



City of La Porte Planning and Zoning Commission Agenda

Notice is hereby given of a **Special Called Meeting** of the La Porte Planning and Zoning Commission to be held on **Wednesday, April 22, 2015 at 6:00 p.m.** at City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, regarding the items of business according to the agenda listed below:

1. Call to order.
2. Roll call of members.
3. Continue a public hearing from and opened during the April 16, 2015 Regular Meeting of the Planning and Zoning Commission to receive input on an application for Special Conditional Use Permit #15-91000002, a request by Barsan Global Logistics (on behalf of the property owner Pierside Industries Inc.) to allow for construction of a warehouse facility on a 7.1 acre portion of the property described as Tracts 1B-3, Abstract 35, Johnson Hunter Survey in a Planned Unit Development (PUD) zone district.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments (for, against, or questions)
 - d. Question and Answer
4. Close public hearing.
5. Consider recommendation to La Porte City Council on Special Conditional Use Permit request #15-91000002.
6. Administrative reports.
7. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
8. Adjourn.

A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by the Council.

In compliance with the Americans with Disabilities Act, The City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281-470-5019.

CERTIFICATION

I certify that a copy of the Wednesday, April 22, 2015, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the ____ day of _____, 2015.

Title: _____

**City of La Porte, Texas
Planning and Zoning Commission**



April 22, 2015

[Public Hearing Continued – April 16, 2015]

AGENDA ITEM 3

Consider recommendation of approval of a Special Conditional Use Permit (#15-91000002) to allow for construction of a warehouse facility on a 7.1 acre portion of the property known as a 12.6 acre tract described as Tracts 1B-3, Abstract 35, Johnson Hunter Survey, La Porte, Harris County, Texas

Applicant: Barsan Global Logistics (on behalf of the property owner Pierside Industries Inc.)

***Eric J. Ensey, City Planner
Planning and Development Department
City of La Porte, Texas***

Planning and Development Department Staff Report

DISCUSSION

The public hearing for this item was continued at the April 16, 2015 Planning and Zoning Commission meeting. The staff report prepared for the April 16th meeting is attached to this report.

Staff would like to provide further clarification as part of the discussion and recommendation for submittal of a traffic impact analysis at the time of site plan submittal. The project is located on S. 16th Street, which is a designated truck route and high frequency truck use road. Although the proposed use of the site is not a designated high frequency truck use, the use will generate truck traffic. Staff is requesting consideration of a condition that would require submittal of a traffic impact analysis at the time of site plan review. This analysis will need to review the potential traffic generated from this facility and its impacts on major intersections in the vicinity as well as 16th Street. Further, the analysis will provide recommendations to mitigate any potential negative impacts to the street system. Based on the findings of the report, staff will work with the applicant on appropriate mitigation measures.

Records indicate that there is a portion of this site where the S. 16th Street right-of-way is not at 100 feet in width. As part of future replatting of this property, the applicant will be required to dedicate that portion of right-of-way to the City to make a consistent 100-foot right-of-way for S. 16th Street. The applicant has indicated they are willing to dedicate the necessary portion of right-of-way during the platting process.

Should the Planning and Zoning Commission recommend approval of the requested SCUP application, staff recommends the following conditions be considered:

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte's Development Ordinance and shall comply with all provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
2. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process.

3. A traffic impact analysis performed by a licensed engineer agreed to by both the City and the applicant shall be required. The study must ensure that the proposed development will not adversely impact S. 16th Street or any of the major intersection in the vicinity. Any mitigation required by the study will be the responsibility of the applicant.
4. The subject property will need to be replatted and subdivided in accordance with the requirements outlined in the City of La Porte's Development Ordinance. As part of the plat, the applicant will be required to dedicate right-of-way along S. 16th Street to make a consistent 100-foot right-of-way width.
5. The applicant shall install all of the required street trees as part of the development of Parcel A as required by Section 106-800 of the city's Code of Ordinances along S. 16th Street and W. M Street.
6. TxDOT and Harris County driveway permits shall be presented prior to permit issuance for all driveways requested. Maximum driveway widths shall be provided in compliance with city code requirements.
7. The pavement shall remain in good, operable, dust free condition over time, and that repairs shall be made as necessary upon written notification by the city.
8. Any future change in use requires consideration of a Special Conditional Use Permit in accordance with Chapter 106, "Zoning" of the City's Code of Ordinances.

[Any additional conditions requested by the Planning and Zoning Commission.]

ATTACHMENTS

April 16, 2015 P&Z Staff Report – Barsan SCUP

**City of La Porte, Texas
Planning and Zoning Commission**



April 16, 2015

AGENDA ITEM 10-12

Consider recommendation of approval of a Special Conditional Use Permit (#15-91000002) to allow for construction of a warehouse facility on a 7.1 acre portion of the property known as a 12.6 acre tract described as Tracts 1B-3, Abstract 35, Johnson Hunter Survey,

La Porte, Harris County, Texas

Applicant: Barsan Global Logistics (on behalf of the property owner Pierside Industries Inc.)

Eric J. Ensey, City Planner

Planning and Development Department

City of La Porte, Texas

Planning and Development Department Staff Report

ISSUE

Consider a recommendation to the City Council on a request by the applicant Barsan Global Logistics (on behalf of the property owner Pierside Industries Inc.) for a Special Conditional Use Permit (SCUP) to allow construction of a warehouse facility on a 7.1 acre portion of the property known as a 12.6 acre tract described as Tracts 1B-3, Abstract 35, Johnson Hunter Survey, La Porte, Harris County, Texas.

