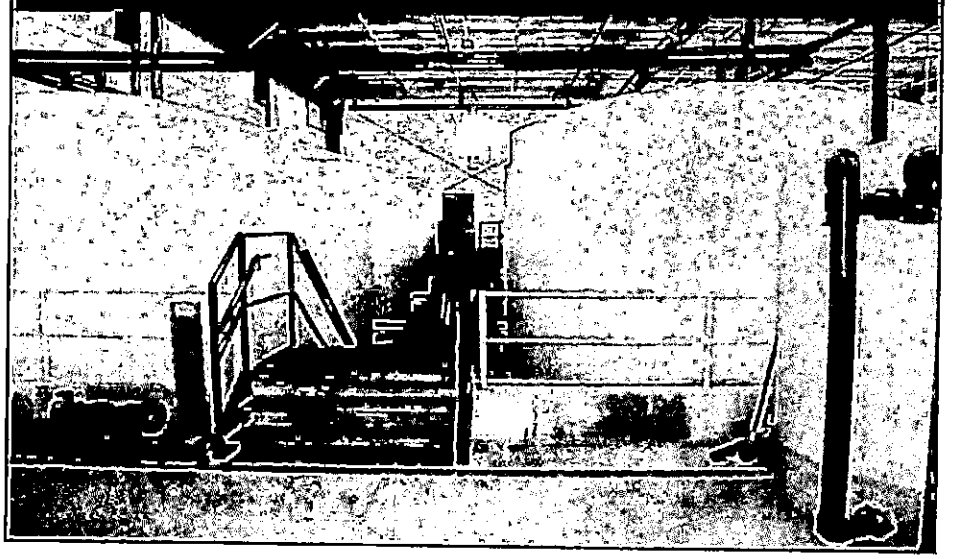
Methanol Storage Tank



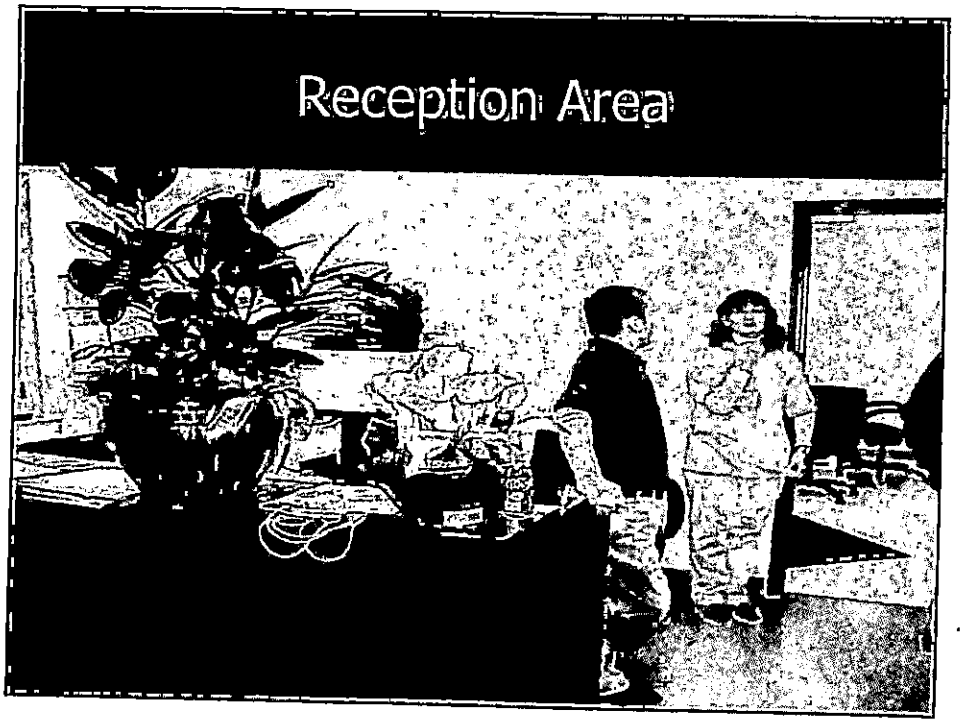
Plant Warehouse



Indoor Storage Tanks

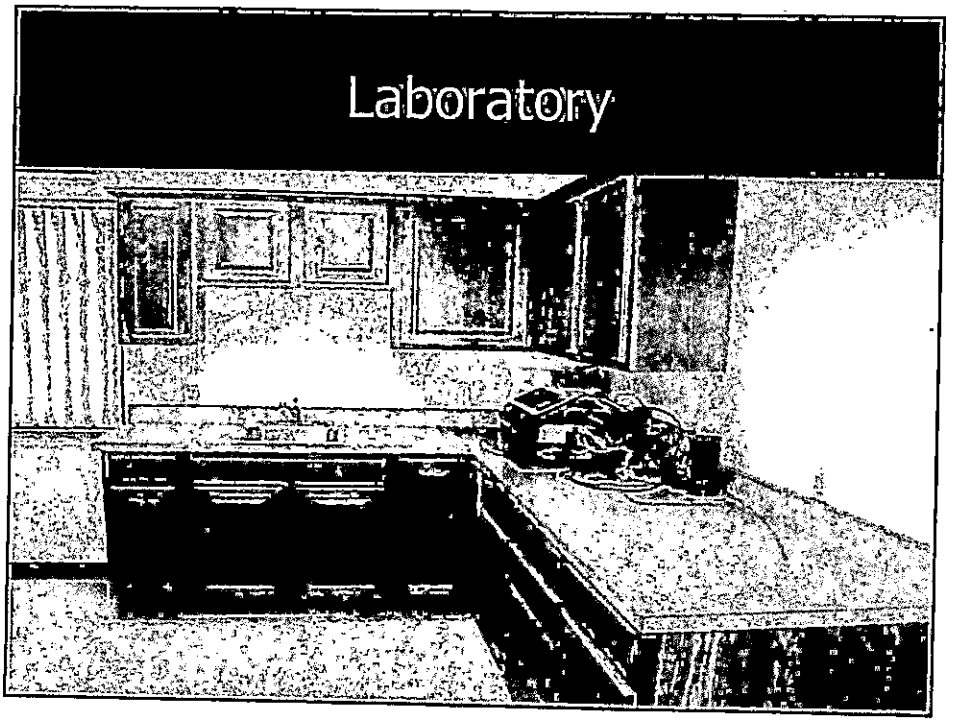


Reception Area



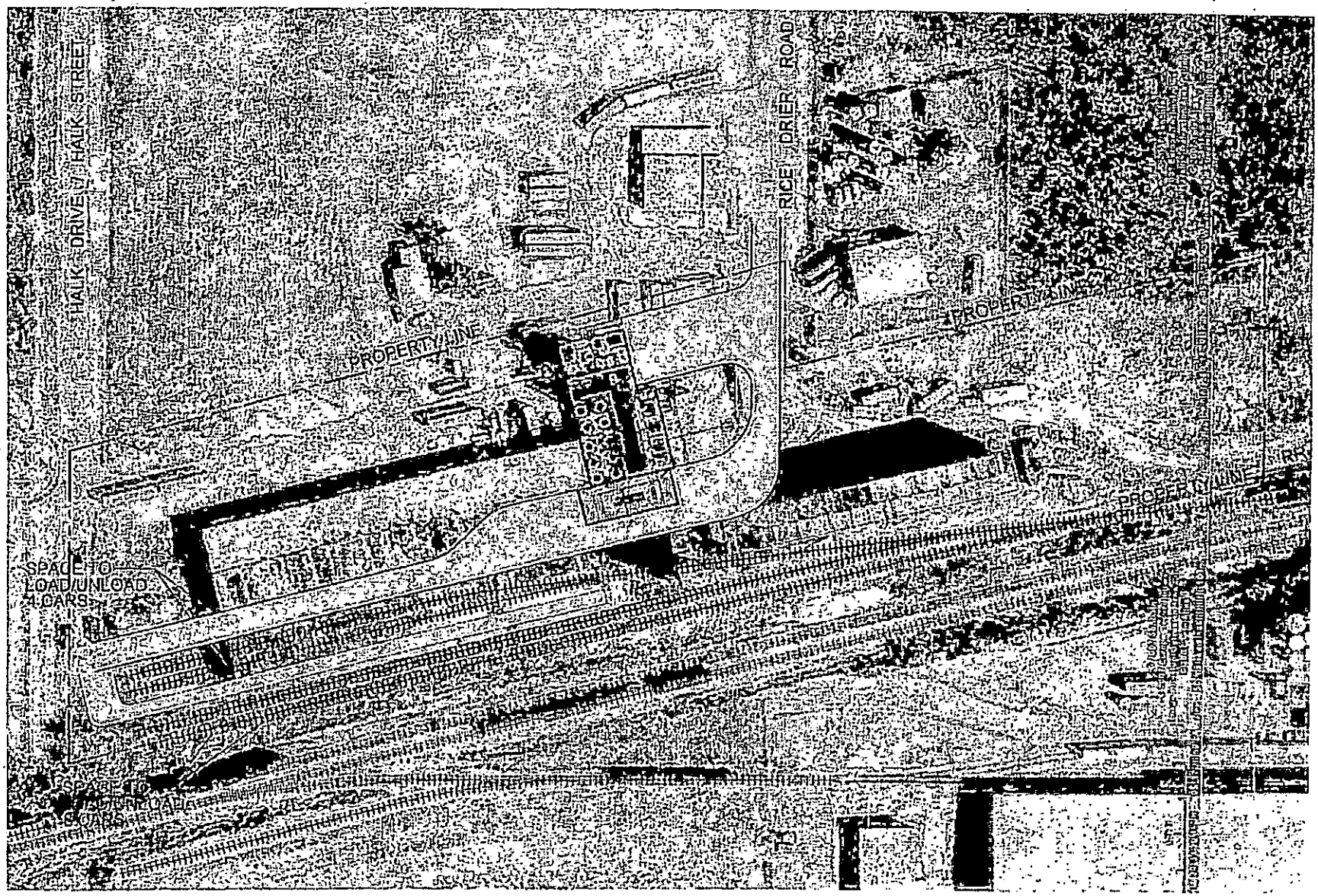
Main Office

Laboratory



Methanol Recovery Unit

Boiler / Fire Suppression



ANCON
CONSTRUCTION CO., INC.

NORTH

PRELIMINARY SITE SKETCH — E

1"=

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Krysle Dolen

Full Address: Tacres Walk

(include zip)

Houston Flex

I wish to speak regarding Item No. Fuel plant.

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: CLAUDIA BLAKEMORE

Full Address: 15117 ALMEDA SCHOOL RD

(include zip) PEARLAND, TX 77047

I wish to speak regarding Item No. 2008-092

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Alan Mueller

Full Address: 4201 Broadway

(include zip) Pearland TX 77581

I wish to speak regarding Item No. 2008-092

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2008, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER @ 7:50 pm

II. PURPOSE OF HEARING Henry read

Zone Change No. 2008-09Z

A request by Alan Mueller, applicant for Claudia Blakemore, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Spectrum District (SPD) District S5: The Light and Heavy Industrial District to Office and Professional District (OP), on the following described property, to wit:

Legal Description: 1.00 acres of land, out of the S.G. Haynie Survey, Abstract 362, City of Pearland, Harris County, Texas

General Location: Generally Located on the East Side of Almeda School Road, and Approximately 2,500 Feet North of Shadow Creek Parkway

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT TAB read...

B. APPLICANT PRESENTATION Alan Mueller 4201 Broadway Pearland TX
Claudia Blakemore 15117 Almeda Sch Rd. Pearland TX

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST No one

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION
K. Cole - supports. Agrees w/Mr. Mueller
Woody - agrees w/ Mr. Mueller
Darrell - is this spot zoning? Can we just do a permit w/out zoning?
Discussion ensued

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

Discussion - ~~Comm~~ Council has no problem @ this time, but change will probably come & that change in the area might affect the Blakemore property.

adj @ 8:21 pm

Applicant has owned prop approx 8 yrs

built hm. about 5 yrs.

6 mo's ago began process of housing foster children

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF APRIL 21, 2008

Zone Change No. 2008-09Z

A request by Alan Mueller, applicant for Claudia Blakemore, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Spectrum District (SPD) District S5: The Light and Heavy Industrial District to Office and Professional District (OP)

LEGAL DESCRIPTION: 1.00 acres of land, out of the S.G. Haynie Survey, Abstract 362, City of Pearland, Harris County, Texas

GENERAL LOCATION: Generally Located on the East Side of Almeda School Road, and Approximately 2,500 Feet North of Shadow Creek Parkway

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: April 21, 2008*
City Council for First Reading: May 12, 2008*
City Council for Second Reading: May 12, 2008*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for an Office and Professional District (OP). The applicant currently resides in a single family residence on the subject property. The subject property is currently zoned as Spectrum District (SPD), and sub-District S5: The Light and Heavy Industrial District. The applicant is requesting a change in zoning on the subject property for OP, in order to utilize the single family residence as a hospice/household care facility for child foster care. This type of facility is not permitted in the Spectrum District, but it is a permitted use in the OP district.

SURROUNDING ZONING AND LAND USES:
*** surrounding zoning districts based on the new map adopted February 27, 2006**

	Zoning	Land Use
North	Spectrum District (SPD) District S5: The Light and Heavy Industrial District	Undeveloped tracts
South	Spectrum District (SPD) District S5: The Light and Heavy Industrial District	Single family residence
East	Spectrum District (SPD) District S5: The Light and Heavy Industrial District	Undeveloped tract
West	Single Family Residential – 1 District (R-1); and land outside the City Limits	Undeveloped tract

CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting the OP district. The minimum lot size for the OP district is 12,500 square feet, the minimum lot width is 100 feet, and the minimum lot depth is 100 feet. The subject property meets and exceeds these requirements, as the subject property is 1 acre in size, is over 150 feet in width along Almeda School Road, and is over 280 feet deep.

The applicant will be required to comply with all other requirements of the Unified Development Code.

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has not been platted. The subject property will need to be platted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations, prior to issuance of a building permit. The plat will need to address all requirements listed in Chapter 3, and be approved by the City, and the plat will need to be filed for record with the County Clerk, prior to issuance of a building permit.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Mixed Use Business Park" for the subject property and for many of the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts for "Mixed Use Business Park" is a new zoning district for the Spectrum area. The Spectrum District was created with the Unified Development Code in 2006. The current zoning of the subject property conforms to the

Comprehensive Plan. The proposed zoning district of OP does not conform to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Almeda School Road, a secondary thoroughfare with a projected right-of way of 100 feet. When the subject property is platted, the applicant will be required to dedicate the necessary right-of-way for Almeda School Road.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There are no water lines no sanitary sewer lines located within close proximity to the subject property. The applicant will be responsible for extending all utilities as necessary to serve the proposed development.

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property is currently zoned as Spectrum District (SPD). The Spectrum District is divided into 5 sub-districts, and the subject property falls under district S5: The Light and Heavy Industrial District. The single family residence on the subject property has been there for many years and is currently a non-conforming use.

The applicant is wanting to use the property as a hospice or household care facility for child foster care. The UDC defines a household care facility or hospice as a dwelling unit which provides residence and care to not more than nine persons, regardless of legal relationship, who are elderly, disabled, orphaned, abandoned, abused, neglected, victims of domestic violence, or rendered temporarily homeless due to disaster or financial setbacks, living together with not more than two supervisory personnel as a single housekeeping unit. These types of facilities are also subject to state regulations.

The subject property is located within the Spectrum Business Park. The City's Comprehensive Plan discusses the City's need for the creation of an attractive business park environment along State Highway 288, in order to provide locations for corporate headquarters in campus-like settings, office buildings, light manufacturing uses, restaurants, and retail shops. The *2004 Comprehensive Plan Update designated the* southwest intersection of State Highway 288 and Beltway 8 as the Spectrum District, in order to identify it as a more unique area of the City. The S5 sub-district is intended for light or heavy industrial development that may have outside business activity and outside storage. Much of the development to the south and west of the Spectrum District area is currently characterized by heavy commercial and industrial businesses, and the identified areas should provide transition between these existing uses and the new uses envisioned

for development within the S4 District. Regardless of the type of uses, however, design guidelines should be established to ensure that future development provides an aesthetically pleasing view from the planned roadways.

The proposed OP zoning district is not in keeping with the Comprehensive Plan designation of Spectrum District, and it takes away from the concept of an integrated mixed use district, which has very specific and strict design guidelines. The OP district, if approved, would not have to develop to the guidelines of the Spectrum District, and the subject property does not meet the acreage requirements for a Planned Development District (PD).

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request.

STAFF RECOMMENDATION: Staff recommends denial of the zone change to OP, for the following reasons:

1. The proposed OP district does not conform to the Comprehensive Plan designation of Mixed Use Business Park for the subject property, and it is not in keeping with the goals of the Comprehensive Plan for the creation of an integrated mixed use business park environment.

2. The S5 district is the light and heavy industrial district section of the overall Spectrum District, and a household care facility would not be compatible with the existing and future industrial uses within the area.

