

New Business Item No. 1

1. **Consideration and Possible Action – First And Only Reading of Ordinance No. 2000M-123** – An Ordinance of the City Council of the City of Pearland, Texas, amending Ordinance No. 2000M, the zoning map of the City of Pearland, Texas, for the purpose of changing the classification of certain real property, being 47.717 acres of land and legally described as being a 47.717 acre tract of land located in the W.B. Dobson Survey, Abstract-1 87, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.), Brazoria County, Texas, Brazoria County, Texas **located at the northeast corner of Brookside Road (future McHard Road) and Cullen Parkway**, Zone Change 2014-10-Z, a request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland’s Lake Park; on approximately 47 acres of land, providing for an amendment of the zoning district map; containing a savings clause, declaring an emergency, a severability clause, and an effective date and other provisions related to the subject.

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: October 27, 2014	ITEM NO.: Ordinance No. 2000M-123
DATE SUBMITTED: June 20, 2014	DEPT. OF ORIGIN: Planning
PREPARED BY: Johnna Matthews	PRESENTOR: Lata Krishnarao
REVIEWED BY: Lata Krishnarao	REVIEW DATE: 10/21/14

SUBJECT: Ordinance No. 2000M-123 - An ordinance of the City Council of the City of Pearland, Texas, amending Ordinance No. 2000M, the zoning map of the City of Pearland, Texas, for the purpose of changing the classification of certain real property, being 47.717 acres of land and legally described as being a 47.717 acre tract of land located in the W.B. Dobson Survey, Abstract-1 87, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.), Brazoria County, Texas, Brazoria County, Texas located at the northeast corner of Brookside Road (future McHard Road) and Cullen Parkway, Zone Change 2014-10-Z, a request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres of land, providing for an amendment of the zoning district map; containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

ATTACHMENTS: Ordinance No. 2000M-123 and Exhibits (Exhibit A – Pearland's Lake Park PD; Exhibit B – Legal Description; Exhibit C - Vicinity and Zoning Map; Exhibit D- Legal Ad; Exhibit E - Planning and Zoning Commission Recommendation Letter)
7.21.14 Joint Public Hearing Packet
9.15.14 Planning and Zoning Commission Packet

EXPENDITURE REQUIRED: N/A	AMOUNT BUDGETED: N/A
AMOUNT AVAILABLE: N/A	PROJECT NO.: N/A
ACCOUNT NO.: N/A	

ADDITIONAL APPROPRIATION REQUIRED: N/A ACCOUNT NO.: N/A PROJECT NO.: N/A

To be completed by Department:				
Finance	Legal	Ordinance	Resolution	

EXECUTIVE SUMMARY

Upon request by three City Council Members, this zone change has been placed on the agenda of October 27, 2014 as the first and only reading of the ordinance.

The subject property includes approximately 47 acres of land, of which the applicant is proposing a mixed-use Planned Development (PD) known as Pearland's Lake Park. Pearland's Lake Park PD will include a 375-unit residential product, which is a hybrid between a multi-family development and a townhome development; as well as non-residential uses along the perimeter of the subject property fronting Cullen Parkway and Brookside Road (future McHard Road). The overlay zoning districts for the development are Townhouse Residential District (TH), for the residential units and General Business (GB) and Office & Professional (OP) zoning districts, for the non-residential uses, with a list of prohibited uses identified within the PD. Pearland's Lake Park PD will be constructed in three (3) phases. According to the Phasing Plan, (Exhibits C, D and E of the PD) Phase 1 will include approximately 29.5 acres and will consist of 238 units, all amenities and 3 non-residential uses; Phase 2 includes approximately 10.2 acres and will consist of 137 units and 1 non-residential use; and Phase 3 includes 5.7 acres and will consist of the remaining non-residential uses.

PUBLIC NOTIFICATION: Public notices, comment forms, and a vicinity map were mailed to the applicant as well as property owners within 200 feet of the subject property under consideration for the change in zoning. Staff has not received any returned notices from property owners within 200 feet of the site.

PLANNING AND ZONING COMMISSION DISCUSSION: At the regular meeting of the Planning and Zoning Commission on September 15, 2014, the Planning and Zoning Commission recommended approval, with conditions, of Pearland's Lake Park PD by a 5/1 vote, with Chairman Henry Fuertes opposed and Commissioner Mary Starr absent. The following conditions were recommended by the Planning and Zoning Commission:

- Correct labeling of exhibits. The PD references inaccurate exhibits, exhibits are not in sequential order, and detailed information is not included within the exhibits, such as legends.

Addressed. The PD accurately references all exhibits included within the PD with appropriate legends.

- Amend language regarding platting on page 4, which states “Lake Park Town-Homes as rental will have no platted lots.” Consider “Lake Park Town-Homes as rental will have no individual platted lots, and will be platted as per the UDC.”

Not Addressed. Page 4, Size of Yards, a. Minimum Front Yard states the following:

Lake Park Town-Homes as rental will have not platted lots.
- “Hardscape and gathering areas” are proposed to be counted towards the landscaping requirement. Landscaping is comprised of pervious surfaces (allows infiltration of water into the soil) integrated with living plant material, including trees, shrubs, flowers, grass, or other living ground cover or native vegetation. Please remove, as hardscape is not counted towards landscaping.

Addressed. The above language was removed.
- Clarification is required regarding residential parking requirements. Specifically, include the breakdown of surface parking, residential driveway parking, and garage spaces, for each phase, (in Exhibits C and D), similar to that provided in Exhibit B.

Addressed. Residential parking requirements have been addressed within the PD (See Exhibit B, Overall Design Plan of the PD document) and all non-residential parking will be based on the requirements within the Unified Development Code (UDC). Based on a meeting held with the applicant, parking requirements have been clarified.
- Clearly include language stating that all amenities and public and private improvements, will be constructed in Phase 1; prior to the issuance of a Certificate of Occupancy.

Addressed. The following language was previously included on page 6, Section VIII. Amenities.

“All amenities, both public and private for the Lake Park PD will be constructed in Phase 1, prior to the issuance of any occupancy permits.”

All other public/private improvements will be determined at the time of platting.
- Roadway improvements for the entire development, based on the TIA, will be constructed in Phase 1, prior to issuance of a Certificate of Occupancy, for any building.

Addressed. The following language was added to page 6, Section VII (Development Standards) of the PD:

“All necessary roadway improvements for Phase 1, based on a TIA will be constructed prior to issuance of a Certificate of Occupancy for Phase 1. All remaining roadway improvements for Phases II and III, based on a TIA, will be constructed prior to the issuance of Certificates of Occupancy for Phase II.”

- Include language in the PD regarding setbacks of buildings from the existing pipeline easement.

Not addressed. The applicant’s response via a redline version of the PD to demonstrate changes provides the following language. However, is in direct conflict with Section VIII, Development Standards on page 6 of the PD document listed below:

“Unable to widen 40-foot Texas Eastern Pipeline Easement. Would require loss of parkland and amenities, including reduced lake, reduction of retail and loss of waterfront units. Buildings will be constructed outside of easement in accordance with easement agreement and City of Pearland’s Ordinance as of 10-2014.”

On page 6, Section VIII. Development Standards, the following language was revised to read the following:

“The 40-foot Texas Eastern pipeline easement shall be widened to the maximum possible width within the area shown on the Overall Design Plan, allowing no construction within those borders.

- Phasing of entryways/access points into the development must conform to the City’s codes, including Fire codes.

Addressed. The following language was added to page 6, Section VIII:

“Phasing of entryways/access points into the development must conform to the City’s codes, including Fire Codes.

STAFF RECOMMENDATION: Staff recommends approval of the request to rezone the approximately 47 acres to Pearland’s Lake Park PD, subject to the following conditions referenced above. Additionally, although not referenced above, Condition #1 below has been discussed with the applicant on multiple occasions.

1. Page 6, Section VIII. Development Standards, No. 19 makes reference to landscaping requirements of the MF zoning district as opposed to the overlay district of TH, for the residential product. The PD does not reference the MF zoning district in any other section of the PD. The applicant has been advised of this minor change previously.

2. Amend language regarding platting on page 4, which states “Lake Park Town-Homes as rental will have no platted lots.” Consider “Lake Park Town-Homes as rental will have no individual platted lots, and will be platted as per the UDC.”
3. Include language in the PD regarding setbacks of buildings from the existing pipeline easement.

Ordinance No. 2000M-123

An Ordinance of the City Council of the City of Pearland, Texas, amending Ordinance No. 2000M, the zoning map of the City of Pearland, Texas, for the purpose of changing the classification of certain real property, being 47.717 acres of land and legally described as being a 47.717 acre tract of land located in the W.B. Dobson Survey, Abstract-187, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.), Brazoria County, Texas, Brazoria County, Texas **located at the northeast corner of Brookside Road (future McHard Road) and Cullen Parkway**, Zone Change 2014-10-Z, a request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres of land, providing for an amendment of the zoning district map; containing a savings clause, declaring an emergency, a severability clause, and an effective date and other provisions related to the subject.

WHEREAS, James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park, said PD attached as Exhibit A; on approximately 47 acres of land; said property being legally described in the legal description attached hereto and made a part hereof for all purposes as Exhibit "B", and more graphically depicted in the vicinity and zoning map attached hereto and made a part hereof for all purposes as Exhibit "C"; and

WHEREAS, on the 21st day of July, 2014, a Joint Public Hearing was held before the Planning and Zoning Commission and the City Council of the City of Pearland, Texas, notice being given by publication in the official newspaper of the City, the affidavit of publication being attached hereto and made a part hereof for all purposes as Exhibit "D", said call and notice being in strict conformity with provisions of Section 1.2.2.2 of Ordinance No. 2000T; and

WHEREAS, on the 17th day of September, 2014, the Planning and Zoning Commission submitted its report and recommendation to the City Council regarding the

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proposed zone change application of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres of land, said recommendation attached hereto and made a part hereof for all purposes as Exhibit "E"; and

WHEREAS, upon receipt of the report from the Planning and Zoning Commission, City Council considered this application and the recommendation of the Planning and Zoning Commission at the regular meeting on the 27th day of October 2014; and

WHEREAS, the City Council having fully heard the testimony and argument of all interested parties, and having been fully advised in the premises, finds that in the case of the application of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47.717 acres of land, presented which, in the judgment of the City Council, would justify the approval of said application; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:

Section 1. The following described property located within the corporate City Limits of the City of Pearland, Texas, and presently classified as Single Family Estate (RE) District, is hereby granted a change in zoning to Pearland's Lake Park PD, in accordance with all conditions and requirements of the current Unified Development Code and incorporated for all purposes, such property being more particularly described as:

LEGAL DESCRIPTION: Being a 47.717 acre tract of land located in the W.B. Dobson Survey, Abstract-187, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno

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Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.), Brazoria County, Texas, Brazoria County, Texas

GENERAL LOCATION: Northeast corner of Brookside Road and Cullen Parkway, Pearland, TX

Section 2. The City Council of the City of Pearland finds and determines that the recitations in the preamble hereof are true and that all necessary prerequisites of law have been accomplished and that no valid protest of the proposed change has been made. The City Council further finds and determines that there has been compliance with the mandates of law in the posting and presentation of this matter to the Planning and Zoning Commission and to the City Council for consideration and decision.

Section 3. The City Council of the City of Pearland finds and determines that the amendment adopted herein promotes the health, safety, and general welfare of the public and is a proper valid exercise of the City's police powers.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 5. All rights and remedies, which have accrued in the favor of the City under this Ordinance and its amendments thereto, shall be and are preserved for the benefit of the City.

Section 6. The City Secretary is hereby directed to cause to be prepared an amendment to the official Zoning District Map of the City, pursuant to the provisions of Section 2.3.2.2 of Ordinance No. 2000-M and consistent with the approval herein granted for the reclassification of the herein above described property.

Section 7. The Council finds and determines that need to regulate land use inures to the benefit of the public and that this Ordinance shall be effective upon its first and only reading.

Section 8. This Ordinance shall become effective after its passage and approval

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on first and final reading.

PASSED, APPROVED, and ADOPTED on the First and Only Reading this 27th day of October, 2014.

TOM REID
MAYOR

ATTEST:

YOUNG LORFING, TRMC
CITY SECRETARY

TOM REID
MAYOR

ATTEST:

YOUNG LORFING, TRMC
CITY SECRETARY

APPROVED AS TO FORM:

DARRIN M. COKER
CITY ATTORNEY

Ordinance No. 2000M-123

**Exhibit A
Pearland's Lake Park Planned Development**

See the Following Pages

Pearland's Lake Park

Lake Park Pearland, Ltd.

October, 2014

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Section V.....Parkland and Open Space

- 1. Exhibit "Q" - Parkland and Open Space Exhibit

Section VI.....Ingress/Egress and Fence Plan

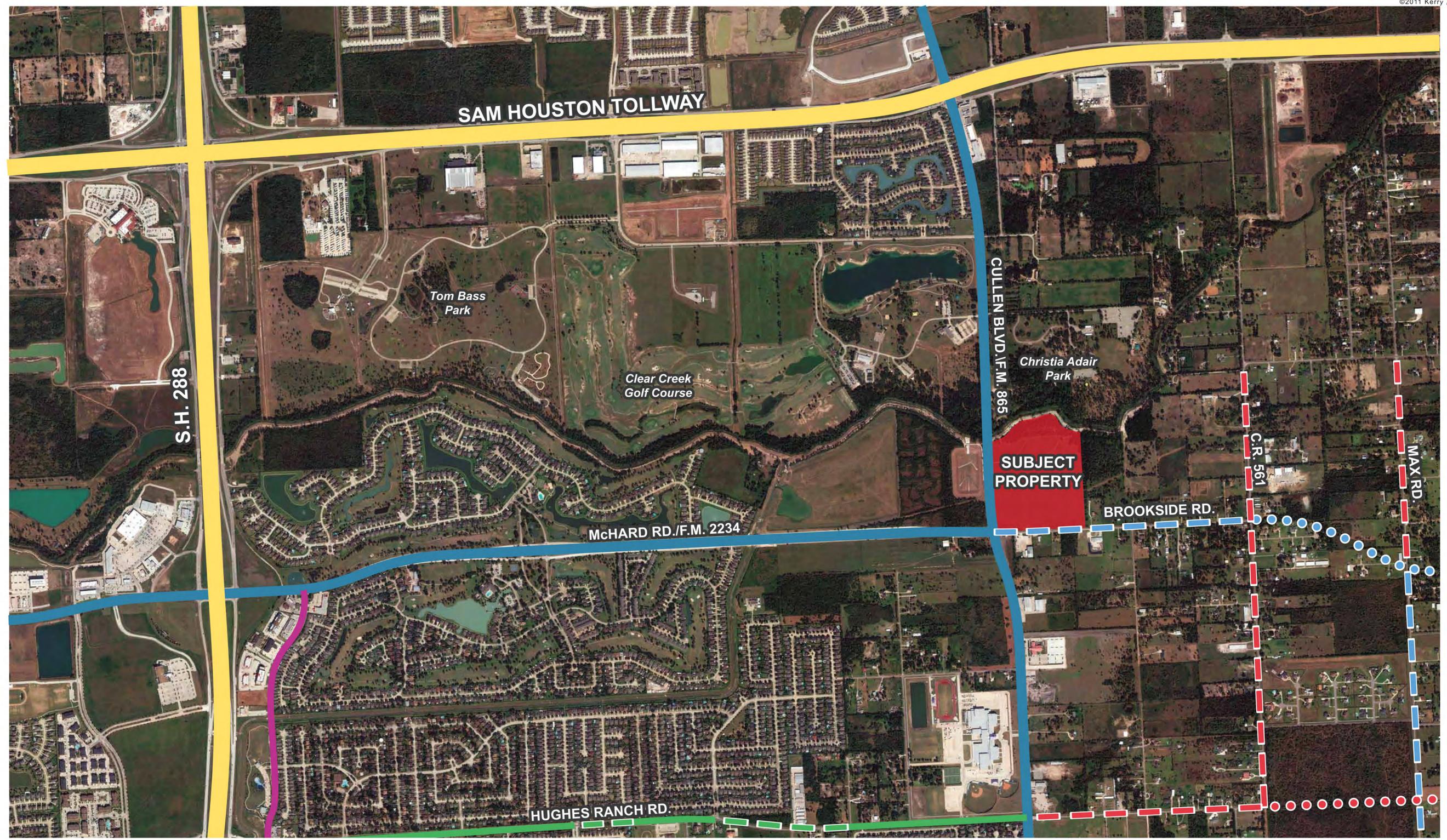
- 1. Exhibit "R" – Monument Exhibit
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Section VII.....Survey

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Section VIII.....Exercise Brochure

Section I



an area map for

- FREEWAY
- 120' ROADWAY - SUFFICIENT WIDTH
- 120' ROADWAY - INSUFFICIENT WIDTH
- 120' ROADWAY - PROPOSED
- 100' ROADWAY - SUFFICIENT WIDTH
- 100' ROADWAY - INSUFFICIENT WIDTH
- 80' ROADWAY - SUFFICIENT WIDTH
- 60' ROADWAY - INSUFFICIENT WIDTH
- 60' ROADWAY - PROPOSED

Pearland's Lake Park

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

EXHIBIT A

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants
 23501 Cinco Ranch Blvd.
 Suite A-250
 Katy, Texas 77494
 (281) 579-0340
 Fax (281) 579-8212

NOT TO SCALE

SEPTEMBER 2011
 KGA #I-272

Section II

Lake Park

I. Introduction to *Lake Park*:

Lake Park is a +/- 47.5-acre planned development consisting of office, retail, restaurant and various general business uses as well as one, two, and three story rental townhomes.