RECOMMENDATION

Should the Commission desire to consider a recommendation for approval of this request, staff recommends considering various conditions, as described later in this staff report.

DISCUSSION

Property Owner:

Pierside Industries Inc.

Applicant:

Barsan Global Logistics.

Applicant's Request:

The applicant is seeking approval of this SCUP to allow for construction of a 103,500 square foot warehouse facility on the subject property. The applicant owns the entire 12.6 acre tract of land described as Tracts 1B-2, Abstract 35, Johnson Hunter Survey. The property is located on S. 16th Street southeast of the W. M Street right-of-way. The proposed facility would be located on approximately 7.1 acres of parcel, with the remaining 5.5 acres to be developed at a later time and under a separate SCUP application. The attached Exhibit A includes the SCUP Application, project description letter and conceptual site plan submitted by the applicant. Also, the attached Exhibit B is a General Plan for the entire 12.6 acre tract of land that indicates the approximate scale of development and proposed use of the property. The General Plan indicates that this tract of land is proposed for Business Industrial Use, consistent with the city's Future Land Use Plan.

Background Information:

The subject site is approximately 12.6 acres in area and is located at the southeast corner of the intersection of S. 16th Street and the W. M Street unimproved right-of-way. The attached Exhibit C is an Area Map showing the location of the subject property.

The legal description of the property is Tracts 1B-2, Abstract 35, Johnson Hunter Survey, La Porte, Harris County, Texas. The site is located immediately adjacent to the Port Crossing Business Park. Although not within the boundaries of ownership of Port Crossing, the city’s Future Land Use Plan specifies development of this tract of land as “Business Industrial” uses, similar to those uses established for the Port Crossing Business Park. The attached Exhibit D identifies this parcel on the city’s Future Land Use Plan as adopted in the Comprehensive Plan.

The site is currently zoned PUD, Planned Unit Development, and is vacant. The attached Exhibit E shows the zoning of the subject property and surrounding properties. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	GC, General Commercial	Vacant (across the unimproved W. M Street right-of-way)
South	PUD, Planned Unit Development	Vacant, Port Crossing Business Park (identified in the Future Land Use Plan as Business Industrial)
West	LI, Light Industrial	Existing light industrial office/warehouse uses (1410 S. 16 th Street and 1500 S. 16 th Street)
East	PUD, Planned Unit Development	Detention pond for the Port Crossing Business Park

Notification Requirements:

The public hearing notification requirements outlined in Section 106-171 were performed in accordance with all applicable code provisions, including the following: notice in a newspaper of general circulation at least 15 days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing; sign posted on the site within 15 days of the hearing. Additional notice of the public hearing was posted at City Hall and on the City’s website in compliance with state law.

Analysis:

There are a number of different considerations staff evaluated during the review of this application. The following describes staff’s analysis of those considerations:

Land Use.

This SCUP application is for consideration of the use of the 7.1 acre portion of the property identified in the General Plan as Parcel A. The site is Zoned Planned Unit Development (PUD), which requires approval of a SCUP for consideration of the proposed use of the site. Parcel B will require separate application for consideration of a SCUP prior to development.

The city's Future Land Use Map identifies the use of the property as "Business Industrial" and as a result the uses permitted on this parcel should be consistent with those permitted in the Business Industrial (BI) district. Barsan Global Logistics operates under the following NAICS classification: 541614 (Process, Physical Distribution, and Logistics Consulting Services) and 488510 (Freight Transportation Arrangement). Both of these classifications are permitted uses in the BI zone district.

Site Plan.

The applicant has submitted a conceptual site plan and photographs of a similar development to provide an example of what is proposed at this site. At this time there has been no formal application for a site development plan as required in the city's Development Ordinance. A formal application for a site development plan is not required until after a SCUP is approved. Should City Council approve the proposed SCUP, the applicant will be required to submit application for a site development plan in compliance with applicable code requirements.

Staff recommends that a condition be added requiring all the required street trees at the time of development of this first phase of development (Parcel A). This would include the planting of shade trees along both S. 16th Street and W. M Street, as the city has future plans to improve M Street.

Traffic Impacts.

The project is located on S. 16th Street, which is a designated truck route and high frequency truck use road. Although the proposed use of the site is not a designated high frequency truck use, the use will generate truck traffic. Staff is requesting consideration of a condition that would require submittal of a traffic impact analysis that will review the potential traffic generated from this facility and its impacts on major intersections in the vicinity. Any potential negative impacts should be mitigated.

Records indicate that there is a portion of this site where the S. 16th Street right-of-way is not at 100 feet in width. As part of future replatting of this property, the applicant will be required to dedicate that portion of right-of-way to the City to make a consistent 100-foot right-of-way for S. 16th Street.

Public Utilities.

Public utility facilities and services are sufficient to handle the proposed development. Water and sanitary sewer lines are both available within the S. 16th Street right-of-way.

Drainage.

Drainage has been accommodated for this site as part of the Port Crossing Business Park regional drainage plan. Although this site is not technically within the ownership of the Port Crossing Business Park, this parcel was included as part of the detention post system. There have been detention ponds sized adequately to detain drainage for this site and the rest of the Port Crossing Business Park.

