



SHANK

Zoning Report

Prepared For:

ABC Incorporated

Subject Property:

123 ABC Lane, Pearland, TX

Project Number:

22-12345

Preliminary Report:

June 8, 2022

Prepared by:

SHANK Consultants, LLC

Rebecca Shank

575-921-3051

rebecca@shankconsultants.com

FINDINGS AND CONCLUSIONS OVERVIEW

Report Section	Violation or Deficiency	No Violation or No Deficiency	Response or Status	Comments
2a. Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Received	No violations disclosed as of the date of this report
2b. Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Received	No violations disclosed as of the date of this report
2c. Zoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Received	No violations disclosed as of the date of this report
2d. Certificate of Occupancy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Received	Attached See Figure 2 Municipal Requests or Responses for copies
2e. Zoning Verification Letter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Received	GB, General Business See Figure 2 Municipal Requests or Responses for copies
3b. Permitted Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Conforming	None
3c. Development Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Conforming	None
4. Parking Overview	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Conforming	None

Table of Contents

- 1. SITE OVERVIEW.....4
- 2. MUNICIPAL REQUESTS.....5
 - 2a. Building.....5
 - 2b. Fire.....5
 - 2c. Zoning.....5
 - 2d. Certificate of Occupancy.....5
 - 2e. Zoning Verification Letter.....6
- 3. ZONING OVERVIEW.....7
 - 3a. Zoning District.....7
 - 3b. Permitted Use.....7
 - 3c. Development Requirements.....8
- 4. PARKING OVERVIEW.....9
- 5. CONFORMANCE OVERVIEW.....10
 - 5a. Conformance Status.....10
 - 5b. Right to Rebuild.....10
- 6. SCOPE.....11
- 7. STATEMENT OF LIMITATIONS.....11
- 8. CLIENT RELIANCE.....11
- FIGURE 1 Zoning Map and Site Location.....12
- FIGURE 2 Municipal Requests or Responses.....13
- FIGURE 3 Zoning Code.....14
- FIGURE 4 ALTA Survey.....15

1. SITE OVERVIEW

The following information was obtained using an ALTA Survey of the subject property.

Site Name:	ABC Medical Building
Address:	123 ABC Lane, Pearland, TX
Jurisdiction:	City of Pearland
Zoning District:	GB, General Business
Year Built:	2003, per Assessor
Current Use:	Medical Office
Lot Area:	4.1727 AC or 205,287 SF
Building Story(ies):	Two (2) stories
Building Footprint:	32,949 SF
Gross Building Area:	42,805 SF
Parking Spaces:	278 spaces

2. MUNICIPAL REQUESTS

2a. Building

Jurisdiction:	City of Pearland
Department:	Building Department
Name & Title:	Public Information Center
Contact:	Online Representative
Comments:	No violations disclosed.

2b. Fire

Jurisdiction:	City of Pearland
Department:	Public Information Center
Name & Title:	Online Representative
Website:	https://pearlandtx.govqa.us/WEBAPP/_rs/(S(pewewor1iklblueb3nbtp15a))/supporthome.aspx
Comments:	No violations disclosed.

2c. Zoning

Jurisdiction:	City of Pearland
Department:	Public Information Center
Name & Title:	Online Representative
Website:	https://pearlandtx.govqa.us/WEBAPP/_rs/(S(pewewor1iklblueb3nbtp15a))/supporthome.aspx
Comments:	No violations disclosed.

2d. Certificate of Occupancy

Jurisdiction:	City of Pearland
Department:	Public Information Center
Name & Title:	Online Representative
Website:	https://pearlandtx.govqa.us/WEBAPP/_rs/(S(pewewor1iklblueb3nbtp15a))/supporthome.aspx
Comments:	Certificate(s) of Occupancy not found on file. According to staff, this does not present a code enforcement violation.

2e. Zoning Verification Letter

Jurisdiction:	City of Pearland
Department:	Planning Department
Name & Title:	Jane Doe, Planning Director
Contact:	123-123-1234
Comments:	Zoning Verificiation Letter recieved confirming the subject property zoning designation. See Figure 2.

3. ZONING OVERVIEW

3a. Zoning District

Subject property is located in the GB: General Business. Per Section 2.4.4.5.a of the City of Pearland Zoning Regulations, the purpose is "...intended to permit an extensive variety of commercial uses including retail trade, personal and business service establishments, offices and commercial recreational uses of limited scope. These types of commercial uses are conducted wholly within an enclosed building but may incidentally display merchandise wholly under a permanent part of the main business structure, such as a marquee."