SUPPORTING DOCUMENTS:

- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph

APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Current Zoning District: Spectrum District (SS)

Proposed Zoning District: Office Professional (OP)

Property Information:

Address or General Location of Property: 15117 Almeda School Road

Tax Account No. 043-028-000-0009

Subdivision: 1 Acre out of S.G. Haynie Survey Abstract No. 362, Harris County (see Attachment) Lot: _____ Block: _____

A Complete Application must include all of this information:

- ☑ Fee (see Zoning Change Fee Schedule)
- ☑ Legal Description and/or Survey of the Property
- ☑ Letter Explaining the Zoning Change Request in detail (specify the existing zoning and why the zone change is being requested, current use of the property, and the proposed use of the property; if a PD is requested, see PD Format and Guidelines)

PROPERTY OWNER INFORMATION:

NAME Claudia Blakemore
ADDRESS 15117 Almeda School Rd
CITY Houston STATE TX ZIP 77047
PHONE (713) 256-6299
FAX (713) 413-2110
E-MAIL ADDRESS c.blakemore2005@sbcglobal.net

APPLICANT INFORMATION:

NAME Alan Mueller
ADDRESS 4201 Broadway
CITY Pearland STATE TX ZIP 77581
PHONE (281) 412 9210
FAX (281) 412 9060
E-MAIL ADDRESS alan@gremaxtexas.com

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

Owner's Signature: Claudia Blakemore Date: 3-18-2008

Agent's Signature: Alan R Mueller Date: 3/18/08

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
$275.00	3/31/08	tg	—

Application No: 2008-097

March 20, 2008

City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: Rezoning Request – 15117 Almeda School Road

Dear City Staff, Planning Commission Members, and City Council Members:

The owner of the one acre tract at 15117 Almeda School Road, Claudia Blakemore, is requesting a rezone of the property from Spectrum District (S5) to Office Professional (OP) to allow operation of the intended use of the property as a hospice/household care facility for children's foster care. Ms. Blakemore has owned the property since 2000 and completed the existing home on the property in 2003 prior to annexation of the property by the city of Pearland. Ms. Blakemore only recently learned that the proposed use of her property is not allowed within the Spectrum District after investing a considerable sum in a fire sprinkler and commercial alarm system. The sprinkler and alarm system were permitted through and approved by the city of Pearland. Ms. Blakemore advised the city staff of her proposed use at the time of her application for the sprinkler and alarm system, but it was only after completion of the system that Ms. Blakemore was advised by the city that she would need to rezone the property. Had Ms. Blakemore been informed of this requirement at the time she applied for the sprinkler and alarm permit, she would not have made that investment without first seeking the zone change.

Regardless of those circumstances, we believe the zone change from Spectrum District to OP is consistent with the goals of the city and request your favorable consideration of this request based on the following factors:

1. Conformance to the Comprehensive Plan: One of the goals in the 2004 Comprehensive Plan Update called for the creation of the Spectrum area as a mixed use business and residential zoning designation. The subject tract is located on the extreme southwestern fringe of the Spectrum District in a transitional area with light industrial uses to the west, existing residential uses to the north, and Shadow Creek Ranch open space uses to the south. Therefore, the proposed OP zoning is appropriate as a transitional zone with allowed uses that are consistent with the mixed-use goals of the comprehensive plan for this area of the city.

2. Compatibility to the Surrounding Area: The proposed use is consistent with the existing surrounding uses (residential, light industrial, and vacant) and would also continue to be consistent with the goals of the Spectrum S5 zoning if the surrounding property were to be redeveloped. The proposed use is a low impact activity that would not impinge on the rights of quiet enjoyment by the owners of surrounding properties.

3. Conformance to the Requirements of the Proposed Zoning District: A household care facility is an allowed use in the OP zoning category. The existing single family residential use of the property would be continued as a non-conforming use until such time as that right was lost and/or the property were redeveloped to other uses.

4. Conformance to the Thoroughfare Plan: Almeda School Road is a proposed Secondary Thoroughfare. The proposed OP zoning is an appropriate land use for this type of roadway. At the same time, the proposed use is a low impact traffic generator that will not present a negative impact on the existing condition of the road (asphalt two lane open ditch).

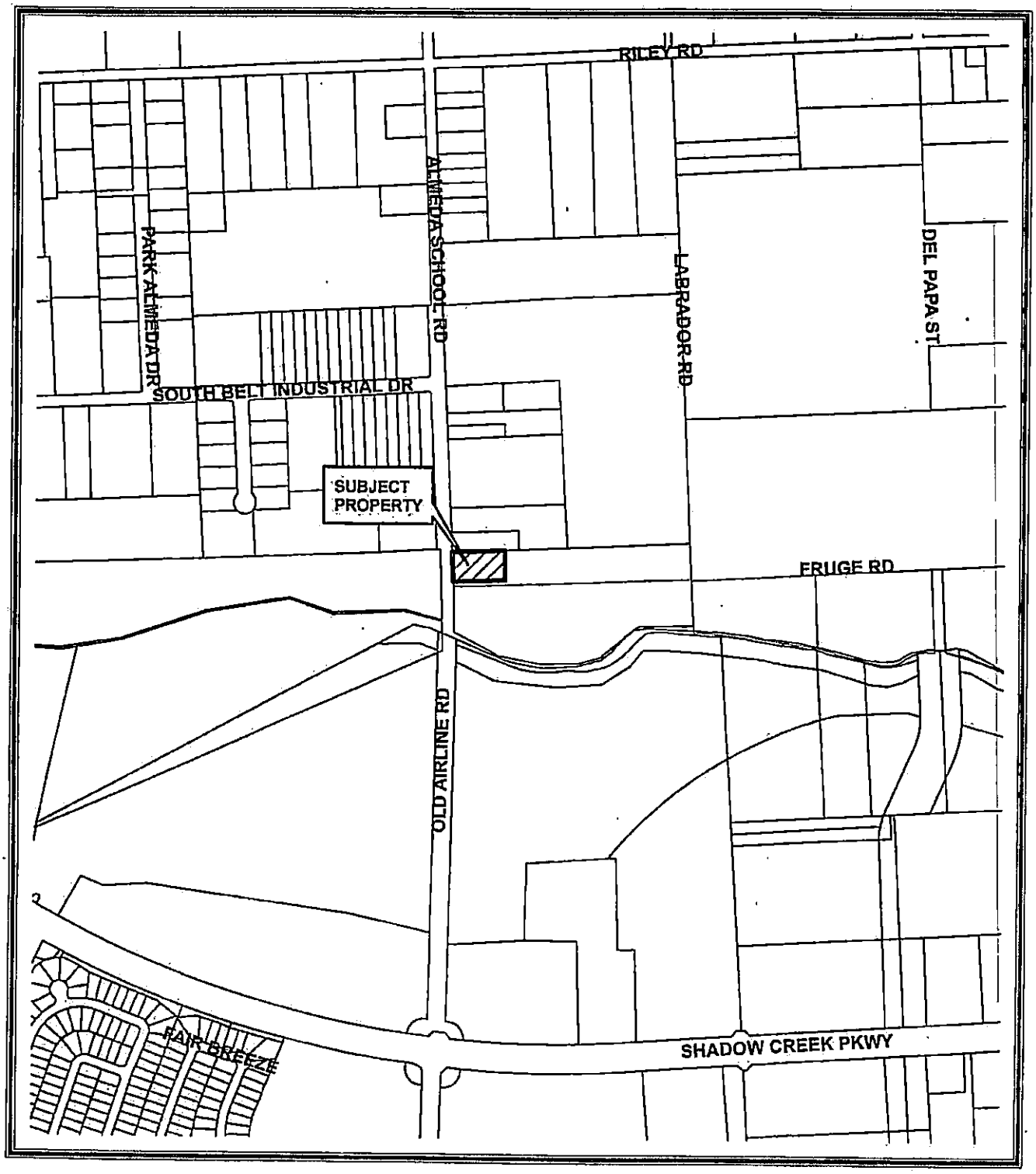
5. Open Space Considerations: The subject property does not encroach on any proposed park lands. Furthermore, the property is in close proximity to the Shadow Creek Nature Park, the proposed Shadow Creek regional park, and Harris County park lands, so more than adequate open space and recreation facilities are available to serve the tract.

6. Availability of Water and Sewer: The property is currently served by private well and septic systems which are of adequate capacity for the proposed use.

In summary, OP zoning for this property is consistent with the goals of the Spectrum District. The proposed use will not create an adverse impact on surrounding existing uses and will not hamper future development of properties in the Spectrum area. The owner requests your favorable consideration of this request.

Sincerely,

Alan R. Mueller
Agent for Claudia Blakemore



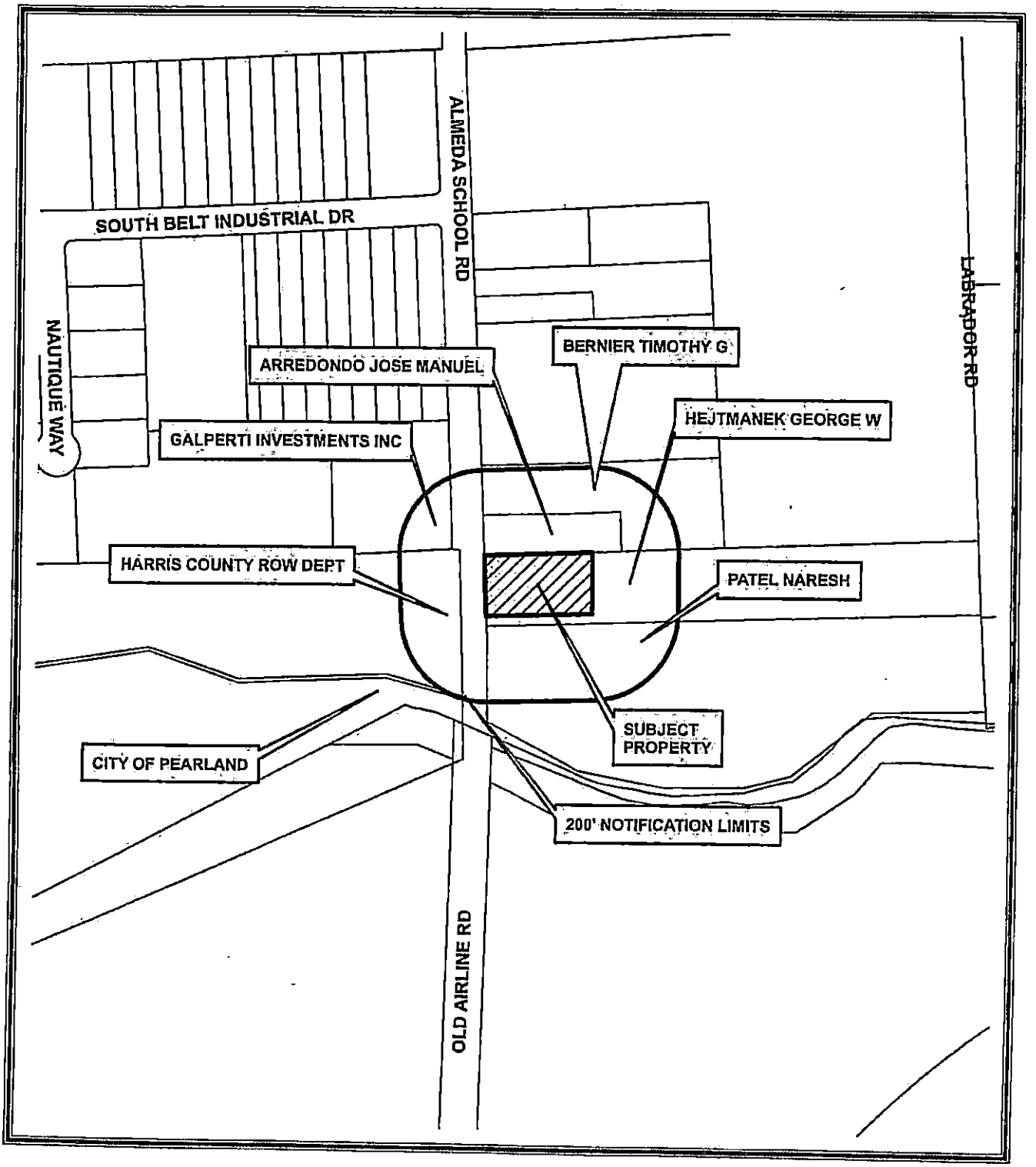
LOCATION MAP

Zone Change
No. 2008-09Z

N
W E
S

0 300 600 Feet

Map Prepared on April 2, 2008



OWNERSHIP MAP

Zone Change No. 2008-09Z

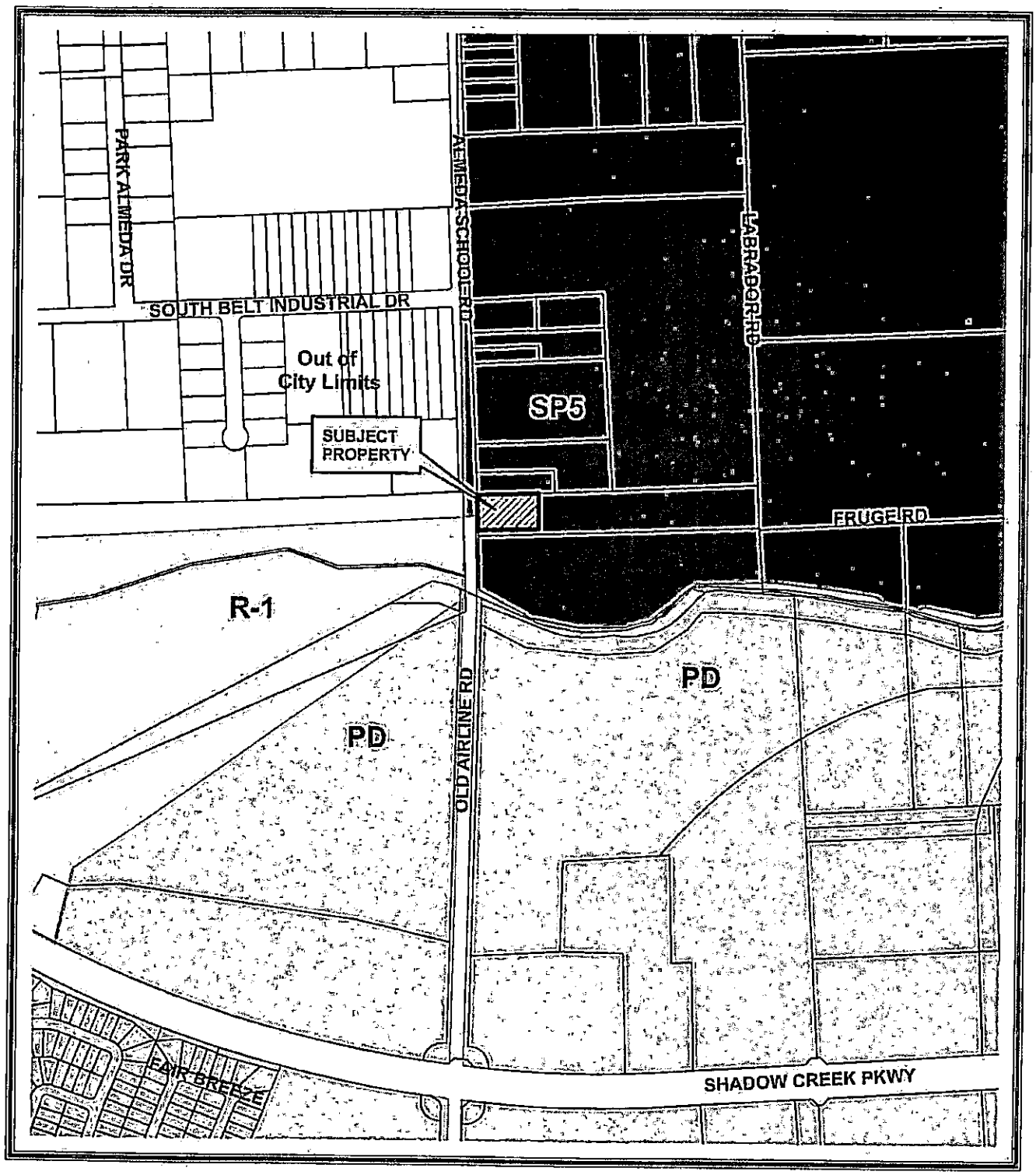
N
W E
S

0 300 600 Feet

Map Prepared on April 2, 2008

ZONE CHANGE NO. 2008-09Z
Property Owner Notification List

TAX ACCT	OWNER	ADDRESS	CITY	ST	ZIP CODE
1203280020021	GALPERTI INVESTMENTS INC	160 SOUTHBELT INDUSTRIAL DR	HOUSTON	TX	77047-7012
0430280000003	PATEL NARESH	2906 RUSSETT PL W	PEARLAND	TX	77584
0430280000004	HARRIS COUNTY ROW DEPT	1001 PRESTON ST STE 400	HOUSTON	TX	77002-1816
0430280000009	BLAKEMORE CLAUDIA	15117 ALMEDA SCHOOL RD	HOUSTON	TX	77047-7129
0280660310052	ARREDONDO JOSE MANUEL	8126 CONSTELLATION LN	HOUSTON	TX	77075-2512
0280660310053	BERNIER TIMOTHY G	15101 ALMEDA SCHOOL RD	HOUSTON	TX	77047-7129
0430280000002	HEJTMANEK GEORGE W	100 COUNTY ROAD 353	PALACIOS	TX	77465-6711
APPLICANT	ALAN MUELLER	4201 BROADWAY	PEARLAND	TX	77581
0430280000001	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416