Conclusion:

Based on the analysis above, staff finds that if the Planning and Zoning Commission desires to recommend approval of the proposed Special Conditional Use Permit, then a number of conditions should be considered in the approval. The proposed Barsan Global Logistics warehouse facility is consistent with both the city’s Future Land Use Plan, as adopted in the Comprehensive Plan, and the permitted uses of the BI district. Section 106-217 of the Zoning Ordinance outlines specific conditions for approval of SCUP applications. There are three different conditions that must be met in order to approve a SCUP. The following table identifies each of the three conditions and staff’s finding on each:

Condition:	Staff Analysis:
(1) That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity.	The proposed use is consistent and compatible with the city’s Comprehensive Plan as approved by the City Council, which identifies this parcel as “Business Industrial” use. The proposed use of this property (NAICS classification numbers 541614 and 488510) are permitted uses in the BI zone district.
(2) That the conditions placed on such use as specified in each district have been met by the applicant.	As a condition of approval of the proposed SCUP, the applicant is required to submit a site development plan in accordance with the requirements of the city’s Development Ordinance. Additionally, the site development plan will need to comply with all other provisions of the city’s Zoning Ordinance and will be reviewed during the site development review.
(3) That the applicant has agreed to meet any additional conditions imposed, based on specific site constraints, and necessary to protect the public interest and welfare of the community.	The applicant will need to confirm on the record at the public hearing that they are agreeable to the conditions imposed on the SCUP. Staff has provided a list of conditions as part of this report. However, the Commission and City Council may impose additional conditions, should they approve the proposed SCUP.

Should the Planning and Zoning Commission recommend approval of the requested SCUP application, staff recommends the following conditions be considered:

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte's Development Ordinance and shall comply with all provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
2. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process.
3. A traffic study performed by a licensed engineer shall be required. The study must ensure that the proposed development will not adversely impact S. 16th Street or any of the major intersection in the vicinity. Any mitigation required by the study will be the responsibility of the applicant.
4. The subject property will need to be replatted and subdivided in accordance with the requirements outlined in the City of La Porte's Development Ordinance. As part of the plat, the applicant will be required to dedicate right-of-way along S. 16th Street to make a consistent 100-foot right-of-way width.
5. The applicant shall install all of the required street trees as part of the development of Parcel A as required by Section 106-800 of the city's Code of Ordinances along S. 16th Street and W. M Street.
6. TxDOT and Harris County driveway permits shall be presented prior to permit issuance for all driveways requested. Maximum driveway widths shall be provided in compliance with city code requirements.
7. The pavement shall remain in good, operable, dust free condition over time, and that repairs shall be made as necessary upon written notification by the city.
8. Any future change in use requires consideration of a Special Conditional Use Permit in accordance with Chapter 106, "Zoning" of the City's Code of Ordinances.

[Any additional conditions requested by the Planning and Zoning Commission.]

ATTACHMENTS

- Exhibit A: SCUP Application and Supplemental Information from the Applicant
Exhibit B: General Plan
Exhibit C: Area Map

Planning and Zoning Commission Regular Meeting
April 16, 2015
Barsan Global Logistics SCUP

Exhibit D: Land Use Map
Exhibit E: Zoning Map

Planning & Development Department
SPECIAL CONDITIONAL USE
PERMIT APPLICATION

1. PROPERTY OWNER CONTACT INFORMATION:

OWNER NAME: Pierside Industries Inc. PHONE 1: (843) 971-1339
PHONE 2: _____ FAX #: _____
E-MAIL: vjmarino@mrs-cmc.com
MAILING ADDRESS: 2265 Clements Ferry Road, Suite 301 Charleston, SC 29492

2. BUSINESS INFORMATION:

BUSINESS NAME: GCP on behalf of Barsan Global Logistics BUSINESS TYPE: Freight Forwarding
CONTACT NAME: Joseph Llamas PHONE #: (512) 853-9650
E-MAIL: JLLAMAS@GCPRE.COM FAX #: _____
MAILING ADDRESS: 1503 Ridgcrest Drive Austin, TX 78746

3. PROPERTY DESCRIPTION:

PARCEL NO(s) (13-digit HCAD Tax ID #): 0402780010029
PROPERTY ADDRESS (If existing): _____
PROPERTY LEGAL DESCRIPTION Tract 1B-3 abstract 35J Hunter

4. SUPPORTING DOCUMENTATION (Check Applicable):



GENERAL PLAN



SITE PLAN



PLAT

REASON FOR REQUEST?: New Development

OWNER or AUTHORIZED AGENT'S SIGNATURE: 

PRINTED NAME: Joseph Llamas DATE: 03/19/2015

5. APPLICATION CHECKLIST & SUPPORTING DOCUMENTATION:



COMPLETE ITEMS 1 THRU 4 OF APPLICATION



ATTACH APPLICABLE PLAN(S)



SUBMIT \$300.00 NON-REFUNDABLE APPLICATION FEE

(STAFF USE ONLY):

DATE RECEIVED: _____ RECEIVED BY: _____

PROJECT NUMBER: _____ - _____

SCHEDULED DATE FOR PLANNING & ZONING COMMISSION AGENDA: _____



GENERATIONAL
COMMERCIAL PROPERTIES

March 18, 2015

Mr. Eric Ensey
604 W. Fairmont Parkway
La Porte, Texas 77571

RE: Barsan Global Logistics Special Conditional Use Permit Application (“SCUP”)

Dear Mr. Ensey:

I am pleased to provide details pertaining to my client’s, Barsan Global Logistics, Inc., intent to develop a 100,000 SF institutional quality industrial building in LaPorte Texas. Enclosed is the completed SCUP form, a proposed site plan, building image from a Barsan building in Miami, FL, a brochure from a Generational Commercial Properties project in Houston and some construction photo’s of that same building.

