AGENDA- WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 17, 2008, AT 6:00 P.M., IN THE COMMUNITY CENTER, TEMPORARY CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. **CALL TO ORDER**

II. **PURPOSE OF THE WORKSHOP**

1. **COMMISSION INPUT AND DISCUSSION:** Proposed Planned Development (PD) for property located on 1871 Mykawa Road, zoned Heavy Industrial (M-2). *Lata Krishnarao, Planning Director.*

2. **COMMISSION INPUT AND DISCUSSION:** Proposed Planned Development (PD) for property located on the west side of North Main Street, between McHard Road and Halik Road, zoned Light Industrial (M-1). *Lata Krishnarao, Planning Director.*

III. **ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-412-8104 prior to the meeting so that appropriatearrangements can be made.

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall and at the Community Center on the 14th day of November 2008, A.D., at 5:30 p.m.

_____
Judy Krajca, Planning Secretary

Agenda removed _____ day of November 2008.

AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS

AGENDA OF: November 17, 2008	**ITEM NO.:** Workshop No. 2
DATE SUBMITTED: November 6, 2008	**DEPARTMENT OF ORIGIN: Planning**
PREPARED BY: Lata Krishnarao	**PRESENTOR: Lata Krishnarao,**
REVIEWED BY: Nick Finan	**REVIEW DATE: Nov. 7, 2008**

SUBJECT: Workshop to discuss proposed Planned Development (PD) located on 1871 Mykawa Road.

EXHIBITS: PD document, application form, supporting maps.

EXPENDITURE REQUIRED: **AMOUNT BUDGETED:**
AMOUNT AVAILABLE: **PROJECT NO.:**
ACCOUNT NO.:

ADDITIONAL APPROPRIATION REQUIRED:
ACCOUNT NO.:
PROJECT NO.:

To be completed by Department:

☐ **Finance** ☐ **Legal** ☐ **Ordinance** ☐ **Resolution**

EXECUTIVE SUMMARY

The applicant is proposing a PD on approximately twelve (12) acres of land located on the east side of Mykawa Road, at the intersection of Shank Road and Mykawa Road. The land is currently zoned Heavy Industrial (M-2). The site is developed with a packaging facility.

Preliminary discussions with the applicant had indicated that variances for landscaping and parking would be required. The applicant has submitted an overall site development plan showing all existing and future development, but has not listed the variations being sought. Staff will work with the applicant to determine the purpose of the PD and the deviations that are required for development of the site as shown. Additional information will be presented at the workshop.

RECOMMENDED ACTION

Conduct the workshop.

WORKSHOP

(ZONE CHANGE APPLICATION Page 1 of 4 Updated May 2008)

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: M 1

Proposed Zoning District: PD

Property Information:

Address or General Location of Property: 1871 MYKAWA RD.
A 0232 HT + BRR, TRACT 34-A, ACRES 12.0

Tax Account No. 0232-0037-015

Subdivision: — Lot: — Block: —

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME THIRD COAST PACKAGING ~~TERMINALS~~
ADDRESS 1871 MYKAWA
CITY PEARLAND STATE TX ZIP 77581
PHONE (281) 412 0275
FAX (281) 412 6962
E-MAIL ADDRESS saengbrock@3cterminals.com

APPLICANT INFORMATION:

NAME STEPHEN A. ENGBROCK
ADDRESS 1871 MYKAWA RD.
CITY PEARLAND STATE TX ZIP 77581
PHONE (281) 997 5051
FAX (281) 412 6962
E-MAIL ADDRESS saengbrock@3cterminals.com

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

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: Stephen A. Engbrock Date: 10-20-08

Agent's Signature: Stephen A. Engbrock Date: 10-20-08

OFFICE USE ONLY:

FEES PAID: n/a	DATE PAID: 10-20-08 Recd	RECEIVED BY: Rajca	RECEIPT NUMBER: n/a

WORKSHOP

Application No. Workshop

MCGUFF ARCHITECTS
5208 BROADWAY #208
PEARLAND, TEXAS

THIRD COAST TERMINALS
PLANNED DEVELOPMENT (PD) FORMAT

1. Introduction:

   A. Description of the Subject Property:
   The current area consists of Main Warehouse No.1 (49,468 sq.ft.); Warehouse Office (1,468 sq.ft).; Warehouse No. 2 (4,544 sq.ft.); Warehouse No.3 under construction (14,925 sq.ft.); Office Building (4,760 sq.ft.); Office Building (2,460 sq.ft.); Office Parking Area; Two Existing Tank Farm Areas (81 tanks); Detention Area (2.9125 acres); Railroad Spurs.

   B. Description of Proposed Development:
   The proposed development will be the expansion of the current industrial complex consisting of Warehouse No.4 (49,000 sq.ft.) including additional office space (3,500 sq.ft) and additional Tank Farm Area consisting of approximately 80 tanks ultimately.
   Third Coast Terminals is a provider of Bulk Liquid Handling solutions to the Petrochemical, Fine Chemical, Food and Pharmaceutical Industries.

   C. Describe the area of land in acreage:
   The total industrial complex consists of 12.00 acres (Third Coast Packaging, Inc); Detention Area of 2.9125 acres (Third Coast Packaging, Inc.) and 6.796 acres (Mykawa Investments) for a total of 18.453 acres.

   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 provide continuing industrial services including Contract Manufacturing, Toll Processing, Bulk Product Storage, Rail and Transportation Logistics, Warehousing and Distribution, Industrial Packaging, FDA and Kosher Packaging, Laboratory Services.

THIRD COAST TERMINALS
PD FORMAT (PAGE 2)

I I. Zoning and Land Use:

A. Describe the existing zoning districts and the boundaries of said districts. Generally describe the location of the various districts. Use zoning districts from the UDC, and refer to locations on the Design Plan.
Third Coast Terminals industrial complex is zoned as per the current UDC as Heavy Industrial (M2); Property to the North is zoned M2; Property to the East, West and South is zoned Light Industrial (M1).

B. Describe the base zoning district(s) to be overlaid, together with the bounderies of the district(s), and describe the areas in acreage of each different district.
The base zoning district to be overlaid is M2; The property to the North is zoned M2 consisting of approximately 20 acres; Property to the South is zoned M1 with the boundery from the South property line of Third Coast Terminals to Orange Street; Property to the East is zoned M1 with boundry from the BNSF railroad to State Highway 35; Property to the West is zoned M1 with boundry unknown.

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 buildings, 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 purpose of the PD District.
Density - medium density
Property Area - 18.453 acres (803,813 sq.ft.)
Property Width - 634.44 '
Property Depth - 1,370.00'
Main WH Building Height - 22' eave height
Coverage - approximately 15%
Parking Access - private access roads on North and South
Sign - existing sign at Mykawa on South access road
Lighting - Exterior wall pack lighting on each building
Project Phasing - phase 1 and 2 complete; phase 3 under construction; phase 4 (warehouse no.4) future

THIRD COAST TERMINALS
PD FORMAT (PAGE 3)

C. 1. Provide a table outlining the percent of use in each zoning classification. Include detention and major thoroughfares as separate items. Discuss possible variations from percentages in table and amount of variance requesting, if any:
Land Use Summary:
Use - Industrial Complex
Acres - 18.453 acres
Percentage of Total Acres - Fifteen percent (15%) + -.
Zoning District - Heavy Industrial (M2)
Detention Area - 2.9125 acres
Major Throughfare - Mykawa Road

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.
No accessory uses required
No residential densities

III. Design standards applicable to the development:

A. Signage, Landscaping, Fencing, Parking, Screening, Trees, etc. Be sure to carefully consider all relevant regulations pertaining to the various land use requirement, and if necessary address them in PD. These may be addressed with specific separate plans or as part of the Design Plan. State that these items are as per the UDC, or list variations.
Signage - existing company sign is located at Mykawa Road
Landscaping - existing and new landscaping as shown on landscape plans, sheets ML1 and ML1.1 and in compliance with UDC.
Fencing - no fencing required
Parking - refer to Master Site Plan (Design Plan), sheet MSP1.1; Parking in compliance with UDC
Screening and Trees - refer to landscape plans, sheets ML1 and ML1.1 for screening and trees in compliance with UDC.

THIRD COAST TERMINALS
PD FORMAT (PAGE 4)

III, B. Refer to Design plan and describe which aspects of plan are precise and which are general (generally, unless requested, do not show items on the Design Plan unless you are willing to accept them as concrete or fairly specific. Unless clearly marked as general and described as such, anything in the Design Plan will be considered to be part of the plan as shown):
Warehouse No.1, No2 and No.3, Warehouse Office, Front Offices, Parking, Fire Lanes, Private Access Roads and Landscaping are specific; All remaining items shown on the Master Site Development Plan (Design Plan), sheet MSP1.1 are general.

C. A specific list of deviations from standards in the base zoning district(s) together with any standards in the orfinance which are to be varied for development within the PD district
No specific deviations or variances are proposed.

