

October 21, 2011

The Honorable President and
Members of the City Council
City Hall

Re: City Council Bill # 11-0761 Planned Unit Development – Designation -
BCP

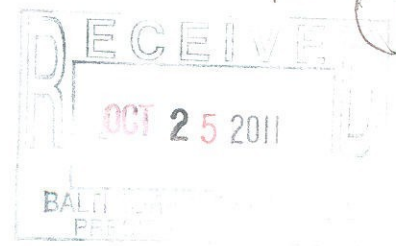
Ladies and Gentlemen:

City Council Bill #11-0761 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of this legislation is to approve the application of BCP Investors, LLC and Exxon Mobile Corporation, which are the owner and ground lessee of Block 6505, Lots 1/9, 9A, and 10 (collectively the Property) to have the Property designated a Business Planned Unit Development; and approving the Development Plan submitted by the applicant.

This site has some definite limitations in regard to development options. The site was once fully owned by Exxon Corporation and was used for oil processing. The 19 acre portion of the site which has been remediated and has been subdivided and sold to BCP Investors. As a part of the sale, Exxon required a deed restriction preventing the site from ever being used for residential and or medical uses. In addition due to sub-surface environmental conditions, the developers are unable to construct foundations/footings more than 20 feet below grade. This has limited multi-story development. BCP Investors are proposing a single-story multi-tenant retail shopping center.

The Board of Municipal and Zoning Appeals has reviewed this legislation and has no objection to the amendment and passage of City Council Bill #11-0761.



c.c. 11-0761
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Sincerely,

A handwritten signature in black ink that reads "David C. Tanner". The signature is written in a cursive style with a prominent initial "D" and a long, sweeping underline.

David C. Tanner
Executive Director

DCT/lag
C.c. Mayors Office of Council Relations
Legislative Reference