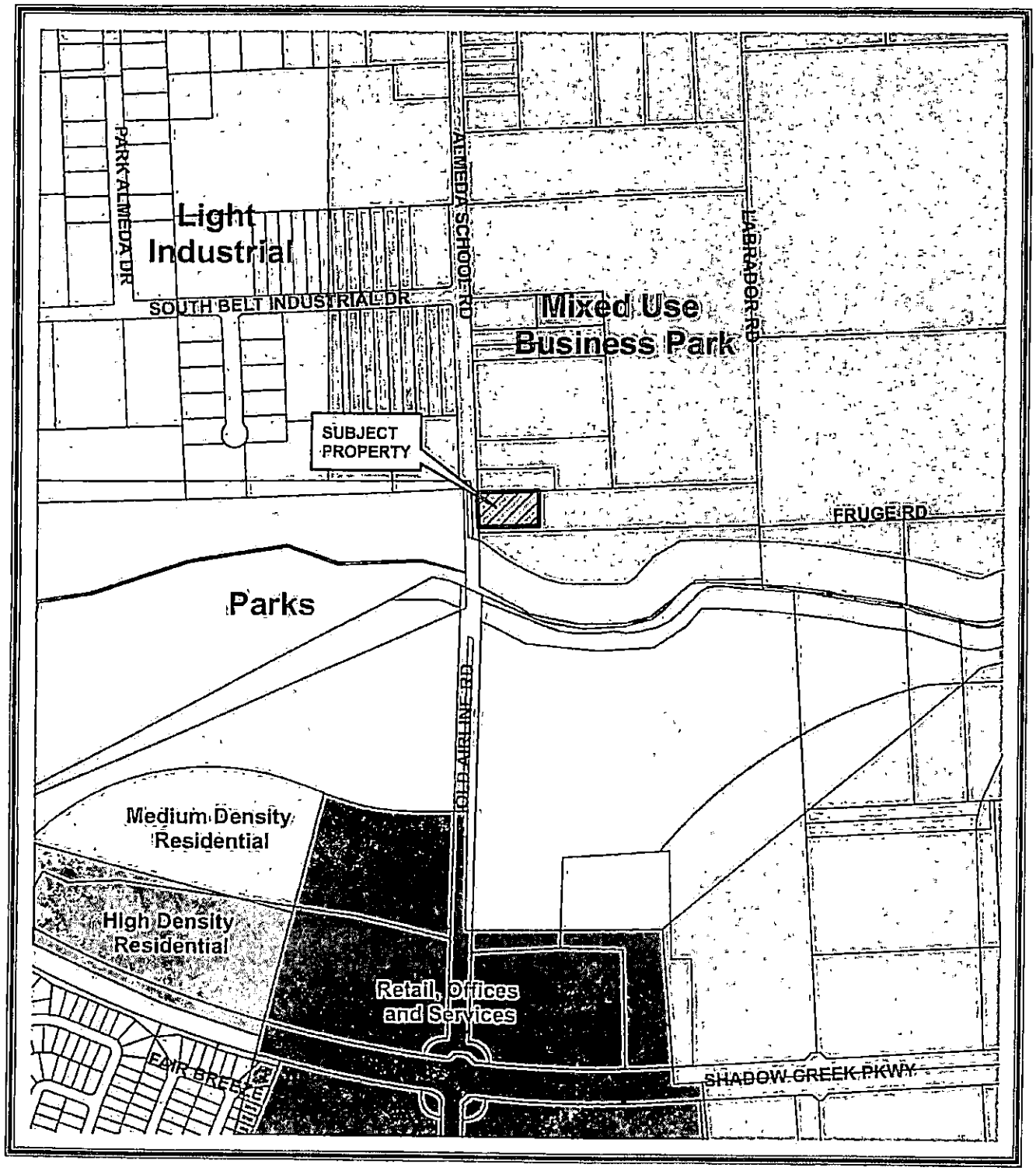
ZONING MAP

Zone Change
No. 2008-09Z

N
W E
S

0 300 600 Feet

Map Prepared on April 2, 2008



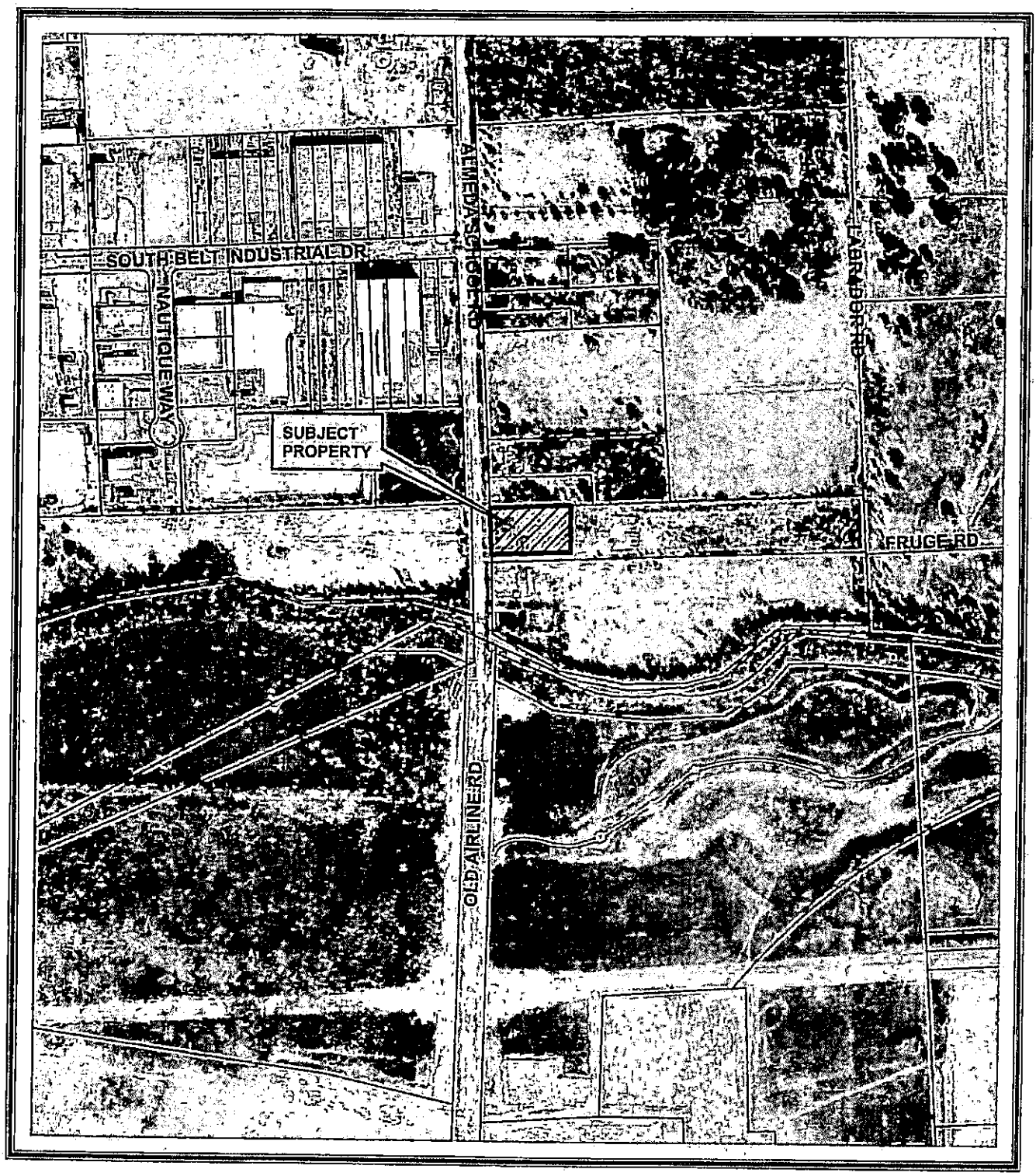
FUTURE LAND USE PLAN

0 300 600 Feet

Zone Change No. 2008-09Z

N W E S

Map Prepared on April 2, 2008



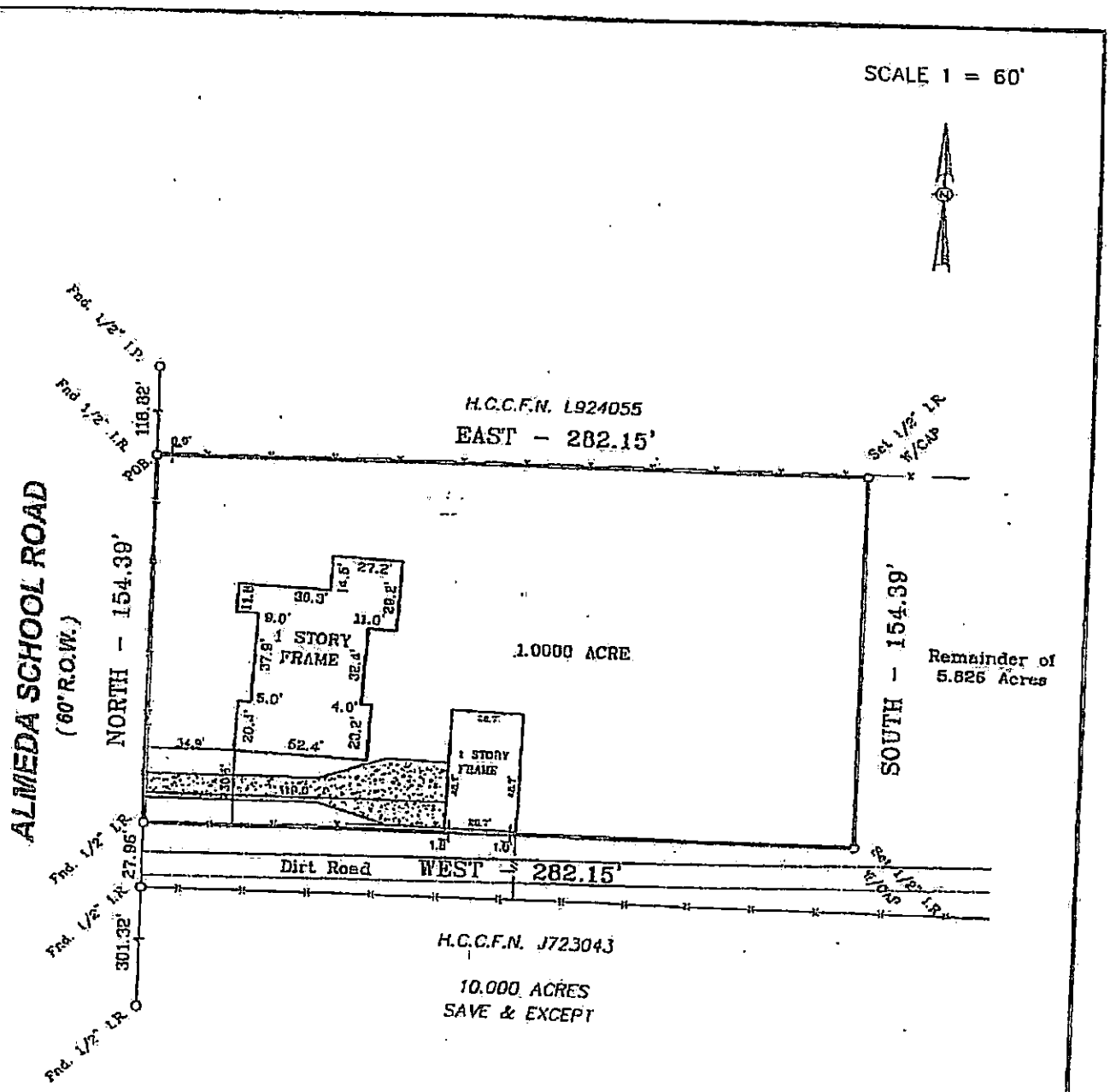
AERIAL PHOTOGRAPH

Zone Change No. 2008-09Z

0 300 600 Feet

N W E S

Map Prepared on April 2, 2008



* BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

Notes :

- Basis for Bearings: EAST R.O.W. OF ALMEDA SCHOOL ROAD.
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- All fences are 6' wood unless otherwise noted.
- This survey certified for this transaction ONLY.
- Survey is NOT to be relied upon for ANY other purpose.
- Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.

This property appears to be in the 100 year flood plain, & in insurance rate map zone AE, as per map 48201C1010J
Dated : 11-06-96 Elev. = 61.00'
This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor has NOT determined whether property lies in a FLOODWAY area and makes NO

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2008, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER opened @ 8:21

II. PURPOSE OF HEARING Kerry read ...

Zone Change No. 2008-10Z

A request by Kerry R. Gilbert and Associates, applicant for Beeman Strong, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification General Business Retail District (GB), Single Family Residential – 3 District (R-3), and Single Family Residential – 2 District (R-2) to Planned Development District (PD), on the following described property, to wit:

Legal Description: 53.342 acres of land, in the Thomas J. Green Survey, Abstract 198, and being a portion of that certain called 118.755 acre tract of land described as Tract 2 in the deed recorded in Volume 1421, Page 25, of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located at the Northwest Corner of FM 518 (Broadway Street) and Pearland Parkway

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT Lata read ...

B. APPLICANT PRESENTATION Kerry Gilbert, 23501 Cinco Ranch Blvd A-250 Katy TX

← spoke re: connectivity & amenities

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST No One present.

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

K. Cole - agrees w/ Kerry Gilbert. Most resid. don't like connectivity.
Woody - agrees w/ Kevin.

VI. ADJOURNMENT

8:45 PM

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

adj @ 8:45

III B.

Can't for safety reasons allow pedestrian crossover from Whispering Winds to back of Shopping Center. Too many trucks in regards to amenities - will plow water amenities & benches - but not play area - due to traffic.

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF APRIL 21, 2008

Zone Change No. 2008-10Z

A request by Kerry R. Gilbert and Associates, applicant for Beeman Strong, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification General Business Retail District (GB), Single Family Residential – 3 District (R-3), and Single Family Residential – 2 District (R-2) to Planned Development District (PD)

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GENERAL LOCATION: Generally Located at the Northwest Corner of FM 518 (Broadway Street) and Pearland Parkway

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: April 21, 2008*
City Council for First Reading: May 12, 2008*
City Council for Second Reading: May 12, 2008*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is proposing a Planned Development (PD) located at the intersection of Pearland Parkway and FM 518. This development, called Pearland Commons, is projected to be a 400,000 square foot (approx.) retail shopping center developed by Trammell Crow Company on approximately 53 acres. It is located within the Corridor Overlay Districts of FM 518 and Pearland Parkway.

The PD states that the shopping center would include a 120,000 square foot grocery store, national anchors ranging from 7,000 – 88,000 square feet, multiple pad sites for restaurants, banks and retail uses, and over 40,000 square feet of specialty and/or in-line retail space. A phasing plan is attached to the PD document that shows that the central open space and project identifier shall be constructed in phase I.

The project was discussed at a joint workshop on October 15, 2007 and March 17, 2008.

SURROUNDING ZONING AND LAND USES:
*** surrounding zoning districts based on the new map adopted February 27, 2006**

	Zoning	Land Use
North	Single Family Residential – 2 District (R-2)	Undeveloped tracts
South	General Business Retail District (GB)	Various commercial and retail uses
East	General Commercial District (GC); Planned Development District (PD); Single Family Residential – 2 District (R-2)	Commercial/retail uses; single family residential lots
West	General Business Retail District (GB); Multi-Family District (MF); Single Family Residential – 3 District (R-3; Single Family Residential – 2 District (R-2)	Single family residential lots; multi family apartment complex; retail and commercial uses

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has not been platted. The subject property will need to be platted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations, prior to issuance of a building permit. The plat will need to address all requirements listed in Chapter 3, and be approved by the City, and the plat will need to be filed for record with the County Clerk, prior to issuance of a building permit.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Retail, Offices, and Services," "10,000 Square Foot Lots – Suburban Residential," and "Medium Density Residential" for the subject property and for many of the surrounding properties.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Broadway Street (FM 518) and Pearland Parkway, both major thoroughfares with a projected right-of way of 120 feet. When the subject property is platted, the applicant will be required to dedicate any necessary right-of-way for these roadways.

AVAILABILITY OF UTILITIES: The applicant will be responsible for extending all utilities as necessary to serve the proposed development.

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

STAFF REVIEW AND COMMENTS:
At the workshops, the applicant was advised to meet the purpose of the Corridor 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."

Staff was in favor of a PD for this tract of land. However, staff had recommended that the applicant conform to the standards approved for PDs in the past. PDs have encouraged flexibility while resulting in higher standards of development with greater architectural controls; higher levels of amenities; enhanced pedestrian connectivity; strong sense of place; meaningful public places with visual focal points; creative treatment of detention and other amenities; and larger open spaces.

Staff had noted that the tract of land under consideration is located at the intersection of not only two major thoroughfares, but also two CODs. The recent developments in that area have enhanced these two corridors by meeting the requirements of the Corridor Overlay Districts. Further, this area is a major entry point and gateway into the city. This tract is also adjacent to a residential neighborhood and provides an opportunity to explore pedestrian connectivity and linkages. Any development on this corner will be very visible and provides a great opportunity to enhance the image of the City if developed in a manner that responds to the location of the tract.

The revised PD is more in line with the UDC and requests less variances from the requirements. It is a more attractive center that seems to be in line with the expectation of City Council. The revised PD has addressed some of the concerns raised at the workshops as evident in Exhibit E – Conceptual Development Plan. The PD proposes to meet all the requirements of the UDC except for the following:

1. Signage: The PD proposes an increase in the number of multi-tenant signs from four to five. Further, the PD proposes that the architectural element at the intersection of Pearland Parkway and Broadway be excluded from all signage

counts.

2. Building Material – PD proposes that buildings larger that 30,000 square feet be required to have a reduced percentage of 15% transparency, as compared to the required 25% transparency.

3. Lighting Standards – PD proposes 39' tall lighting is certain areas, as shown in Exhibit I. The corridor overlay district requires that light poles be no taller than the building height and it is not clear what the building heights are. The GB zone allows 45' high buildings.

4. Side Setback – The PD proposes zero foot setbacks for buildings that share a common wall or have abutting walls. The side yard setback requirement is 10' in GB zone.

Staff has reviewed the PD and have the following preliminary comments. There may be additional comments based on the discussion at the joint public hearing.

1. Connectivity:
   The site is surrounded by apartments, town homes and high density residential on west and east sides. Further, the vacant land to the north could potentially be developed with some high-density housing within a mixed use development. This provides a great opportunity for the site to be better connected to the surroundings and make it possible for people to access the site by means other that an automobile. Staff has provided a drawing super imposing the site plan on the aerial, showing the location of Whispering Winds Drive. Staff recommend that the applicant consider providing bike/pedestrian access from Whispering winds Drive to the site and possibly link it to the central green space.

2. Amenities:
   Similar developments in other parts of the state have incorporated amenities for the surrounding neighborhoods and the city. A very similar example is the Southpark Meadows Development (see attached information and www.southpark-meadows.com) where amenities have been incorporated within a retail/commercial development. Staff recommends that similar amenities be considered for this development.

3. Section III.B:
   a. In Section III. B the applicant states clearly that the Design Plan is solely for establishing a general concept. Staff recommends that the word concept be removed and replaced with "design guidelines" or similar.
      Staff also recommends that the fifth sentence be modified to add the underlined, italicized text. **"Adjustments to the Design Plan that do not introduce *or remove* new public facilities, *do not deviate substantially***

from the Design Plan, and otherwise _ _ _."
As with others, including the Waterlights PD, we recommend that the plan does have some relevancy and that there be some allowance for variation.
a. Para 2 – Add – and in no case less than that required by the UDC.
Para 3 – Add – and will meet the UDC requirements.