This project includes the acquisition of a twelve-acre parcel. Generational will platt and subdivide the property into a northern and southern property. Generational will develop a 100,000 SF tiltwall industrial building for Barsan Global Logistics, Inc. on the southern parcel. The attached site plan details this plan.

Barsan Global Logistics was founded in 1982 and provides freight forwarding services globally. Utilizing highway, marine and air travel Barsan coordinates the transportation, warehousing and delivery of their client’s products worldwide. They operate facilities on five continents and are currently expanding throughout the US. Their NAICS Code # is 541614 / 488510.

Generational Commercial Properties is a commercial development firm with offices in Texas. Generational acquires, develops, owns and operates multi-family, industrial and office real estate targeting functional, institutional quality, infill real estate located in Texas, the nation's fastest growing state and strongest economy.

Sincerely,

GENERATIONAL COMMERCIAL PROPERTIES

A handwritten signature in blue ink, appearing to read "Joseph Llamas".

Joseph Llamas
President

March 20, 2015

Mr. Eric Ensey

604 W. Fairmont Parkway

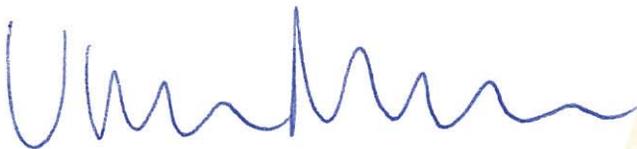
LaPorte, Texas 77571

RE: Generational Commercial Properties SCUP application

Dear Mr. Eric Ensey:

I, Vince Marino, authorized signatory of Pierside Industries Inc., appoint Joseph Llamas of Generational Commercial Properties Co ("GCP") as agent to pursue a Special Conditional Use Permit on the property located at 16th Street in LaPorte, TX. The property's legal description is Tract 1B-3 abstract 35J hunter.