Conceived as a result of Pearland's continued commercial growth driven by an influx of professional businesses including hospitals, medical offices, and surgery centers, *Lake Park* will be the first mixed use residential community of its kind for those desiring a maintenance free, secure community.

Lake Park's list of amenities will include:

1. Pearland's Clear Creek Trail System, constructed by the developer along the northern border of the development, including a covered exercise station, benches, decorative lighting informational signage about the City's history, and drinking fountains, all of which will be consistent with the city's designs and located in accordance with the City of Pearland's Parks and Recreation Master Plan and approval of the parks and planning directors.

Two lakes will be constructed within the development. One lake shall be private, and for the exclusive use of residents within the town-home community. The second lake shall be open to the public and include a 4,000 sq. ft. pavilion, a colonnade with splash pad, as well as trails linking all public areas to the Clear Creek trail system, retail, office, and all other public areas.

The town-home community will be constructed in two phases. Phase one will consist of 238 units including a resident's clubhouse with conference room/business center, coffee bar, lounge and lake front community pool. Phase 2 will consist of an additional 137 units.

II. Location and Use:

Lake Park is located at the northeast corner of the intersection at Cullen Blvd. and McHard Rd. (See Exhibit "A") The property immediately surrounding *Lake Park* consists of a broad mix of uses, including 8-10 rural homes appearing to have been built in the 60's-70's to the east, light industrial immediately adjacent to the south, the City of Pearland's dry detention facility directly across Cullen to the West, and a boat repair shop immediately to south. Both Cullen Blvd. and McHard Rd. are identified in the comprehensive plan as major thoroughfares and provide direct access to S.H. 288. The intersection is approximately 2.1 miles to SH 288 and 1 mile north to Beltway 8. As a result of the heavy use of each road, and in an attempt to alleviate traffic congestion along Broadway/FM 518, Cullen Blvd. has been widened to 4 lanes, and McHard Rd. has recently been opened to Cullen Blvd.

a) The property's base zoning district is currently RE, with the City of Pearland's Future Land Use Plan indicating a General Business (GB) retail node of 50 acres. The subject property also lies within a Corridor Overlay District, of which all ordinances and standards set forth in the City of Pearland's UDC therein shall be met.

III. Ideals, Goals, and Objectives:

In accordance with **Section 2.2.2.4, Application Requirements**, The following excerpts from **section 2.2.2.1 (a) and (b)**, of the City of Pearland's adopted UDC, provides a description of how a proposed Planned Development fulfills the ideals, goals, objectives, and/or concepts of the City's adopted comprehensive plan or any other formally adopted City planning document, such as the parks plan or public facility plan.

Section 2.2.2.1(a)

Purpose. “The purpose of an overlay planned development zoning district ("PD District") is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Design Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts and encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.”

Section 2.2.2.1 (b)

Applicability: A PD district may only be established in one of the following circumstances:

- 1) The land is located in close proximity to established residential neighborhoods where conventional zoning classifications may not adequately address neighborhood concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer or the City to develop and implement mutually-agreed, enforceable development standards...
- 5) The land serves as transition between different and seemingly incompatible land uses...
- 6) The land is proposed for development as a major office, retail, commercial or industrial employment center, and special design standards may be warranted...

With the previous 3 standards met, it is believed the proposed PD would be appropriate.

IV. Open Space:

All of the open space requirements outlined in **Section 2.2.2.3 (c)(1)** of the City of Pearland’s adopted UDC shall be met or exceeded. (See Exhibit “Q” Parkland and Open Space)

Parkland Requirements:

Parkland requirements will be met implementing the formula outlined in Chapter 3, Section 3.2.10.1 In the event the applicant is unable to satisfy all parkland dedication requirements by way of land dedication, credit for park improvements, excess landscaping and lake amenities, fees in lieu of said dedications and excess improvements shall be paid to the city’s park fund for future use in the appropriate zone.

Walkways, Sidewalks and Trails:

All walkways and sidewalks will be designed and constructed as required in Pearland’s UDC, Section 3.2.11.1. Unless otherwise stated in in Section 2.4.5.1, Corridor Overlay District. Trails along “The Clear Creek Trail System” will be no less than 10 feet in width or as required by the parks master plan, adjacent to the boundaries of *Lake Park*.

V. Authorized Uses: Upon adoption of the Lake Park PD, all uses within the following zoning districts are permitted save and except those listed below in, "Unauthorized Uses." (The locations are identified in exhibits "B", "C", "D" and "E")

- 1) TH - Town-Homes
- 2) GB - General Business
- 3) O/P - Office/Professional

Unauthorized Uses:

- 1) Office, Parole-Probation, Bail Bonds
- 2) Check Cashing Service
- 3) Laundromat (Self-Service Laundry)
- 4) Rehabilitation Care Facility (Halfway House)
- 5) Studio-Tattoo or Body Piercing
- 6) Antique Shop with Outside Storage
- 7) Astrology, Hypnotist or Psychic Arts
- 8) Bakery (Wholesale)
- 10) Garage and/or Yard Sales
- 11) Market – Open Air (i.e., Flea Market)
- 12) Outside Display
- 13) Auction House
- 14) Fraternity or Sorority House
- 15) Mortuary/Cemetery (Including Mausoleum/Crematorium)
- 16) Bus Station
- 17) Animal Processing

All zoning standards not expressly set forth for the district in the adopting ordinance shall be as provided in the base zoning district(s), and that any standard in this ordinance that has not been expressly varied in the adopting ordinance shall be applicable to subsequent development permits for land within the PD district.

VI. Deviations: The following is a list of deviations from the zoning overlays.

TH – Lake Park’s Town Home residential district shall abide by the TH Zoning requirements outlined in Section 2.4.2.9 except as follows:

1. Section 2.4.2.9 (c) Area Regulations.

(1) Size of Lots:

a. Minimum Lot Area – is hereby deleted. Lake Park Town-Homes are rental units with future potential to sell. However, there shall be no fee ownership of any exterior grounds.

b. Minimum Lot Width - is hereby deleted. Lake Park Town-Homes as rental will have no platted lots. However, if and when the time arises for the individual sale of each unit takes place a MAP will be prepared to define the interior area owned fee simple by the homeowner.

c. Minimum Lot Depth - hereby deleted. Lake Park Town-Homes as rental will have no platted lots. However, if and when the time arises for the individual sale of each unit takes place a MAP will be prepared to define the interior area owned fee simple by the homeowner.

d. Maximum project coverage – Hereby amended to read as follows: Lot coverage shall be consistent with that identified in Exhibit “B”, Overall Design Plan.

e. Permitted Length for Attached Town Homes Units – Hereby amended to read as follows: A complex of attached town home dwelling units shall have a minimum length of three (3) dwelling units, and shall not exceed two hundred and twenty feet (220’) in length or the width of (8) dwelling units, whichever is less.

f. Maximum Gross Site Area – No deviation

g. Lots - Town Homes will not be platted on individual lots. Lake Park Town Homes as rentals will have no individual platted lots and will be platted in accordance with the City of Pearland’s UDC Building Pads are identified within the PD and are subject to change so long as no more than two (2) identical facades are adjacent to each other. See Section IV, Exhibits “N”, “O”, and “P”. (Building pads)

2. Size of Yards:

a. Minimum Front Yard - Hereby amended to read as follows: Lake Park Town-Homes as rental will have no platted lots. However, all units will maintain a minimum twenty-foot (20’) set back from the centerline of the parallel sidewalk.

b. Minimum Building Separation - No deviation

c. Corner Lot – Amended to read as follows: A minimum fifteen feet (15’) setback adjacent to a street.

d. Minimum Rear Yard – N/A

e. Height Restrictions – No building shall exceed thirty-seven feet (37’)

3. Parking:

- a. Parking ratio 1.8:1 - 1.8 spaces per unit. (See Section IX, Residential Parking)

4. GB:

No open space requirements.

All other regulations and guidelines in the GB Zoning district described in the City of Pearland's UDC are applicable.

5. OP –

No open space requirements.

All other regulations and guidelines in the OP Zoning district described in the City of Pearland's UDC are applicable.

All regulations not described in this Section VI, Deviations, shall comply and be in full force and effect with Section 2.4.2.9 of the City of Pearland's UDC.

VII. Development Standards:

Upon adoption of the Lake Park PD Overlay District, the following development standards shall be adhered to. Minor deviations from the approved design plan shall be approved in accordance with **Section 2.2.2.6 Subsequent Development Applications**. If not expressly identified in this document the city's UDC provides the requirement necessary to maintain quality development. Additionally, as the Lake Park PD lies within a **Corridor Overlay District**, all standards set forth therein shall be met.

- 1) All building facades except for areas of glass window and doors will be constructed of 100% masonry as defined in Chapter 5 of the City of Pearland's UDC **Section 2.6.2.1 (c) (1) Materials Permitted**. All facades shall be constructed with no less than 65% brick.
- 2) Permitted trim materials are as described in **Section 2.6.2.1 (c) (3)**
- 3) For the purpose of sustainability and erosion control all residential buildings shall be constructed with two-foot (2') eaves. (See Exhibits "K" and "L")
- 4) The foot print/building pad of multi-tenant buildings shall not exceed thirty-five thousand (35,000) square feet.
- 5) The foot print/building pad of any single-tenant building shall not exceed 75,000 square feet.
- 6) All building designs within the Lake Park PD will be consistent with the architectural renderings depicted in Exhibits "H", "I", & "J"
- 7) All screening requirements for parking will be in accordance with the applicable Corridor Overlay District.
- 8) Landscaped medians will be constructed wherever nose-to-nose parking exists in GB and/or

OP districts. Medians will be no less than seventy-two inches (72") in width. (See Exhibit "B")

- 9) Parking medians visible to Cullen Blvd. or McHard Road shall have shrubs planted and maintained at a height of no more than thirty-six inches (36") and no less than eighteen inches (18") as measured from the surrounding soil line.
- 10) A thirty-five (35') foot wide landscape buffer shall be provided along the eastern border of property.
- 11) Park Land Landscape Plan - A landscape plan will be designed to exceed the minimum requirements described in the UDC by 15%. Extra credit awarded toward parkland dedication requirements shall be at the discretion of the Parks Director.
- 12) GB/OP Landscape plan - A landscape plan will be designed to meet the requirements outlined in the City of Pearland's UDC.
- 13) Lake Park lies within a Corridor Overlay District and shall comply with all guidelines and requirements defined in the City of Pearland's UDC.
- 14) All utilities will be individually metered or sub-metered.
- 15) The 40 ft. Texas Eastern pipeline easement shall be widened to the maximum possible width within the area shown on the Overall Design Plan allowing no construction within those borders.
- 16) All open space requirements are met in accordance with Section V, Exhibit "Q"
- 17) All necessary roadway improvements for Phase I, based on a Traffic Impact Analysis will be constructed prior to issuance of Certificates of Occupancy for Phase I. All remaining roadway improvements for Phases II, and III based on a Traffic Impact Analysis will be constructed prior to issuance of Certificates of Occupancy for Phase II.
- 18) Phasing of entryways/access points into the development must conform to the City's codes, including fire codes.
- 19) Landscaping – A landscape plan will be designed to exceed the minimum requirements set forth in the MF zoning district of the City of Pearland's UDC by a minimum of 15%. The definition "to exceed by 15%" refers to a combination in whole or part of the following:
 1. Number of plantings
 2. Minimum caliper inches of trees
 3. Screening

* All zoning standards not expressly set forth for the district in the adopting ordinance shall be as provided for in the base zoning district(s), and that any standard in this ordinance that has not been expressly varied in the adopting ordinance shall be applicable to subsequent development permits for

land within the PD district.

VIII. Amenities:

All amenities both public and private for the Lake Park PD will be constructed in phase I prior to the issuance of any occupancy permits. (See Section III Exhibit "C" Lake Park Phase I Land Plan...4a, 4b, 4c, 5a, 5b, Landscape seating and Fountains) The term "Amenity" is defined in Chapter 5 of the city's UDC.

- 1) Lakes: Two lakes – A private resident's lake, +/- 2.4 acres, and/or sized to meet detention requirements. A Public Lake, +/- 2.8 acres, and/or sized to meet detention requirements. (See Section III, Exhibit "B")
- 2) Pavilion - Developer will construct a 4,000 sq. foot open-air pavilion. (See Section III, Exhibits "C") Identified as 4b.
- 3) Colonnade – A Colonnade and splash pad depicted in Section IV, Exhibit "G" will be constructed. The elevations for the Colonnade and splash are described Section IV, the "Plaza Elevation" will be constructed. The locations of the subject amenities are identified in Section III, Exhibit "C", and 4A.
- 4) Fountains - Location of fountains and landscaped seating areas are identified in Section III, Exhibit "B".
- 5) Exercise station – A covered outdoor exercise station will be located along the Clear Creek Trail System for public use. The exercise station will consist of no less than eight (8) pieces of equipment selected by the developer from the exercise brochure. Developer shall receive parkland credits in accordance with regulations set forth by the Parks and Recreation Dept. (See attached exercise brochure)
- 6) Trail Head - Developer will construct a trailhead with no less than 6 parking spaces. (See Exhibits "B" #8, and "C" #6)
- 7) Clear Creek Trail System - Developer shall construct a portion of the Clear Creek Trail System, that which is adjacent to the Lake Park boundaries and in accordance with the Parks and Recreation Master-Plan. The subject portion of this trail will include benches, water fountains, landscaping and lighting approved by both the Director of Parks and Recreation and the Director of Community Development in accordance with the Parks Department's master plan. (See Section III, Exhibit "B")

IX. Residential Parking:

Residential parking ratios are as follow and based upon the following formula and included in Section III, Exhibit "B"

- A) Surface Parking (including handicap) -136 spaces
- B) Attached Garage Parking -278 spaces
- C) Driveway Parking - 278 spaces* (see below)

Total – 692 spaces

Total spaces per unit – 1.8 (see Exhibit “B”)

*Driveway spaces are defined as those spaces in front of the garage (the “driveway”) for residences with attached garages. Driveway spaces will be no smaller in width than the opening of the adjacent garage, and not less than 18 feet in length. The formula for the calculation above is as follows: The driveway of a unit with a two car garage will be constructed to accommodate 2 parking spaces at the entrance of the garage for that unit. (Total of 4 spaces) The driveway of a unit with a one-car garage will be constructed to accommodate 1 parking space at the entrance of the garage for that unit. (Total of 2 spaces)

X. GB/OP - Parking, Screening, Lighting,

1. GB/OP Parking – Parking guidelines, ratios, and all other requirements described in the City of Pearland’s UDC shall be strictly adhered to.
2. Screening – All screening requirements to be governed by regulations described in the applicable Corridor Overlay District.
3. Lighting – All GB/OP lighting shall comply in all manners and respects with the City of Pearland’s UDC. Any decorative lighting shall comply with and be consistent with those designs, heights and locations described in the Parks Department’s Master Plan, and subject to approval by the Parks Director and Director of Community Development.