4. Sidewalks - Clarify width and material of sidewalks and pedestrian walks. Staff recommends that pedestrian walks that are part of the parking lots, be treated with a distinct paving material (other that the material of the parking lot) to be more attractive and conducive for pedestrian usage.

5. Staff recommends that the PD clarify that the reduction in transparency percentage will be applicable only for buildings that are not fronting on the corridors.

6. Signage:
a. On page 6, under Signage, clarify that the project identifier shall not contain any signage for businesses and stores inside the shopping center and will depict the name of the project only.
b. On page 6, under Signage, replace "multi –tenant" with "multi user/multi tenant" to allow off-premise signage.
c. Pad site signs are limited to one per site per UDC. The actual location of these would depend on how the parcels are platted. Please add a note on Exhibit F that location and size of pad site signage will meet the requirements of the UDC.

7. Landscape screening – Revise Exhibit H and I to indicate that the buffer will be a combination of berm and shrubs in conformance with the UDC, as discussed. Modify the note regarding trees to indicate conformance with UDC.

8. Page 1 – Section I. A, line 3 – replace "The site is situated to the ~~west~~ **east** of an _ _ _".

9. Page 1– Section I. B. 5. –refer to Exhibit E.

10. Page 3 - Section II. B. –indicate base zoning as GB.

11. Page 4, line 1 – Add as follows – "The land use in the overall project is 100% commercial***/retail and will be in accordance with the land uses permitted in GB zone.***

12. Page 4 – Section III. A.2. Add – A final landscaping plan will be prepared that

closely resembles Exhibit E and will be approved by city staff before any permits are issued.

13. Page 5 – Section III. A. 6 – Sidewalks. Refer to Exhibit A for internal and peripheral pedestrian circulation and sidewalks.

14. Page 5 – Section III. A. 7 – Clarify that each anchor shown in Exhibit E is a "building".

15. Page 6 – Section III.C. 4. – Add – and generally in accordance with Exhibit E.

16. Page 7, Section IV – add unless required by the TIA or the City.

17. Exhibit A – FM 517 should be FM 518. Dixie Farm is not shown in the correct position.

18. Exhibit E
    a. Add all curb cuts will be as per the approved TIA.
    b. Label 30' buffer on the north and west side.
    c. Show details of sidewalks – material, width etc. Staff recommends that the north south pedestrian path as shown, as being striped on the parking lot, be treated with a different surface material form the parking lot to be more conducive to pedestrian traffic.

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request.

SUPPORTING DOCUMENTS:

- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Proposed Planned Development (PD)

APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Current Zoning District: GB, R-3, R-2

Proposed Zoning District: PD

Property Information:

Address or General Location of Property: northwest corner of Broadway (FM 518) and Pearland Parkway

Tax Account No. Many

Subdivision: legal description attached Lot: _____ Block: _____

A Complete Application must include all of this Information:

- ☑ Fee (see Zoning Change Fee Schedule)
- ☑ Legal Description and/or Survey of the Property
- ☑ Letter Explaining the Zoning Change Request in detail (specify the existing zoning and why the zone change is being requested, current use of the property, and the proposed use of the property; if a PD is requested, see PD Formal and Guidelines)

PROPERTY OWNER INFORMATION:
NAME Beeman Strong (Co Settegast)
ADDRESS 1300 Post Oak Blvd. #1650
CITY Houston STATE TX ZIP 77056
PHONE (713) 552-1110
FAX (713) 626-9110
E-MAIL ADDRESS bstrong@beemanstrong.com

APPLICANT INFORMATION:
NAME Kerry R. Gilbert & Assoc.
ADDRESS 23501 Cinco Ranch Blvd. #A-250
CITY Katy STATE TX ZIP 77492
PHONE (281) 579-0340
FAX (281) 579-8212
E-MAIL ADDRESS landplan@krga.com

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

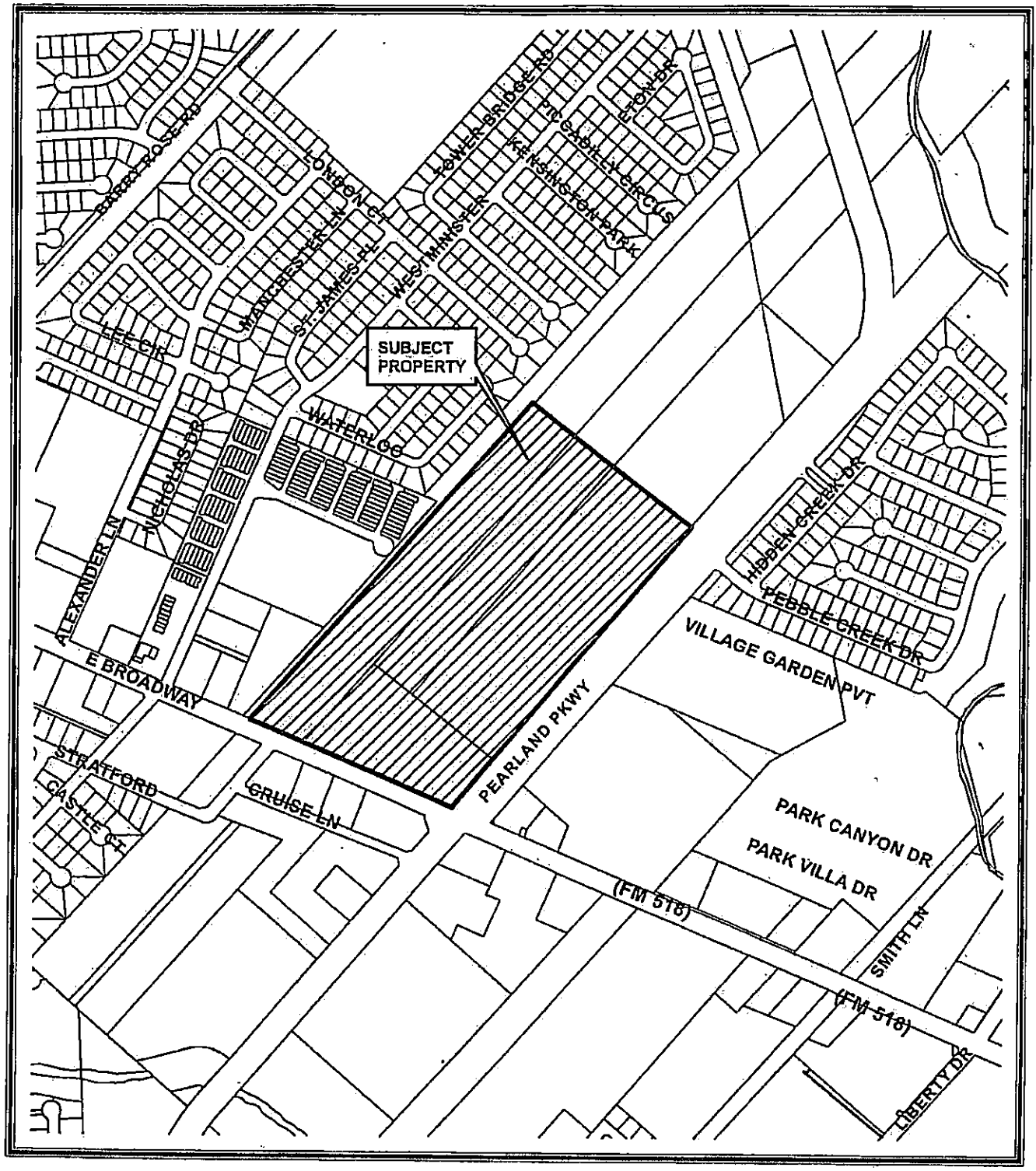
Owner's Signature: _____ Date: 3/20/08

Agent's Signature: _____ Date: 3-19-08

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
$550.00	3/31/08	tag	—

Application No. 2008-107



LOCATION MAP

Zone Change
No. 2008-10Z

N
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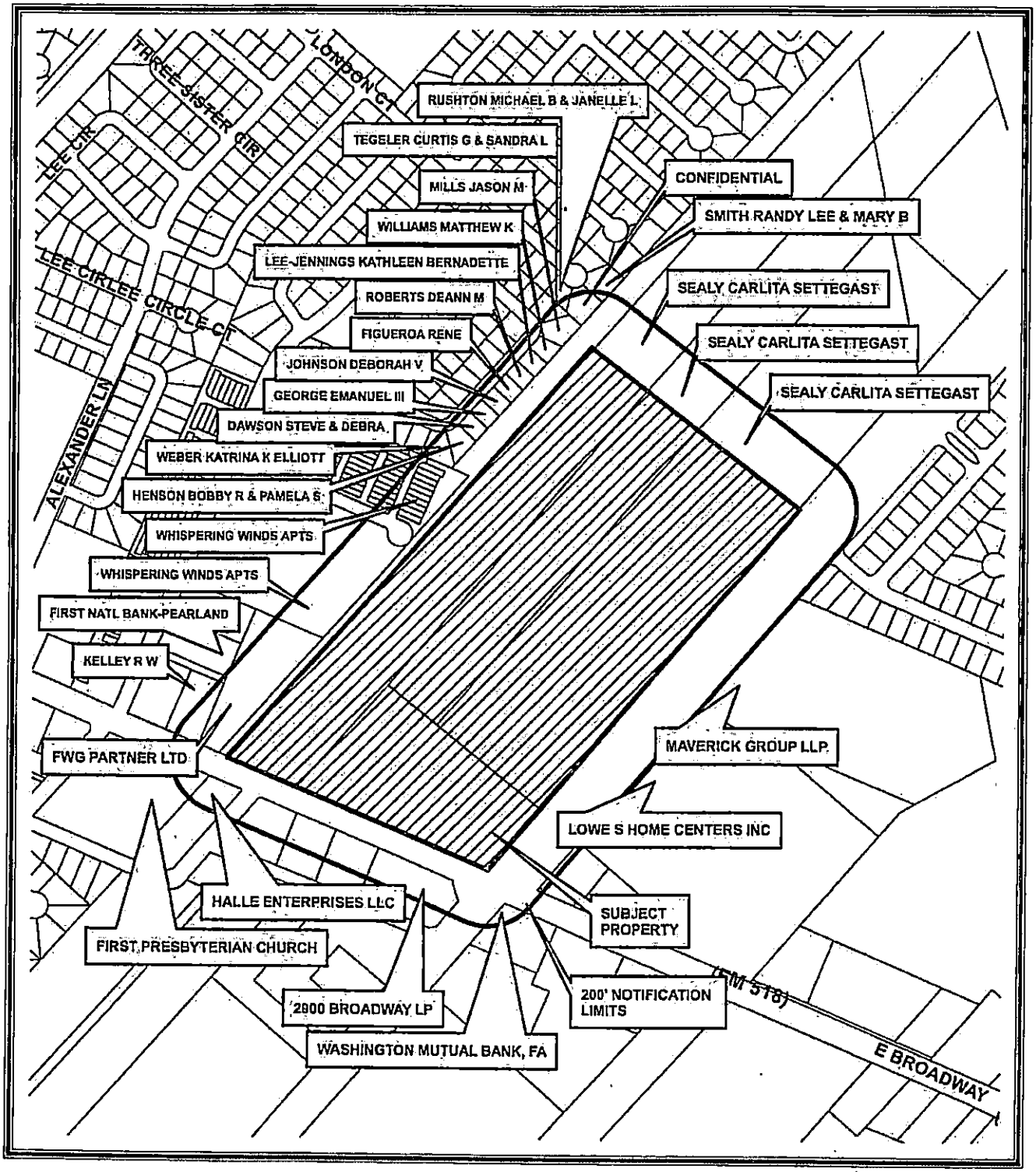
0 300 600 Feet

Map Prepared on April 2, 2008



OWNERSHIP MAP

Zone Change No. 2008-10Z

N
W E
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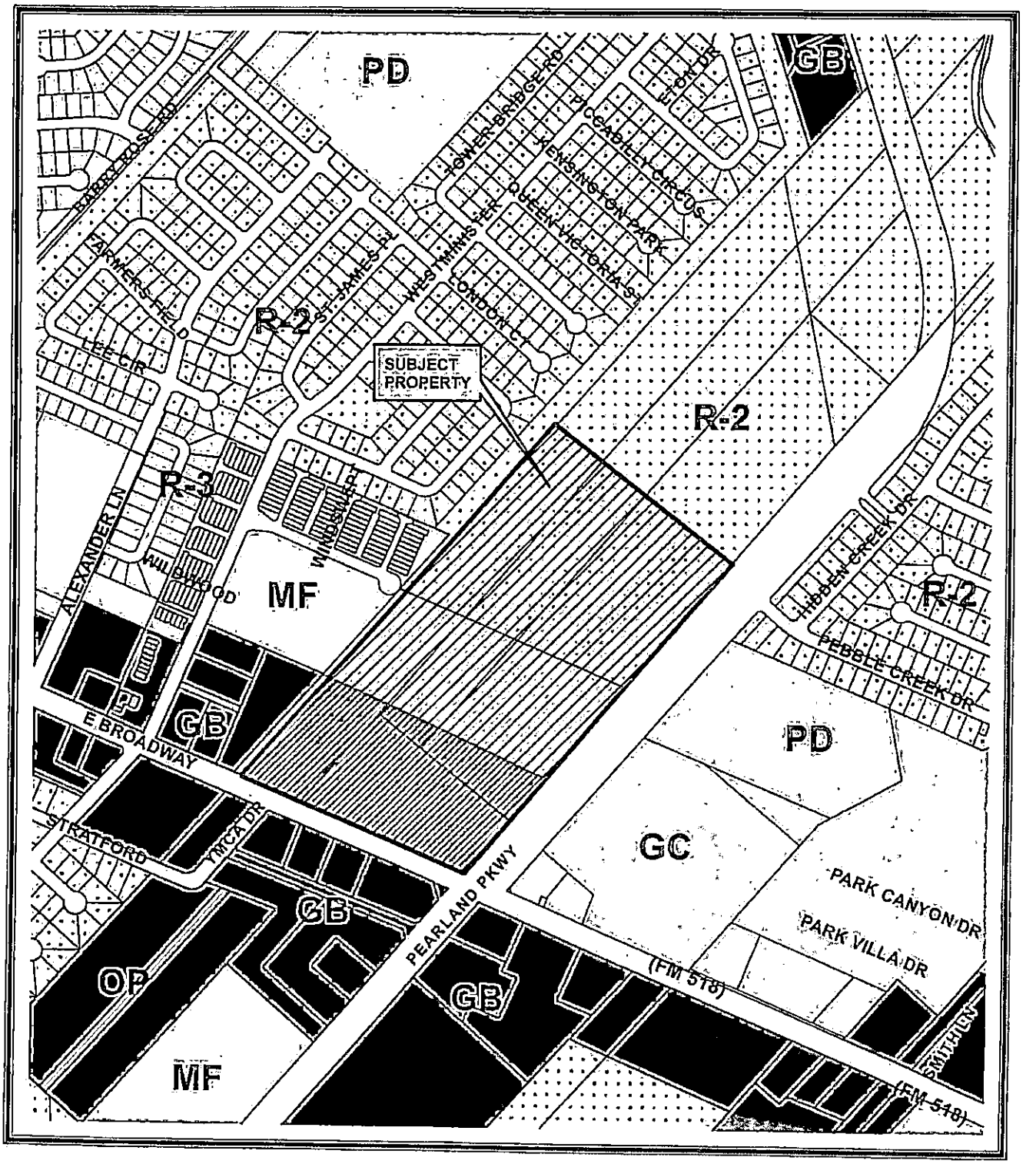
0 300 600 Feet

Map Prepared on April 2, 2008

ZONE CHANGE NO. 2008-10Z
Property Owner Notification List

TAX ACCT	OWNER	ADDRESS	CITY	ST	ZIP CODE
1529-0187-000	HENSON BOBBY R & PAMELA S	2922 WATERLOO RD	PEARLAND	TX	77581
1529-0186-000	WEBER KATRINA K ELLIOTT	2920 WATERLOO RD	PEARLAND	TX	77581
1529-0196-000	TEGELER CURTIS G & SANDRA L	2940 WATERLOO RD	PEARLAND	TX	77581
1529-0195-000	MILLS JASON M	2938 WATERLOO RD	PEARLAND	TX	77581
1529-0194-000	WILLIAMS MATTHEW K	2836 WATERLOO RD	PEARLAND	TX	77581
1529-0193-000	LEE-JENNINGS KATHLEEN BERNADETTE	2934 WATERLOO RD	PEARLAND	TX	77581
1529-0192-000	ROBERTS DEANN M	2932 WATERLOO RD	PEARLAND	TX	77581
1529-0191-000	FIGUEROA RENE	2930 WATERLOO RD	PEARLAND	TX	77581
1529-0190-000	JOHNSON DEBORAH V	2928 WATERLOO RD	PEARLAND	TX	77581
1529-0189-000	GEORGE EMANUEL III	2926 WATERLOO RD	PEARLAND	TX	77581
1529-0188-000	DAWSON STEVE & DEBRA	2924 WATERLOO RD	PEARLAND	TX	77581
0198-0003-000	MAVERICK GROUP LLP	4921 PINEY POINT AVE	BATON ROUGE	LA	70817
0198-0009-006	2900 BROADWAY LP	207 WEST 106TH ST 4D	NEW YORK	NY	10025
8277-2003-000	FWG PARTNER LTD	PO BOX 451509	HOUSTON	TX	77245
8277-2002-000	FIRST NATL BANK%HEDAYATI MAHMUDK	2107 E LINWOOD OAKS ST	PEARLAND	TX	77581
PROP OWNER	BEEMAN STRONG	1300 POST OAK BLVD #1650	HOUSTON	TX	77056
APPLICANT	KERRY R GILBERT & ASSOC	23501 CINCO RANCH BLVD #A-250	KATY	TX	77492
6420-0002-000	KELLEY R W FAMILY LTD PARTNERSHIP	2933 BROADWAY ST	PEARLAND	TX	77581
0198-0014-145	SEALY CARLITA SETTEGAST	6123 MEADOW LAKE LN	HOUSTON	TX	77057
6340-0001-001	LOWE S HOME CENTERS INC ATTN TAX DEPT (TA5)	PO BOX 1111	N WILKESBORO	NC	28659
0198-0000-120	FIRST PRESBYTERIAN CHURCH	2930 BROADWAY ST	PEARLAND	TX	77581
0198-0012-000	HALLE ENTERPRISES LLC%DEPT 1100-TXH53	20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255
6340-0001-004	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
7196-0000-400	WASHINGTON MUTUAL BANK, FA	14800 LANDMARK BLVD STE 240	DALLAS	TX	75254
8277-0101-000	WHISPERING WINDS APTS%ALL STATE MGMT CO	PO BOX 1536	EAST LANSING	MI	48826
0198-0014-145	SEALY CARLITA SETTEGAST	6123 MEADOW LAKE LN	HOUSTON	TX	77057
0198-0014-145	SEALY CARLITA SETTEGAST	6123 MEADOW LAKE LN	HOUSTON	TX	77057
0198-0014-145	SEALY CARLITA SETTEGAST	6123 MEADOW LAKE LN	HOUSTON	TX	77057
1529-0215-000	SMITH RANDY LEE & MARY B	2901 LONDON CT	PEARLAND	TX	77581
1529-0213-000	RUSHTON MICHAEL B & JANELLE L	2904 LONDON CT	PEARLAND	TX	77581
1529-0214-000	CONFIDENTIAL	2902 LONDON CT	PEARLAND	TX	77581