Regards,

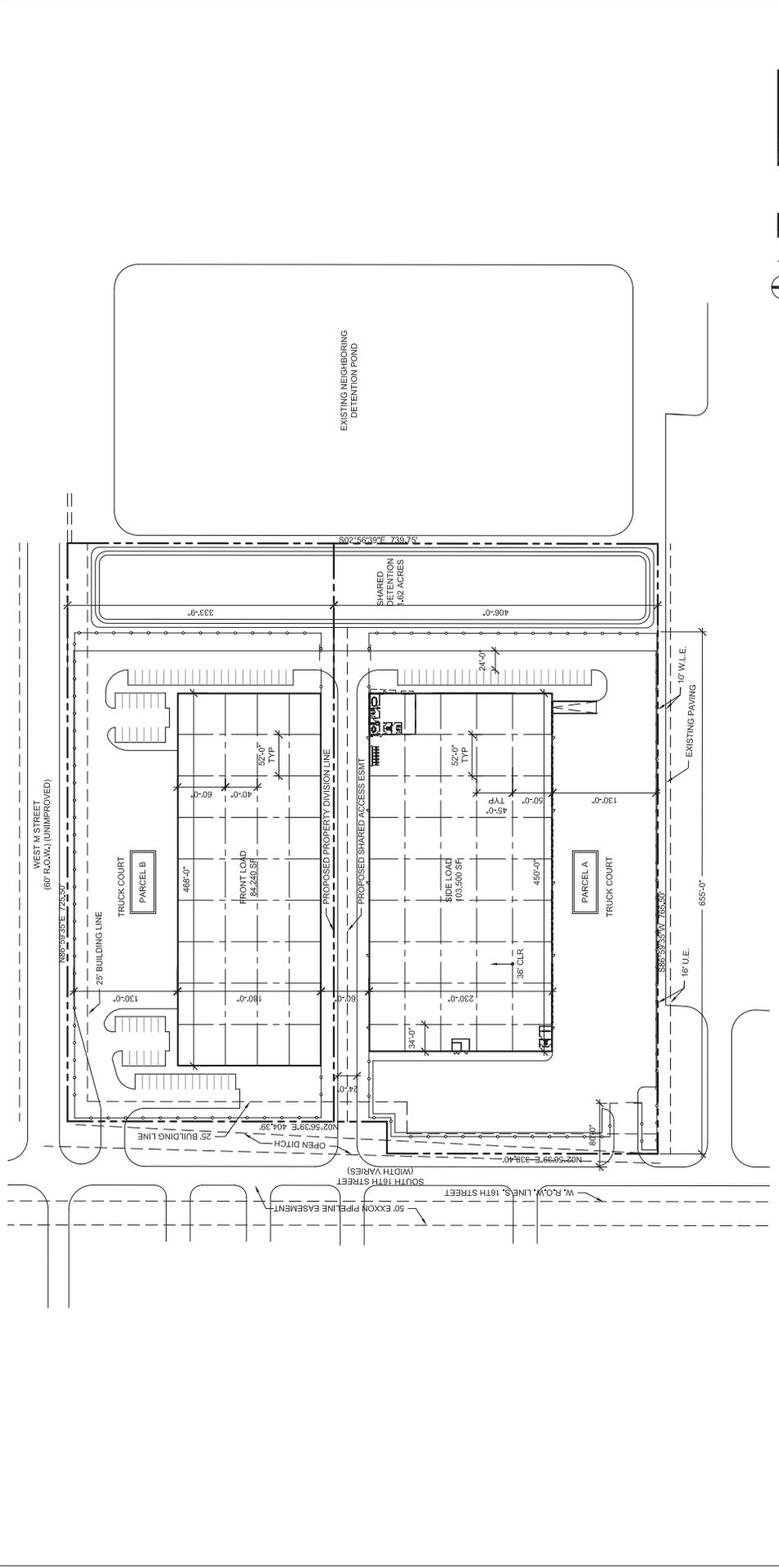


Vince Marino

President

SITE PLAN - SCHEME B

SITE AREA	BUILDING AREA	COVERAGE	PARKING (REQUIRED: OFFICE = 3 / 1,000 ; WAREHOUSE = 1 / 1.5 EMPLOY)
TOTAL	187,740 SF	34.1%	100 SPACES
PARCEL A	103,500 SF	33.6%	31 SPACES
PARCEL B	84,240 SF	34.8%	69 SPACES



BUILDING IMAGE



Rendering is representative of design intent only. It is not a photorealistic representation of actual materials proposed and as such should be considered preliminary at all stages.

FOR LEASE > INDUSTRIAL

Airtex Commerce Center

431 EAST AIRTEX DRIVE, HOUSTON, TX 77073



Ready for Occupancy



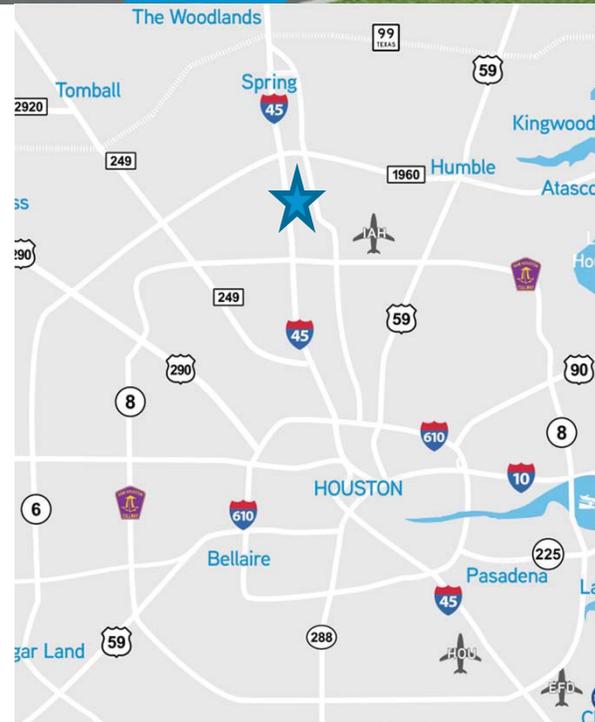
40,000 - 340,000 SF Available

Airtex Commerce Center > Phase I

Airtex Commerce Center is a new Class A industrial facility located on Airtex Drive less than a quarter mile east of I-45, just 3 miles north of Beltway 8, and 3 miles south of 1960. This efficient rear-load building can be accessed from 5 curb cuts, has ample parking and trailer storage.

Building Features

- > 166,250 SF - Phase I
- > Divisible to 40,000 SF
- > 32' Clear Height
- > 60' Staging Bay
- > 52' x 47' Column Spacing
- > 37 External Truck Doors
- > 2 Drive-in Dock Doors
- > 2,000 Amps 277/480 volt
- > Gas Unit Heaters Freeze Protection
- > ESFR Sprinklered
- > 130' Truck Court
- > Trailer Storage Available
- > 1:5 to 1,000 Parking Ratio
- > Triple Freeport Exemption
- > Favorable Tax Rate