Entrance Signage / Cross-Section, and Fencing

1. Signage – All entry signage shall be in strict compliance with those designs and elevations identified in Exhibit “R”
2. Entrance cross-section - See Exhibit “S”
3. Fencing – Access gates shall be constructed of brick and/or masonry, and/or wrought iron. Perimeter fencing shall be constructed of wrought iron. The location of all fencing, gates and walls, along with construction materials to be used and elevations/designs are identified in Exhibit “T”.

***To the extent that any development standards listed within the Lake Park PD conflict with those described in the applicable Corridor Overlay District, (COD) all standards in the COD shall be deemed the governing standards for the Lake Park PD.**

X. Residential Densities:

Maximum residential density shall not exceed 375 units.

Phase 1: 238 units

Phase 2: 137 units

XI. GB and O/P overall square footage:

The combined total net rentable area for GB and O/P shall not exceed one hundred twenty five thousand square feet. (125,000)

XII. Design Standards:

All design standards depicted in Section IV, architectural renderings, and elevations will be adhered to. (See Exhibits H, I, J, P, and O)

XIII. EXCEPT AS OTHERWISE PROVIDED FOR IN THIS PD DOCUMENT, ALL ORDINANCES, CONDITIONS, AND REQUIREMENTS OF THE CITY OF PEARLAND'S UDC, AND LAND USE PLAN, SHALL HEREBY BE DEEMED APPLICABLE IN ALL MANNERS AND RESPECTS.

Land Use Table:

Use	Acres	Percentage	Density/units per acre
Single Family	-	-	-
Town Homes	29.5	61.72%	12.7
General Business/Office	18	37.66%	-
Totals	47.50	100%	-

Open Space	10.52	22%	-
Parkland	10.56	22%	-

(Above Calculations based upon Exhibit "Q")

Internal Road Circulation	8.22	17%	-
Easements / R.O.W.	2.6	5%	-

Total	31.9	67%	-
--------------	-------------	------------	---

Section III



SITE LEGEND

- 1. TOTAL ACERAGE (+-) 47.5 ACRES
- 2. TOWNHOMES - PHASE I (+-) 238 UNITS
- 3. TOWNHOMES - PHASE II (+-) 137 UNITS
- 4. GENERAL BUSINESS/
OFFICE PROFESSIONAL
- 5a. PARKLAND/ COLONADE
- 5b. PARKLAND/ PAVILLION
- 5c. PARKLAND / TRAIL
- 6a. LAKE 2.4 acres
- 6b. LAKE 2.8 acres
- LANDSCAPE SEATING 
- SMALL FOUNTAIN 
- LARGE FOUNTAIN 
- 7. Covered Exercise Station 
- 8. TRAIL PARKING 

RESIDENTIAL PARKING

- 1. RESIDENTIAL SURFACE - 136 SPACES
- 2. RESIDENTIAL DRIVEWAY - 278 SPACES
- 3. GARAGES - 278 SPACES
- 4. PARKING RATIO - 1.8 : 1 SPACES/ UNIT
(Includes driveway spaces)



40' TEXAS EASTERN
TRANSMISSION EASEMENT

55' KINDER MORGAN
GAS PIPELINE EASEMENT

LAKE PARK
Overall Design Plan

PROJECT #:
11-043

Exhibit B



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SITE LEGEND

- 1. TOTAL ACREAGE (+-) 29.5 ACRES
- 2. TOWNHOMES - PHASE I (+-) 238 UNITS
- 3. GENERAL BUSINES / OFFICE PROFESSIONAL
- 4a. PARKLAND/ COLLONADE
- 4b. PARKLAND/ PAVILLION
- 4c. PARKLAND/ TRAIL
- 5a. LAKE 2.4 acres
- 5b. LAKE 2.8 acres
- LANDSCAPE SEATING
- SMALL FOUNTAIN
- LARGE FOUNTAIN
- 6. Trail Parking
- 7. Covered Exercise Station



Exhibit C

PROJECT #:
11-043

LAKE PARK
PHASE I LAND PLAN

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SITE LEGEND

- 1. TOTAL ACREAGE (+-) 10.2 ACRES
- 2. TOWNHOMES - PHASE II (+-) 137 UNITS
- 3. GENERAL BUSINESS / OFFICE PROFESSIONAL
- 4. Covered Exercise Station 



NORTH
 Pearland, Texas
 for
 Vivcor, LLC.

Exhibit D

PROJECT #:
 11-043

LAKE PARK
 PHASE II LAND PLAN

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SITE LEGEND

- 1. TOTAL ACREAGE (+-) 5.7 ACRES
- 2. GENERAL BUSINESS / OFFICE PROFESSIONAL
- 3. Trail Parking
- 4. Covered Exercise Station



Pearland, Texas
for
Vivcor, LLC.

Exhibit E

PROJECT #:
11-043

LAKE PARK
PHASE III LAND PLAN

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Section IV



PROJECT #:
11-043

LAKE PARK
AERIAL PERSPECTIVE

Exhibit F



PROJECT #:
11-043

LAKE PARK

Perspective - Colonnade

Exhibit G



PROJECT #:
11-043

LAKE PARK

Entry at Cullen Rd.

Exhibit G - 1



Exhibit G-2

PROJECT #:
11-043

LAKE PARK

Entrance at Brookside/McHard Rd.





Exhibit H

PROJECT #:
11-043

LAKE PARK
Perspective - Townhomes Lake View

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PROJECT #:
11-043

LAKE PARK
Perspective - Townhomes From Street

Exhibit I



PROJECT #:
11-043

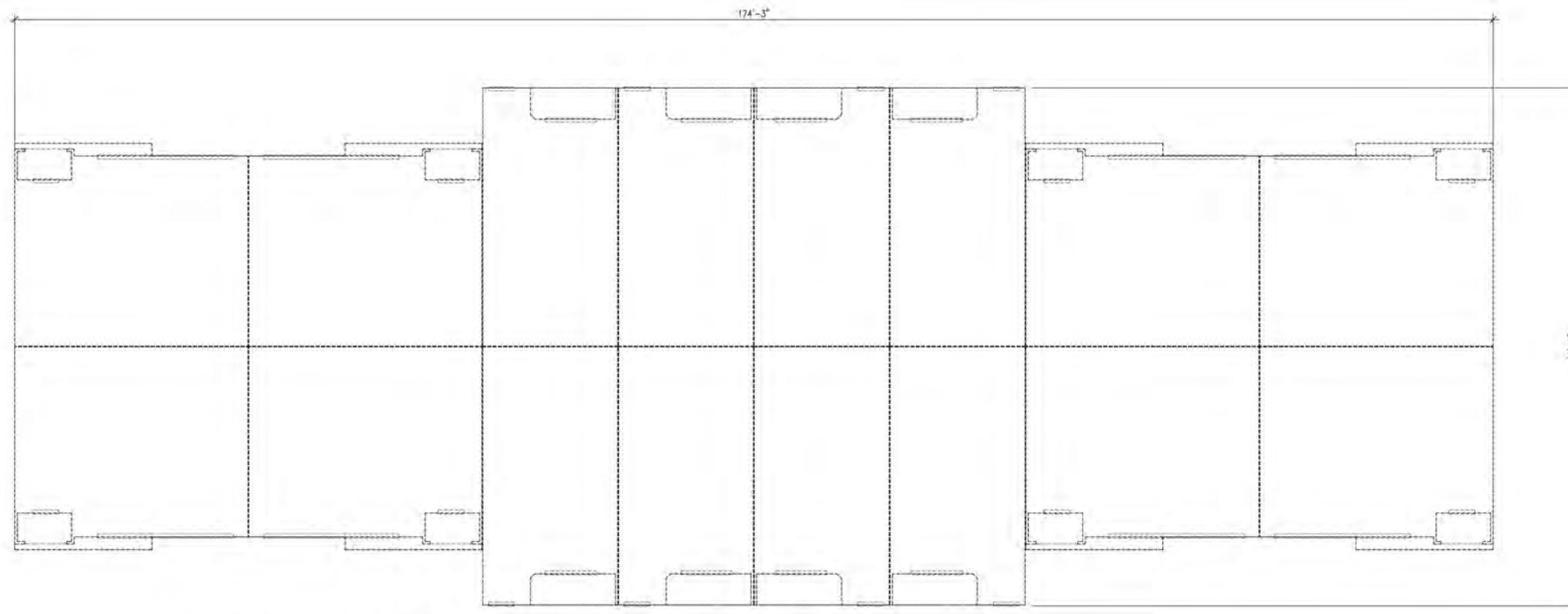
LAKE PARK

Perspective - Retail

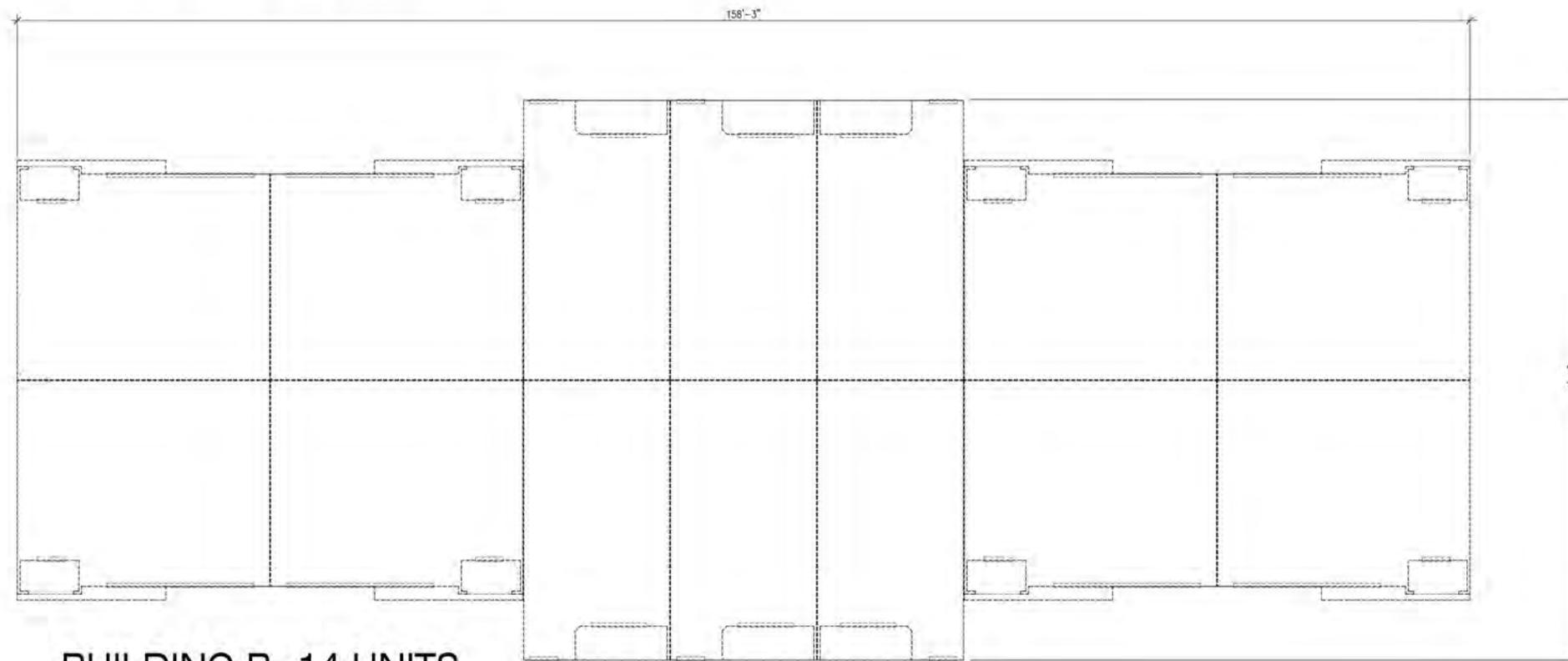
Exhibit J

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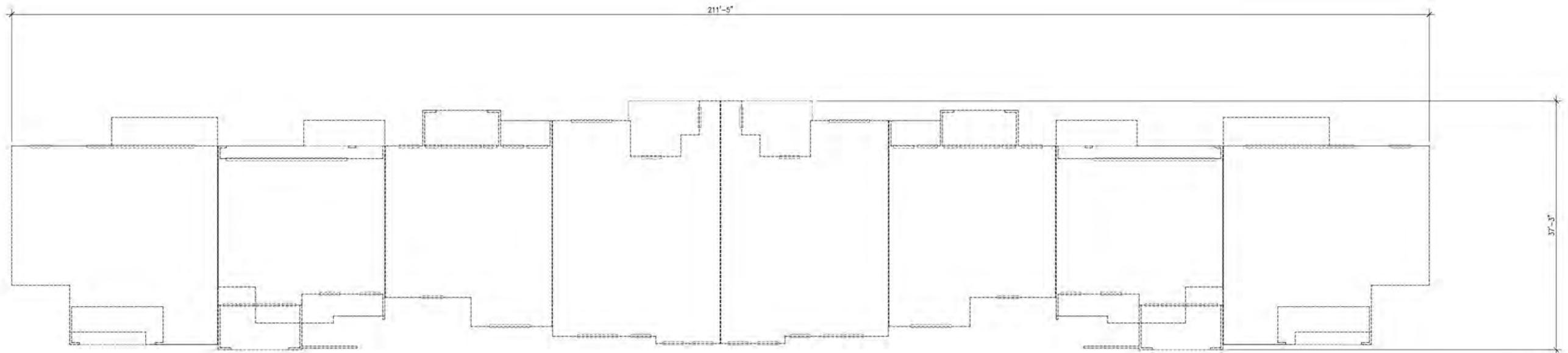