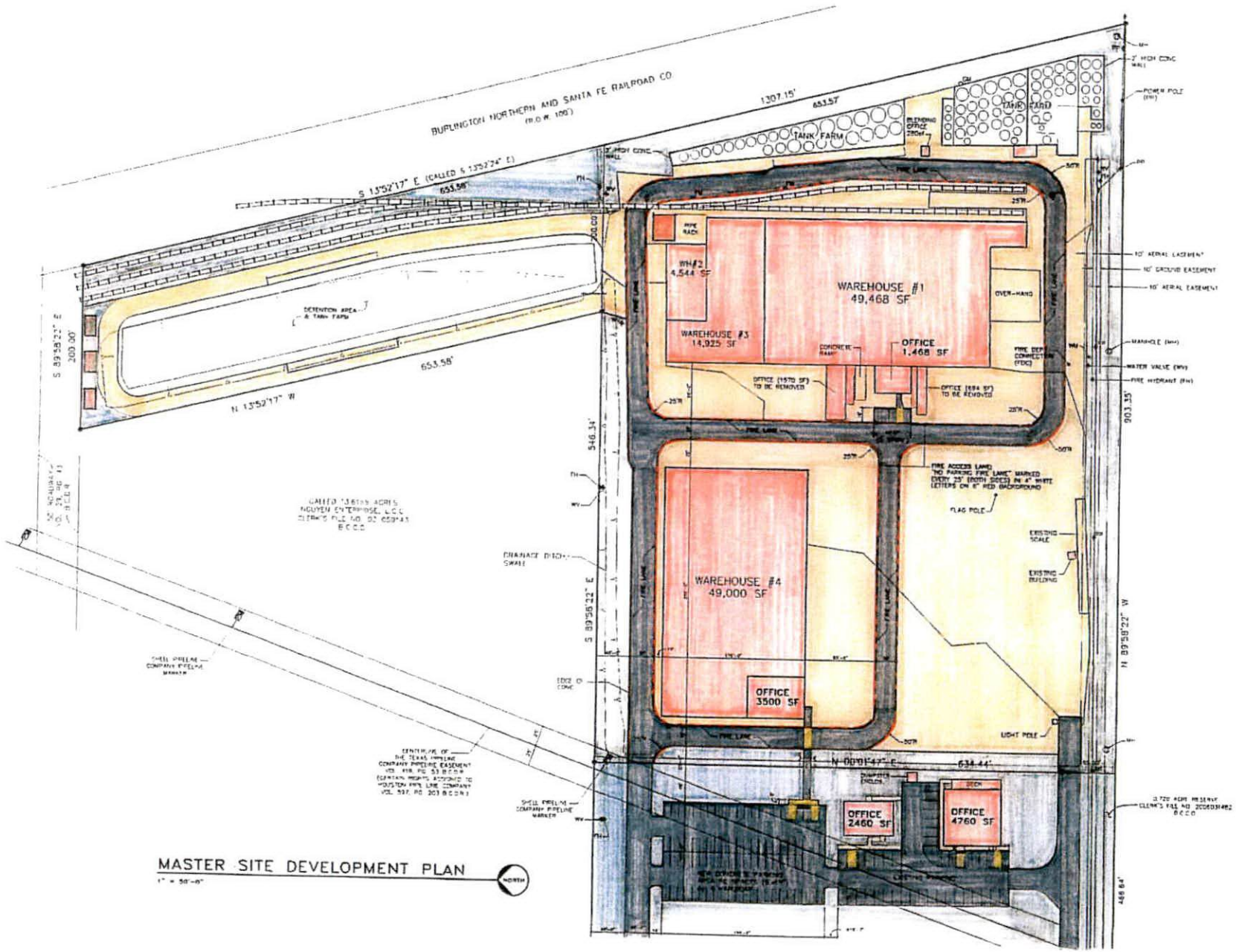
D. Add a note that all requirements of the Unified Development Code will be met, unless specifically mentioned in this Planned Development:
All requirements of the Unified Development Code will be met in the specific and general items as mentioned in III B above.

IV. Required dedications of land or public improvements:
All dedications of land or public improvements have been previously completed.

V. A phasing schedule for the project, where applicable, setting forth the dates for submittal of site development plans and the timing of performance by the developer for dedications of land or public improvements and satisfaction of any conditions in relation to the phasing of developement, where applicable.
Phasing Schedule:
New Tank Farm to begin November 2008.
New North Private Access Road - March 2009.
New Warehouse No.4 and Office - June 2009.

VI. Exhibits:

A. **Design Plan (Master Site Development Plan) - Exhibit "A"**
B. **Master Site Landscaping Plan, sheet ML1 - Exhibit "B"**
C. **Enlarged Landscape Plan, sheet ML1.1 - Exhibit "C"**



MASTER SITE DEVELOPMENT PLAN
1" = 50'-0"

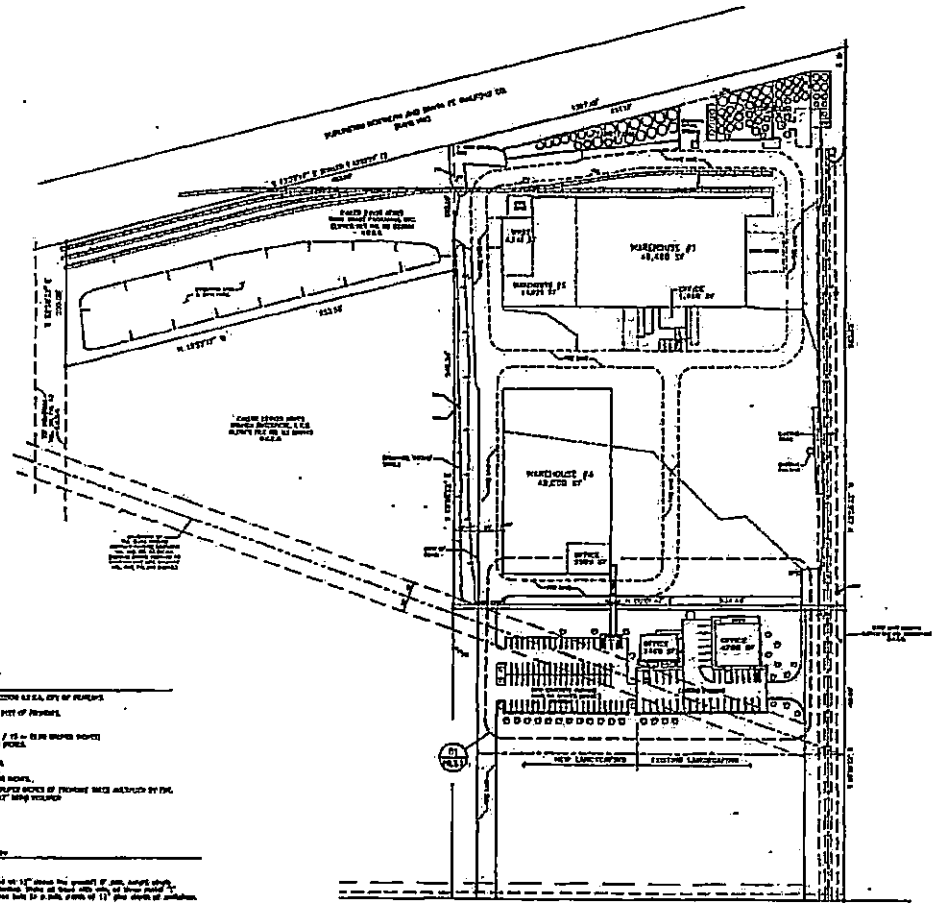
MASTER SITE DEVELOPMENT PLAN
PD NO.1
THIRD COAST TERMINALS
PEARLAND, TEXAS

MCGUFF ARCHITECTS

PROJECT 0829
DRAWN JCM
DATE 10/17/06
REVISION

DESCRIPTION
MASTER SITE DEVELOPMENT PLAN PD NO.1

SHEET
MSP1.1



M Y K A W A R O O D (R.O.W. VARIES)

MASTER SITE LANDSCAPE PLAN

1" = 100'-0"

NORTH

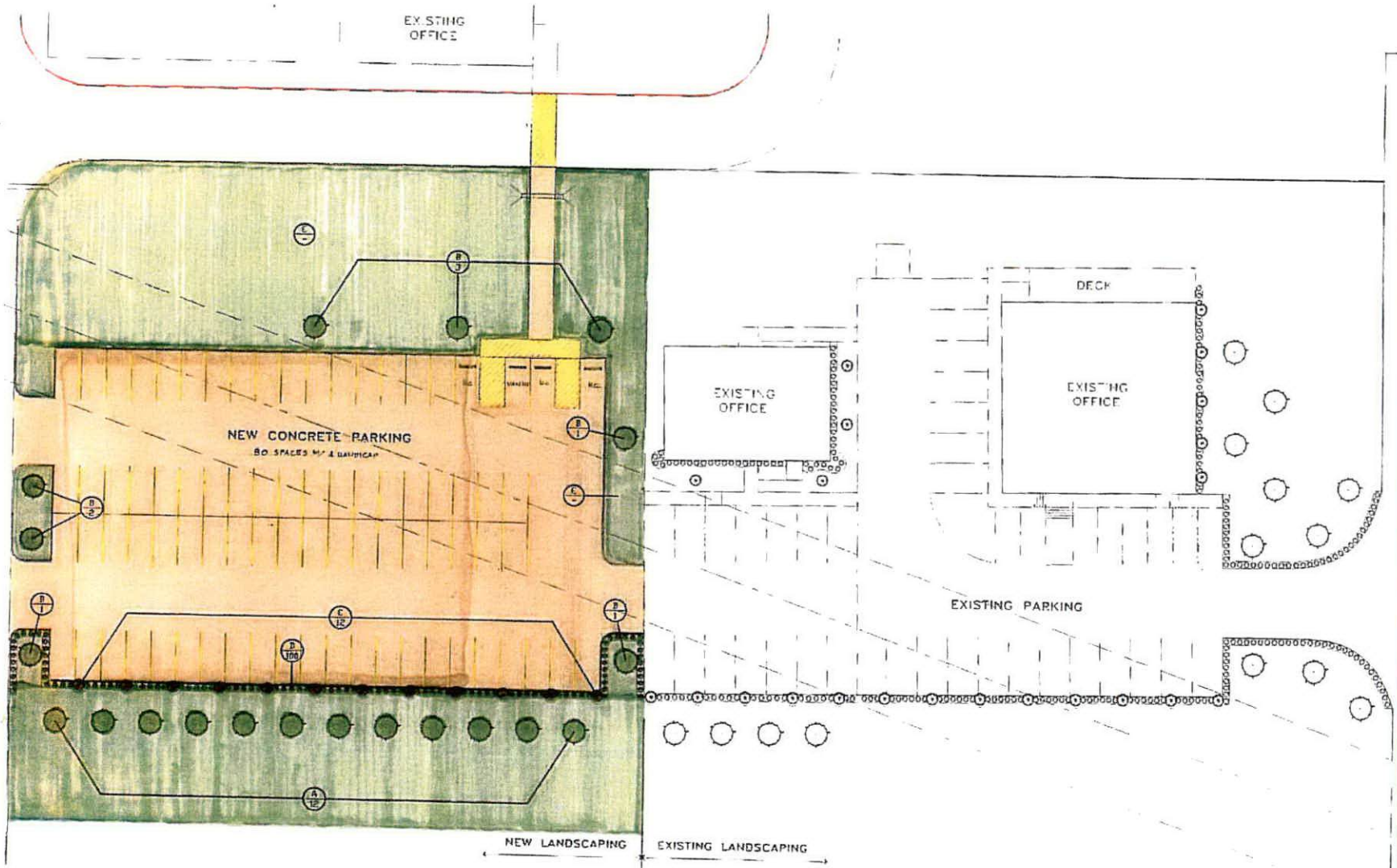
MASTER SITE DEVELOPMENT PLAN
PD NO.1
THIRD COAST TERMINALS
PEARLAND, TEXAS

MCGUFFARCHITECTS

PROJECT
DRAWN
DATE
REVISION

DESCRIPTION
MASTER SITE LANDSCAPE PLAN PD NO.1

SHEET
ML1



01 ENLARGED LANDSCAPE PLAN

1/16" = 1'-0"