ZONING MAP

Zone Change
No. 2008-10Z

N
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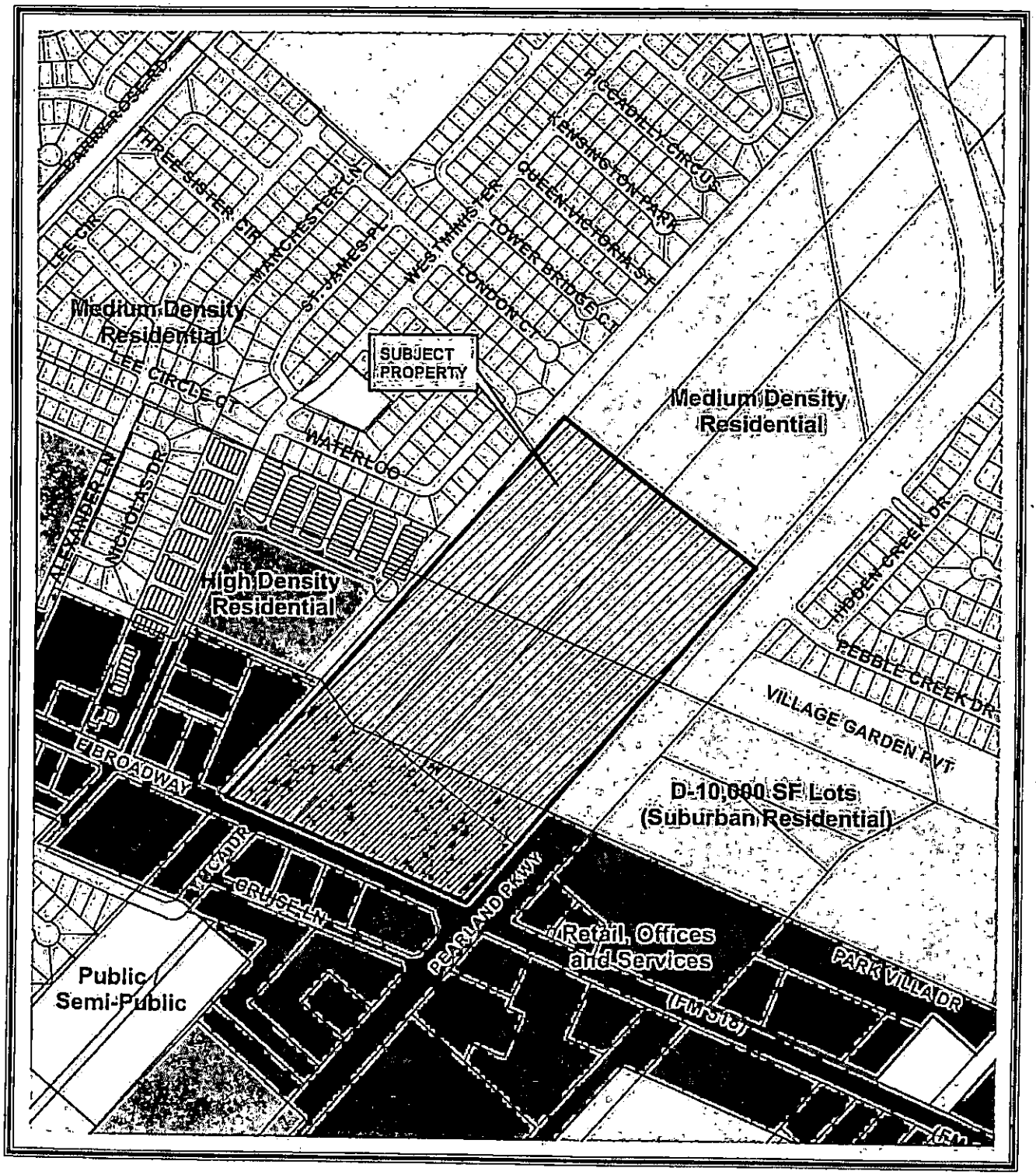
Map Prepared on April 2, 2008



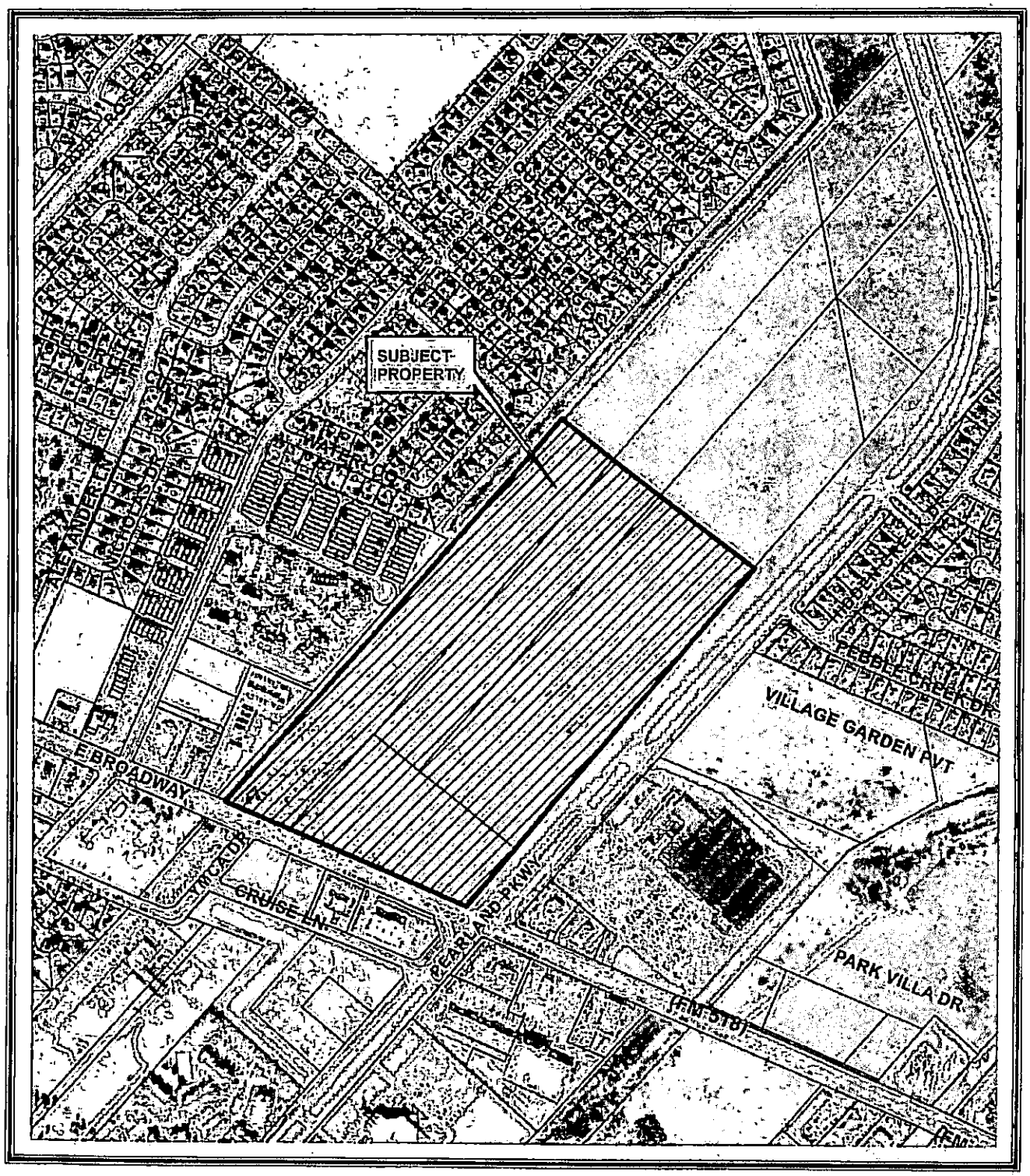
FUTURE LAND USE PLAN

Zone Change No. 2008-10Z

0 300 600 Feet

N W E S

Map Prepared on April 2, 2008



AERIAL PHOTOGRAPH

Zone Change
No. 2008-10Z

N
W E
S

0 300 600 Feet

Map Prepared on April 2, 2008

Planned Development

for

Pearland Commons

Prepared For

Trammell Crow Company

Kerry R. Gilbert & Associates, Inc.

April 2008

Pearland Commons
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I. Introduction

A. Description of the Subject Property

Pearland Commons occupies the northwest corner of the intersection of two City of Pearland major thoroughfares. Broadway (F.M. 518) abuts the southern boundary and Pearland Parkway abuts the eastern boundary. The site is situated to the west of an existing 85 foot wide Brazoria Drainage District #4 drainage easement which provides approximately 130 feet of separation from an existing multi-family complex and the rear side of a single-family residential neighborhood. The site is currently vacant as is the property to the north. Refer to Exhibit A – Project Location.

B. Description of Proposed Development.

Pearland Commons will be developed as a mix of neighborhood service retail establishments in clusters and pad sites that are uniquely designed and situated such that the resulting center conveniently accommodates customers and their vehicles while focusing on internal and external pedestrian activity. Careful attention was given to focal points, open space, pedestrian walkways, building orientation and articulation, buffers and landscaping. Key elements of the overall site plan include:

1. Architectural element including a project identifier at the intersection of Pearland Parkway and Broadway.

2. Primary project entry located on Pearland Parkway near center of the overall site. Project identifier and major landscaping will occur at this entrance.

3. Primary entrance widens into long linear park which will contain a fountain, benches, landscaping, earthen berms and walkways. This feature measures over 85' in width and over 490' in length, providing over an acre of green oasis in the central core of the project. Refer to Exhibit E.

4. More than 20,000 square feet of specialty retail space flanks the linear park internal to the project creating a gathering place that is accessible via pedestrian walkways throughout the project. Internal and external plazas will accompany these specialty restaurant and retail sites providing a perfect complement to the linear park.

5. The linear park terminates near the center of the retail space which will possess an architectural element providing a focal point from the primary project entrance. Special paving treatments at this location will also provide a visual terminus to the linear park. Refer to Exhibit E.

6. The introduction of a curvilinear drive along the front façade of the retail center provides the opportunity to offset and vary the front elevations of the buildings, breaking up the long sight lines and providing a distinct sense of character to the front project elevation.

7. Driveways along Broadway and Pearland Parkway are limited to essential locations and are coordinated with existing driveways and esplanade openings. The one exception to this is the proposed driveway near the northern boundary on Pearland Parkway. This driveway has been situated to line up with Pebble Creek Drive to allow for a new esplanade opening. The location of all of the driveways will ensure traffic entering and exiting the project is accommodated in the most efficient and safe manner as verbally approved by TXDOT and delineated in the TIA.

8. A 30' wide landscape buffer is provided along the entire frontage of both Broadway and Pearland Parkway. This area will contain landscaping, berms and walkways designed to screen the adjacent parking areas from the abutting roadways with naturally aesthetic appeal.

9. Both the northern and western boundaries of the project will possess minimum 30' wide landscaped buffers landscaped with trees, shrubs and earthen berms, providing screening from adjoining properties.

10. The rear facade of the buildings within the center will be a continuation of the underlying architectural theme of the project consisting of a textured paint treatment coupled with the variation of building depths and offsets in the rear elevations of the various buildings in the center. The landscaping buffer, with a combination of hedges and trees, will enhance the screening of the center along the western property line.

11. Proposed tenants include a 120,000 square foot grocery anchor; more than a half dozen national anchors ranging in size from 7,000 square feet to 88,000 square feet; multiple pad sites occupied by national restaurants, banks, and /or stand alone retail uses; Over 40,000 square feet of specialty and/or in–line retail space.

12. All parking areas will be constructed of concrete rather than asphalt to enhance the quality and longevity of the project.

13. The landscaping and open space requirements are 15% of the total gross area of the project. The proposed landscaping and open space shown on the site plan will be approximately ±18% of the total gross area of the project or 120% of what is required by the City of Pearland standards.

C. Describe the area of land in acreage.
The total land area is ±53.3 acres. Refer to Exhibit B – Site Location and Exhibit C – 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 retail development that is designed to aesthetically and harmoniously complement the adjacent residential and commercial areas.

II. Zoning and Land Use

A. Describe the existing zoning districts and the boundaries of said districts.
The site covers three zoning districts: General Business (GB), R-3, and R-2. At the intersection of Pearland Parkway and Broadway the zoning is GB which the district extends west to Westminster Street. The next portion is zoned R-3 in which the

boundary of the district includes the drainage ditch. The remaining portion is zoned R-2 and this district encompasses the remaining acreage along Pearland Parkway and includes the residential neighborhood west of the drainage ditch. Refer to Exhibit D – Existing Zoning.

B. Describe the base zoning district(s) to be overlaid, together with the boundaries of the district(s), and describe the areas in acreage of each different district.

Zoning District	Acres
GB	± 20.1
R-3	± 16.6
R-2	± 16.6
	Total: ± 53.3

C. The general standards applicable to development within the district, with or without reference to the base district, including but not limited to: density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking ,access, accessory building, signs, lighting, project phasing or scheduling, management associations, and such other requirements as the City Council may deem necessary in order to implement the Comprehensive Plan and the purposes of the PD district.

Pearland Commons is affected by three zoning districts, as referenced above, and 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.

Below is a table depicting standards for each of the affected zoning districts.

Standards within Zoning Districts Table

	GB	R-3	R-2
Density	None listed	Low density	Low density
Lot Area (Min.)	22,500 sq. ft.	6,000 sq. ft.	7,000 sq. ft.
Lot Depth (Min.)	125'	90'	90'
Lot Width (Min.)	150'	60'	70'
Lot Coverage	None listed	60%	60%
Building Height	45'	35'	35'
Building Elevation	Variation required	Variation required	Variation required
Front Setback	25'	25'	25'
Side Setback	10' or 25' if abut. Major Thoroughfare	7'6" interior 15' corner	7'6" interior 15' corner
Rear Setback	25'	20' plus a 10' landscape reserve if abut Major Thoroughfare	20' plus a 10' landscape reserve if abut Major Thoroughfare

1. **Provide the percentage of use in each zoning classification.**
   The land use in the overall project is 100% commercial. The detention is located off-site, there is no parkland dedication requirement, and there are no public streets located internally to the project.

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 Commons is a proposed retail project and at this time, the tenants have not been selected. However, the developer does not foresee any uses that would not otherwise be permitted in the GB zoning district. There are no accessory uses associated with this project.

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 E – Conceptual Plan.

1. Signage: The project complies with the current UDC 4.2.5.1, with one exception to number of signs allowed per UDC 4.2.5.4 (b)(2) which is discussed further in Section III (C) of this document. Refer to Exhibit F - Signage Exhibit. The intersection of Broadway and Pearland Parkway will contain an architectural element with a project identifier. Refer to Exhibit G – Conceptual Project Identifier Imagery.

2. Landscaping/Street Trees: The project complies with the current UDC. Refer to Exhibit E – Concept Plan and Exhibit H – Landscape Buffer Exhibit. Final landscaping plan will be prepared to closely resemble Exhibit E. The plan is subject to review and approval of City Staff.

3. Fencing: Fencing is not required for this project due to a 30' landscape buffer between the project and adjacent areas zoned for residential, per the UDC 4.2.4.1(a)(2)(b).

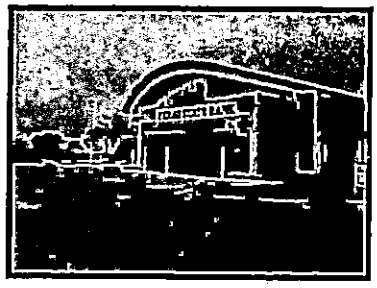
4. Parking and Vehicular Circulation: The project complies with the current UDC. This section also includes standards of lighting of the parking lot and sidewalks. Refer to Exhibit E - Conceptual Plan for general layout of the parking lot and the vehicle circulation plan.

5. Screening: The project complies with the current UDC per the requirements set forth in

4.2.4.1(a)(2) for the landscape buffer and 4.2.4.1(b) for the screening along the thoroughfares. Refer to Exhibit H – Landscape Buffer Exhibit and Exhibit I - Landscape Screening Exhibit.

