EXHIBIT A.2

Property Details:
Address: 5130 Bellaire Blvd.
Legal: Reserve A, Block 1, Amending Plat of Town of Bellaire, Block 35
Owner: Weingarten Nostat, Inc.
Lot Size: 3.19 acres
Zoning District: Urban Village Downtown

Project Description:
The proposed Planned Development consists of a three-story single-use medical office building on the eastern portion of the property, with an attached two-story parking garage and additional subsurface parking level containing a total of 308 stalls. The building will be approximately 95,000 square feet, with a maximum height of 55 feet, and will house two levels of doctor offices above a ground floor drop-off lobby and ground level parking. The main facade of the office building will face west to the interior of the lot, but will have some visibility from Bellaire Blvd. and Bissonnet.

The west side of the property will contain three detached single-story buildings of approximately 10,000 square feet combined, arranged around a proposed green space that can function as an outdoor gathering space. A surface parking lot of 60 stalls will be located to the south of these buildings adjacent to Bellaire Boulevard.

The proposed uses are "professional offices and services" in the three-story building, and "general retail sales and services" in the three single-story detached structures.

The existing buildings, an unoccupied former grocery store and a small one-story commercial building currently occupied by a Subway Restaurant, will be demolished.

The proposed development will decrease the impervious coverage on the site from 93% to 68%. The current maximum lot coverage in the district is 90% of lot area.

Permitted Uses Proposed in Planned Development Proposal:
1) Commercial Uses
    a) Business and professional offices and services
    b) General retail sales and services
    c) Restaurant

Comprehensive Plan Analysis:
The proposed development will be located in the "Urban Village" designation within the City of Bellaire Comprehensive Plan, published in 2017. Characteristics of "Urban Village" district are included in the Comprehensive Plan and are listed below:

- In addition to structures devoted entirely to office, commercial, or service uses, buildings are allowed and encouraged to include a mix of ground-floor retail or service uses with upper-floor residential use.
- Minimum and maximum building height requirements are to create and maintain the area's urban character. This is also accomplished by requiring that buildings be placed close to public streets (with zero setback) and contributes to a pedestrian sidewalk setting (along with