NOTE: REFER TO SHEET ML1 FOR LANDSCAPE LEGEND

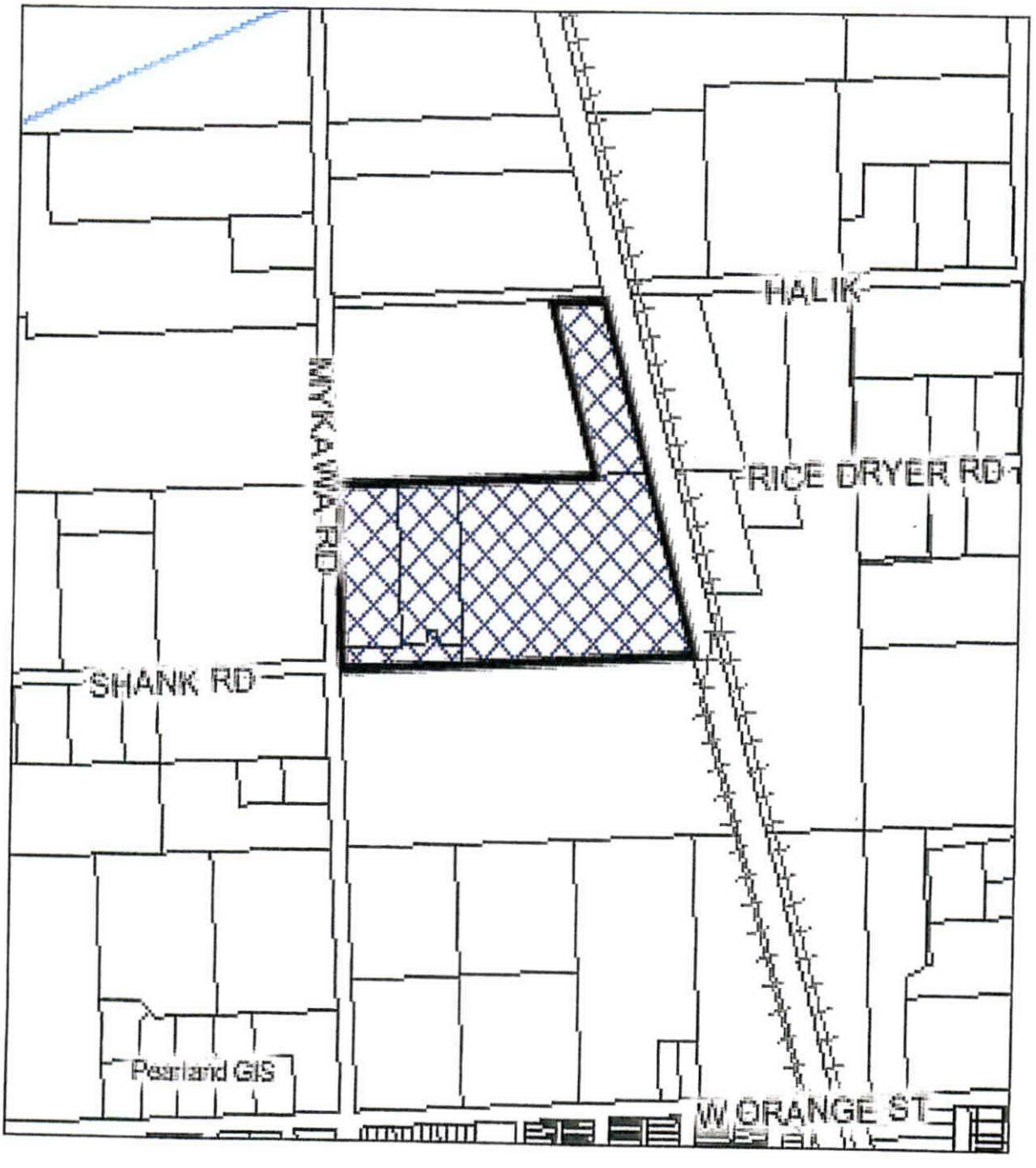
MASTER SITE DEVELOPMENT PLAN
PD NO.1
THIRD COAST TERMINALS
PEARLAND, TEXAS

MCGUFFARCHITECTS

PROJECT
DRAWN
DATE
REVISION

DESCRIPTION

SHEET
ML1.1

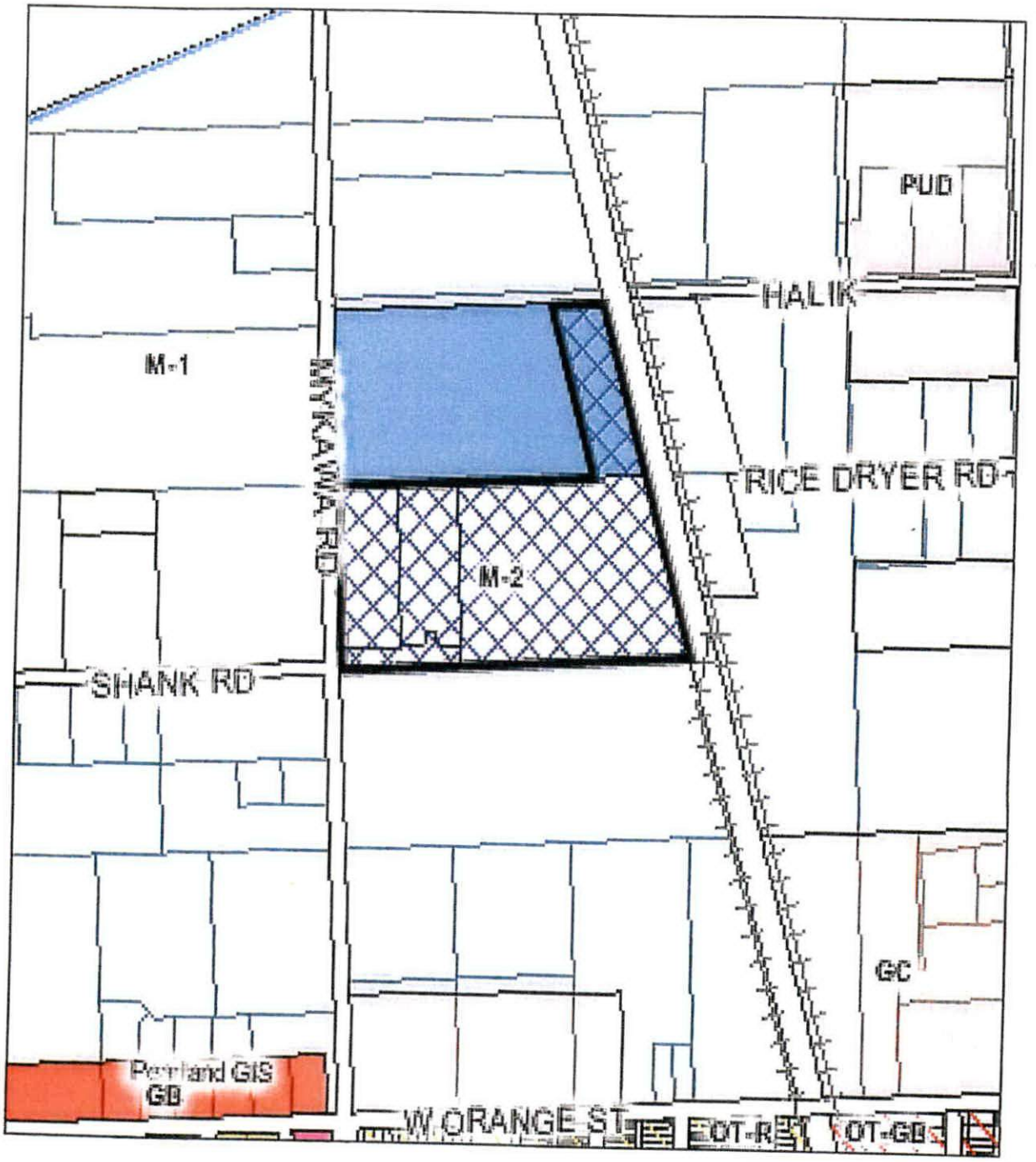


LOCATION MAP

ZONE CHANGE WORKSHOP

1871 MYKAWA RD.

↑
NORTH

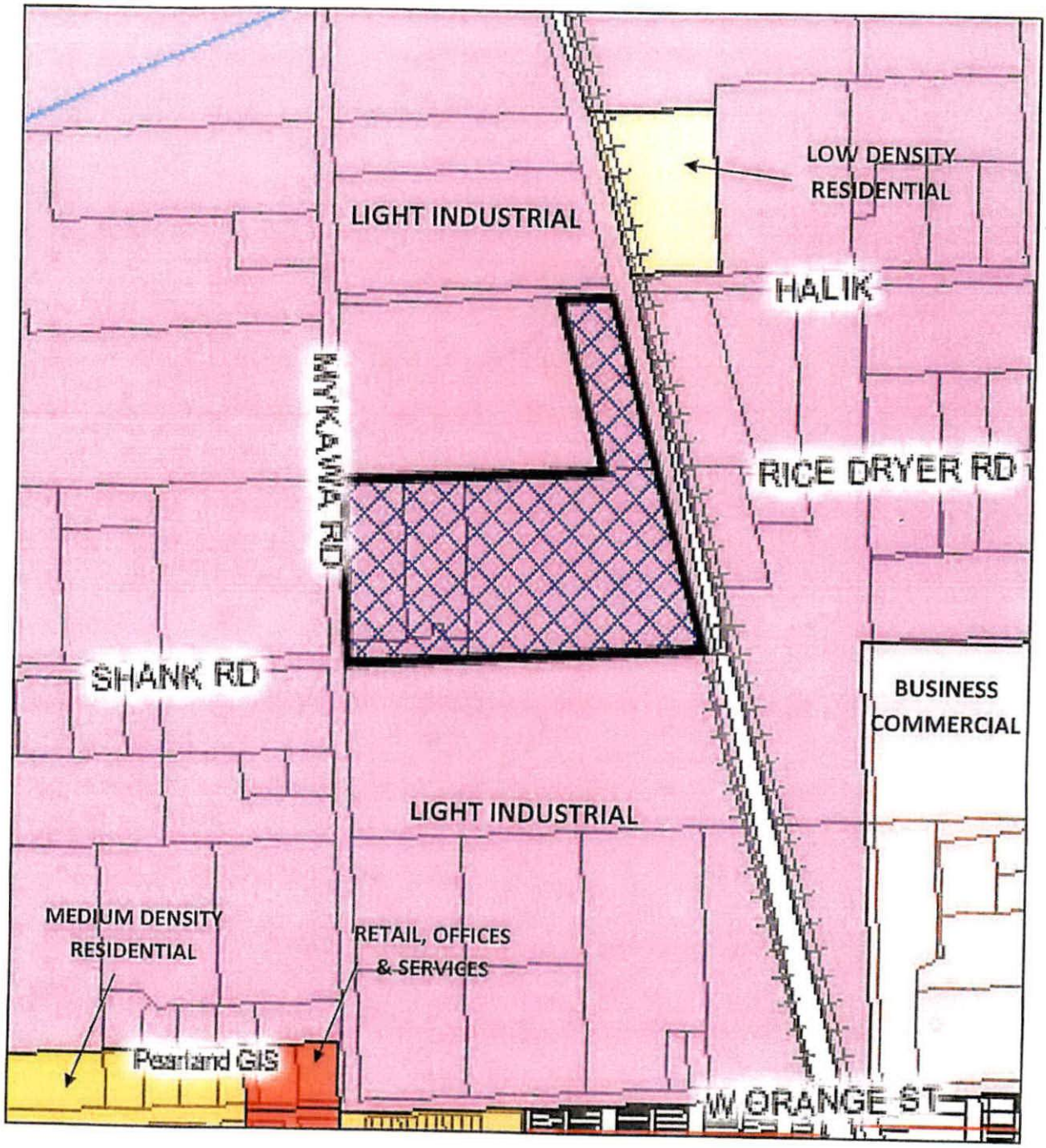


ZONING MAP

ZONE CHANGE WORKSHOP

1871 MYKAWA RD.

↑
NORTH

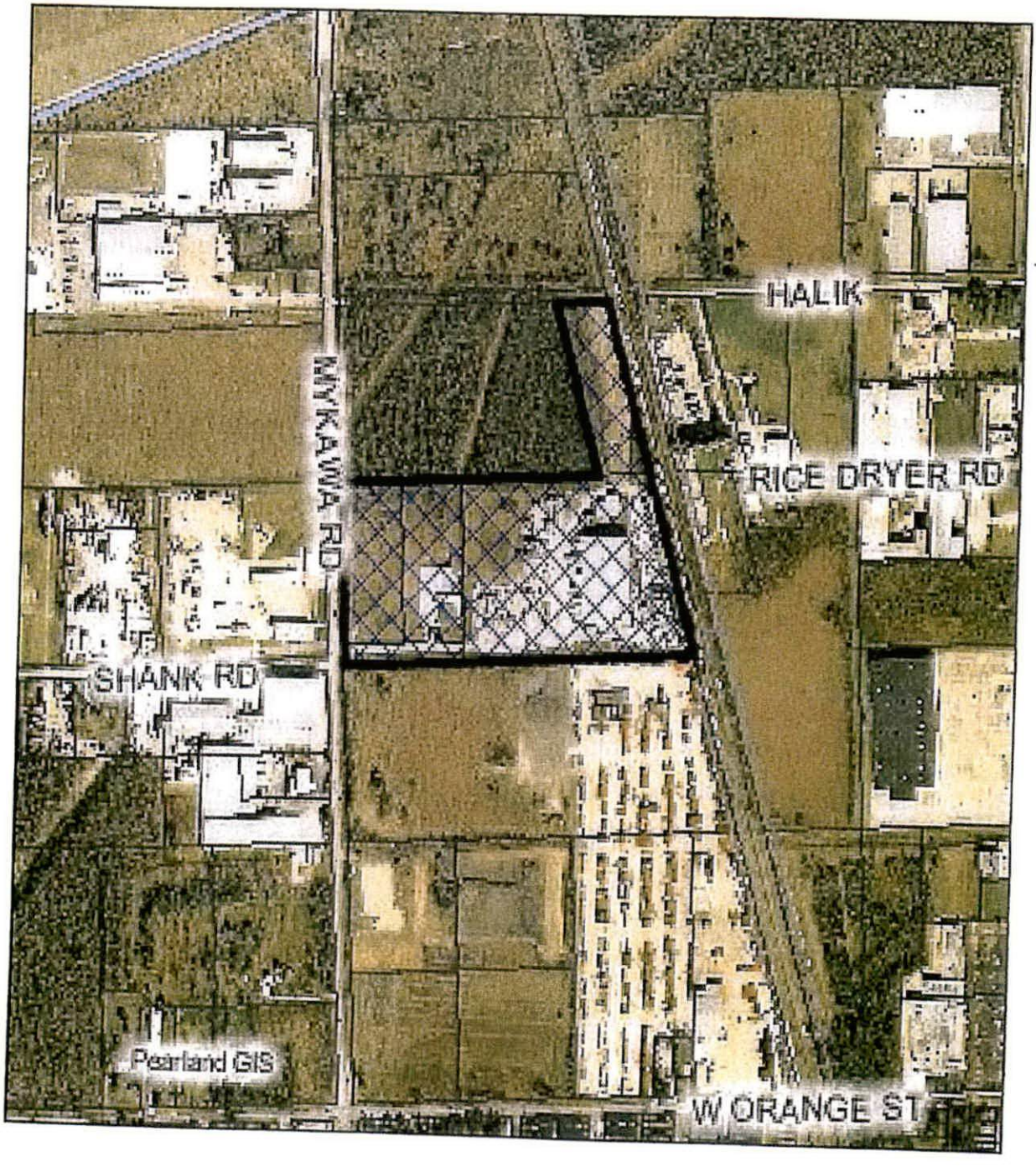


FUTURE LAND USE MAP

ZONE CHANGE WORKSHOP

1871 MYKAWA RD.

↑
NORTH



AERIAL MAP

ZONE CHANGE WORKSHOP

1871 MYKAWA RD.

↑
NORTH

AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS

AGENDA OF: November 17, 2008	**ITEM NO.:** Workshop No. 3
DATE SUBMITTED: November 6, 2008	**DEPARTMENT OF ORIGIN: Planning**
PREPARED BY: Lata Krishnarao	**PRESENTOR: Lata Krishnarao,**
REVIEWED BY: Nick Finan	**REVIEW DATE: Nov. 7, 2008**

SUBJECT: Workshop to discuss proposed Planned Development (PD) located on the west side of Main Street, south of McHard Road and north of Halik Road.

EXHIBITS: PD document, application form, supporting maps

EXPENDITURE REQUIRED: **AMOUNT BUDGETED:**
AMOUNT AVAILABLE: **PROJECT NO.:**
ACCOUNT NO.:

ADDITIONAL APPROPRIATION REQUIRED:
ACCOUNT NO.:
PROJECT NO.:

To be completed by Department:

☐ **Finance** ☐ **Legal** ☐ **Ordinance** ☐ **Resolution**

EXECUTIVE SUMMARY

The applicant is proposing a PD on approximately twenty six (26) acres of vacant land located on the west side of Main Street, South of McHard Road and North of Halik Road.

The land is currently zoned Light Industrial (M-1). The applicant is proposing General Commercial District (GC) for the 10.4 acres along Main Street. The remaining 15.9 acres is proposed to remain as M-1. A five-acre detention pond and a three-acre pipeline easement are located on the 15.9 acres being retained as M-1. The remaining buildable M-1 land would amount to 7.9 acres, including the proposed road.

The applicant proposes to follow all applicable requirements of the City.

The PD proposes a road to access the rear part of the property from Main Street. This road would connect to Halik Road. The applicant will work with adjacent property owners regarding the construction of this new road.

In September, the applicant had requested a change in zoning on the subject property to GC from M-1. The applicant had stated that the subject property may be subdivided into smaller lots as per the requirements of the Unified Development Code (UDC). The applicant had stated that he was seeking this zone change to allow commercial and retail uses (especially hotel use) on this property that are not allowed by an M-1 zoning classification. The applicant was directed to consider a PD and the zone change was denied.