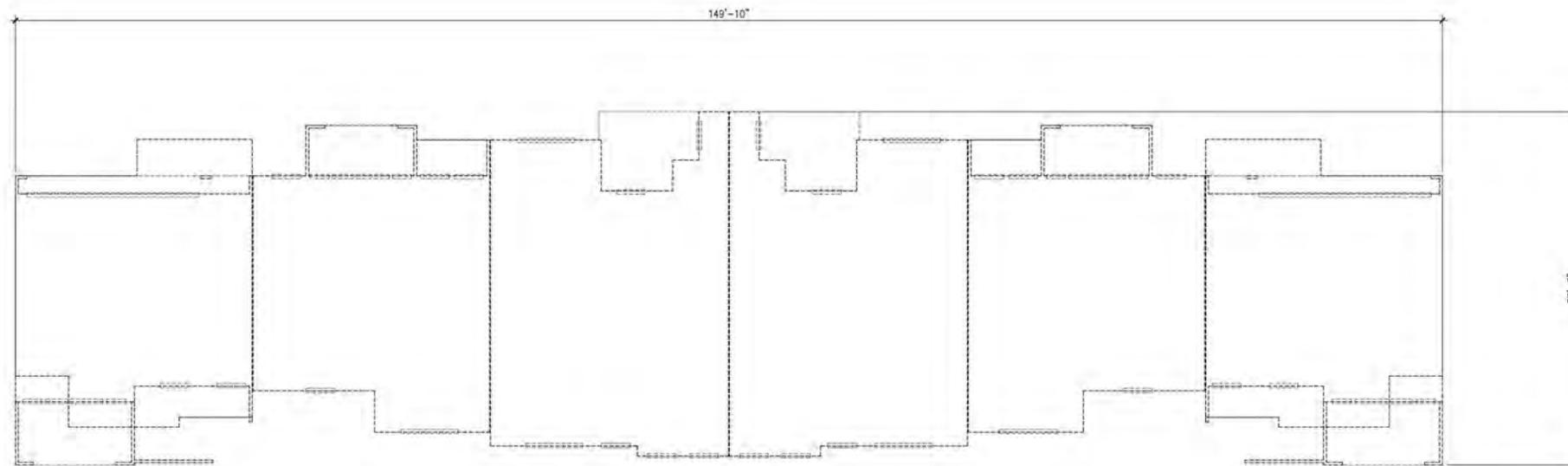
BUILDING A - 16 UNITS



BUILDING B - 14 UNITS

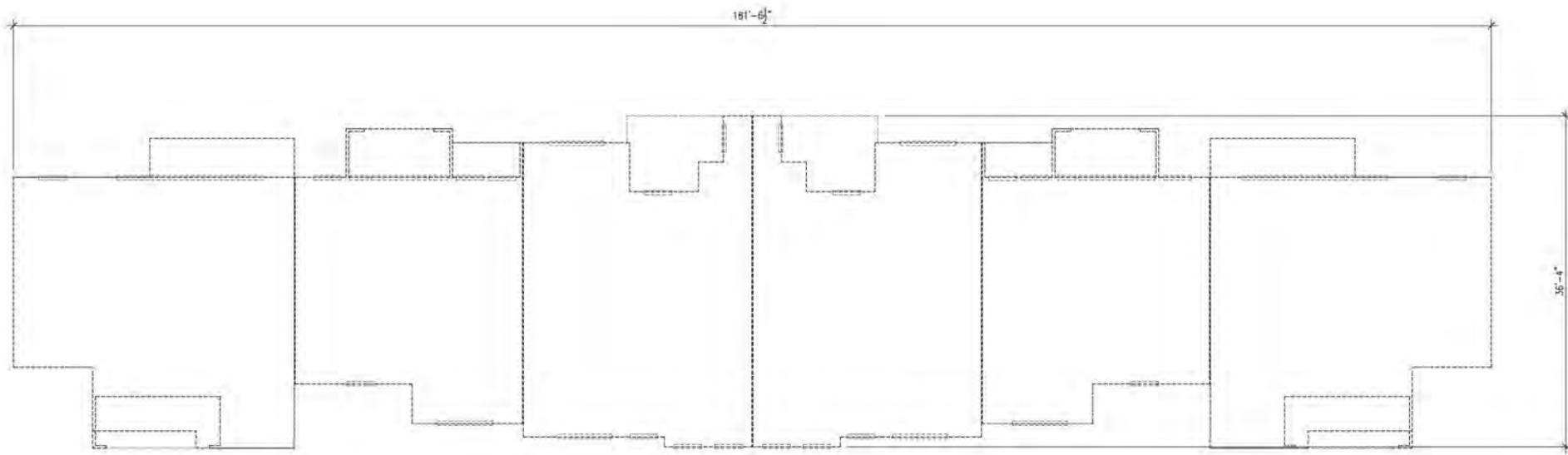


BUILDING C 8 UNITS



BUILDING D 6 UNITS

EXHIBIT O



BUILDING E - 6 UNITS

Section V

Not for regulatory approval, permitting, or construction 10-09-2014

Sanford P. Steinberg
AIA

-  OPEN SPACE: 9.94 ACRES 21%
-  PARKLAND: 10.56 ACRES 22%
-  TRAIL HEAD

Cullen Road at McHard

Pearland, Texas

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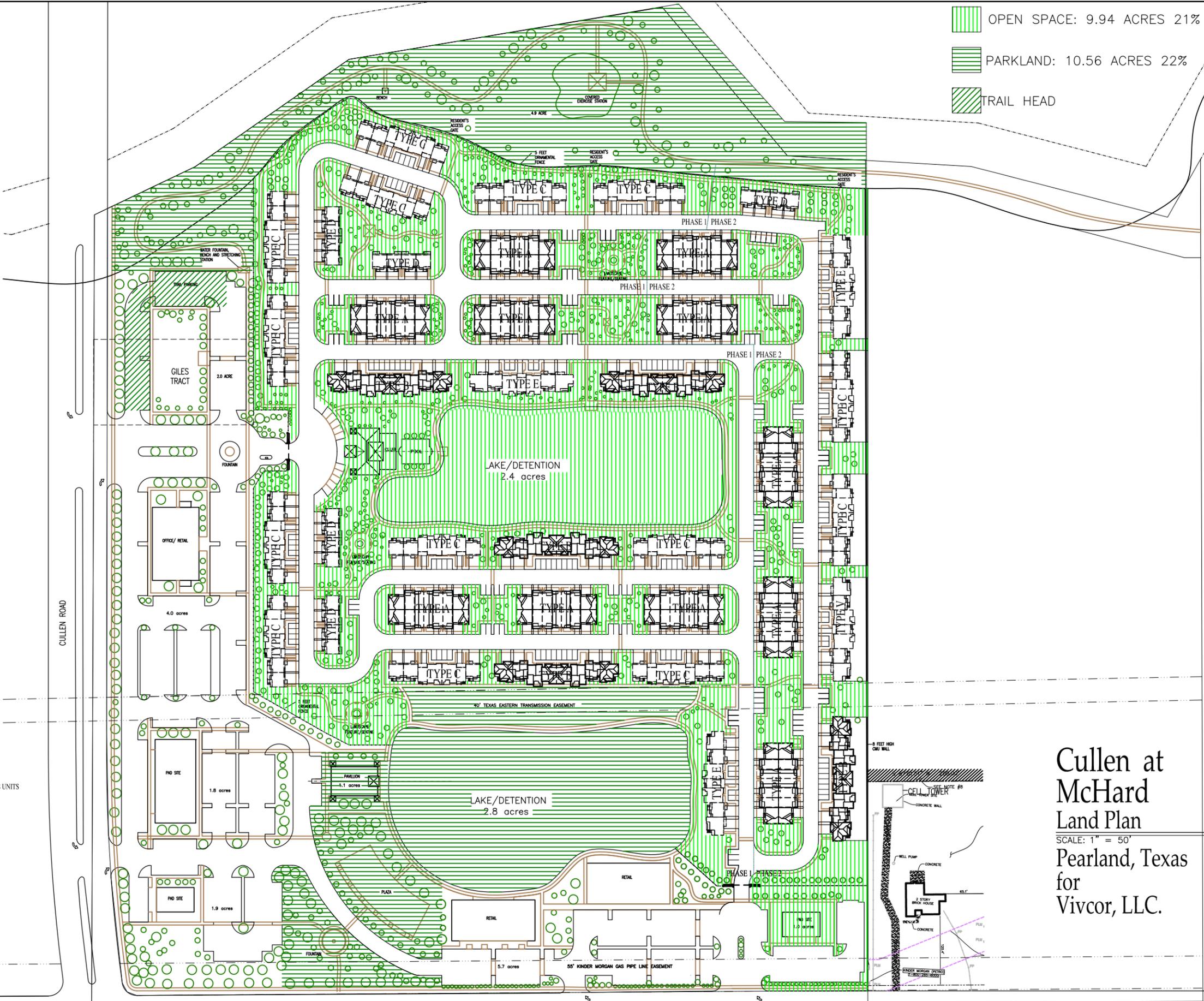
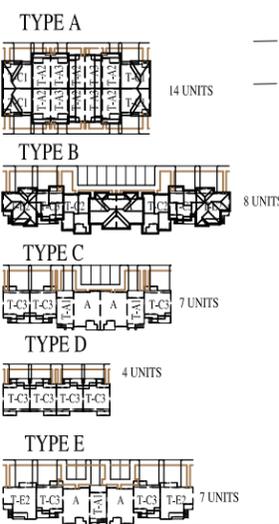
Steinberg Design Collaborative LLP
ARCHITECTS, PLANNERS
Est. 1957

8100 Washington Avenue, Suite 110
Houston, Texas 77067
713.552.1777 713.680.7744 Fax
www.SPACArchitects.com

JOB NO. 2011.043
SHEET DESCRIPTION Site Plan

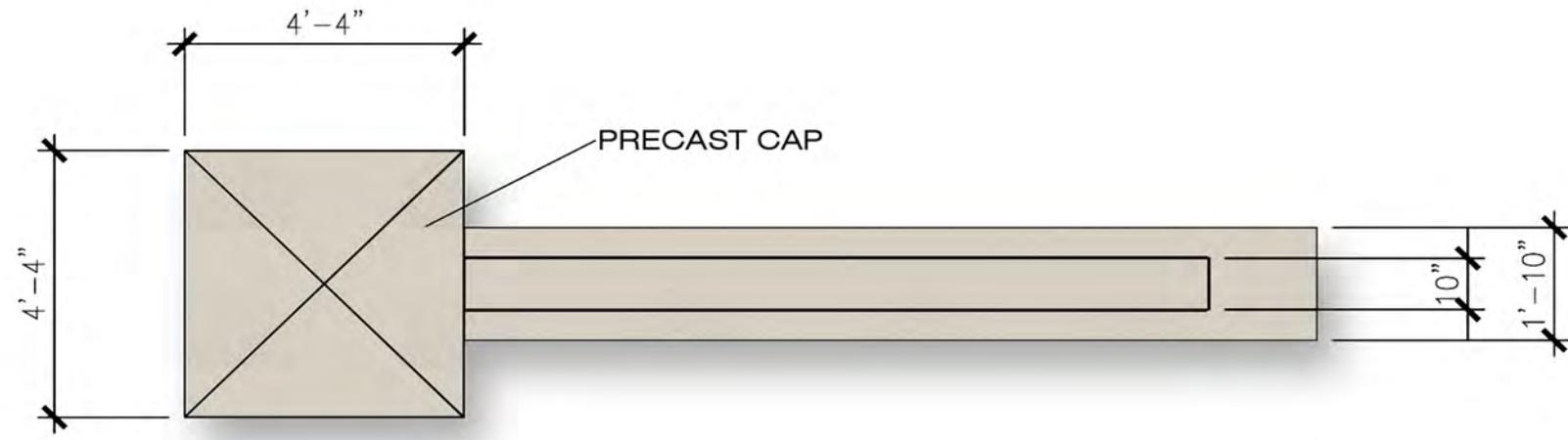
SHEET NO. Exhibit Q

BUILDING TYPES



Cullen at McHard
Land Plan
SCALE: 1" = 50'
Pearland, Texas
for Vivcor, LLC.

Section VI



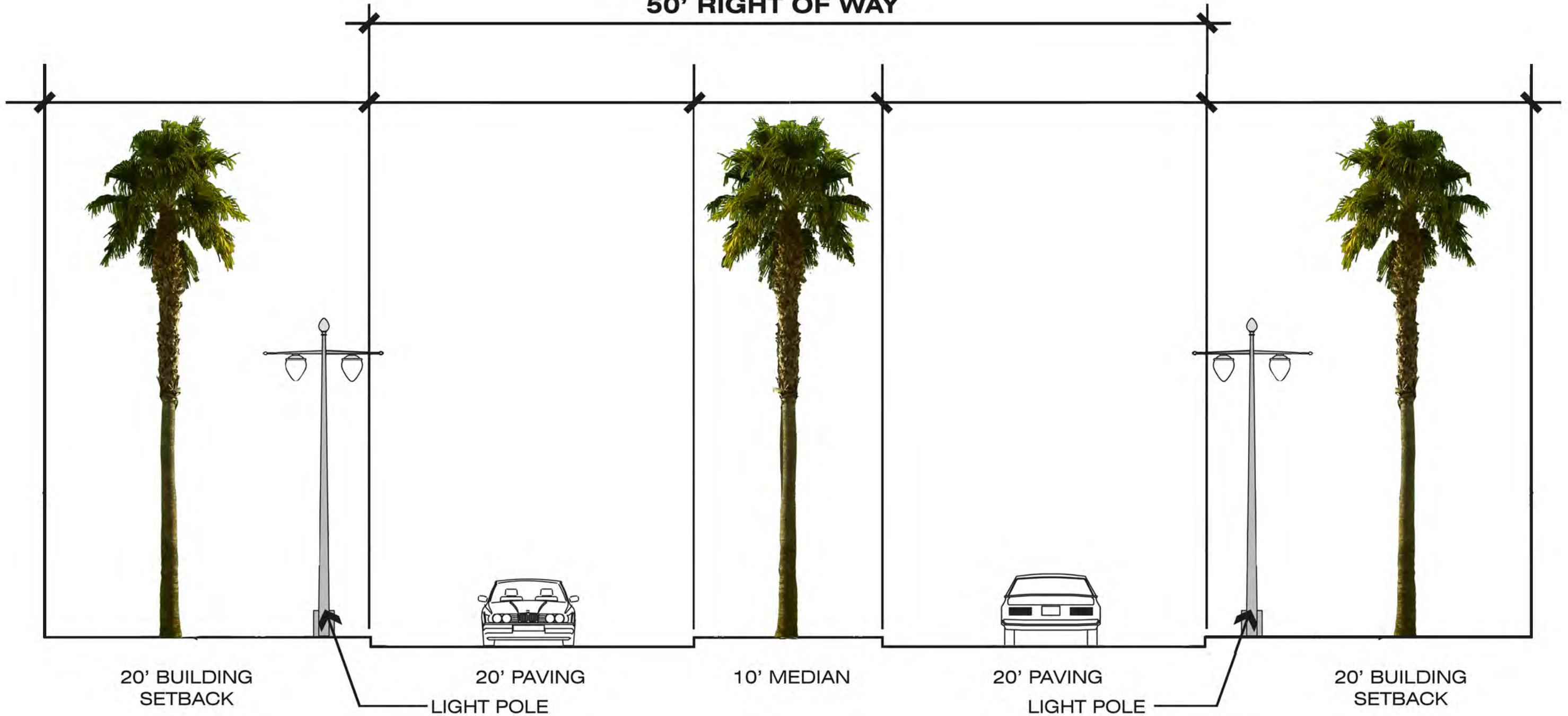
PROJECT #:
11-043

LAKE PARK
Monument Exhibit

EXHIBIT R

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50' RIGHT OF WAY



PROJECT #:
11-043

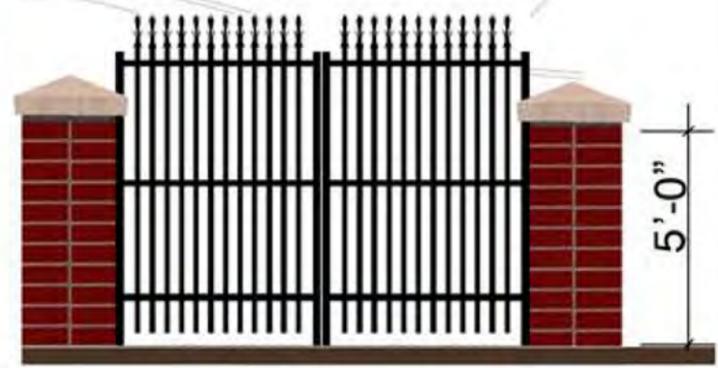
LAKE PARK
Entrance Cross Section

EXHIBIT S

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Lake Park
 Land Plan
 SCALE: 1" = 50'
 Pearland, Texas
 for
 Vivcor, LLC.