6. **Sidewalks**: The sidewalks located along Broadway and Pearland Parkway complies with the width and material standards stated in the current UDC 2.4.5.1(l). The sidewalks that compose the internal pedestrian circulation, as shown on Exhibit E, will be a minimum of six (6) feet in width and will be a defined sidewalk by utilizing techniques such as staining or painting the concrete or the installation of pavers. Refer to Exhibit E – Conceptual Plan for general location and proposed curved alignment of the sidewalks.

7. **Corridor Overlay District**: The project complies with the current UDC standards for the COD. These standards apply because the project abuts two major thoroughfares, Pearland Parkway and Broadway. Included within these standards are requirements for building articulation and building material. The building articulation is generally depicted on Exhibit E – Conceptual Plan. The building material will be complied with on all buildings including the requirement that the exterior walls facing the major thoroughfare be 25% transparent. This transparency requirement will apply to all buildings at 29,999 square feet and less and buildings that are 30,000 square feet and larger will provide at a minimum 15% transparency..



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 a general concept as to the basic character and physical relationships of the planned uses and facilities. Everything depicted on the Design Plan is general and nothing is precise because the project is not yet designed. 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 new public facilities and otherwise comply with the intent of the various requirements within the Pearland Commons 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 Commons PD to maintain flexibility in the site plan process in order to respond to ever changing market conditions and retail demand. Images representative of the quality and character of the development are included in Exhibit – L. Listed below are criteria to further define the flexibility, or lack thereof, with respect to the Master plan.

- Open space within the project including the Central park/plaza, landscape buffers around the perimeter of the project and parking lot islands may not be reduced in size by more than 10% without the consent of City Council. In no case will the open space be less than the requirements set forth in the UDC.
- 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. Such shifts shall be less than 100 feet and will not require separate or additional approvals of City Council or the Planning and Zoning Commission.

- The location of buildings including pad sites, may shift or be altered in size; dimension, and number. Such changes may be made without separate or further approvals from the City Council or the Planning and Zoning Commission so long as the basic concept and intent of the Master plan remains intact.

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.

There are three base zoning districts in the project, GB, R-3, and R-2. It is the intent of the proposed plan 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-tenant signs per street frontage separated by a minimum of 600' for an integrated business development. We request an allowance of one (1) additional multi-tenant sign along Pearland Parkway due to the large size of the predevelopment, the need for signage for the four (4) specialty retail shops buildings that are located within the central park, ant the amount of frontage the project possesses along Pearland Parkway (±1,900 feet). The multi-tenant signs will comply with the 600' distance requirement, maximum height, and maximum, area as stated in the current UDC. The architectural element located on the corner of Pearland Parkway and Broadway shall be excluded from all signage counts. 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 – F Signage Exhibit.

2. **Building Material**: Section 2.4.5.1 (d) (2) (c) requires that a minimum of 25% of the exterior wall facing a specified major thoroughfare must be transparent. As seen in many locations, the retail establishments located at the pad sites are being designed and constructed with more transparent (or glass) materials. However, potentially large anchor tenants use primarily masonry for their exterior façade. To do otherwise materially offsets the basic business operations of the large retail anchor. *We propose that any building larger than 30,000 square feet be required to have a minimum of 15% transparent material and that buildings 29,999 or less be required to adhere to the 25% transparent material standard.* Refer to Exhibit E. Each building on the exhibit with a label represents an independent structure separated by the appropriate firewall.

3. **Lighting Standards:** Section 2.4.5.1(h)(1)(c) requires that Vehicular Circulation & Parking Area light pole heights be no taller than the building it serves. While Pearland Commons will comply with all other Lighting Standard requirements under the UDC, we request that light heights within the main parking field for the shopping center be allowed to remain at a uniform height of 39 feet despite the varying building heights of the in-line tenants behind it. These lights will be shielded as required and the height uniformity will allow for a more even distribution of light poles which will provide the appropriate safety measures with a pleasing minimalist aesthetic. The UDC has standards to limit the glare and the light level which we will comply with and are stated in Section 2.4.5.1 (h)(1)(a) and (h)(1)(b) of the UDC. Refer to Exhibit – J Lighting Exhibit.

4. **Side Setback**: Section 2.4.4.4(c)(2)(b)(1) requires a 10' side setback. The plan contemplates buildings that will share a common wall or have abutting walls; however, if parcels are sold to separate owners, then the common wall or abutting walls would prevent the side setback from occurring. *We propose that for buildings that have a common wall or abutting walls, the side setback is zero (0).*

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 Commons is solely commercial and does not require dedication of land or public improvements to any roadways.

V. A phasing schedule for the project

The project is divided into two phases. Phase I will include the grocery store and fuel center along with the pad sites along FM 518, the project identifier at the intersection of Broadway and Pearland Parkway, and the central design feature at the entrance on Pearland Parkway, excluding Retail Specialty A & C. These buildings as well as the remainder of Phase II will be added to Pearland Commons as tenant demand dictates with an estimated delay of approximately one year between phases. Refer to Exhibit K – Phasing Exhibit.

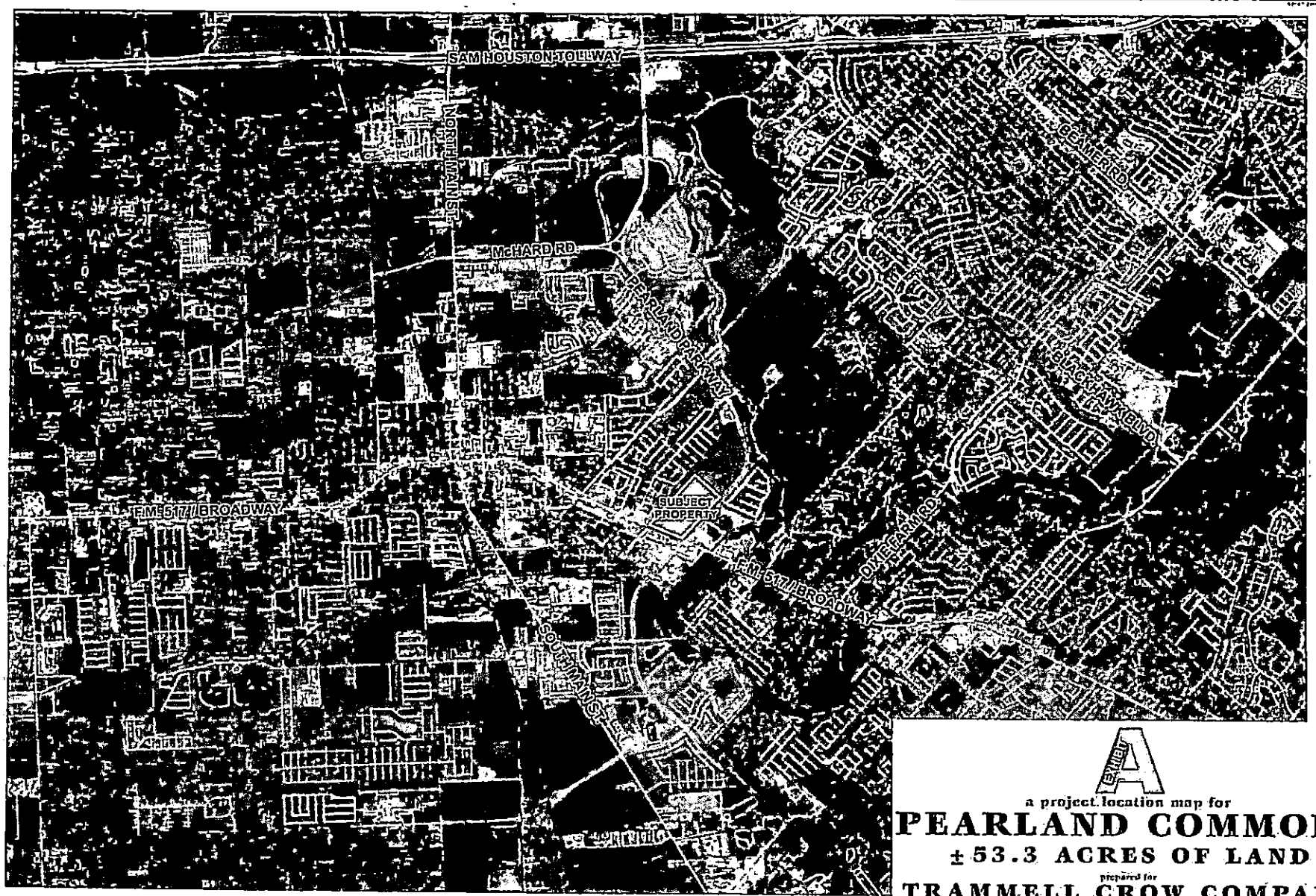


EXHIBIT A

a project location map for

PEARLAND COMMONS

±53.3 ACRES OF LAND

prepared for

TRAMMELL CROW COMPANY

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

SCALE

MARCH, 2006

KGA #7313

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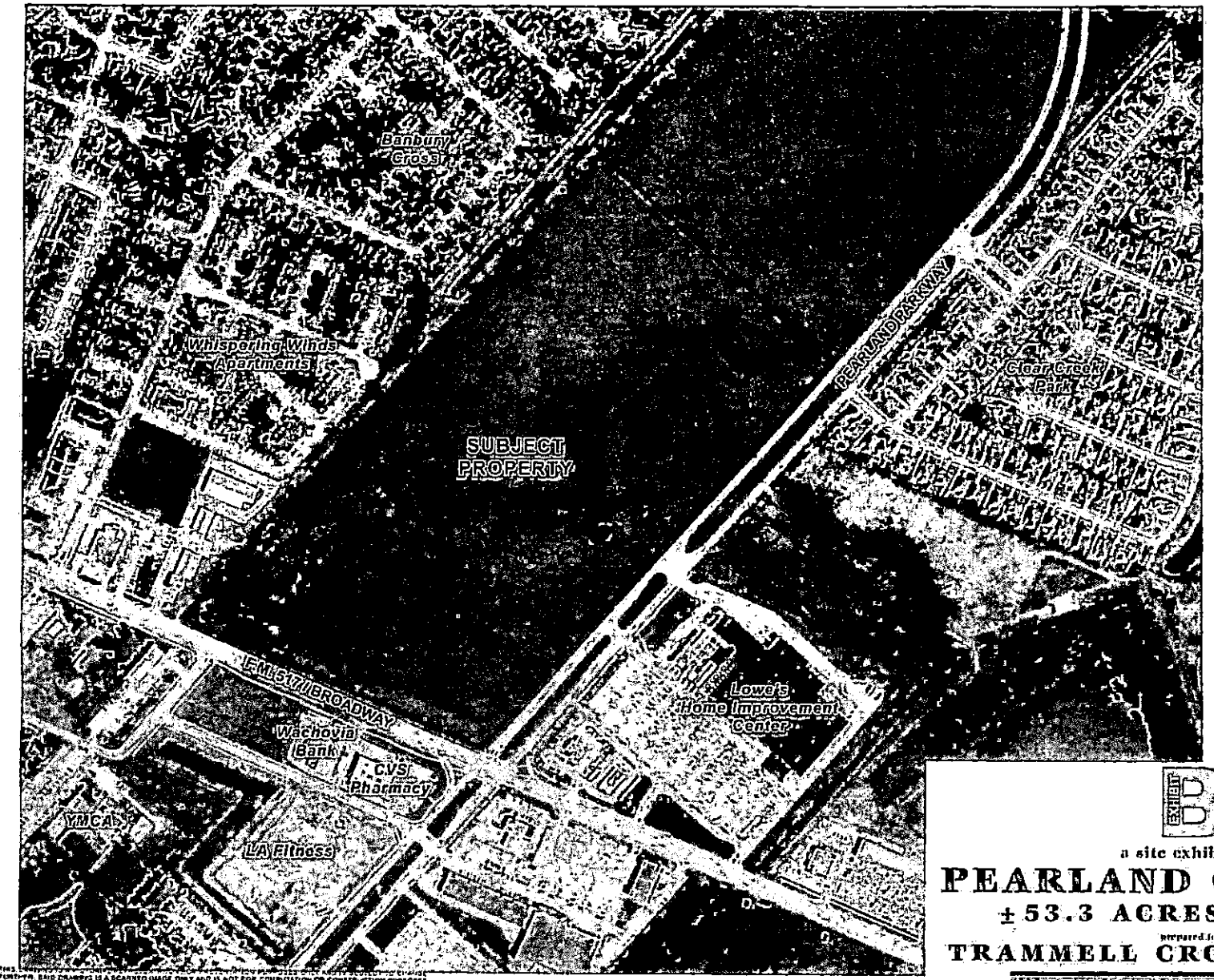

EXHIBIT B

a site exhibit for

PEARLAND COMMONS

± 53.3 ACRES OF LAND

prepared for

TRAMMELL CROW COMPANY

HENRY B. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

SCALE

MARCH, 2005

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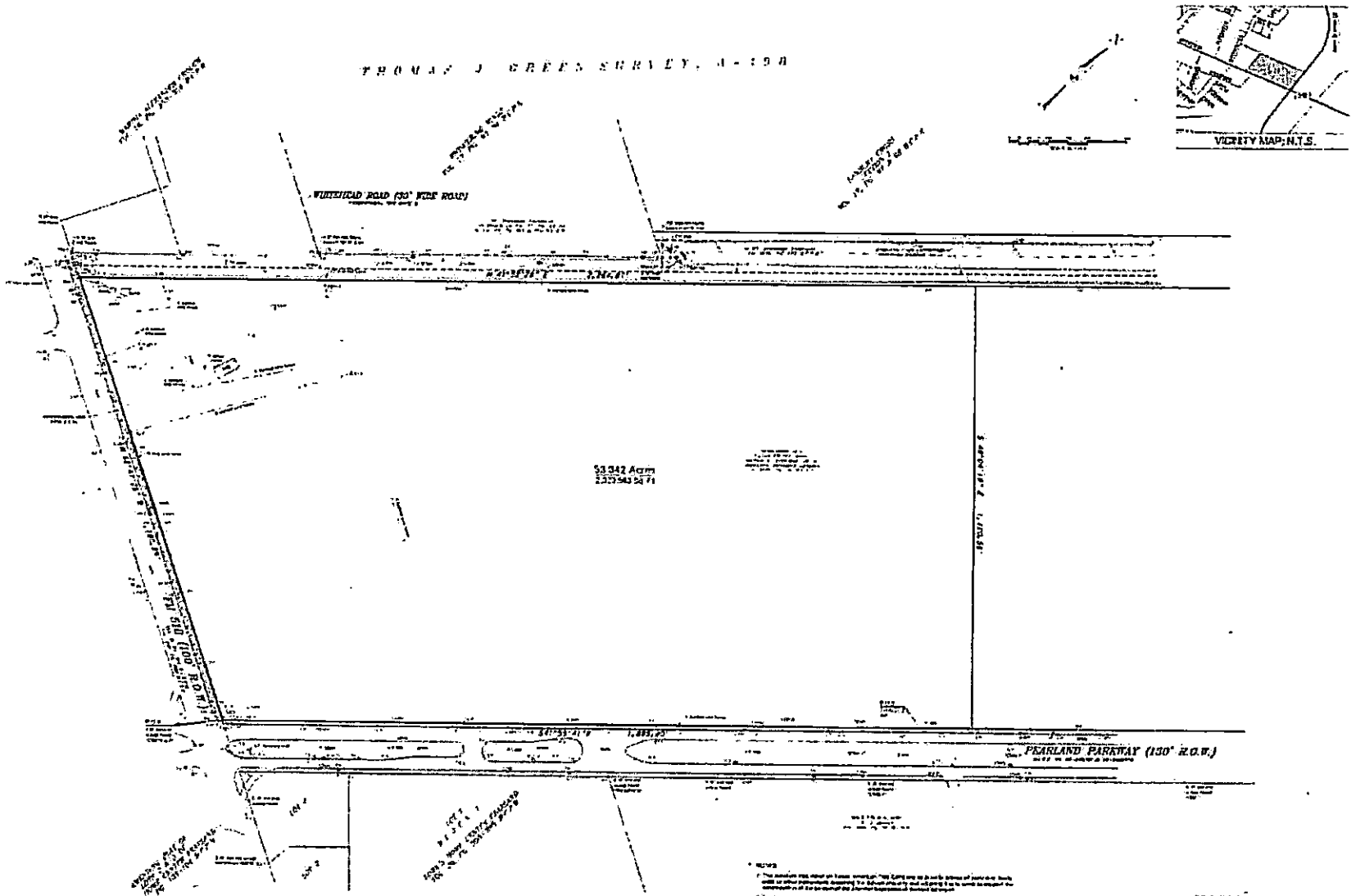