3b. Permitted Use

Per Section 2.5.2.2 of the City of Pearland Zoning Regulations, Medical Office use is permitted by right within the GB: General Business.

Conformance Status: **Legal Conforming**

Comments: **None**

3c. Development Requirements

Per Section 2.4.4.5.c of the City of Pearland Zoning Regulations, the following development requirements apply. The existing conditions were obtained from an ALTA Survey of the subject property.

	Development Requirement	Existing Conditions
Minimum Lot Area:	22,500 SF	4.7127 AC or 205,287 SF
Minimum Lot Width:	150 FT	415.65 FT along W Broadway St
Minimum Lot Depth:	125 FT	493.90 FT
Minimum Front Setback:	25 FT, however, eaves and roof extensions may project into the required front yard up to 4 FT	25 FT from W Broadway St (note: awnings are permitted projecting façade elements)
Minimum Side Setback:	10 FT, except 25 FT when abutting a residential district	10 FT from east property line and 13 FT from west property line
Minimum Rear Setback:	25 FT	+/-107.9 FT from north property line
Maximum Height:	45 FT	15.8-28.5 FT
Maximum Coverage:	None specified	0.16
Maximum Floor Area Ratio (FAR):	None specified	0.20

Conformance Status: Legal Conforming

Comments: None

4. PARKING OVERVIEW

Per Section 4.2.1.2 of the City of Pearland Zoning Regulations, the following parking requirements apply. The existing conditions were obtained from an ALTA Survey.

Use	Requirement	Existing Conditions
Medical Office	One (1) parking space required per 300 SF of gross floor area $\pm 42,805 \text{ GSF} / 300 = 143 \text{ spaces}$	278 spaces

Conformance Status: Legal Conforming

Comments: None

5. CONFORMANCE OVERVIEW

5a. Conformance Status

Legal Conforming: After review of current municipality requirements to existing survey conditions, aerial views, or client reported property information, no nonconforming issues were disclosed or observed as of the date of this report with regard to use, setbacks, height, lot area, lot width, lot depth, lot coverage, floor area ratio, or parking.

5b. Right to Rebuild

The City of Pearland Zoning Regulations Section 2.7.3.4 regulates the following in the event of damage or destruction to a nonconforming use or structure:

“(1) In the case of partial destruction of a nonconforming structure or a structure occupied by a nonconforming use where not more than fifty percent (50%) of the structure’s current replacement value is destroyed, the Enforcing Officer shall issue a permit for reconstruction.

(2) In the case of partial destruction of a nonconforming structure or a structure occupied by a nonconforming use where more than fifty percent (50%) but less than one hundred percent (100%) of the structure’s current replacement value is destroyed, the Board of Adjustment (ZBA) may grant a permit for repair (but not for enlargement) of such structure.

(3) Repair shall be completed within one year (365 calendar days) following the event that caused the partial destruction. If reconstruction is delayed by contested insurance claims, litigation, or some other similar cause, then the one-year reconstruction period may be extended by the Planning Director.”

6. SCOPE

This Report is based on the evaluation of local ordinances, codes, and laws of the city where the subject property is located, as well as any relevant figures, documents and permits obtained by SHANK Consultants. Local ordinances, codes, and laws are interpreted and evaluated using the figures, documents, and permits to ascertain whether or not the subject property is in conformance with these regulations.

In evaluating conformance and compliance with local zoning codes and ordinances, SHANK Consultants did not perform a physical inspection of this property.

7. STATEMENT OF LIMITATIONS

This Report represents a statement of conformance with local building and zoning codes, ordinances, and laws based on an analysis of such regulations and related documentation and figures. No part of this Report is warranted to be compiled by way of physical or visual examination of any portion of the subject property.

8. CLIENT RELIANCE

This analysis was undertaken at the request of the Client utilizing methods and procedures consisting of good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent SHANK Consultants best professional judgment based upon information available to us during the time this Report was compiled.

This Report is for the exclusive use of the Client and any and all holders of a note or notes secured by a mortgage, deed of trust or deed to secure debt encumbering the subject property, and their respective affiliates, designates, successors, and assignees, rating agencies and prospective bond holders, and no other party shall have any right to rely on any information provided by SHANK Consultants without prior written consent.

FIGURE 1 Zoning Map and Site Location

FIGURE 2 **Municipal Requests or Responses**

FIGURE 3 **Zoning Code**

FIGURE 4 ALTA Survey