Staff was opposed to the zone change at that time due to the following reasons:

1. The proposed GC district does not conform to the Comprehensive Plan designation of Light Industrial uses for the subject property.

2. A zone change to GC is not appropriate for the subject tract due to it being adjacent to properties zoned as M-1.

3. A zone change to GC would be inconsistent and incompatible with the surrounding industrial uses.

4. A zone change to GC on this tract could cause many other properties within the area to attempt convert to commercial and retail uses, restrict future industrial growth, and erode industrially zoned land.

5. Due to proximity to railroad tracks, convenient access along Main Street from Beltway 8, and surrounding industrial uses, this area is better suited for industrial uses.

Pearland Economic Development and Planning and Zoning Commission had recommended against the previous zone change.

RECOMMENDED ACTION

Conduct the workshop.

WORKSHOP

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: M-1 LIGHT INDUSTRIAL

Proposed Zoning District: PUD M-1 AND GC

Property Information:

Address or General Location of Property: 1600 BLOCK OF NORTH MAIN STREET
WEST SIDE OF N. MAIN BETWEEN HALIK ROAD AND MCHARD ROAD

Tax Account No. 0232-0032-000 (15.953ACS) 0542-0053-000 (10.376ACS)

Subdivision: HT&B RR A 0232 A 0542 Lot: 44A/49 Block: N/A

A Complete Application must include all of this information:

- ☐ Fee (see Zoning Change Fee Schedule) PREVIOUSLY PAID
- ☑ Legal Description and/or Survey of the Property Need new fee if previous zone change application is denied/or heard by Council.
- ☑ 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 MONTALBANO LUMBER CO. INC.
ADDRESS 1309 HOUSTON AVE
CITY HOUSTON STATE TX ZIP 77007
PHONE (713) 228-9011
FAX (713) 228-3417
E-MAIL ADDRESS mike@montalbanolumber.com

APPLICANT INFORMATION:

NAME JUNG H. KWAK
ADDRESS 2621 SUNFISH DRIVE
CITY PEARLAND STATE TX ZIP 77584
PHONE (281) 997-6626
FAX (281) 997-6626
E-MAIL ADDRESS jungkwak@gmail.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.

APPLICANTS
~~Owner's~~ Signature: Jung H. Kwak Date: 10/20/08

Agent's Signature: David S. Miller Date: 20 OCT 2008

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:

Application No.