BOUNDARY SURVEY

OF A 53.342 ACRE TRACT
OF LAND IN THE
THOMAS J. GREEN SURVEY, A-198
BRAZORIA COUNTY, TEXAS

HALFF

EXHIBIT C

01

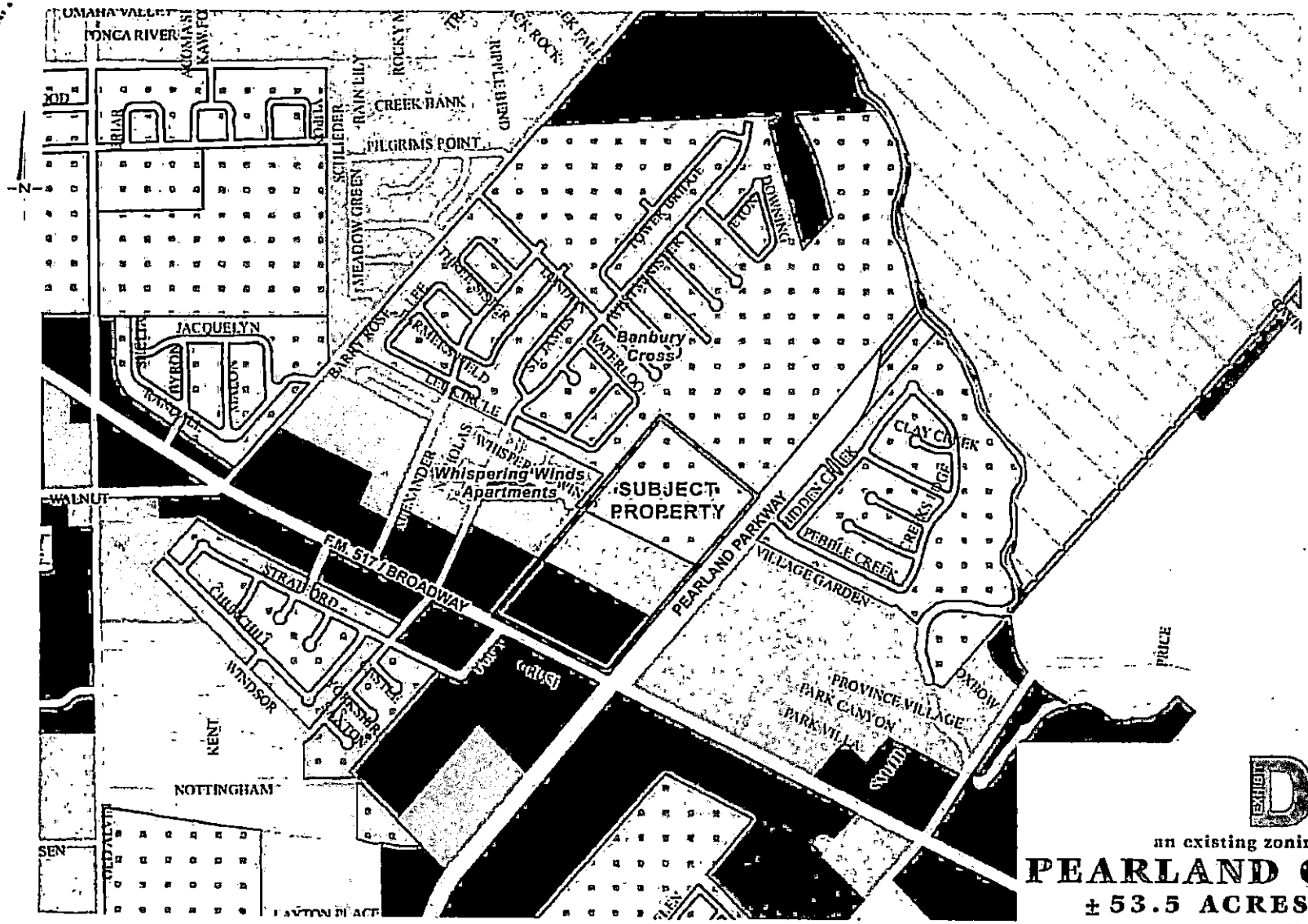


EXHIBIT D

an existing zoning map for

PEARLAND COMMONS

± 53.5 ACRES OF LAND

prepared for

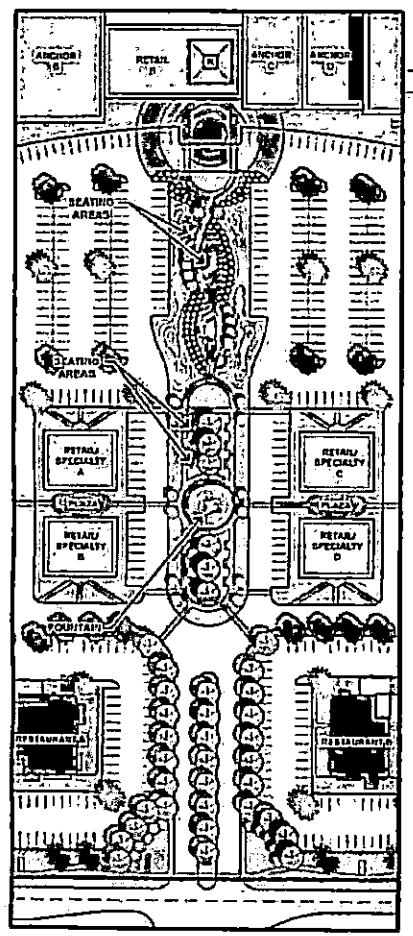
TRAMMELL CROW COMPANY

KERRY R. GILBERT & ASSOCIATES, INC.

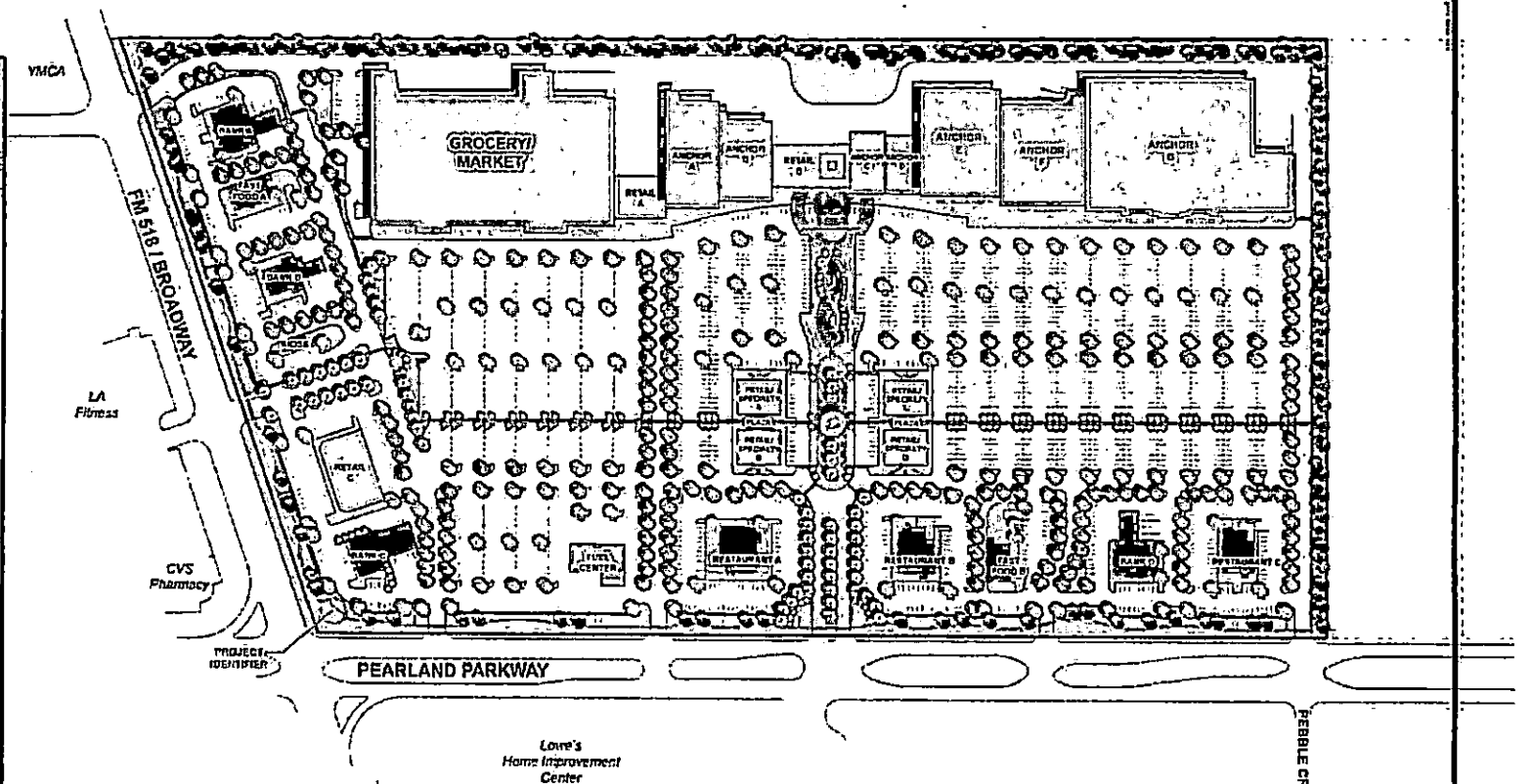
Land Planning Consultants

SCALE

MARCH, 2000



ENLARGEMENT OF PLAZA



Note:
Each building labeled on this plan represents an independent structure separated by the appropriate firewall.

a conceptual development plan for

PEARLAND COMMONS

± 53.3 ACRES OF LAND

prepared for

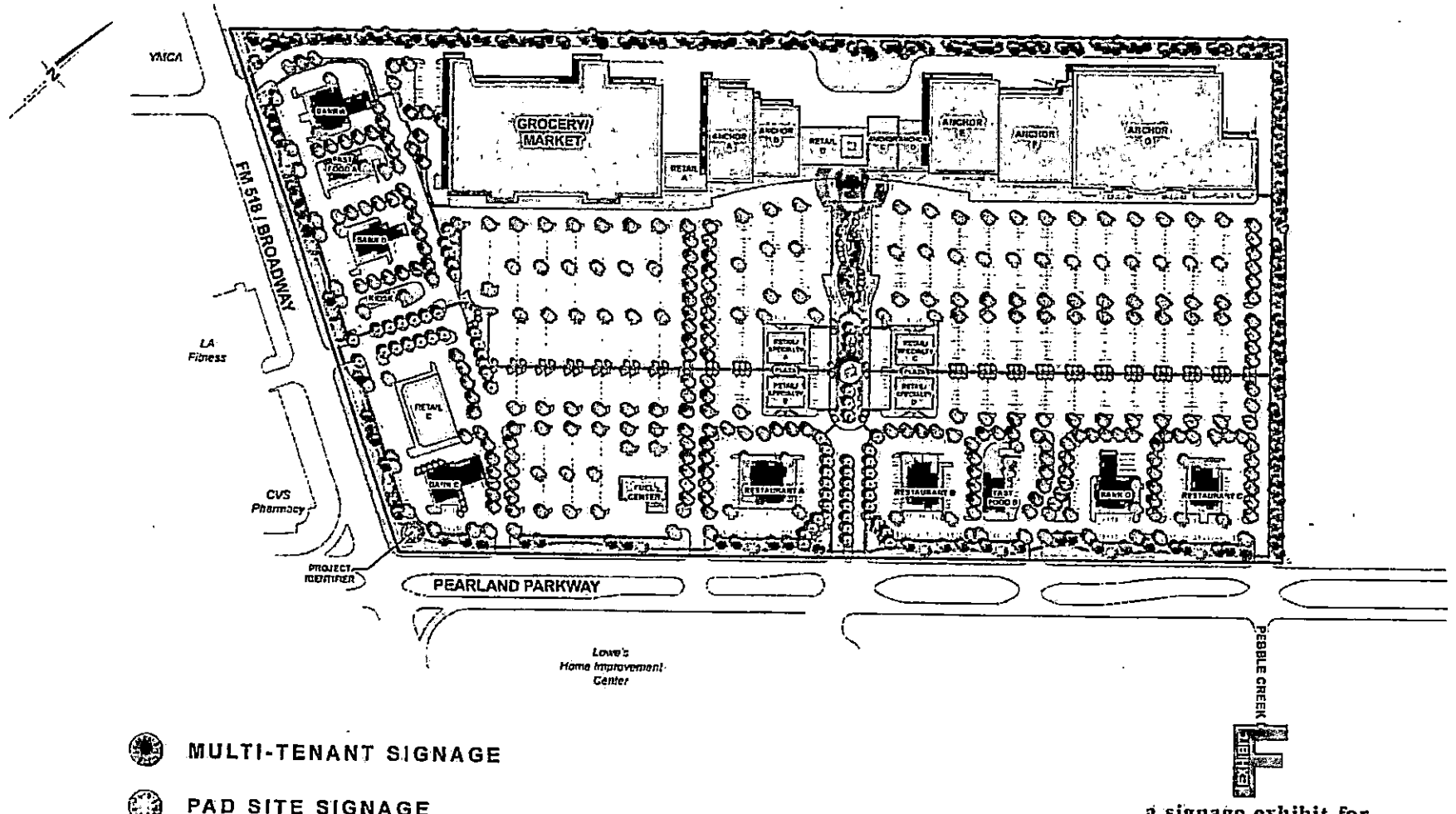
TRAMMELL CROW COMPANY

MERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

SCALE

MARCH, 1995



MULTI-TENANT SIGNAGE

PAD SITE SIGNAGE

PROJECT IDENTIFIER

a signage exhibit for

PEARLAND COMMONS

± 53.3 ACRES OF LAND

prepared for

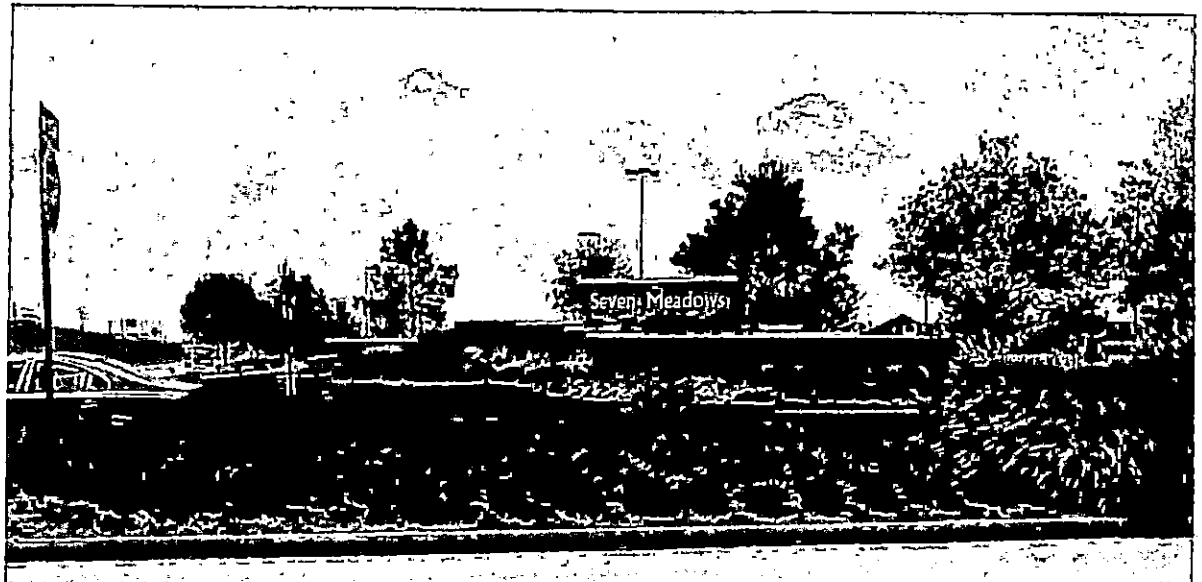
TRAMMELL CROW COMPANY

KENNY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

SCALE

MARCH, 2000



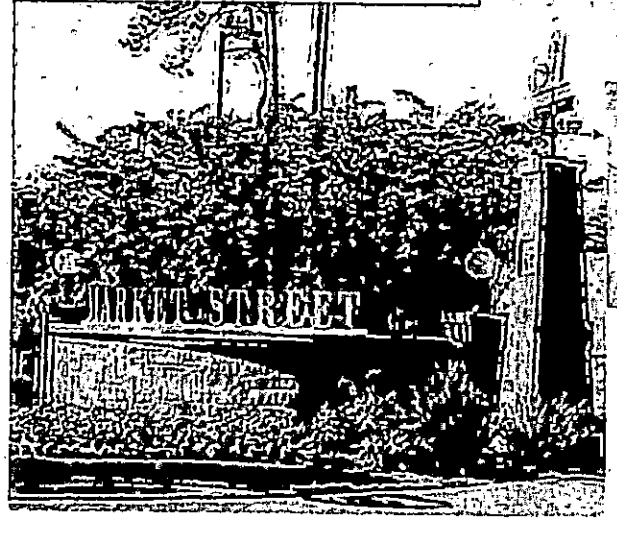


EXHIBIT G

a conceptual project identifier imagery exhibit for

PEARLAND COMMONS

± 53.3 ACRES OF LAND

prepared for

TRAMMELL CROW COMPANY

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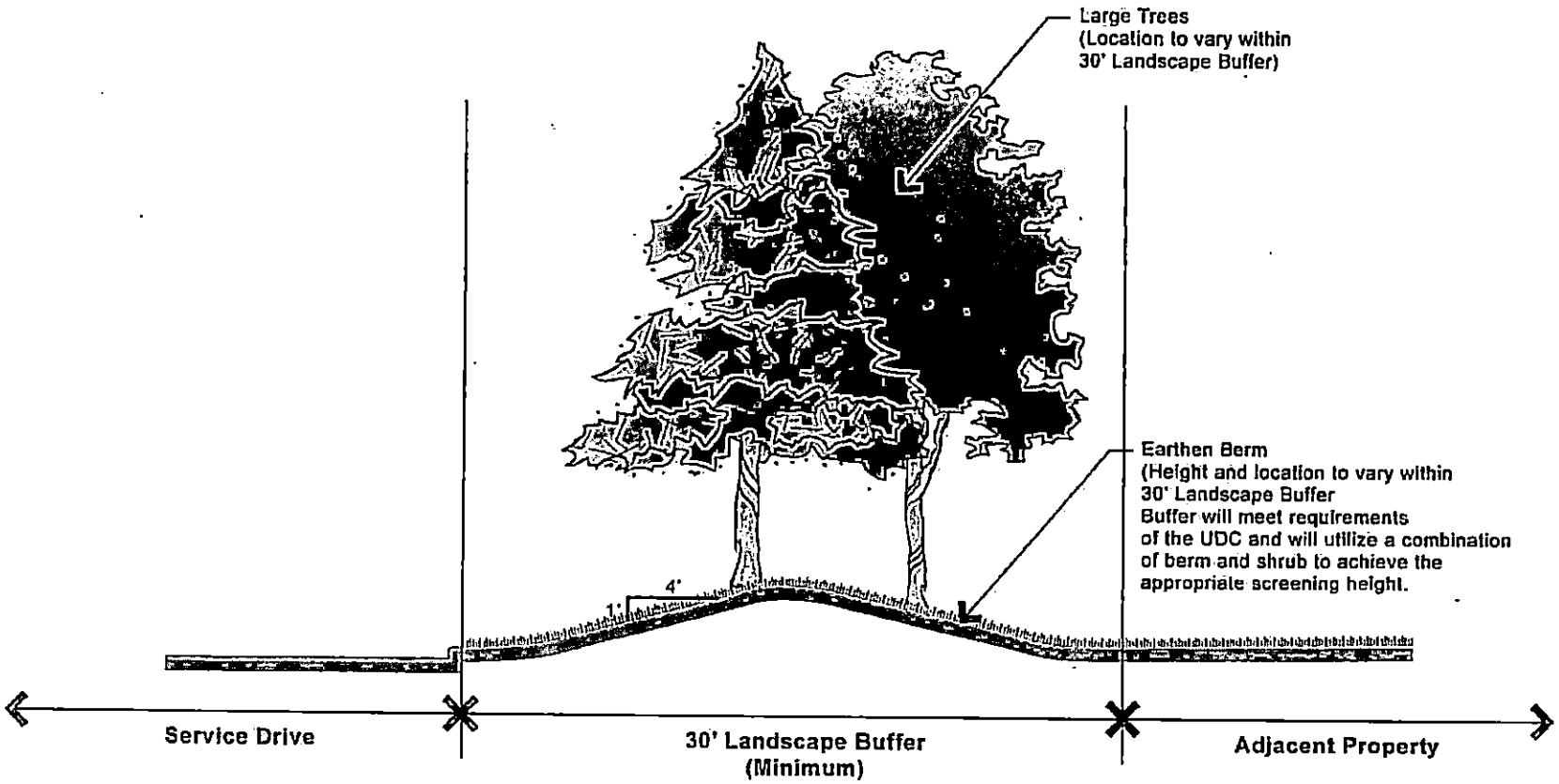
SCALE

MARCH, 2005
KGA 04-218



NOTE: All trees and shrubs shown on this exhibit reflect the mature height of the vegetation.