MIKE TAETZ, SIOR
713 830 2107
mike.taetz@colliers.com

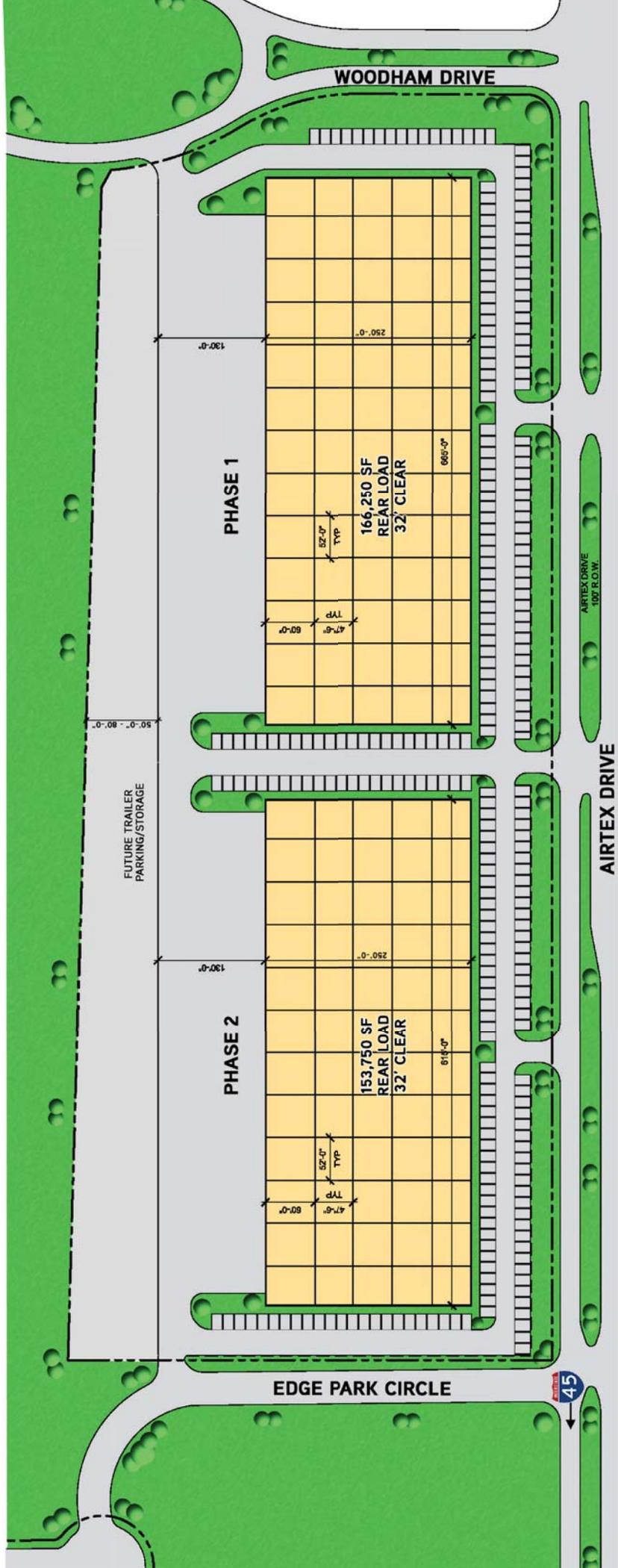
BILL BYRD, SIOR, CCIM
713 830 2131
bill.byrd@colliers.com

RYAN BYRD
713 830 2171
ryan.byrd@colliers.com

COLLIERS INTERNATIONAL
1233 W. Loop South | Suite 900
Houston, TX 77027
www.colliers.com