The Planned Development Zoning District (PD) Document for the Proposed Development on North Main Street

Commercial / Industrial Mixed-Use Planned Development on North Main Street

Submitted to:

City of Pearland
3519 Liberty Drive
Pearland, TX 77581

Submitted by:

Jung Kwak
2621 Sunfish Drive
Pearland, TX 77584

October 17, 2008

The Planned Development Zoning District (PD) Document for the Proposed Development on North Main Street

Introduction

A. Description of the Subject Property.

The subject property, approximately twenty-five (25) acres in area (vacant land), is located on the west side of North Main Street (Texas Highway 35) and approximately 500 feet south of the intersection of North Main St. and McHard Road, and 400 feet north of the intersection of North Main St. and Halik Road. The project site is primarily level land with trees and other vegetation. It has three (3) major pipelines (oil and gas) crossing it in a southwest to northeast direction.

B. Description of Proposed Development.

Proposed development will be mixed, with the frontage along Hwy 35/N. Main Street being commercial/retail and other uses permitted in General Commercial, and a commercial business park consisting of office-warehouse buildings. The M-1 Industrial and behind the commercial frontage will be developed as an industrial business park with office-warehouse and manufacturing buildings.

The intent is to develop the property by platting into reserves or lots for both commercial and industrial uses, as dictated by the PD, in order to provide smaller tracts of land for immediate use by businesses wanting to purchase the land and get a building permit from the City in a reasonable time without having to develop what they purchase. See Exhibit A Design Plan.

C. Describe the area of land in acreage.

The subject property comprises an area of approximately 25 acres. The original tract contained 26.58 acres. The State of Texas has purchased additional right-of-way along Highway 35, reducing the acreage by approximately ½ acre. Drainage and pipeline easements currently on the property approximate 3 acres of surface which are unable for use in development or building. See Exhibit B, 2 pages.

D. A statement as to the purpose and intent of the PD district established therein.

The proposed development will be consistent with the uses described in Section I.B above. The purpose of the proposed PD is to facilitate development of the subject site compliment to the character and developments in the project area while eliminating the potential for adverse uses not favorable to the neighborhood developments. In addition, PD will provide for adequate separation and screening as required by the Pearland Uniform Development Code (UDC) between the subject site and industrial development located to the south of the property. The proposed development area may be subdivided into smaller lots as per the UDC requirements.

II. Zoning and Land Use

A. Describe the existing zoning districts and the boundaries of said districts.

The current zoning of the subject property is M-1 Light Industrial. Properties to the north and south are zoned as M-1 Light Industrial. The properties to the east of the subject property (east side of North Main St.) are zoned GC General Commercial District. See Exhibit C.

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.

The subject property is proposed to be used consistent with the following zoning categories:

The frontage along North Main (Hwy 35), legally described as Lot or Tract 44-A, Abstract 542, HT&B RR Survey, consisting of 10.3757 acres, less certain tracts of land acquired by the State of Texas for widening of Hwy 35 as GC/ General Commercial District with PD.

The remaining land, Tract 49 Part, Abstract 232, HT&B RR Survey, consisting of 15.953 acres, would retain its M-1/ Light Industrial zoning with PD.

All other land use types identified as requiring conditional use permit (CUP) will follow applicable approval processes.

See Exhibit C.

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 buildings, 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.

All applicable requirements of the city of Pearland including the specific requirements for Zoning category GC 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, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and such other requirements will be met for the proposed development.

Access will be provided by the road proposed as shown in the Design Plan (Exhibit A). Adjacent property owners have been contacted and have expressed their willingness to enter into an agreement for cross-access and road connections to allow better traffic flow for the Subject Property and the Halik Road property and less curb cuts for the corner property at McHard Road and Hwy 35.

1. Provide a table outlining the percent of use in each zoning classification. Include detention and major thoroughfares as separate items. Discuss possible variations from percentages in table and amount of variance requesting, if any.

Land Use Summary			
Use	Acres	Percentage of Total Acres	Zoning District
Single Family	0	0	
Multiple Family	0	0	
General Business/Commercial	8.0	32%	GC
Parkland to be dedicated to the City	0	0	
Common Open Spaces / Trails / Recreation to be maintained by HOA PIPELINES	3.0	12%	M-1
Detention	5.0	20%	M-1
Thoroughfares / ROW	2.0	8%	GC/ M-1
Internal Streets / Vehicular Circulation	0	0	
Others - Uses described in Section IB above	7.0	28%	M-1

2. For residential uses, provide lot width categories and corresponding zoning in a table. Describe the percent change the number of lot sizes may vary by category, if any variation. **Not Applicable**

Residential		
Zone	Lot Area	Number of Lots

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.

Not Applicable

III. Design Standards Applicable to the Development

A. Signage, Landscaping, Fencing, Parking, Screening, Trees, etc.

Signage will be consistent with City of Pearland requirements.

Landscaping will be in accordance with City of Pearland minimum requirements, with additional landscaping as desired by the developer/ user of the property.

Fencing and screening will be in accordance with City of Pearland UDC requirements.

Parking will be in accordance with City of Pearland UDC requirements.

The property has a large stand of native volunteer trees which have grown over the years of non-use of the land. Landscaping will include the replacement of any desired or protected tree species in accordance with Pearland's tree ordinance and the provisions of the UDC.

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

The enclosed Design Plan depicts the property boundaries, proposed drainage/ detention easements, as well as the location of the proposed access road. The location of the roadway shown in the Design Plan is approximate. The exact geometry and location will be determined based on Texas Department of Transportation (TxDoT) and City of Pearland requirements for curb cuts and/or median cuts, the size and location of storm water detention pond and drainage requirements, and individual lot geometry.

A Traffic Impact Analysis (TIA) will be performed.

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.

As any proposed internal roads within the subject property will be located within the parking areas of the property, sidewalks are proposed only along the main entry/access road and along North Main Street.

D. Add a note that all requirements of the Unified Development Code will be met, unless specifically mentioned in this Planned Development.

The proposed development will meet all requirements of the City of Pearland Unified Development Code (UDC).

IV. Required Dedications of Land or Public Improvements

None.

V. A phasing schedule for the project, where applicable, setting forth the dates for submittal of site development plans and the timing of performance by the developer for dedications of land or public improvements and satisfaction of any conditions in relation to the phasing of development, where applicable.

Phasing schedule for the project is not available at this time.

VI. Exhibits

Exhibit A **Design Plan**

Exhibit B **Description (2 pgs)**

Exhibit C **Zoning**

Exhibit D **Access/Road**

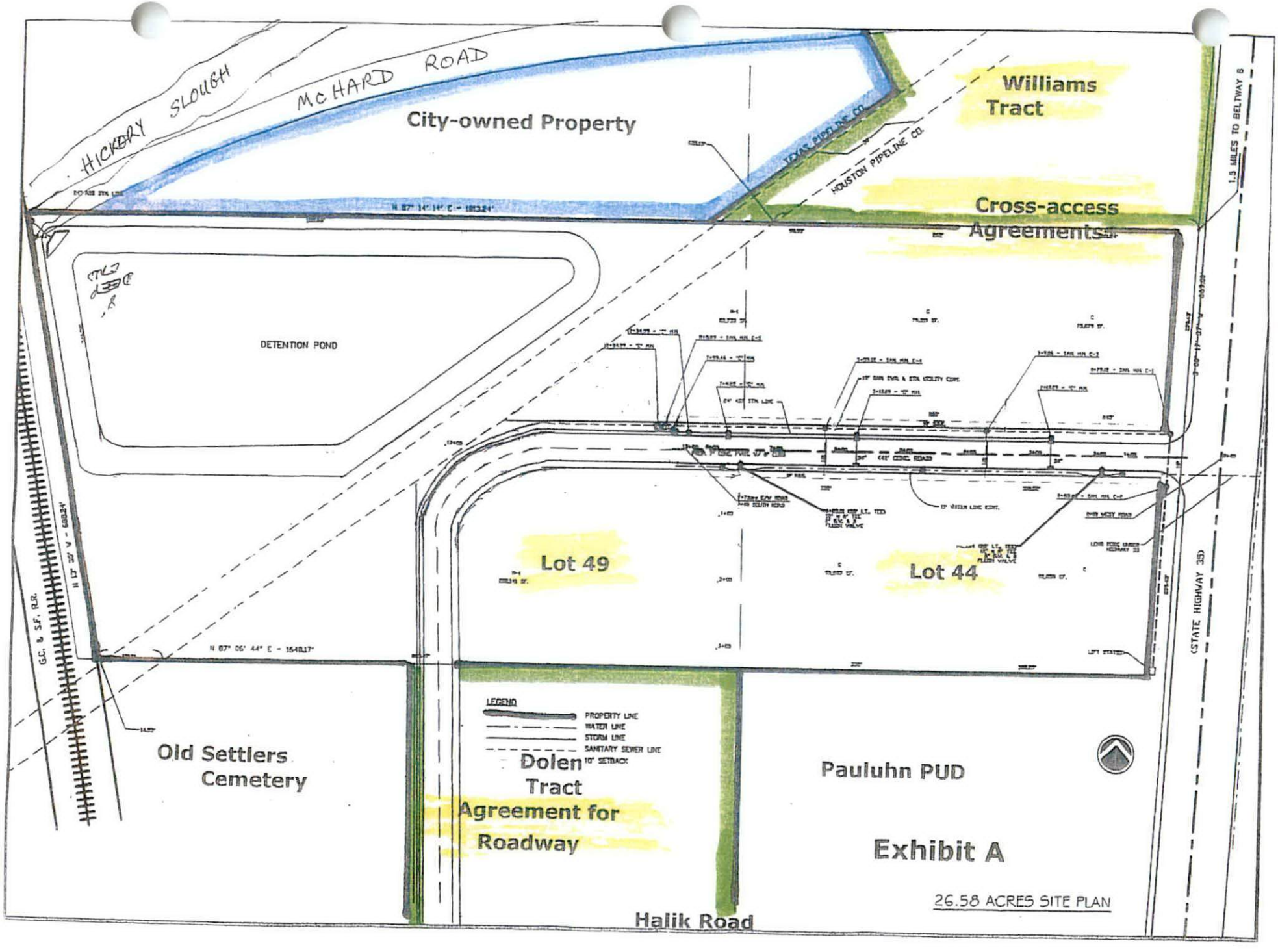
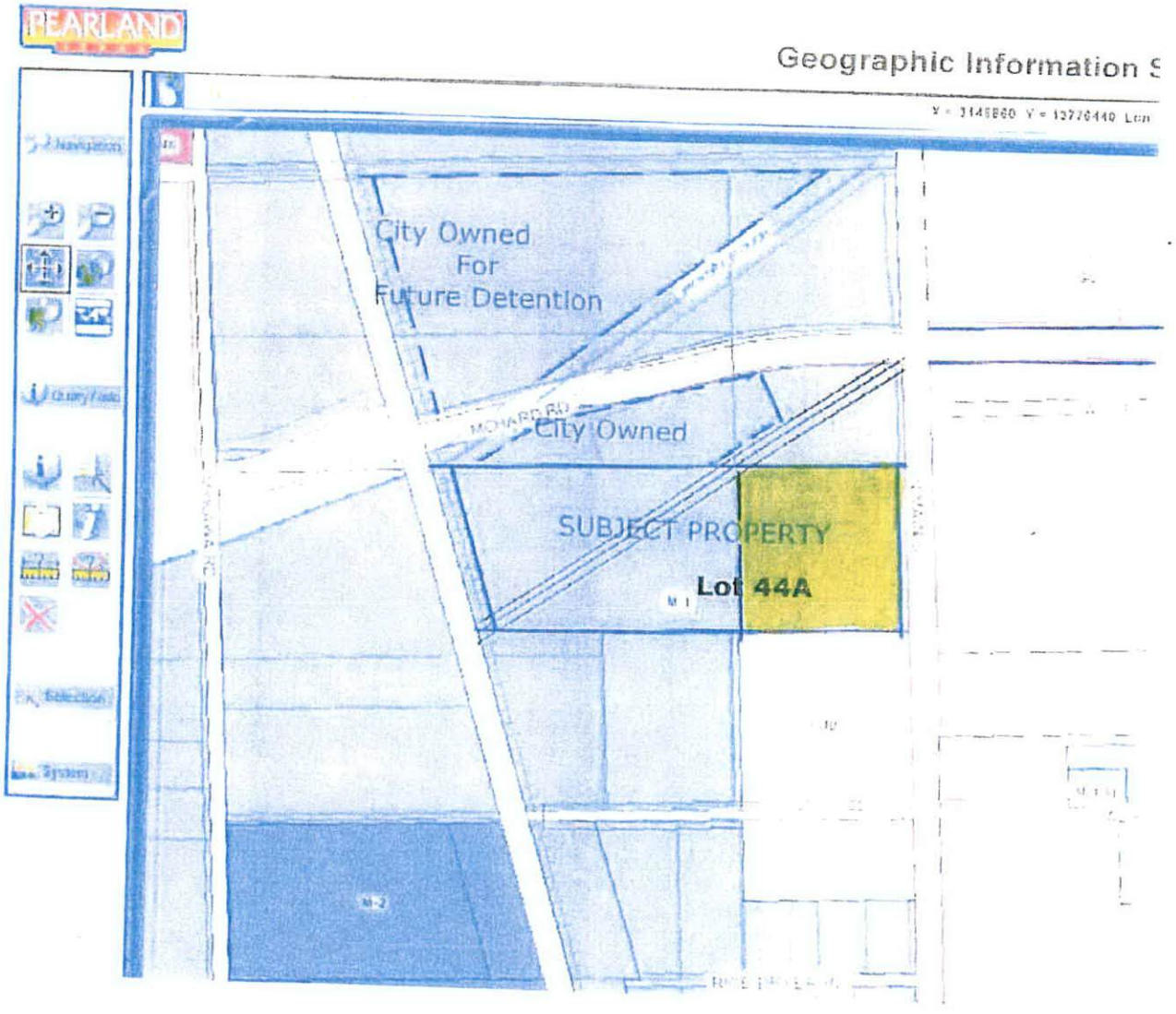