1. ENTRY GATE



2. FENCE & ACCESS GATE



3. 8 FEET HIGH WALL

Fence Exhibit T

TOTAL 47.7 ACRES

Not for regulatory approval, permitting, or construction 07-03-2013

Sanford P. Steinberg
AIA

Lake Park
 Pearland, Texas

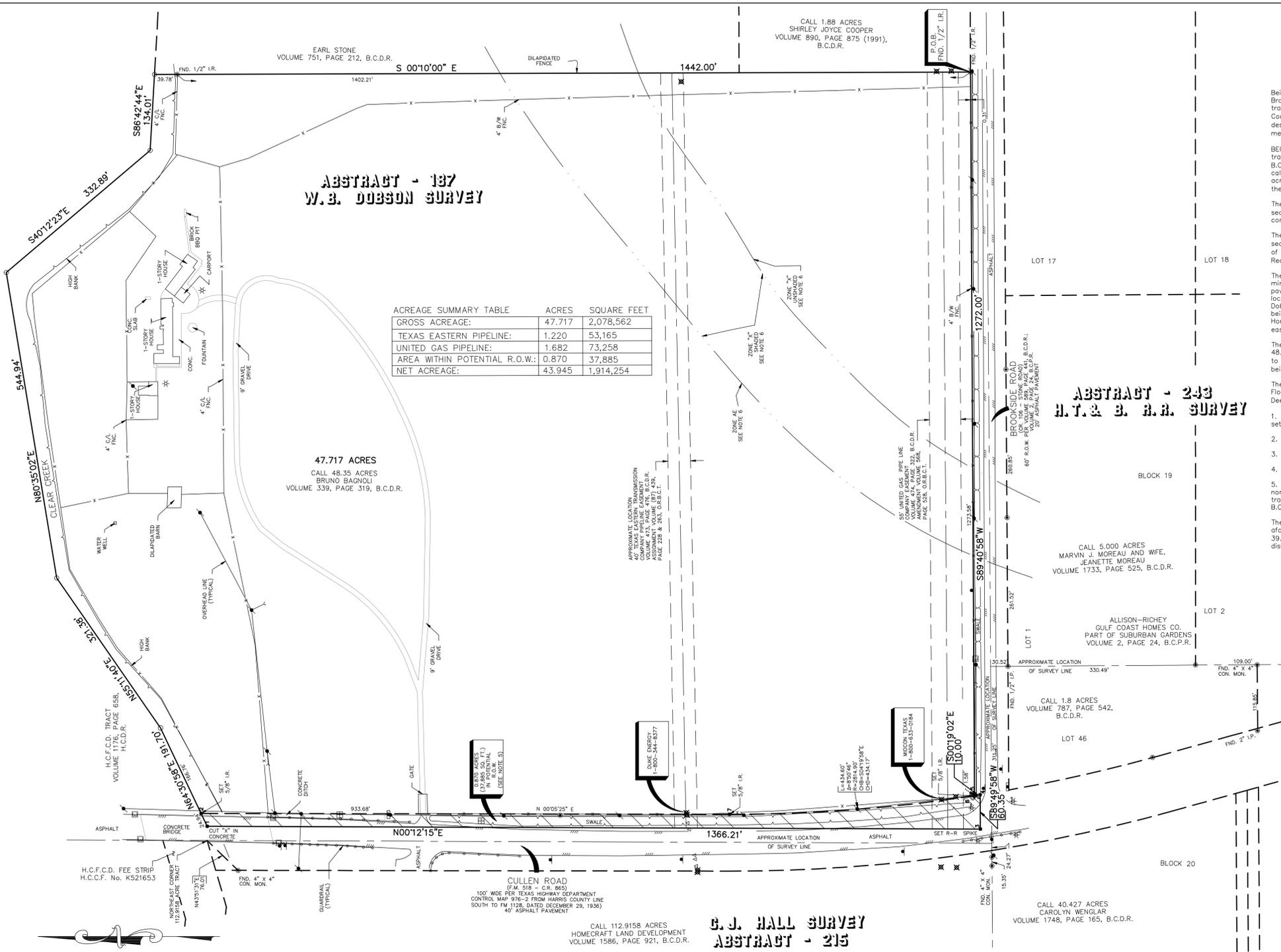
steinberg design collaborative, LLP
 ARCHITECTS - PLANNERS
 Est. 1957

8800 Washington Avenue, Suite 110
 Houston, Texas 77067
 713.865.7144 Fax
 www.sdcaplanning.com

JOB NO: 2011.043
 SHEET DESCRIPTION: Site Plan

SHEET NO: A1.01

Section VII



ACREAGE SUMMARY TABLE	ACRES	SQUARE FEET
GROSS ACREAGE:	47.717	2,078,562
TEXAS EASTERN PIPELINE:	1.220	53,165
UNITED GAS PIPELINE:	1.682	73,258
AREA WITHIN POTENTIAL R.O.W.:	0.870	37,885
NET ACREAGE:	43.945	1,914,254

FIELD NOTES FOR 47.717 ACRES

Being a 47.717 acre tract of land located in the W. B. Dobson Survey, Abstract-187, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.); said 47.717 acre tract being more particularly described by metes and bounds as follows (bearings based on the east line of the above mentioned 48.35 acre tract):

BEGINNING at a 1/2-inch iron rod found at the northeast corner of a called 0.29 acre tract of land of record in the name of Brazoria County in Volume 589, Page 441, B.C.D.R., same being on the north R.O.W. line of Brookside Road (60 feet wide) also called County Road 106, and Stone Road, and being on the east line of aforesaid 48.35 acre tract, and being the southwest corner of a called 1.88 acre tract of land of record in the name of Shirley Joyce Cooper in Volume 890, Page 875 (1991), B.C.D.R.;

Thence, with the north line of aforesaid Brookside Road, South 89 degrees 40 minutes 58 seconds West, a distance of 1272.00 feet to a 5/8-inch iron rod set for the northwest corner of aforesaid 0.29 acre tract;

Thence, with the west line of aforesaid 0.29 acre tract, South 00 degrees 19 minutes 02 seconds East, a distance of 10.00 feet to a 5/8-inch iron rod set on the north R.O.W. line of County Road 106 (40 feet wide as per Volume 2, Page 24 of the Brazoria County Plat Records);

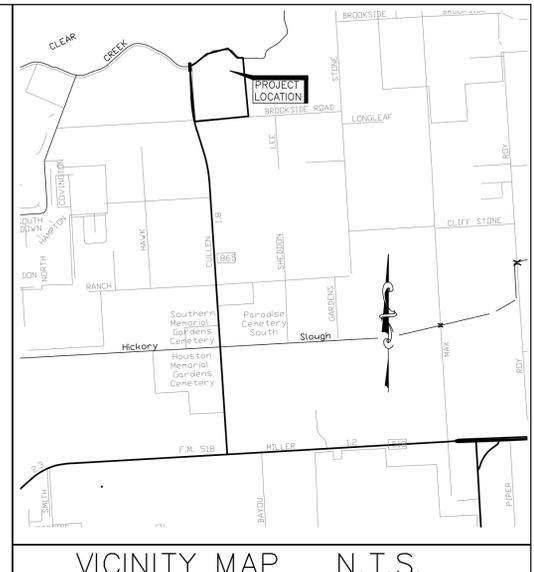
Thence, with the north R.O.W. line of aforesaid County Road 106, South 89 degrees 49 minutes 58 seconds West, a distance of 60.35 feet to a rail-road spike set in asphalt pavement at the southwest corner of aforesaid 48.35 acre tract, said rail-road spike being located 25 feet east of the approximate location of the west line of aforesaid W. B. Dobson Survey, same being the east line of the C.J. Hall Survey, Abstract 215, same being the east line of a called 112.9158 acre tract of land of record in the name of Homecraft Land Development in Volume 1586, Page 921, B.C.D.R.; and being on the east R.O.W. line of County Road 865 (width unknown);

Thence, with the east R.O.W. line of County Road 865, and the west line of aforesaid 48.35 acre tract, North 00 degrees 12 minutes 15 seconds East, a distance of 1366.21 feet to an "X" mark cut in concrete at the northwest corner of aforesaid 48.35 acre tract, and being located on the Texas Department of Transportation's Bridge over Clear Creek;

Thence, with the centerline of Clear Creek, same being the south line of a Harris County Flood Control District tract of record in Volume 1176, Page 658, of the Harris County Deed Records., the following five (5) courses:

1. North 64 degrees 30 minutes 58 seconds East, at 24.94' pass a 5/8-inch iron rod set, in all a total distance of 191.70 feet;
2. North 55 degrees 11 minutes 40 seconds East, a distance of 321.38 feet;
3. North 80 degrees 35 minutes 02 seconds East, a distance of 544.94 feet;
4. South 40 degrees 12 minutes 23 seconds East, a distance of 332.89 feet;
5. South 86 degrees 42 minutes 44 seconds East, a distance of 134.01 feet to the northeast corner of aforesaid 48.35 acre tract and being the northwest corner of a tract of land of record in the name of Earl Stone, in Volume 751, Page 212, B.C.D.R.;

Thence, with the line common to aforesaid 48.35 acre tract, the Stone Tract, and aforesaid 1.88 acre tract, South 00 degrees 10 minutes 00 seconds East, at a distance of 39.79 feet pass a 1/2-inch iron rod found at the high-bank line, and continue in all a total distance of 1442.00 feet to the Point of Beginning and containing 47.717 acre of land.



SYMBOLS

- △ = PIPELINE PIN FLAG
- = SWB MARKER
- ★ = TRAFFIC SIGNAL POLE
- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = SET 5/8-INCH IRON ROD
- = CORNER FALLS IN WATER
- = POWER POLE
- = TELEPHONE PEDESTAL
- ⊕ = B-INLET
- ⊗ = PIPELINE MARKER
- ⊠ = ELECTRIC BOX
- = STORM MANHOLE
- = STORM INLET
- ★ = STANDARD LIGHT
- = GUY ANCHOR
- = SIGN

LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- D.E. = DRAINAGE EASEMENT
- ESMT. = EASEMENT
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- O.R.B.C.T. = OFFICIAL RECORDS OF BRAZORIA COUNTY TEXAS
- H.C.F.C.D. = HARRIS COUNTY FLOOD CONTROL DISTRICT
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- L. = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- NO. = NUMBER
- NR = NON-RADIAL
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- R. = RADIUS
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF A CALL 48.35 ACRE TRACT RECORDED IN THE NAME OF BRUNO BAGNOLI IN VOLUME 339, PAGE 319 OF THE B.C.D.R.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, GF NO. 2616000199, EFFECTIVE DATE: SEPTEMBER 28, 2004. NO ADDITIONAL RESEARCH WITH RESPECT TO EASEMENTS, BUILDING LINES, OR OTHER MATTERS OF RECORD WAS PERFORMED BY THE SURVEYOR.
3. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOODS; AND ZONE "AE" (SHADED) SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, WHERE BASE ELEVATIONS HAVE BEEN DETERMINED, AS PER THE FLOOD INSURANCE RATE MAPS, NUMBER 48039C0030 1, REVISED SEPTEMBER 22, 1999.
4. SUBJECT TRACT IS ENCLUMBERED BY TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN THE SURFACE EASEMENTS AND RIGHT OF WAY AGREEMENT RECORDED IN VOLUME (90) 860, PAGE 406 OF THE O.R.B.C.T.
5. NO RECORD OF CONVEYANCE OR CONDEMNATION COVERING THE RIGHT-OF-WAY OF CULLEN ROAD WAS FOUND BY THE SURVEYOR. THE INFORMATION FOR THE LOCATION AND CONFIGURATION OF RIGHT-OF-WAY WAS PROVIDED BY THE TEXAS HIGHWAY DEPARTMENT CONTROL MAP NO. 976-2, DATED DECEMBER 29, 1936.
6. THE LINES SHOWN HEREON DESIGNATING EACH "FLOOD ZONE " ARE APPROXIMATIONS, ESTABLISHED BY SCALE VALUES TAKEN FROM SAID FEMA MAPS. SO THE AREAS SHOWN HEREON ARE ALSO APPROXIMATIONS. THE SURVEYOR MAKES NO CERTIFICATION AS TO THEIR ACCURACY.

F.B. ORRICK SURVEY

TO: James Johnson, Trustee, Commonwealth Land Title Insurance Company

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and there are no discrepancies, conflicts, encroachments, overlapping of improvements, easements or Rights-of-Way of which I have knowledge or have been advised, except as shown hereon, and that said property has access to and from a dedicated roadway. I further certify that the herein plat and the survey on which it was based meet the minimum requirements of a Category 1A, Condition II survey, as described in the Texas Society of Professional Land Surveyors - Manual of Practice.

Dated this the 4th day of May, 2005.

Brian E. Wilson
Registered Professional Land Surveyor
Texas Registration No. 5745



REVISED:

LAND TITLE SURVEY
47.717 ACRES
BEING OUT OF THE W.B. DOBSON SURVEY A-187, BRAZORIA COUNTY, TEXAS

MILLER SURVEY-GROUP
1760 WEST SAM HOUSTON PARKWAY NORTH • HOUSTON, TEXAS 77043
PHONE 713-413-1900 • FAX 713-413-1944

JOB NO.: 897	SCALE: 1" = 100'	DATE: 05/04/05	FIELD BOOK: 04122/BN
DWG. NO.: BNDY	DRAWN BY: CGR	CHECKED BY: BEW	M&B No.: 051222

Section VIII



OUTDOOR FITNESS



Norwell Form Function® is outdoor fitness equipment, designed for people of any age to enjoy... in the park, at work, in the schoolyard, in your neighborhood or anywhere that people gather for recreation. The glass-blasted stainless steel equipment is based on a Scandinavian design which is simple and attractive while retaining the basic functions required to train and maintain the body.





The family Hempel Barkholt

NORWELL STORY

The Hempel Barkholt family – founders of Norwell – love being outdoors and spending time together as a family. During frequent travels through China they were inspired by the many outdoor fitness parks and decided to establish a new company to focus 100% on the design and development of outdoor fitness equipment.

Norwell is now well established and people are regularly found happily exercising in our parks. We frequently install our fitness parks in places of natural beauty, and their simple design enables them to blend seamlessly into any natural surroundings.

Norwell fitness equipment provides the opportunity for everybody to exercise, regardless of age or fitness levels. We hope that our easily accessible equipment will encourage many more people to engage in outdoor fitness activities and enjoy the benefits it provides.

Every time a Norwell fitness park opens it is confirmation that every hour spent developing these products has been very worthwhile.

INCONSPICUOUS FITNESS EQUIPMENT THAT ENHANCES NATURAL LANDSCAPES



DESIGNED FOR PEOPLE

Our products are carefully designed for the individual so that they use their own body weight as resistance. They have been deliberately designed to be non-adjustable because, without proper guidance, adjustability can result in injury as users may over-exert themselves. Adjustment devices can also be easily vandalized. There is full flexibility in the movement of all mechanical parts, minimizing the risk of injury. The intention is to use the fitness stations as a training circuit, creating a good challenge for all, regardless of fitness levels. Most users will spend one or two minutes at each station before moving on.

FORM & FUNCTION

Design is an integral part of Norwell's focus and all design elements have a function. Our products are designed to fit into all environments – green, open space and urban.

HEALTH PROMOTION

Most people today are aware that they should exercise regularly but, for a lot of people, there are barriers including time, money or the wrong environment. An outdoor fitness course overcomes these barriers by being:

- always available
- free
- an opportunity to get out and exercise in the fresh air

SOCIAL INTEGRATION

Our fitness parks are meeting places for people of all ages and walks of life – business executives, moms and dads, teenagers, older people and the less able – they're really accessible for everyone. In every community it is important to have a meeting place where the people can gather to spend time with their friends and family, exercise and socialise. Norwell fitness parks are the ideal solution!

EACH PIECE OF EQUIPMENT IS IDENTIFIABLE FOR A SPECIFIC TYPE OF TRAINING



CARDIOVASCULAR

To maintain fitness and stamina

To maintain optimum cardiovascular function is a prerequisite for good health and essential for high quality of life. Norwell Form Function® can help people to achieve these goals. Products in this group are identified by a GREEN weather-resistant sticker.



BALANCE

To strengthen the ability to stretch your body and muscles

Good flexibility is important to minimize the risk of injury to muscle groups and reduce general aches and pains. Norwell Form Function® Balance has been created to strengthen body flexibility. Products in this group are identified by a DARK RED weather-resistant sticker.



STRENGTH

To train individual muscle groups

Strength training reduces the possible risks of muscular injury and increases stamina. Products in this group are identified by an ORANGE weather-resistant sticker.



FLEXIBILITY

To train balance and coordination

Lack of balance and coordination is an unpleasant condition, but in many cases this can be trained away. Norwell Form Function® Flexibility helps people to focus on balance. Products in this group are identified by a DARK BLUE weather-resistant sticker.

THE PICTOGRAM INSIDE THE COLOUR-CODED ID BAND SHOWS HOW TO USE EACH PIECE OF EQUIPMENT



As a designer and manufacturer, Norwell is able to produce custom designs. Please contact us at info@norwell-usa.com for details.

NORWELL'S INCLUSIVE EQUIPMENT CAN BE USED BY PEOPLE OF ALL AGES AND ABILITIES





MORE THAN JUST A FOOTBALL CLUB

Titus Swartjes, Head Coach at SV Schalkhaar Football Club, Netherlands:

“We use Norwell equipment for warming up and cooling down and it’s great for players preparing for comeback after an injury, as they don’t have to train in isolation – they can be right here with their team mates. Our club is more than a football club – we have a social function in our city and our Norwell equipment has contributed to that. For example, older people come here to exercise and children love to play on the equipment while their dad’s playing football.”





FRESH ENERGY TO THE BRAIN

Claus Jensen, Head Teacher, Faaborg High School

“Norwell is not just an outdoor fitness park – it’s actually a great sculpture park. It’s so nice to see beautiful equipment which also has a function. We use the apparatus both in sports and in interdisciplinary projects. Visual art can work with gear design and aesthetics, and in physics the formula “force times arm length” becomes easy to understand when you need it to lift your own weight. Our students have the opportunity after working hard in class to get out and increase their pulse rate, giving fresh oxygen to the brain and sharpening concentration and learning ability. Norwell equipment has also helped increase integration between the City of Faaborg and our school as everyone is welcome to come and exercise here.”