FOR LEASE > INDUSTRIAL
Airtex Commerce Center

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 bill.byrd4@colliers.com

RYAN BYRD
 713.830.2171
 ryan.byrd@colliers.com

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

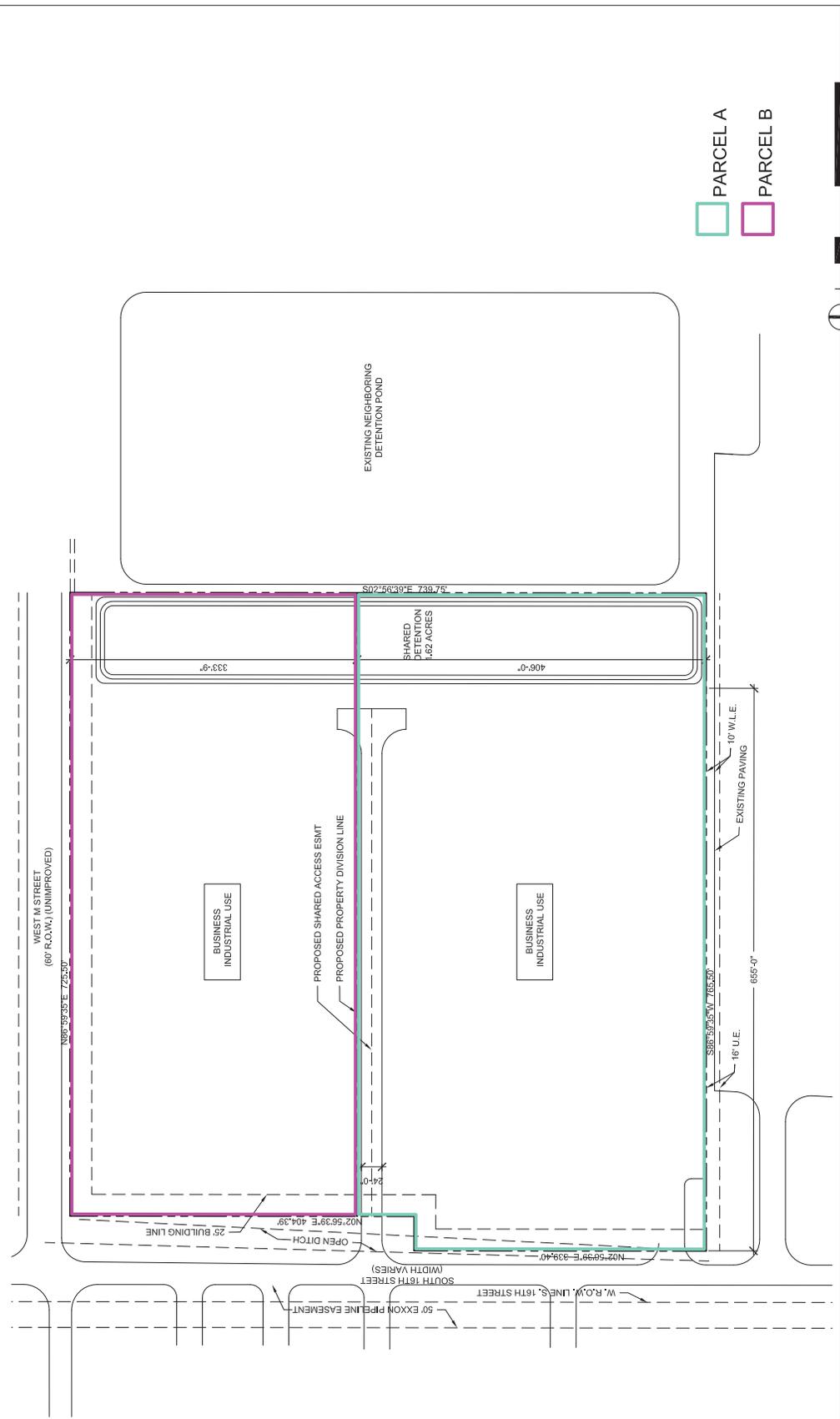
Buyer, Seller, Landlord or Tenant

Date



GENERAL PLAN

SITE AREA	
TOTAL	12.6 ACRES (550,263.5 SF)
PARCEL A	7.1 ACRES (308,126.5 SF) *
PARCEL B	5.5 ACRES (242,137 SF) *



LEGAL DESCRIPTION
 12.623 ACRE TRACT BEING ALL OF A CALLED 13.00 ACRE TRACT H.C.C.F. NO. 200801609131 LOCATED IN THE JOHNSON HUNTER SURVEY, A-35 HARRIS COUNTY TEXAS.

DEVELOPER INFORMATION
 GENERATIONAL COMMERCIAL PROPERTIES CO.
 1503 RIDGECREST DR.
 AUSTIN, TX 78746

OWNER INFORMATION
 PIERCE INDUSTRIES INC.
 2285 CLEMENTS FERRY ROAD, SUITE 301
 CHARLESTON, SC 29492

* PROPERTY SIZES COULD CHANGE BY +/- 10%

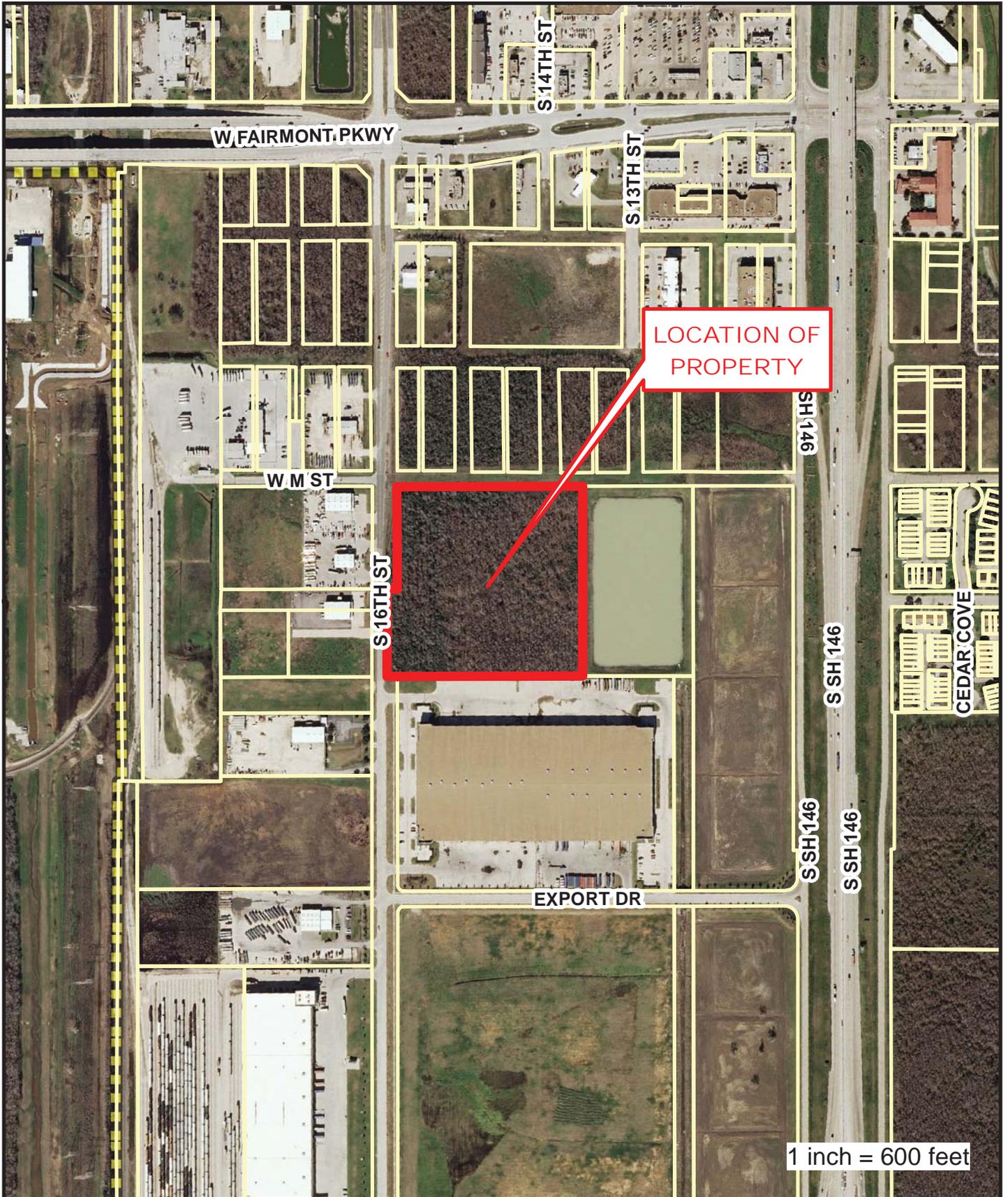
BARSAN
 a project for
GCP & COLLIER'S INTERNATIONAL