HICKORY SLOUGH
McHARD ROAD
City-owned Property
Williams Tract
TEXAS PIPELINE CO.
HOUSTON PIPELINE CO.
Cross-access Agreements
1.9 MILES TO BELTWAY 8
DETENTION POND
Lot 49
Lot 44
(STATE HIGHWAY 35)
G.C. & S.F. R.R.
Old Settlers Cemetery
LEGEND
PROPERTY LINE
WATER LINE
STORM LINE
SANITARY SEWER LINE
10' SETBACK
Dolen Tract
Agreement for Roadway
Pauluhn PUD
Exhibit A
26.58 ACRES SITE PLAN
Halik Road

Exhibit B: Page 1



The Subject Property consists of 26.58 acres, less the Right-of-Way (ROW) purchased by the State of Texas for expansion of Texas Highway 35. The remaining acres are estimated at 26, more or less. The property is currently zoned as "M-1 Light Industrial" by the City of Pearland. Highway 35/ North Main frontage (east boundary) is 669 feet, the south boundary is 1648 feet, the west boundary (along the railroad) is 688 feet and the north boundary is 1813 feet; these dimensions include the land purchased by the State of Texas. Three pipelines cross the property on a diagonal from the southwest corner of Lot 49 through the northwest corner of Lot 44-A; these pipeline easements cover approximately 3.5 acres though the center of the property.

Metes and Bounds Description

28.58 acres of land, being part of and the North half of Lot 44 and all of Lot 49 of Zychlinski's Subdivision in the HT&B RR Co. Survey, Section 3, Abstract 232, and R.B. Lyle Survey, Abstract 542, in Brazoria County, Texas, and described by Metes and Bounds as follows:

BEGINNING at a concrete monument marking the northeast corner of the herein described tract on the westerly right-of-way line of State Highway 35, said iron rod being located South 0°17' 37" West 1161.31 feet from the intersection of the north line of Lot 53 and the westerly right-of-way line of State Highway 35;

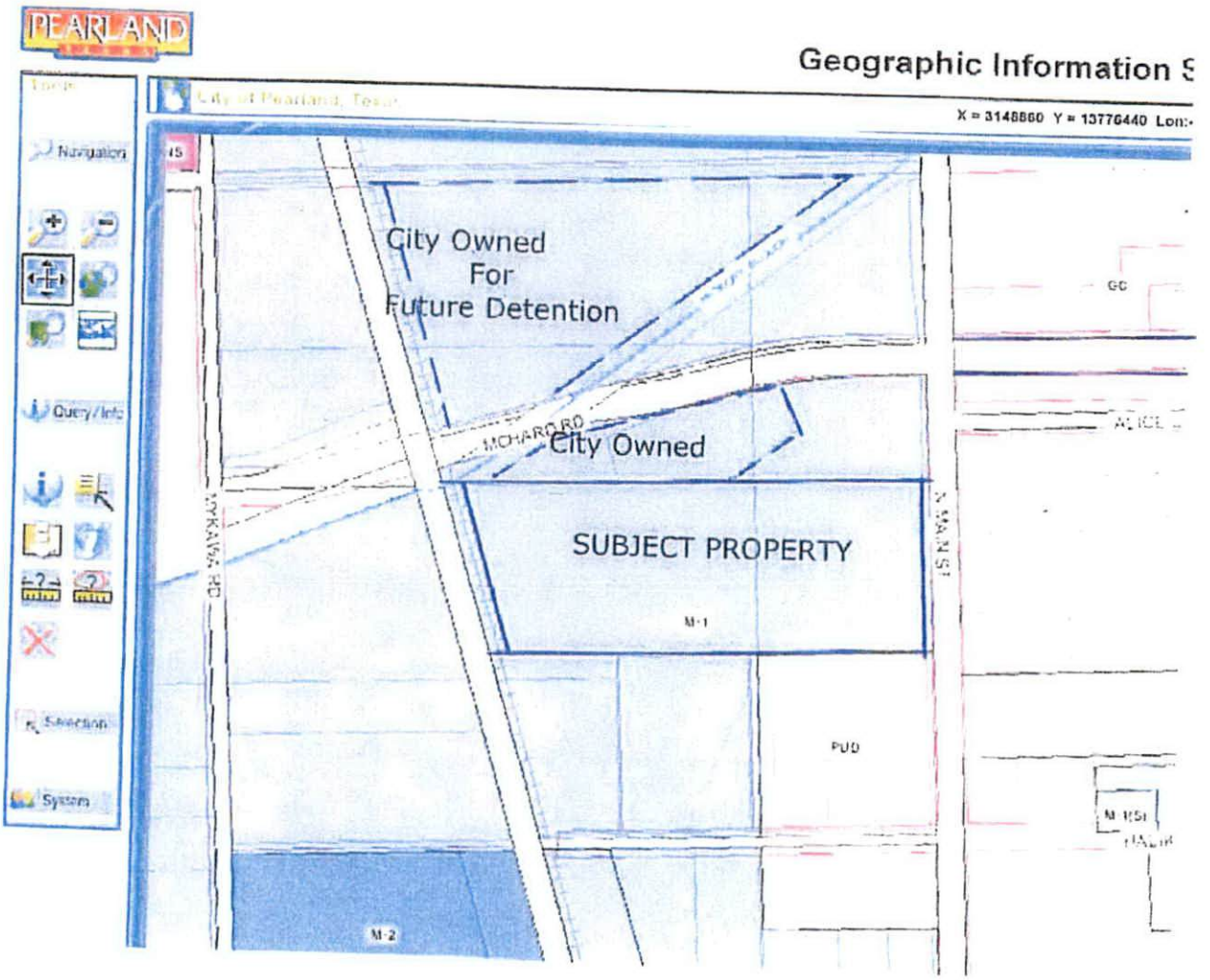
THENCE South 0° 17' 37" West along the westerly right-of-way line of State Highway 35 a distance of 669 feet to an iron rod marking the southeast corner of the tract herein described;

THENCE west a distance of 1648.17 feet to an iron rod set for the southwest corner of the herein described tract, on the easterly right-of-way line of the GC&SF Railway Co. right-of-way;

THENCE North 13° 35' West along said right-of-way line a distance of 686.24 feet to an iron rod set for the northwest corner of the herein described tract;