AESTHETICS ATTRACTS ALL GENERATIONS

Congratulations to the municipality of Gentofte on being awarded the title of Sports Town of the Year. We are really pleased that the Norwell Park has been one of the many good initiatives that has contributed to this award.

BKO Temple, next to Gentofte Stadium, was established in 1997 as a skater track and hockey rink in collaboration with a group of young skater enthusiasts. In 2009 the lanes and ramps were modernised, and the area has been further developed to appeal to other users – families, adults and school clubs.

Outdoor fitness equipment has been installed for individuals, as well as complementing school and institutional sports programs.

Further development of the area will focus on increasing the breadth of offerings and will therefore appeal to all. Ball cages and basketball backboards have also been installed to attract an even wider range of users.

SENIOR CITIZEN CARE HOME – ODENSE, DENMARK

This care establishment serves for 60 live-in residents and is also connected to 200 sheltered homes.

Norwell equipment is installed in the communal garden where the residents can watch their friends exercising and also enjoy looking at the beautiful sculpture of the Norwell products.

Residents have their own physiotherapist who exercises with them and instructs them on how to use the equipment correctly.

Norwell equipment is also used by the staff, who often suffer from back problems due to the heavy lifting their work involves. They enjoy stretching out, keeping in shape and having fun with their colleagues.



THE WORLD'S FIRST SCULPTURAL FITNESS PARK

Playitas is Apollo Travel's new sport resort on sunny Fuerteventura in the Canary Isles. The resort opened on July 1, 2009 and, in its setting of mountains, ocean and open spaces, is ideal for professional athletes and traditional tourists alike.



NW101:
Chest
Strength
Outdoor
fitness



NW102:
Back
Strength
Outdoor
fitness



NW103:
Sit Up
Strength
Outdoor
fitness



NW104:
Pull Up
Strength
Outdoor
fitness



NW105:
Bar
Strength
Outdoor
fitness



NW106:
Leg
Strength
Outdoor
fitness



NW201:
Air Walker
Cardiovascular
Outdoor
fitness



NW202:
Cross
Cardiovascular
Outdoor
fitness



JAN LOCKHART, MANAGING DIRECTOR, APOLLO TRAVELS

"We chose Norwell as the supplier of our outdoor fitness park as they particularly emphasize exercises that cater to all.

The equipment has great sculptural design and blends discreetly into its surroundings. The products are high quality and beautifully finished – care has been taken with every detail."



NW203:
Stepper
Cardiovascular
Outdoor
fitness

NW204:
Hip
Cardiovascular
Outdoor
fitness

NW301:
Twister
Balance
Outdoor
fitness

NW302:
Springer
Balance
Outdoor
fitness

NW401:
Stretch
Dexterity
Outdoor
fitness

NW501:
Bench
Dexterity
Outdoor
fitness

NW502:
Pingpong
Dexterity
Outdoor
fitness

NW 503:
Sign
Info sign
Outdoor
fitness

NW101, CHEST

Chest is a seated chest press developing strength in the chest, front of the shoulders and triceps.

Chest utilises the user's body weight as a counterweight so the user does not need to adjust weight and resistance.

Chest is equipped with a sturdy rubber coated seat for comfort and safety while training.



NW102, BACK



Frank Høj, professional cyclist, Team Saxo Bank:

"This is brilliant... very nice design with functions that work well. I am sure that this concept will get people outside and doing more exercise"

NW101, CHEST



NW102, BACK

Endurance over brute strength – **Back** is a simple way to build up strength in the back, shoulders and biceps. The basis of the training is repetition rather than heavy weight training.

Back fits all and is easy to use – it utilises the body weight of the user as counterweight-eliminating the need to make adjustments.

Back is equipped with a rubber coated seat which provides a safe platform with excellent durability.

NW103, SIT UP

Sit Up – ideal for improving abdominal, thigh and hip muscles.

Sit Up has several applications. It is easy to use and is equipped with a comfortable rubber coated seat.



NW103, SITUP

STRENGTH



NW 104, PULL UP



NW104, PULL UP

NW 104, PULL UP

Pull Up is an extremely flexible and versatile piece of fitness equipment, combining strength training for a wide range of muscle groups.

Pull Up offers the user a range of exercises such as chin-up, shoulder, grip and body lift as well as a variety of stretches.

Pull Up is a great indicator of the upper body strength in relation to the user's body weight.



NW105, BAR

NW105, BAR

Develop chest, shoulders and triceps with **Bar** – a simple product with lots of possibilities.



NW106, LEG

NW106, LEG

Build strength in your thighs, legs and calves.

With long footplates, **Leg** fits all.





NW201, AIR WALKER



NW202, CROSS



NW203, STEPPER



NW204, HIP



NW201, AIR WALKER

To walk on air is probably the greatest feeling of freedom you can have.

Air Walker is equipped with a support bar for the hands. The foot plates are covered with skid resistant rubber for safe training.

Air Walker enhances the cardiovascular functions of the body and increases flexibility in hip and thigh muscles – even more than traditional running.

Air Walker gives the user the same training as running but without the risk of strain and injury runners can experience in their knees, feet, hips and back.

NW202, CROSS

Cross is a comfortable way of developing leg and hip muscles while improving cardiovascular endurance.

Cross foot plates are covered with skid resistant rubber for safe training.

NW203, STEPPER

Stepper develops leg muscles and improves cardiovascular endurance.

Stepper has two curves. The big curve serves as support during training – the little curve is wrapped in non-skid rubber.

NW204, HIP

Hip gently trains back, hip and abdominal muscles while you develop your balance and co-ordination.



NW301, TWISTER

Twister combines muscle development in the back and helps improve flexibility and balance. Body rotation improves flexibility in the back and hip and stimulates abdominal and lower back muscle development.

Twister has two individual platforms – one for standing and one for sitting – and a curved bar for support.

NW302, SPRINGER

Springer strengthens ankles and knees as well as developing balance.

Springer comes with a soft and hard spring for various levels of training.

NW301, TWISTER



NW302, SPRINGER



Pat Vidal, Physiotherapist, Spain:

"All exercises can be performed without risk of injury and as the equipment is so versatile it provides a complete workout. You can train alone any time during the day, whatever the weather."





NW401, STRETCH



NW501, BENCH



NW502, PINGPONG



NW503, SIGN



NW401, STRETCH

Stretch is a simple, efficient piece of equipment for flexibility training, using the shape of the curve.

Stretch also provides an essential finishing activity – stretching out calf muscles, thigh muscles and the hollow of the knee.

NW501, BENCH

Bench is shaped for both rest and function.

Equipped with sturdy bolts and rubber connectors to prevent metal against metal contact, **Bench** can be used for training the upper and lower back and is wide enough to be used simultaneously by two people.

NW502, PINGPONG

Pingpong is a fun variation from our traditional fitness equipment but no less beneficial as it combines movement, reaction speed and coordination between eye, ball and hand.

Pingpong is manufactured in sturdy, maintenance free materials.

NW503, SIGN

Sign explains the philosophy and concepts behind training and how the park should be used.



Charles Longdon-Hughes, Fitness/Aerobics Guru, UK.
Former Karate world champion

"Fantastic concept, I love it! Beautiful to look at and it's also safe with excellent functions that really work as they should."





NORWELL
CO₂ FREE
FITNESS GYM

Norwell's Outdoor fitness equipment is environmentally friendly because you create the energy yourself

H.J. Hansen is a family owned group with roots that go back six generations. The company was founded in 1829 as a merchant's house in Vestergade in Odense. Through expansion and acquisition, H.J. Hansen has grown to become one large, modern international business. Its three main activities are recycling, plumbing and engineering but it also has major interests in wine and delicatessen shops. H.J. Hansen has companies in Germany and abroad, and has 380 employees.

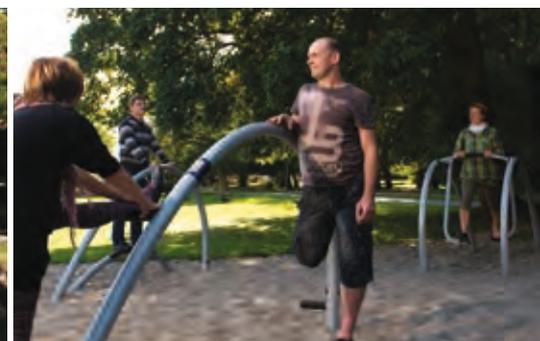
THE OPPORTUNITY OF EXERCISE

“Employee health is important to us here at H.J. Hansen, and as a part of our health policy we wanted to make exercise easily available to our staff. We chose a solution from Norwell, which has been a great benefit to both our employees and their families, providing exercise, fresh air, rehabilitation and teambuilding when they want it – they can exercise during breaks, before or after work. We hold informal meetings there, and the company running club which has grown in strength and size begins and ends its sessions at the fitness park.

Since we did not have outdoor space available, we teamed up with Development Forum Odense to create a full fitness facility in a nearby park, where Odense municipality had land available. The fitness park is used by a great deal of Odense’s citizens.

We are very pleased with the impact the fitness park has had for our employees and will certainly create another Norwell Park at our other site in the Port of Odense.”

Marlene Lübeck
Management Assistant
H.J. Hansen Holding A/S



FOR ALL PEOPLE AND ALL SEASONS



SCANDINAVIAN DESIGN – WITH FUNCTIONALITY

DOK 54 has developed Norwell Form Function's outdoor fitness lines on the basis of traditional Scandinavian design. The equipment is designed to be simple and functional and intuitively usable.

The main element – the curve – creates a lightness and simplicity of construction resulting in equipment which is elegant and understated. The choice of material, the form and the overall uncomplicated appearance combine to provide aesthetics unique to Scandinavian design.

"At Dok 54 we always give due consideration to all aspects of the product, including the production process, method of handling, choice of material and design. We have set out to create equipment that is tasteful in appearance and will visually enhance the landscape. We are very proud of the result and believe that we have designed aesthetic, functional products that will provide both enjoyment and benefits to many people."

Thomas Brinch-Moller and Jacob Moller Lund





PRODUCT DIMENSIONS



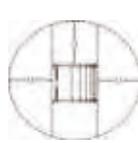
NW101: Chest
 Height: 7' 9"
 Length: 3' 7"
 Width: 2' 9"
 Footing: 0' 10"
 Weight: 172 lbs
 Zone: 129 ff²



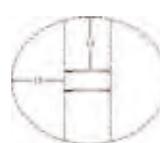
NW102: Back
 Height: 7' 9"
 Length: 3' 7"
 Width: 2' 4"
 Footing: 0' 10"
 Weight: 161 lbs
 Zone: 129 ff²



NW103: Sit Up
 Height: 1' 8"
 Length: 5' 11"
 Width: 2' 9"
 Footing: 1' 6"
 Weight: 90 lbs
 Zone: 161 ff²



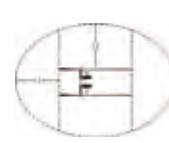
NW104: Pull Up
 Height: 7' 9"
 Length: 4' 3"
 Width: 3' 3"
 Footing: 1' 4"
 Weight: 181 lbs
 Zone: 151 ff²



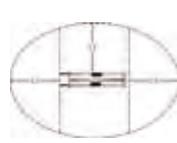
NW105: Bar
 Height: 2' 10"
 Length: 3' 7"
 Width: 1' 8"
 Footing: 0' 10"
 Weight: 66 lbs
 Zone: 135 ff²



NW106: Leg
 Height: 7' 9"
 Length: 3' 7"
 Width: 1' 6"
 Footing: 0' 10"
 Weight: 176 lbs
 Zone: 118 ff²



NW201: Air Walker
 Height: 4' 0"
 Length: 7' 7"
 Width: 2' 7"
 Footing: 0' 10"
 Weight: 165 lbs
 Zone: 178 ff²



NW202: Cross
 Height: 5' 9"
 Length: 5' 11"
 Width: 1' 6"
 Footing: 1' 4"
 Weight: 192 lbs
 Zone: 151 ff²



Certification

Norwell equipment is approved according to TÜV Product Service's new testing protocol 55012 (specially designed for testing of outdoor fitness equipment).

3 YEARS WARRANTY

On all moving parts, plastic and rubber.

15 YEARS WARRANTY

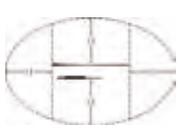
On all pipes, foundation and welds.

The guarantee covers manufacturing defects, but excludes ordinary wear and tear, lack of maintenance or vandalism.

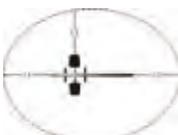


Material specifications

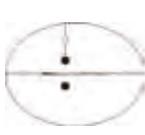
You can find detailed material specifications on our homepage: www.norwell-usa.com



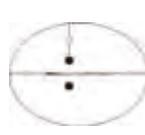
NW203: Stepper
 Height: 4' 0"
 Length: 7' 7"
 Width: 1' 4"
 Footing: 0' 10"
 Weight: 117 lbs
 Zone: 161 ff²



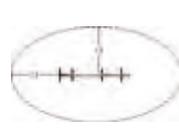
NW204: Hip
 Height: 4' 0"
 Length: 7' 7"
 Width: 3' 8"
 Footing: 0' 10"
 Weight: 143 lbs
 Zone: 205 ff²



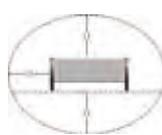
NW301: Twister
 Height: 4' 0"
 Length: 7' 7"
 Width: 3' 3"
 Footing: 0' 10"
 Weight: 161 lbs
 Zone: 205 ff²



NW302: Springer
 Height: 4' 0"
 Length: 7' 7"
 Width: 3' 3"
 Footing: 0' 10"
 Weight: 128 lbs
 Zone: 199 ff²



NW401: Stretch
 Height: 4' 0"
 Length: 7' 7"
 Width: 1' 6"
 Footing: 0' 10"
 Weight: 82 lbs
 Zone: 140 ff²



NW501: Bench
 Height: 2' 4"
 Length: 5' 11"
 Width: 2' 11"
 Footing: 0' 10"
 Weight: 159 lbs
 Zone: 178 ff²



NW502: Pingpong
 Height: 2' 6"
 Length: 9' 0"
 Width: 5' 0"
 Footing: 0' 10"
 Weight: 838 lbs
 Zone: 323 ff²



NW503: Sign
 Height: 3' 6"
 Length: 2' 4"
 Width: 1' 6"
 Footing: 0' 10"
 Weight: 53 lbs
 Zone: 118 ff²



NORWELL OUTDOOR GYMS

Norwell USA, Inc.
6820 Northhill Drive SW
Olympia, WA 98512
info@norwell-usa.com
360-539-7679

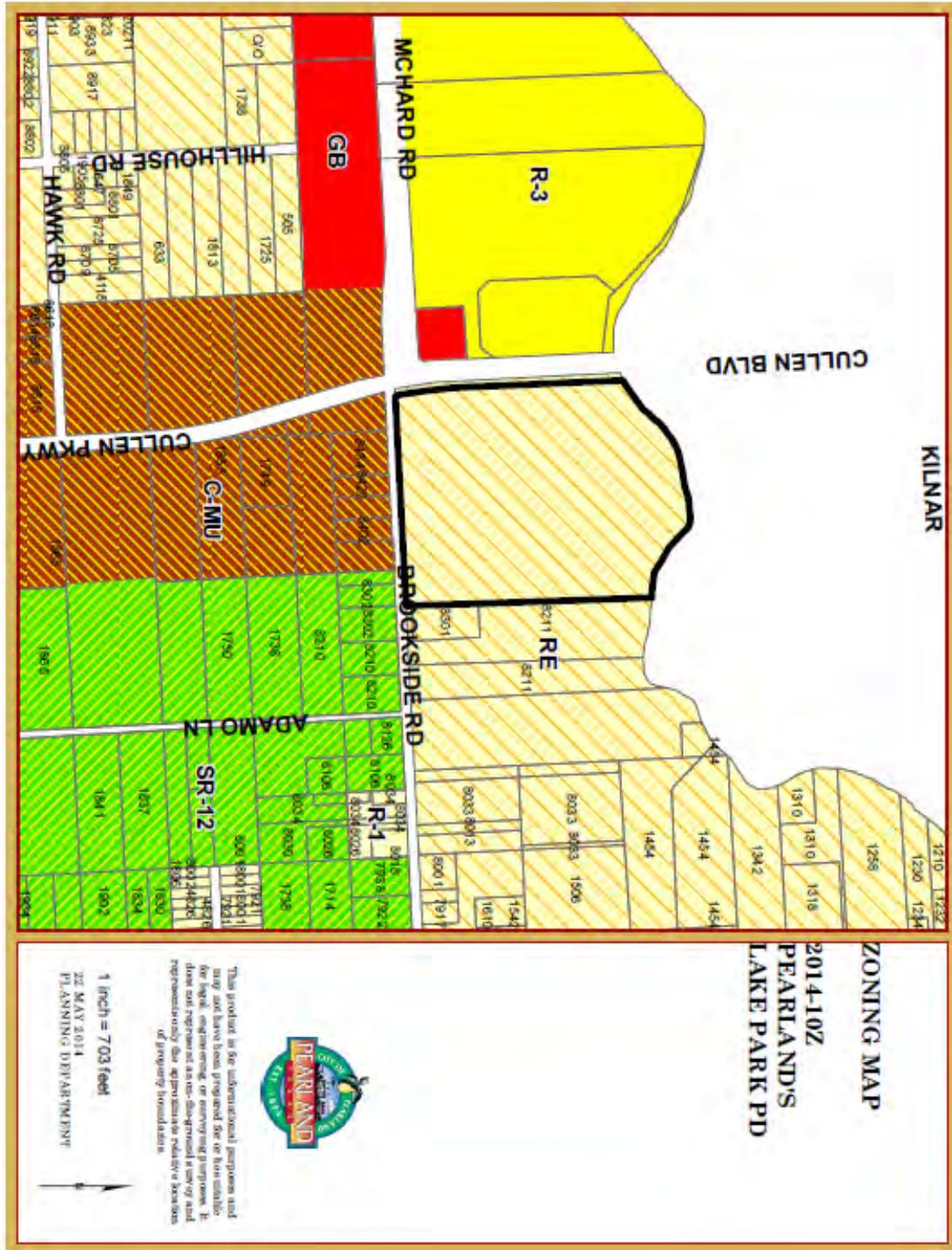
Ordinance No. 2000M-123

**Exhibit B
Legal Description**

Being a 47.717 acre tract of land located in the W.B. Dobson Survey, Abstract-187, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.), Brazoria County, Texas, Brazoria County, Texas

Ordinance No. 2000M-123

**Exhibit C
Vicinity and Zoning Map**



ZONING MAP
2014-10Z
PEARLAND'S
LAKE PARK PD



This product is the intellectual property and may not have been prepared for or have value for legal, engineering, or surveying purposes. It does not represent an actual description of land. Representation of the information relative to location of property boundaries.