EXHIBIT H

a landscape buffer exhibit for

PEARLAND COMMONS

± 53.5 ACRES OF LAND

prepared for

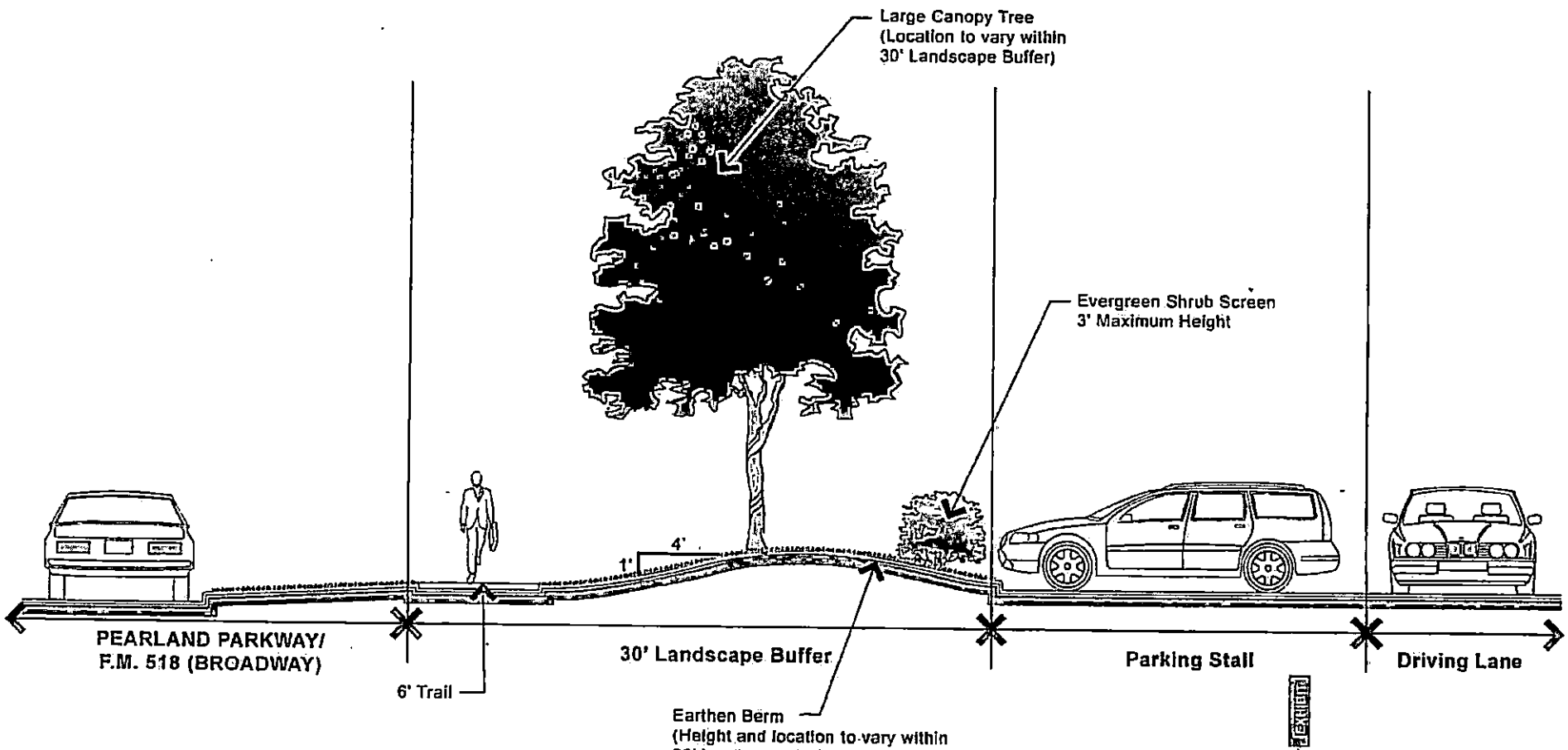
TRAMMELL CROW COMPANY

KENNY R. GILBERT & ASSOCIATES, INC.

Land Planners Consultants

SCALE

MARCH, 2008



NOTE: All trees and shrubs shown on this exhibit reflect the mature height of the vegetation.

a landscape screening exhibit for

PEARLAND COMMONS

± 53.3 ACRES OF LAND

prepared for

TRAMMELL CROW COMPANY

KERRY R. GILBERT & ASSOCIATES, INC.

SCALE

MARCH, 2008

RGA #1-118

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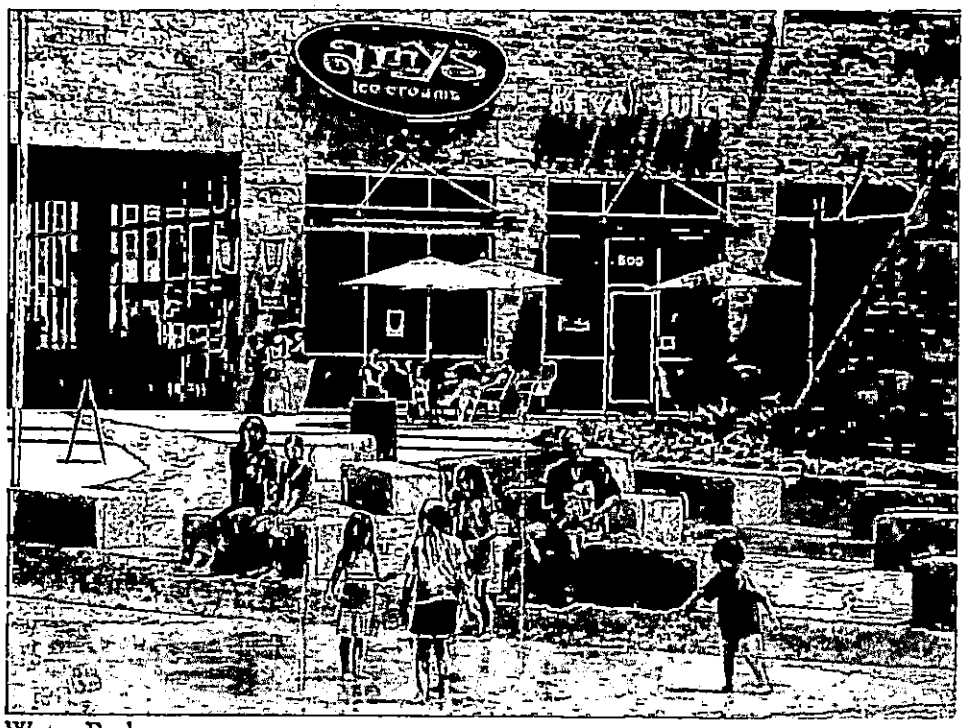
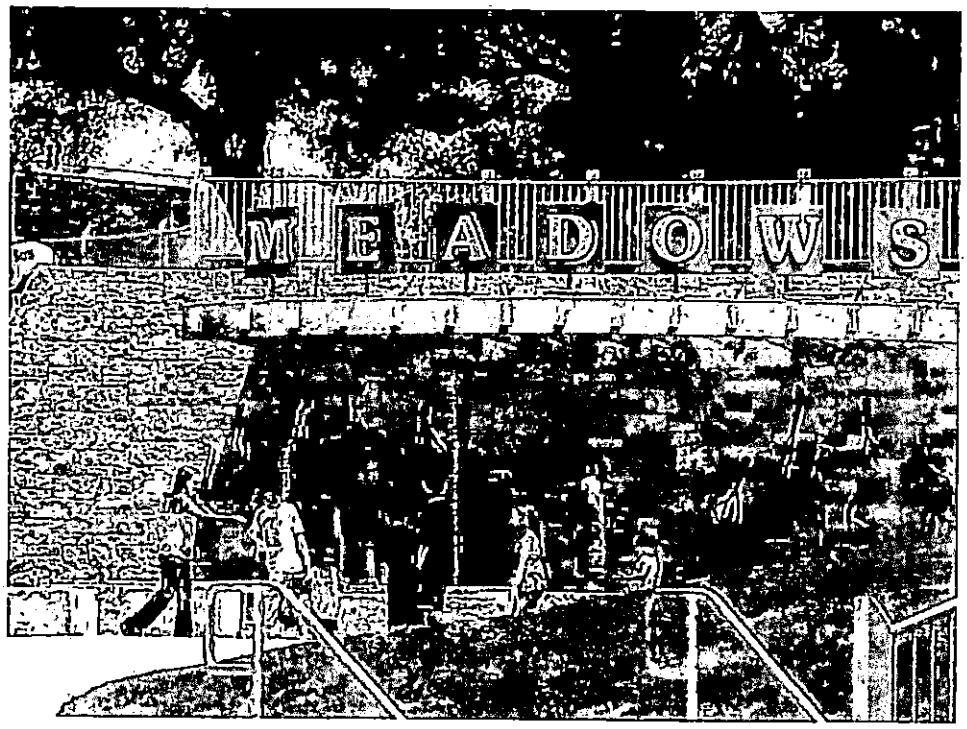
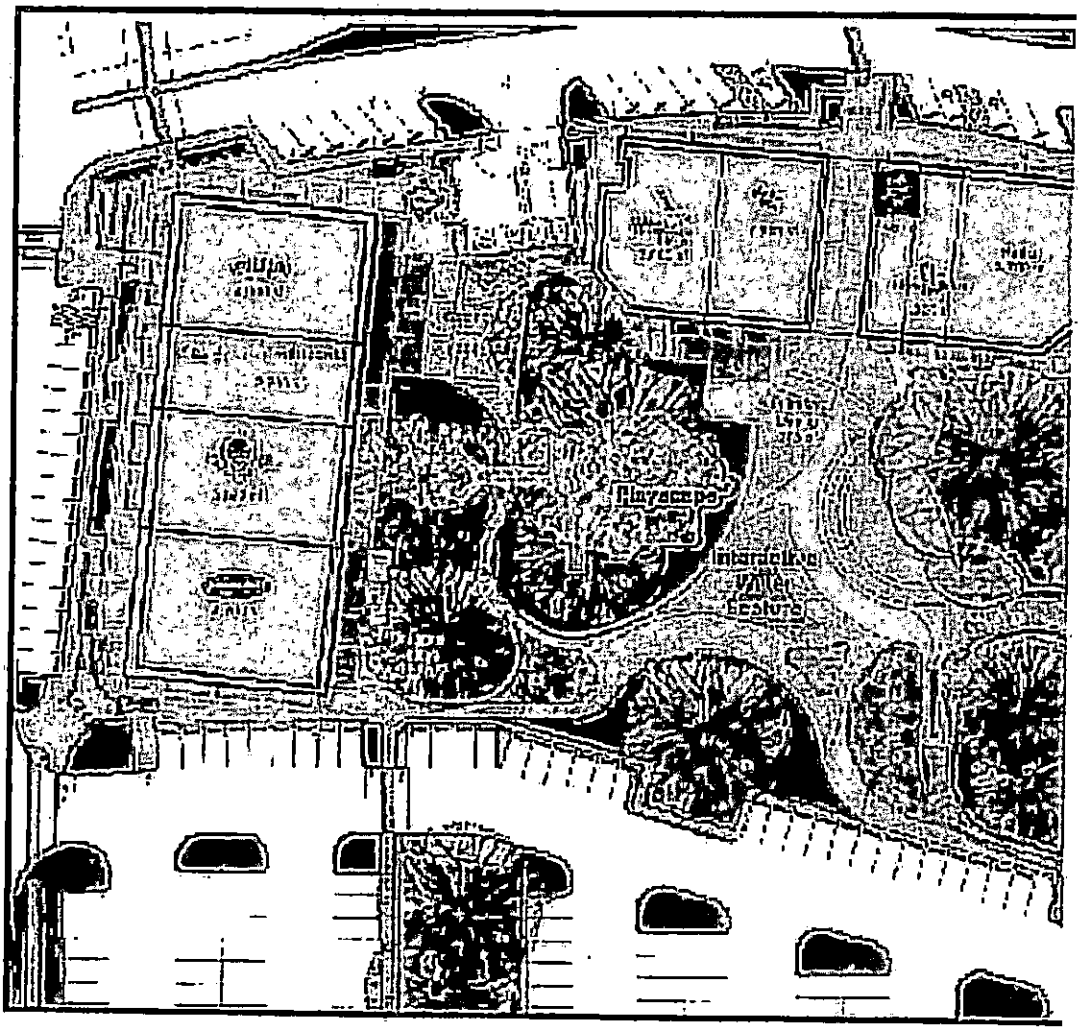
Southpark Development



Water Parks

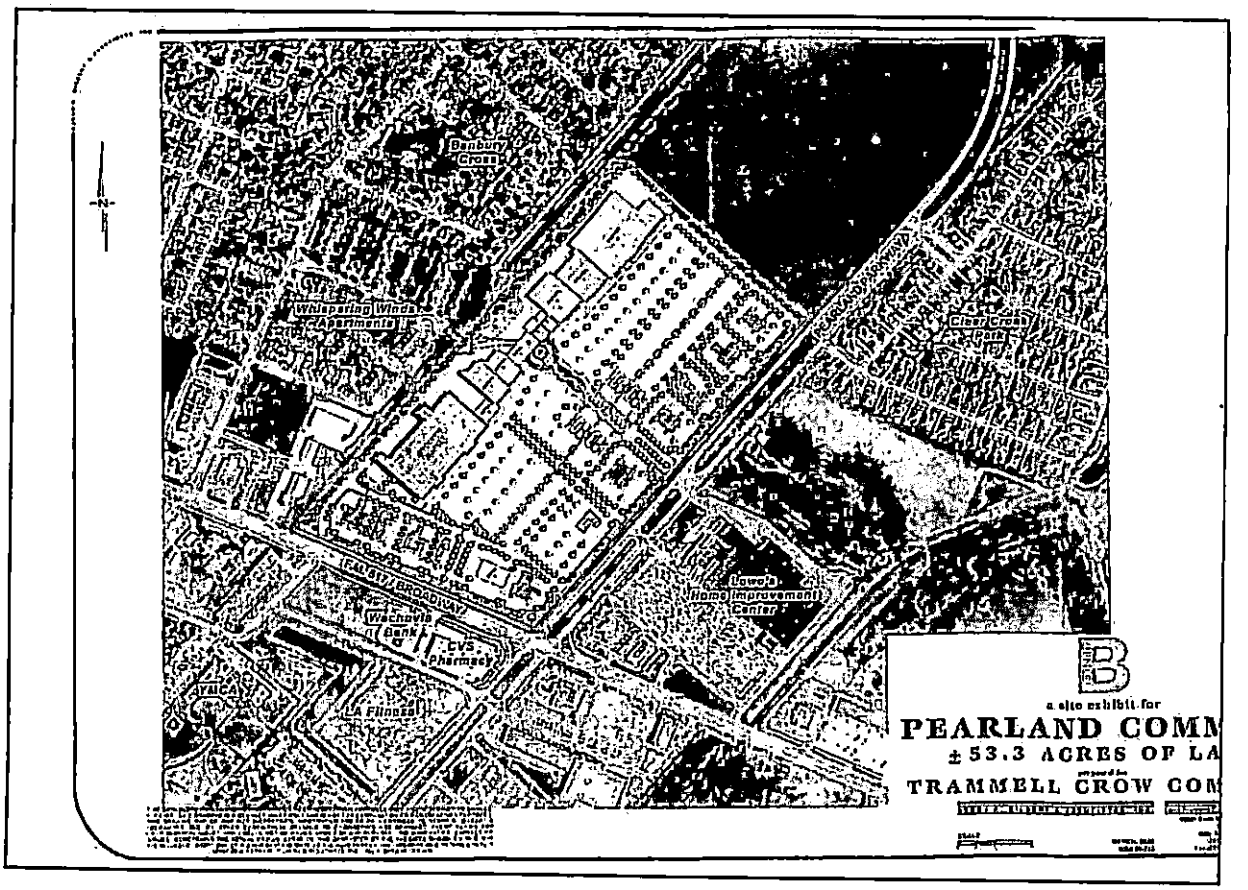


South Park Development - Play Scapes in the Grove



Southpark Development - Site Plan showing the location of the Grove.

Revised 2008-03-10



Pearland Commons - Plan showing the relation of the proposed development with adjoining neighborhoods.

Revised 2008-03-10