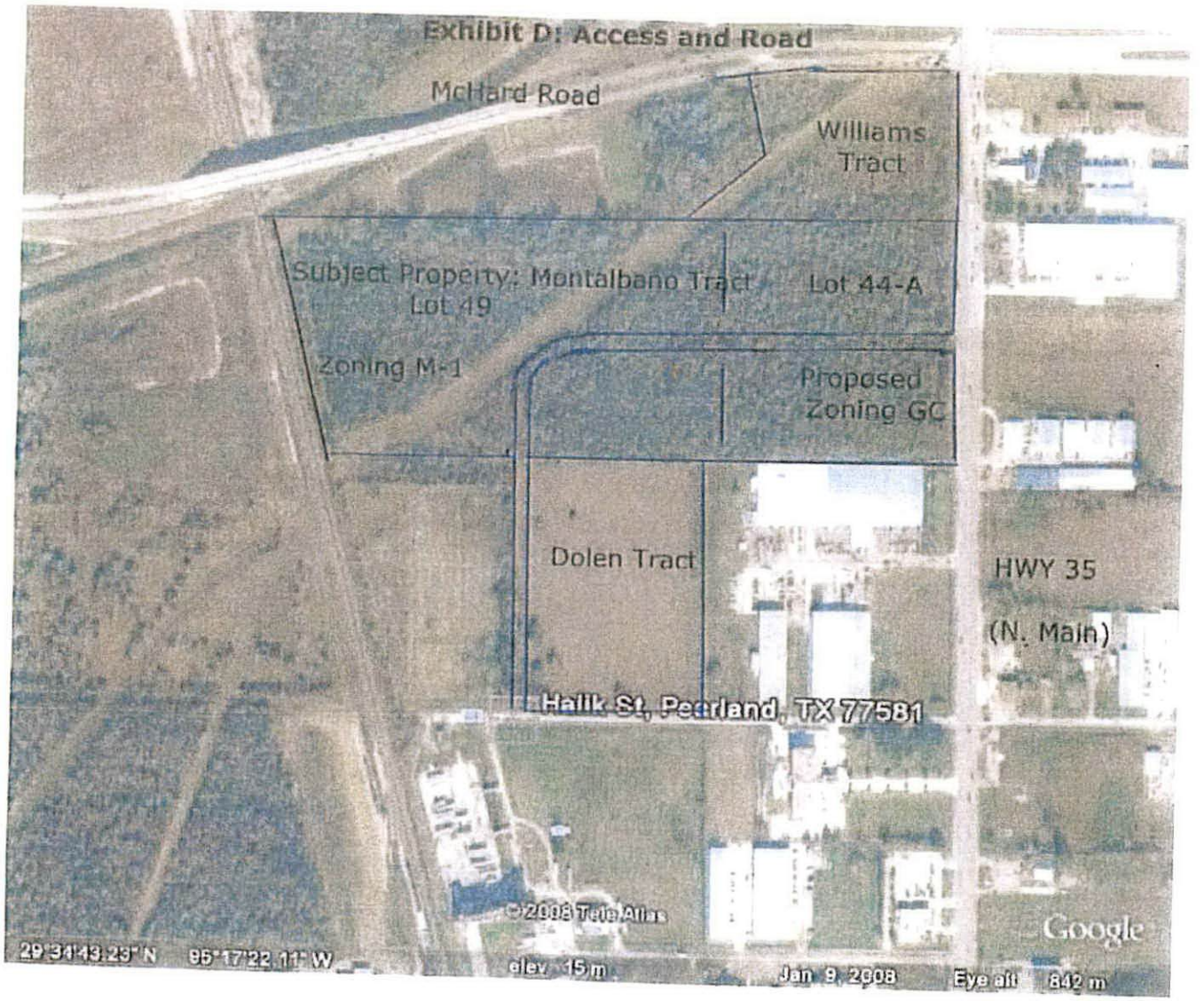
THENCE East along the common line between Lots 49 and 54 and Lots 44 and 53 a total distance of 1613.24 feet to the Place of Beginning; and being the same tract surveyed by D. H. Adams, Registered Public Surveyor No. 580 during the month of June, 1979, and shown on Plat prepared by such Surveyor.

Exhibit C: Current Zoning



Current zoning surrounding the property consists of M-1 Light Industrial on its north, west, and south boundaries, with all the properties being vacant land except for the Old Settlers Cemetery and the M-1 PUD occupied by Pauluhn Company. The east boundary (along Highway 35/ N. Main) fronts on GC General Commercial, with the majority of those properties being developed and occupied.

M-1 Light Industrial	light blue color
GC General Commercial	light orange color
PUD (M-1)	light pink

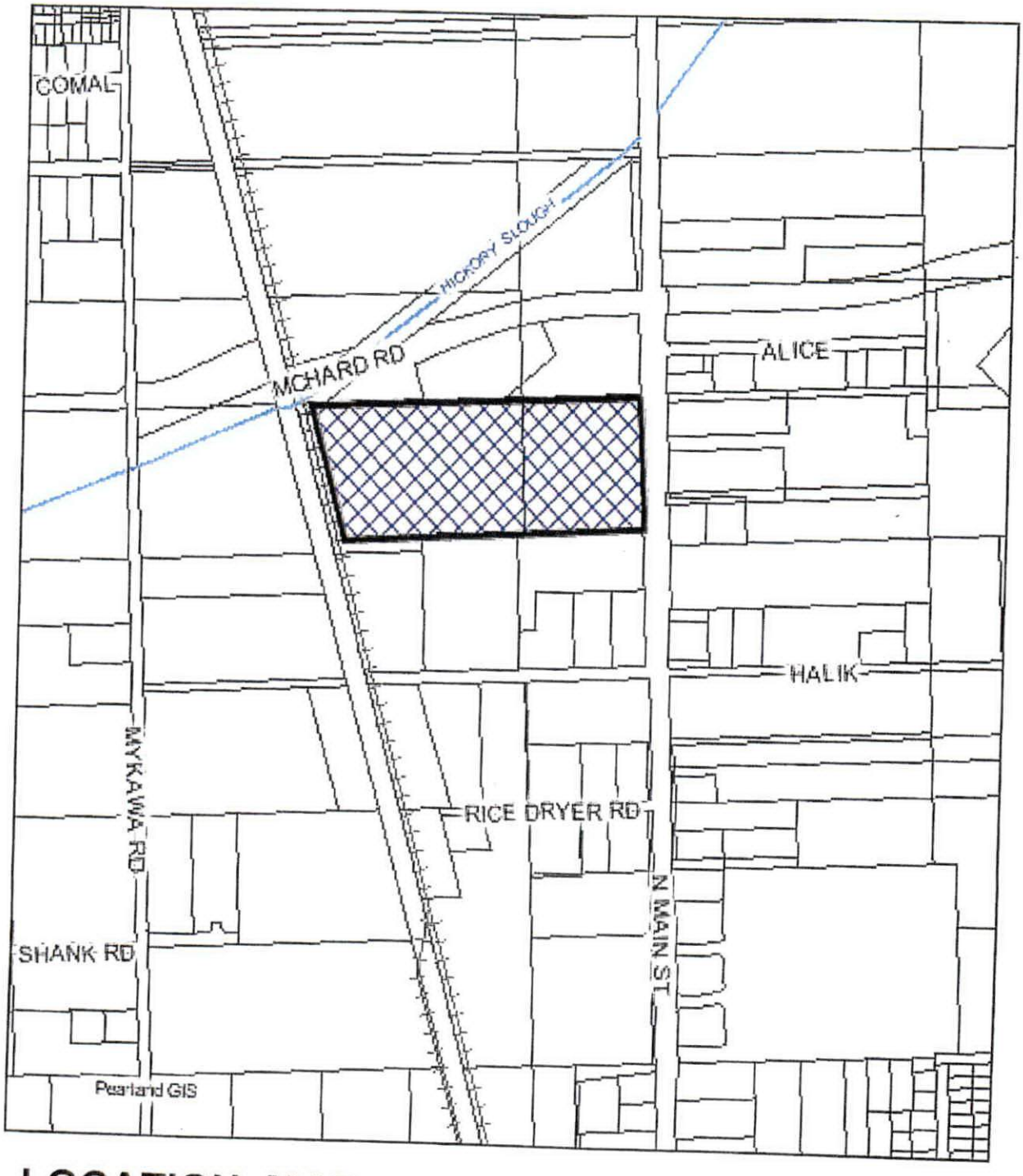


Proposed Road and Other Access

The proposed road, as shown, is designed to bisect the Subject Property in an east-west manner from Highway 35 to the pipelines, then turn south to align with the proposed road on the Dolen Tract. The Dolen Tract has been platted (as Dolen Estates, 2005) and a site plan approved by the City; the site plan shows a road running north from Halik Road along the western boundary of the Dolen Tract. The agreement with the owner of the Dolen Tract for such use will be a part of the PUD conditions.

The Williams Tract, lying to the north of the Subject Property, has access to McHard Road and frontage along Highway 35. As a part of the PUD access proposal, a cross-access agreement will be made with the owners of the Williams Tract for their access to Highway 35 through the Subject Property and may be negotiated for the Subject Property's access to McHard Road through the Williams Tract.

The proposed road will be designed and built to be a public road. Any planned access to property west of the pipelines will be by private driveway.