1 inch = 7.03 feet
22 MAY 2014
PLANNING DEPARTMENT

**Exhibit D
Legal Ad**

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL
AND
THE PLANNING AND ZONING COMMISSION
OF THE CITY OF PEARLAND, TEXAS**

ZONE CHANGE APPLICATION NUMBER: 2014-10Z

Notice is hereby given that on July 21, 2014 at 6:30 p.m., the City Council and Planning and Zoning Commission of the City of Pearland, in Brazoria, Harris and Fort Bend Counties, Texas, will conduct a joint public hearing in the Council Chambers of City Hall, located at 3519 Liberty Drive, Pearland, Texas, at the request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres of land, more specifically described as:

Being a 47.717 acre tract of land located in the W.B. Dobson Survey, Abstract-1 87, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.), Brazoria County, Texas

General Location: Northeast corner of Brookside Road and Cullen Parkway, Pearland, TX

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. For additional information, please contact the Planning Department at 281-652-1765.

Johnna Matthews
City Planner

Exhibit E
Planning and Zoning Commission Recommendation Letter



Planning & Zoning Commission

September 17, 2014

Honorable Mayor and City Council Members
3519 Liberty Drive
Pearland, TX 77581

Re: Recommendation on Zone Change Application No. 2014-10Z, Pearland's Lake Park Planned Development (PD)

Honorable Mayor and City Council Members:

At their meeting on September 15, 2014, the Planning and Zoning Commission considered the following:

A request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres, to wit:

Legal Description: Being a 47.717 acre tract of land located in the W.B. Dobson Survey, Abstract-187, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.), Brazoria County, Texas, Brazoria County, Texas

General Location: Northeast corner of Brookside Road and Cullen Parkway, Pearland, TX

Ordinance No. 2000M-123

Commissioner Derrick Reed made a motion to approve the zone change request, known as Pearland's Lake Park PD, with conditions. The motion was seconded by Chairman Elizabeth McLane. The motion passed 5/1, with Chairman Henry Fuertes opposed, and Commissioner Marry Starr absent.

The following conditions must be addressed prior to the First Reading of the Ordinance before City Council:

- Correct labeling of exhibits. The PD references inaccurate exhibits, exhibits are not in sequential order, and detailed information is not included within the exhibits, such as legends.
- Amend language regarding platting on page 4, which states "Lake Park Town-Homes as rental will have no platted lots." Consider "Lake Park Town-Homes as rental will have no individual platted lots, and will be platted as per the UDC."
- "Hardscape and gathering areas" are proposed to be counted towards the landscaping requirement. Landscaping is comprised of pervious surfaces (allows infiltration of water into the soil) integrated with living plant material, including trees, shrubs, flowers, grass, or other living ground cover or native vegetation. Please remove, as hardscape is not counted towards landscaping.
- Clarification is required regarding residential parking requirements. Specifically, include the breakdown of surface parking, residential driveway parking, and garage spaces, for each phase, (in Exhibits C and D), similar to that provided in Exhibit B.
- Clearly include language stating that all amenities and public and private improvements, will be constructed in Phase 1; prior to the issuance of a Certificate of Occupancy.
- Roadway improvements for the entire development, based on the TIA, will be constructed in Phase 1, prior to issuance of a Certificate of Occupancy, for any building.
- Include language in the PD regarding setbacks of buildings from the existing pipeline easement.
- Phasing of entryways/access points into the development must conform to the City's codes, including Fire codes.

Sincerely,



Johnna Matthews
City Planner
On behalf of the Planning and Zoning Commission



JOINT PUBLIC HEARING
THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE
CITY OF PEARLAND, TEXAS,
MONDAY, JULY 21, 2014, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2014-10Z

A request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres, to wit:

Legal Description: Being a 47.717 acre tract of land located in the W.B. Dobson Survey, Abstract-1 87, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.), Brazoria County, Texas, Brazoria County, Texas

General Location: Northeast corner of Brookside Road and Cullen Parkway, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.



Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 21, 2014

Re: Zone Change Application Number 2014-10Z

A request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres, located at the northeast corner of Brookside Road and Cullen Parkway.

Proposal

The applicant proposes to change the zoning of an undeveloped 47 acre tract from the Single Family Estate (RE) zoning district to a mixed-use Planned Development (PD); Pearland's Lake Park (Lake Park). Lake Park will include one, two and three-story rental dwelling units; and office, retail, restaurant, and various other general business uses. It appears from the PD document, that the overlay zoning for the site will include Multi-family (MF) and Townhouse Residential (TH) districts for the residential uses; and General Business (GB) and Office Professional for the non-residential uses. However, this information needs to be further clarified.

Background

Lake Park was most recently presented via a joint workshop before the Planning and Zoning Commission and City Council on February 17, 2014. At that time, the development was proposed to include a mix of retail, office, parks and trails, a plaza/pavilions, lake detention and 417 rental dwelling units, which equates to a density of 19.3 dwelling units per acre (417 homes on 21.6 acres). Concerns raised by the City Council, Planning and Zoning Commission and staff during the February, 2014 workshop included the following. How the applicant addressed the concerns follow.

1. Utilities to be individually metered, including water, sewer, electricity.
All utilities will be individually metered or individually sub-metered.

2. Codify amenities, including quantity, locations of proposed amenities, etc.
(Not Addressed) Various amenities and design standards need to be codified to ensure implementation of the spirit and intent of the PD.

3. Concerns were raised regarding the phasing plan with 238 residential dwelling units proposed in the first phase with no non-residential uses.
The phasing plan for the current Lake Park PD includes three (3) phases identified as follows:

Phase 1	Phase 2	Phase 3
<ul style="list-style-type: none"> • +/- 238 dwelling units, including a clubhouse with a conference room, coffee bar, lounge and pool • 1 GB/OP use/structure near the sw corner of the site • All amenities, including parks/open space, lakes, trails, plaza/pavilion, fountains • 29.5 acres 	<ul style="list-style-type: none"> • +/- 137 dwelling units • 1 GB/OP use/structure near the sw corner of the site • 10.2 acres 	<ul style="list-style-type: none"> • GB/OP • 4 GB/OP uses/structures located along the west, south and sw corner of the site • 5.7 acres

4. Home ownership was a key component in the discussion. The applicant was advised to ensure that homes could be purchased from the inception. The units are 100% rental. The applicant indicated that the units would be constructed with the idea of rental in the future (individually metered and/or sub-metered utilities). However, the applicant indicated that the units must be rental to obtain funding for the development.

5. The applicant was asked to specify any flexibility allowed and/or minor deviations permitted within the PD that can be approved by the Planning Director.

The UDC allows for flexibility and minor deviations in the design plan to be approved by the Planning Director. Unless otherwise specified in the ordinance for the PD, minor deviations, as specified in Section 2.2.2.6 of the UDC are defined. Major deviations must be submitted to the Planning and Zoning Commission and the City Council as an amendment to the PD. The applicant referenced the above section of the UDC in the PD.

6. The applicant was advised to lower the density if the dwelling units were proposed to be rental units; and that the density could increase only if there is ownership potential.

The density was decreased from 19.3 dwelling units/acre (417 dwelling units on 21.6 acres) to 12.7 dwelling units per acre (375 dwelling units on 29.52 acres).

Based on the land use table included in the PD and page 2 of the staff report, the acreage calculations are incorrect. The table indicates that the acreage for the Lake Park development is 76.8 acres. The acreage listed throughout the PD and on the survey included as part of the PD indicates 47.717 acres. Staff has concerns that the density calculations may need to be revised.

7. Safety issues were raised regarding the pipeline easement. The applicant was advised to indicate the proposed setback requirements and the type of pipeline.

(Not Addressed) The applicant advised that the development will abide by all city ordinances regarding the subject matter. A requirement of the design plan is to show existing and proposed public facilities and physical features of the site including easements. Although not shown on the design plan to determine its impact on proposed improvements, a 40-foot Texas Eastern pipeline easement is shown on an attached survey identified as Exhibit T in the PD document.

8. Concerns were raised regarding demographics and the impacts in which the proposed development would have on schools.

The applicant advised that there were no objections filed by the schools, and that Lake Park's market studies are strong.

9. Concerns were raised regarding the market study and if it was based on rental or home ownership opportunities.

The applicant responded that a market study was completed and three (3) updates were completed for compliance.

10. Caps were requested for various uses as well as clarification/corrections on density calculations.

Based on the land use table provided by the applicant, and included within the PD, GB and OP uses (with the exception of those prohibited as illustrated in Section V. Authorized Uses of the PD) will represent 38.49% of the development. The residential aspect of the development will represent 61.76% (12.7 dwelling units/acre) of the development. The remaining acreage will be developed with open space, easements and right-of-way dedication, detention/lakes; and parkland. The foot print/building pad of any multi-tenant building shall not exceed 35,000 square feet. The foot print/building pad for any single tenant building will not exceed 75,000 square feet.

The acreage of the PD needs to be revisited due to discrepancies identified in # 6 above.

11. Discussion ensued regarding more open space/landscaping around the residential units, as small front and rear yards are desirable for some.

(Not Addressed) The applicant indicated that the proposed residential product is different from the typical townhomes that are owned fee simple. Backyards are not proposed for the residential units of the Lake Park PD. The applicant has indicated that open space requirements within the PD exceed the requirements and various improvements will be credited towards open space due to cost.

According to the Land Use Table of the PD and Exhibit K (Parkland and Open Space), 10.52 acres (22.01%) will be devoted to open space. Open space is considered areas intended for use or enjoyment by people, and can be satisfied by a combination of public and private open space. Various improvements proposed that would meet the definition of open space include the proposed trail that will link Pearland's Clear Creek System to the retail, office and all other public areas of the development; exercise stations; benches; a 4,000 square foot pavilion, colonnade with splash pads, and the proposed public and private lakes/detention.

It appears as though the 5.2 acres of detention is included within the landscaping requirements. Multi-family and townhome developments require 900 square feet of open space per dwelling unit, with minimum dimensions and within 300 feet of each dwelling unit. This provision may have been met; however, clarification is required.

12. Payment in lieu of parkland dedication was not desirable. Discussion ensued regarding the development meeting all open space and parkland dedication regulations.

Parkland dedication is based on the number of residential units. The Lake Park PD proposes 375 units/12.7 dwelling units per acre. Based on one (1) acre per every 50 units, 7.5 acres of parkland is required. According to various exhibits within the PD, including the land use table and Exhibit K (Parkland and Open Space), 10.5 acres (22%) of the land will be devoted to parkland. However, the PD allows for credit for park improvements, excess landscaping and lake amenities, fees in lieu of dedication in the event that the applicant is unable to satisfy some or all parkland dedication.

13. The applicant/owner has interest in the adjoining 16 acres to the east. Questions were raised about what is proposed for the 16 acres.

The applicant indicated that a portion of the property will likely be used to fill the subject 47 acres, thereby bringing the property out of the 100 year floodplain. However, future details are not clear. A CLOMR was recently approved by FEMA.

14. Questions were raised regarding a HOA fee for those interested in purchasing a residential unit.

The applicant has indicated that if it is possible to sell units, then there would be an HOA fee. However, that the property will be managed by a professional management company regardless if owned or rented.

15. The applicant was asked to include within the PD document regulations, that the smallest residential unit shall be 900 square feet.

(Not Addressed) The applicant is unable to commit to a minimum unit size of 900 square feet.

Additional staff concerns regarding the revised Lake Park PD are as follows:

- Staff requests that design standards and amenities are codified to ensure the spirit and intent of the PD are implemented. For example, the Design Plan shows landscaping throughout the development. Staff requests clarification of the percentages of landscape areas for each residential unit, as mentioned above in # 11. Also various amenities are shown and listed including enhanced entry features, decorative pavers, enhanced lighting, colonnades/pavilion, etc. Staff requests direction on how to implement these standards and amenities by codifying the regulations.
- The total acreage included in the break-down of the Land Use Table included as part of the PD and duplicated in the staff report, indicates that

the total acreage included in the PD is 76.8 acres. This acreage is not listed in the PD in any other area, including the survey, which indicates a total acreage of 47.7 acres. Clarification is required.

- With the above acreage being in conflict with all documents within the PD, the density calculations need to be revisited, as well as other calculations regarding all uses, open space, parkland dedication, etc.
- The ordinance for the PD requires a list of deviations from the standards in the base zoning district together with any standards in the ordinance to be varied. Clarification is requested for the deviations listed on page 4 of the document.
- Re-wording to avoid confusion is required in various areas of the PD. For example, V. (Authorized Uses) states that all uses permitted within the land use matrix shall be allowed.
- Clarification is requested regarding the overlay zoning districts. They appear to be GB, OP, MF and TH.
- Section VII (Amenities) states the following amenities will be constructed in phases identified in phase 1. Details regarding phases proposed for phase 1 is required for clarification.
- Section VI (Authorized Uses) states that all zoning districts are the overlay zoning districts for which staff will review permits. To avoid confusion in the future, clarification/revisions are required to the language within the PD.
- Various exhibits are not included within the PD and various exhibits are not referenced in the PD. All graphic depictions used to illustrate standards need to be codified to ensure that staff can implement the standards.
- The Design Plan requires physical features of the site to be shown, including easements, existing and proposed public facilities, parking ratios and any other pertinent information, such as the pipeline easement to ensure no adverse impact on any proposed improvements. Additionally, there is a City waterline project proposed, which requires a 20-foot acquisition along the north side of the existing right-of-way for Brookside Road (future McHard Road) that needs to be considered and shown on the design plan to determine any impacts on future development of the site. These features are not shown on the Design Plan.
- A TIA is recommended to analyze the access points to ensure compatibility with the Engineering Design Criteria Manual. Further, the TIA will analyze McHard Road to ensure an adequate level of service. A TIA can be provided at the time of platting. However, if there are any major changes due to improvements required as a result of the TIA, the PD may require an amendment.

As of the date of this writing, staff has not received any returned notices from property owners within 200 feet of the site.