LA PORTE TEXAS 77550

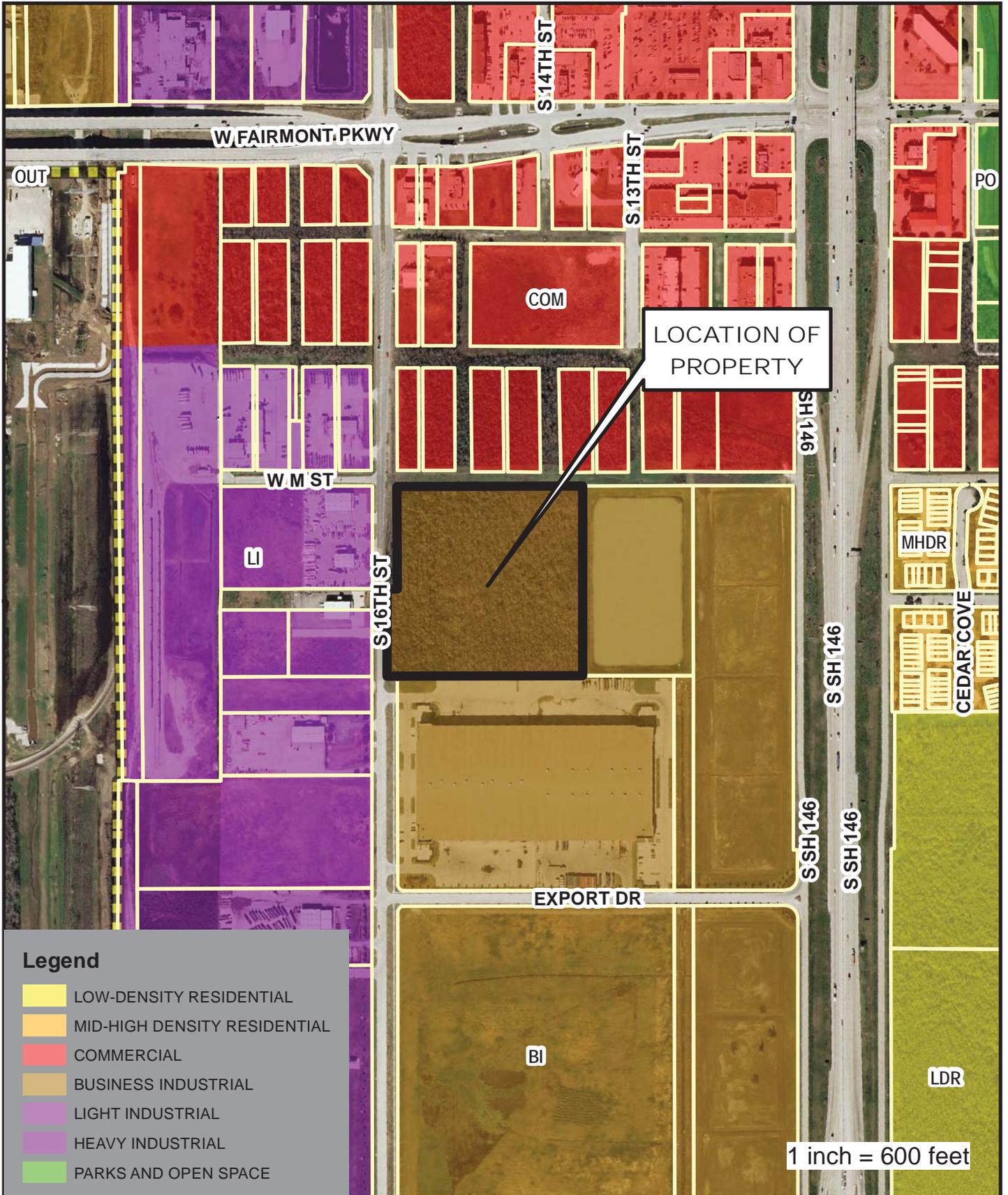
09 APRIL 2015 151045

Power
 Credit
 Audit
 Secure

AREA MAP
EXHIBIT "C"
15-91000002



LAND USE MAP
EXHIBIT "D"
15-91000002



Legend

- LOW-DENSITY RESIDENTIAL
- MID-HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- BUSINESS INDUSTRIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PARKS AND OPEN SPACE

1 inch = 600 feet

ZONING MAP
EXHIBIT "E"
15-91000002