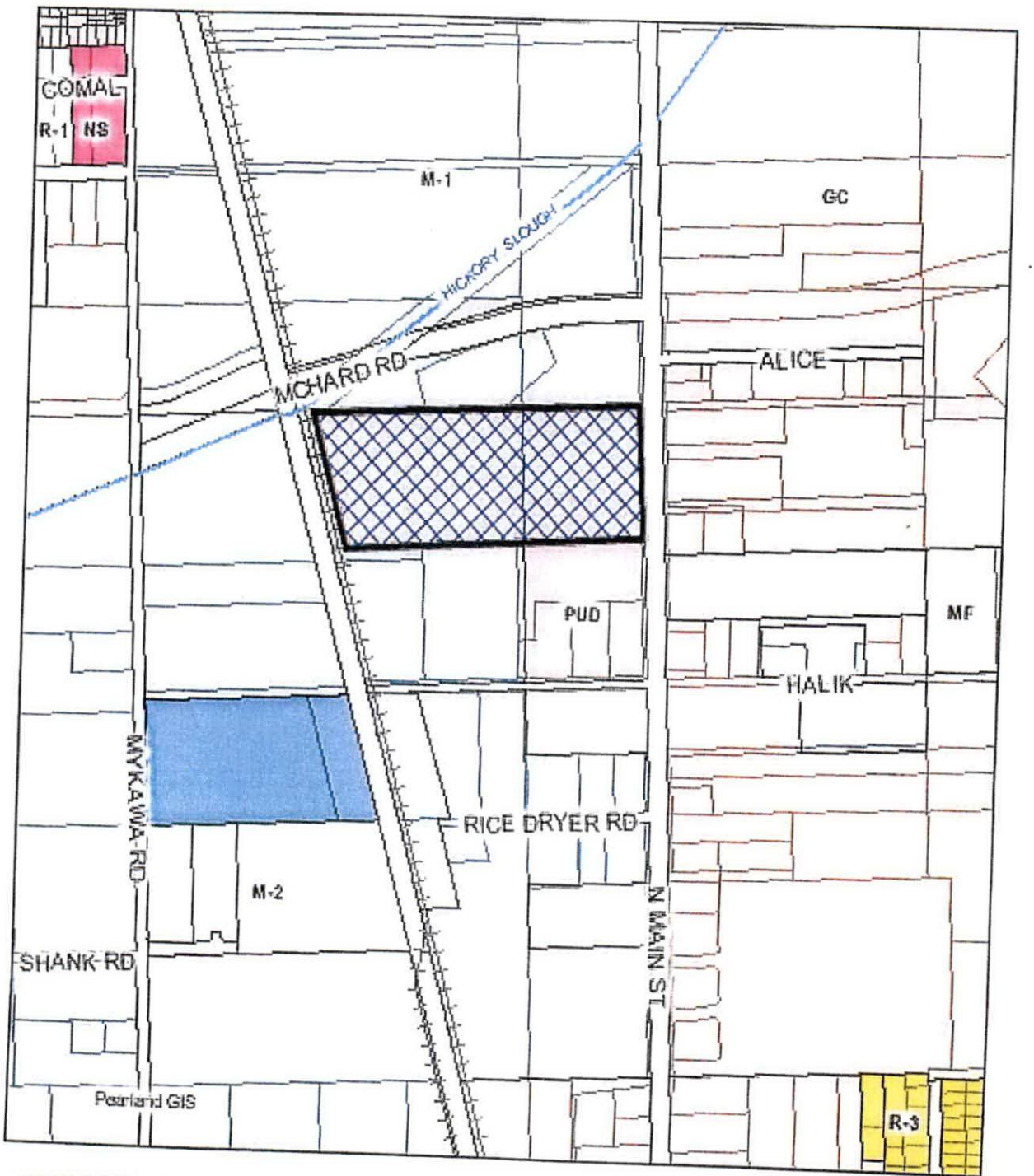


LOCATION MAP

ZONE CHANGE WORKSHOP

1600 BLOCK OF MAIN ST.

↑
NORTH

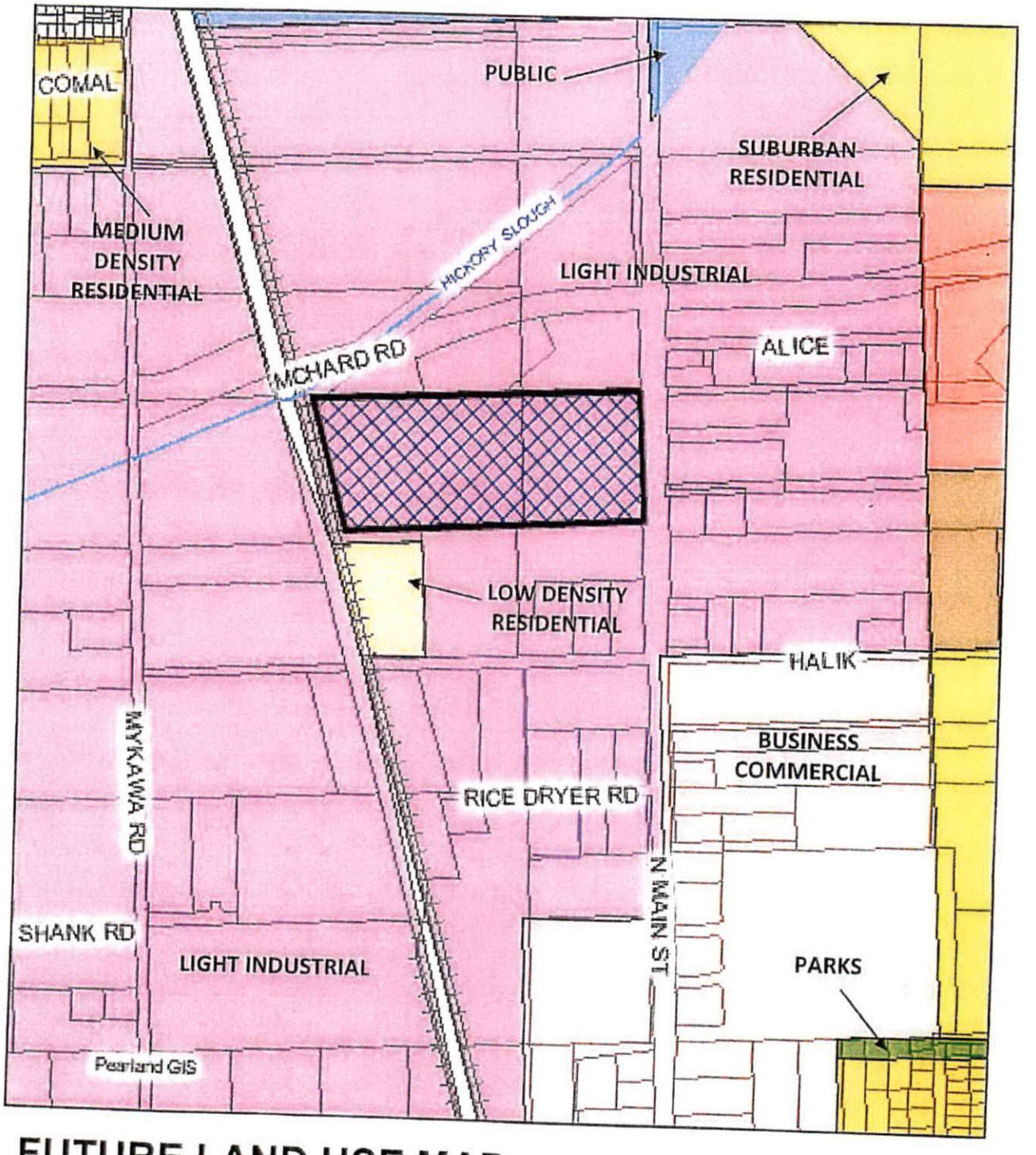


ZONING MAP

ZONE CHANGE WORKSHOP

1600 BLOCK OF MAIN ST.

↑
NORTH

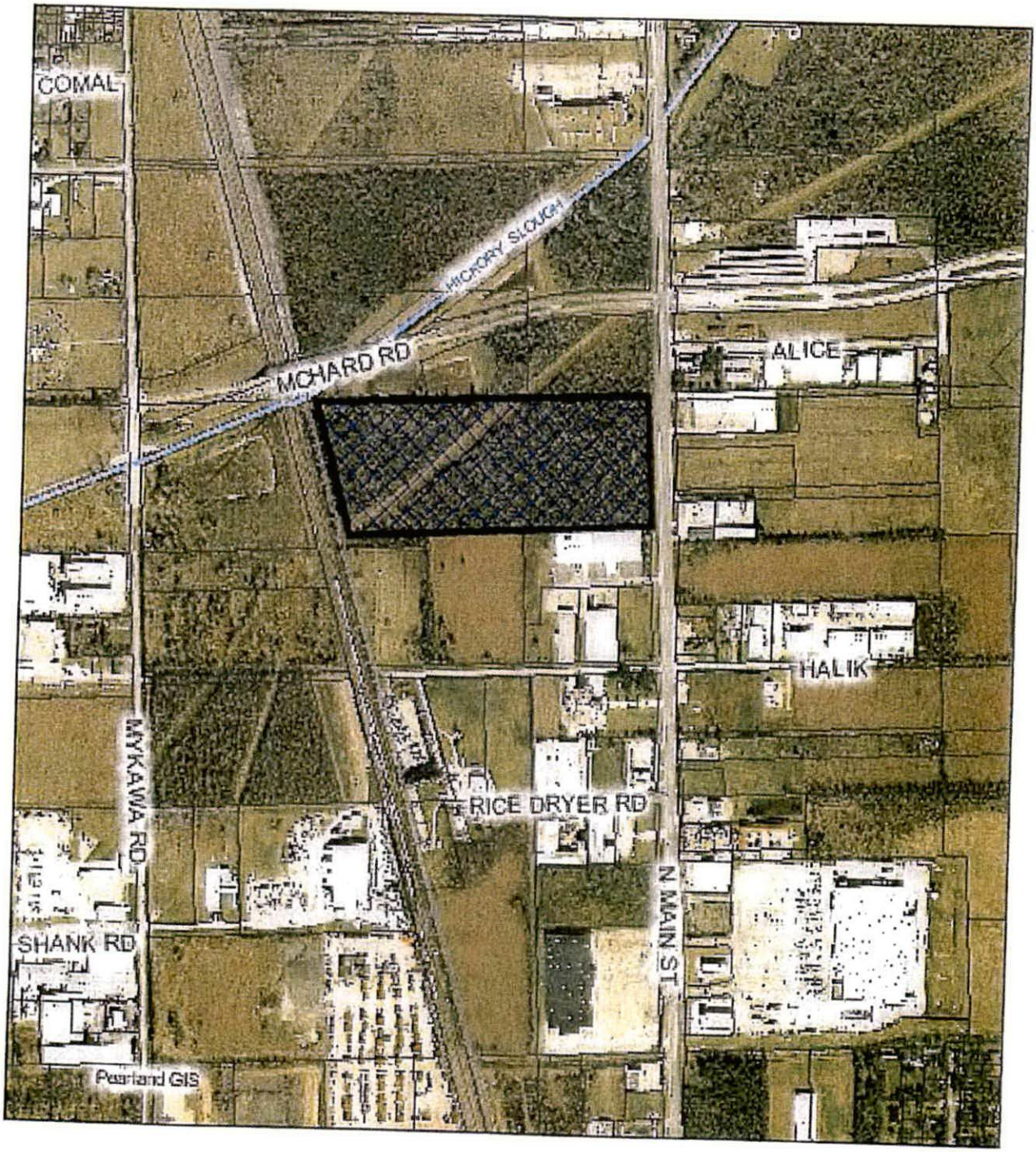


FUTURE LAND USE MAP

ZONE CHANGE WORKSHOP

1600 BLOCK OF MAIN ST.

↑ NORTH



AERIAL MAP

ZONE CHANGE WORKSHOP

1600 BLOCK OF MAIN ST.

↑
NORTH