



Dear Neighbor:

Gulf Coast Commercial Group has been working with representatives of your community to create a set of new development parameters that will be applicable to the Garden Oaks Baptist Church parking lot on the west side of N. Shepherd Drive. As you may be aware it is our intention to construct a new retail shopping center on that site to serve the Garden Oaks neighborhood. We last contacted you in the spring of this year to discuss the project and our redevelopment plans for the property. At that time it was determined that more input was needed from the residents of Garden Oaks, especially residents in Section 1.

Since then the Garden Oaks Civic Club appointed a subcommittee to work with us on more comprehensive development standards to assure our project will be designed and maintained with the interest of the immediate neighborhood in mind. These new development standards will be memorialized in a new set of deed restrictions that will be recorded against the property and assure that our development and any future owners or future modifications must adhere to the limitations being placed on the property.

After working with the Civic Club's subcommittee we are pleased to let you know we have agreed to significant enhancements to the new deed restrictions. These enhancements include the following:

- ✓ Limit the types of businesses that will be allowed to operate in the new development. No smoke shops, gun stores, bars or nightclubs, used or new car dealerships, industrial manufacturing or a host of other uses considered to be noxious shall be permitted.
- ✓ No drive through window operation that uses an exterior sound or speaker system for customer communication will be allowed. Further, a concrete or masonry sound wall will be built along the common property line separating the commercial property from the residential homes adjacent to the commercial property.
- ✓ Trash collections areas will be enclosed in separate masonry enclosures and will be required to be offset at least 20' from the shared property line with residential homeowners.
- ✓ Lighting will be adapted to provide the least impact on neighbors. Lighting on the back of the retail center will be shielded so the light is cast downward and not towards the neighboring residents.
- ✓ No building signage or customer access points will be placed on the back of the building facing residential homeowners.
- ✓ There will be a significant building set back with parking and landscaping requirements that exceed city code.



- ✓ Rooftop mechanical units will be screened from residents adjacent to the commercial property.

After months of negotiations we are ready to move forward with the development. Will you join us in turning a vacant parking lot into an economic development for the betterment of the community?

We need your support by signing the petition to allow us to move forward. The company, Texas Petitions Strategies, wearing yellow shirts, will be in your neighborhood November 12 - 15, 2018. They will knock on the doors of home owners and present you with a petition to sign. You may also drop by the Garden Oaks Baptist Church Monday through Thursday between 8:30 and 4:30 to sign a petition. They are also open on Friday from 8:30 to 12:00.

To view the Declaration of Restrictions, please visit <https://www.gobc.org/gccg-garden-oaks-project>.

If you have other questions, please feel free to contact us at 713.532.0977.

Thank you for your support.

Patrick Barry
Gulf Coast Commercial Group