Recommendation

Staff is in favor of the proposed Lake Park PD. However, staff recommends that the above concerns are addressed to ensure that staff can implement the spirit and intent of the Lake Park PD. Contingent upon the above staff concerns being addressed, staff recommends approval of the PD for the following reasons:

- The proposed commercial uses are in conformance with the future land use designation of Major Retail Nodes. The aforementioned future land use designation is generally located within the southwest corner of the site, where the non-residential uses are generally proposed. A portion of the site along the north property line along the creek is located within the Parks future land use designation. Because the applicant proposes a trail and parkland dedication in the general vicinity, the use meets the future land use designation in this location. The remainder of the site is located within the Low Density Residential future land use designation. High density residential uses are proposed within this area and do not meet the future land use designation. If the PD is approved staff will analyze the development for an appropriate future land use designation and include it in the annual review of the future land use element of the comprehensive plan.
- The PD, as shown will provide a diverse housing opportunity which will include a host of amenities to service the residents and citizens of Pearland.

Exhibits

1. Staff Report
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Notification Map
6. Notification List
7. PD Document
8. Applicant Packet



Exhibit 1 Staff Report

Summary of Request

The applicant proposes a mixed use Planned Development (PD), known as Pearland's Lake Park PD (Lake Park) on the approximately 47-acre site. The development will include a rental residential product which is a hybrid between townhomes and multi-family dwelling units, at a density of 12.7 dwelling units per acre (375 dwelling units on 29.52 acres). Various non-residential uses, including retail, office, restaurants are also proposed. According to the Design Plan, the residential units are proposed to be located in multiple buildings, clustered around the proposed 2.4 acre private lake, which will be used exclusively by the residents of the development. The proposed non-residential uses will be housed in seven (7) buildings located along the perimeter of the site along Cullen Parkway and Brookside Road.

Amenities include a 10-foot wide trail along the Clear Creek Trail system located in the northern portion of the site, within the area designated as parkland that will link the trail system to the proposed retail, office and all other public areas of the development; a trailhead near the northwest corner of the site with no less than six (6) parking spaces; an exercise station; benches; a 4,000 square foot pavilion, colonnade with splash pads; drinking fountains; informational signage about the City's history; a community swimming pool, a club house with a conference room/business center, coffee lounge; two (2) lakes/detention; and enhanced entrance cross sections from Cullen Parkway and Brookside Road/McHard Road into the development, including landscaping to create a boulevard entrance, with decorative lighting.

The Overlay zoning district for the PD appears to include Townhouse Residential (TH) and Multi-Family Residential (MF) for the residential component; and General Business (GB) and Office & Professional (OP) for the non-residential component, with variations listed on page 3 of this staff report; however, this information needs to be clarified. Additionally, Pearland Parkway is located within the Corridor Overlay District (COD). The PD references compliance with all standards of the COD.

The Land Use Table of the PD identifies the following land uses. However, the total acreage included equates to 76.8 acres. However, in all other areas of the PD, including the survey, the property appears to include 47 acres. Density calculations as well as all land uses need to be revisited to ensure correct totals.

Land Use	Acreage	Percentage	Density (Dwelling units/acre)
Residential Product (hybrid between townhomes and multi-family)	29.52	61.76%	12.7
General Business (GB) & Office Professional Uses (with the exception of those prohibited by the PD)	18.4	38.49%	n/a
Open Space	10.52	22.01%	n/a
Easements/R.O.W.	2.6	5.44%	n/a
Detention/Lakes	5.2	10.88%	n/a
Parkland	10.56	22.09%	n/a
Subtotal	76.8	160.67%	

Lake Park will be constructed in three (3) phases identified in the below table:

Phase 1	Phase 2	Phase 3
<ul style="list-style-type: none"> • +/- 238 dwelling units, including clubhouse with conference room, coffee bar, lounge and pool • 1 GB/OP use/structure near the sw corner of the site • All amenities, including parks/open space, 	<ul style="list-style-type: none"> • +/- 137 dwelling units • 1 GB/OP use/structure near the sw corner of the site • 10.2 acres 	<ul style="list-style-type: none"> • GB/OP • 4 GB/OP uses/structures located along the west, south and sw corner of the site • 5.7 acres

lakes, trails, plaza/pavilion, fountains <ul style="list-style-type: none"> • 29.5 acres 		
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The ordinance for a PD requires a specific list of deviations from standards in the base zoning district(s) together with any standards in the ordinance which are to be varied for development within the PD district. The required list of deviations was not provided by the applicant. However, staff has identified the following variances:

1. Land Use

The subject property is located within the Single Family Estate (RE) zoning district. The existing zoning district does not permit high density residential developments, such as the residential product proposed, or the proposed non-residential uses.

The proposed residential product is a hybrid between townhomes and multi-family dwelling units. Townhomes are defined as one of a group of no less than three (3) nor more than twelve (12) dwelling units, separated by a fire rated wall, each dwelling unit located on a separate lot, with minimum front and rear yards. Multi-family dwelling units contain dwelling units that are designed to be occupied by families living independently of one another, with the number of families not to exceed the number of dwelling units

According to the Building Exhibits included within the PD document, multiple buildings will include more than 12 dwelling units.

2. Lot and Bulk Requirements

The below table further identifies the difference between the existing zoning district of RE, the overlay zoning districts of TH and MF, as well as the proposed PD regulations, as it relates to the high density residential uses such as townhomes:

	Density	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Max. Length of Townhomes	Min. Rear Yard	Min Front Yard	Building Height	Distance Between Buildings
RE	1.3	½ acre	120 ft.	90 ft.	n/a	25 ft.	40 ft.	35 ft.	20 ft. between homes
TH	9.4	3,000 sf	30 ft	90 ft.	200 ft or the width of 6 attached units	10 ft.	20 ft.	35 ft.	15 ft.
MF	16	5,000 sf	50 ft.	90 ft.	n/a	25 ft.	20 ft.	35 ft.	15 ft.
PD	12.7	n/a	n/a	n/a	n/a	n/a	n/a	35 ft.	n/a

3. Parking Lot Landscaping

The COD requires parking lot landscape islands with at least one tree and no parking space shall be greater than fifty (50) feet from a tree.

The applicant proposes landscape medians where nose-to-nose parking for non-residential uses are proposed. Medians will be no less than seventy two (72) inches in width.

4. Future Land Use Designation

The subject property is located within three (3) future land use designations; Major Retail Node at the southwest corner of the site at the intersection of Cullen Parkway and Mchard Road; Low Density Residential for the remainder of the site, with the exception of the boundary of the creek, which is designated as Parks. The PD proposes approximately 18.4 acres of GB and OP uses within the general vicinity of the portion designated as Major Retail Nodes. The northern portion which is designated as Parks following the creek is proposed park land with a trail connecting to the Clear Creek Trail system, a plaza and pavilion. The remaining land in the PD is designated as Low Density Residential and will be developed with a high density hybrid between a townhome development and a multi-family development.

Discussion Items/Staff Concerns

The below list of staff concerns include issues that were raised during the joint workshop in February, 2014, as well as staff concerns with the submittal of the new Lake Park PD.

1. In order to implement the standards of the PD, design standards need to be clear and codified, parking requirements, and the landscaping shown throughout the development, for example.
2. As part of the PD, the applicant is required to include within the PD document a specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD. The PD makes reference to deviations on page 4; however the deviations are not clear.
3. The table of contents does not reference correct page numbers.
4. All exhibits are not included or referenced in the PD document. All exhibits should be referenced to provide applicability to enforce the “character” of the illustrations.
5. Section V (Authorized Uses) needs to be revised to clearly explain the overlay districts.
6. Section VII (Amenities) states that the “amenities will be constructed in phases in Phase I.”
7. Section VI (Authorized Uses) indicates that all zoning districts are the overlay district.
8. Safety issues were raised regarding the pipeline easement. The applicant was advised to indicate the proposed setback requirements and the type of pipeline. The applicant advised that the development will abide by all city ordinances regarding the subject matter. A requirement of the design plan is to show existing and proposed public facilities and physical features of the site including easements. Although not shown on the design plan to determine its impact on proposed improvements, a 40-foot Texas Eastern pipeline easement is shown on an attached survey identified as Exhibit T in the PD document. Additionally, the City is in the process of acquiring a 20-foot easement along the north side of the existing right-of-way for Brookside Road (future McHard Road) that needs to be considered and shown on the design plan.
9. The applicant was asked to include within the PD document regulations, that the smallest residential unit shall be 900 square feet. The applicant is unable to commit to a minimum unit size of 900 square feet.
10. Based on the land use table included in the PD, the acreage calculations are incorrect. The table indicates that the acreage for the Lake Park development is 76.8 acres. The acreage listed throughout the PD and on the survey included as

part of the PD indicates 47.717 acres. Staff has concerns that the density calculations and all land uses acreages may need to be revised.

11. Clarification is required for the landscaping calculations in order to effectively implement the PD.

Site History

The subject property is currently undeveloped, and is located within the Single Family Estate (RE) zoning district. The property was annexed into the City of Pearland in 1998. The proposed Lake Park PD was most recently presented via a joint workshop to the Planning and Zoning Commission and City Council on February 17, 2014. At that time, the development was proposed to include a mix of retail, office, parks and trails, a plaza/pavilions, lake detention and 417 rental dwelling units, which equates to a density of 19.3 dwelling units per acre (417 homes on 21.6 acres). Concerns raised by the City Council and Planning and Zoning Commission during the February, 2014 workshop included the following. How the applicant addressed the concerns follows.

1. Utilities to be individually metered, including water, sewer, electricity.
All utilities will be individually metered or individually sub-metered.
2. Codify amenities, including quantity and quality.
Amenities and design standards need further clarification and codification in order to implement the desires of the applicant, as represented in the illustrations, renderings, etc.
3. Concerns were raised regarding the phasing plan with 238 residential dwelling units proposed in the first phase with no non-residential uses.
The phasing plan for the current Lake Park PD includes three (3) phase identified as follows:

Phase 1	Phase 2	Phase 3
<ul style="list-style-type: none"> • +/- 238 dwelling units • 1 GB/OP use/structure near the sw corner of the site • All amenities, including parks/open space, lakes, 	<ul style="list-style-type: none"> • +/- 137 dwelling units • 1 GB/OP use/structure near the sw corner of the site • 10.2 acres 	<ul style="list-style-type: none"> • GB/OP • 4 GB/OP uses/structures located along the west, south and sw corner of the site • 5.7 acres

trails, plaza/pavilion, fountains • 29.5 acres		
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4. Home ownership was a key component in the discussion. The applicant was advised to ensure that homes could be purchased from the inception. The units are 100% rental. The applicant indicated that the units would be constructed with the idea of rental in the future (individually metered and/or sub-metered utilities). However, the applicant indicated that the units must be rental to obtain funding for the development.
5. The applicant was asked to specify any flexibility allowed and/or minor deviations permitted within the PD that can be approved by the Planning Director. The UDC allows for flexibility and minor deviations in the design plan to be approved by the Planning Director. Unless otherwise specified in the ordinance for the PD, minor deviations, as specified in Section 2.2.2.6 of the UDC are defined. Major deviations must be submitted to the Planning and Zoning Commission and the City Council as an amendment to the PD. The applicant referenced the UDC.
6. The applicant was advised to lower the density if the dwelling units were proposed to be rental units; and that the density could increase only if there is ownership potential. The density was decreased from 19.3 dwelling units/acre (417 dwelling units on 21.6 acres) to 12.7 dwelling units per acre (375 dwelling units on 29.52 acres).
7. Safety issues were raised regarding the pipeline easement. The applicant was advised to indicate the proposed setback requirements and the type of pipeline. The applicant advised that the development will abide by all city ordinances regarding the subject matter. A requirement of the design plan is to show existing and proposed public facilities and physical features of the site including easements. Although not shown on the design plan to determine its impact on proposed improvements, a 40-foot Texas Eastern pipeline easement is shown on an attached survey identified as Exhibit T in the PD document.
8. Concerns were raised regarding demographics and the impacts in which the proposed development would have on schools. The applicant advised that there were no objections filed by the schools, and that Lake Park's market studies are strong.

9. Concerns were raised regarding the market study and if it was based on rental or home ownership opportunities.

The applicant responded that a market study was completed and three (3) updates were completed for compliance.

10. Caps were requested for various uses as well as clarification/corrections on density calculations.

Based on the land use table provided by the applicant, and included within the PD, GB and OP uses (with the exception of those prohibited as illustrated in Section V. Authorized Uses of the PD) will represent 38.49% of the development. The residential aspect of the development will represent 61.76% (12.7 dwelling units/acre) of the development. The remaining acreage will be developed with open space, easements and right-of-way dedication, detention/lakes; and parkland.

The foot print/building pad of any multi-tenant building shall not exceed 35,000 square feet. The foot print/building pad for any single tenant building will not exceed 75,000 square feet.

11. Discussion ensued regarding more open space/landscaping around the residential units, as small front and rear yards are desirable for some.

The applicant indicated that the proposed residential product is different from the typical townhomes that are owned fee simple. Backyards are not proposed for the residential units of the Lake Park PD. The applicant has indicated that open space requirements within the PD exceed the requirements and various improvements will be credited towards open space due to cost. It appears as though the 5.2 acres of detention is included within the landscaping requirements. Multi-family and townhome developments require 900 square feet of open space per dwelling unit. Clarification is required.

According to the Land Use Table of the PD and Exhibit K (Parkland and Open Space), 10.52 acres (22.01%) will be devoted to open space. Open space is considered areas intended for use or enjoyment by people, and can be satisfied by a combination of public and private open space. Various improvements proposed that would meet the definition of open space include the proposed trail that will link Pearland's Clear Creek System to the retail, office and all other public areas of the development; exercise stations; benches; a 4,000 square foot pavilion, colonnade with splash pads, and the proposed public and private lakes/detention.

12. Payment in lieu of parkland dedication was not desirable. Discussion ensued regarding the development meeting all open space and parkland dedication regulations.

Parkland dedication is based on the number of residential units. The Lake Park PD proposes 375 units/12.7 dwelling units per acre. Based on one (1) acre per every 50 units, 7.5 acres of parkland is required. According to various exhibits within the PD, including the land use table and Exhibit K (Parkland and Open Space), 10.5 acres (22%) of the land will be devoted to parkland. However, the PD allows for credit for park improvements, excess landscaping and lake amenities, fees in lieu of dedication in the event that the applicant is unable to satisfy some or all parkland dedication.

13. The applicant/owner has interest in the adjoining 16 acres to the east. Questions were raised about what is proposed for the 16 acres.

The applicant indicated that a portion of the property will likely be used to fill the subject 47 acres, thereby bringing the property out of the 100 year floodplain. However, future details are not clear.

14. Questions were raised regarding a HOA fee for those interested in purchasing a residential unit.

The applicant has indicated that if it is possible to sell units, then there would be an HOA fee. However, that the property will be managed by a professional management company regardless if owned or rented.

15. The applicant was asked to include within the PD document regulations, that the smallest residential unit shall be 900 square feet.

The applicant is unable to commit to a minimum unit size of 900 square feet.

Additional staff concerns regarding the revised Lake Park PD are as follows:

- Staff requests that design standards and amenities are codified to ensure the spirit and intent of the PD are implemented. For example, the Design Plan shows landscaping throughout the development. Staff requests clarification of the percentages of landscape areas for each residential unit. Also various amenities are shown and listed included enhanced entry features, decorative pavers, enhanced lighting, colonnades/pavilion, etc. Staff requests direction on how to implement these standards and amenities by codifying the regulations.
- The ordinance for the PD requires a list of deviations from the standards in the base zoning district together with any standards in the ordinance to be varied. Clarification is requested for the deviations listed on page 4 of the document.

- Re-wording to avoid confusion is required in various areas of the PD. For example, V. (Authorized Uses) states that all uses permitted within the land use matrix shall be allowed.
- Clarification is requested regarding the overlay zoning districts. They appear to be GB, OP, MF and TH.
- Section VII (Amenities) states the following amenities will be constructed in phases identified in phase 1. Details regarding the phasing is requested.
- Section VI (Authorized Uses) states that all zoning districts are the overlay zoning districts for which staff will review permits. To avoid confusion in the future, clarification/revisions are required to the language within the PD.
- Various exhibits are not included within the PD and various exhibits are not referenced in the PD. All graphic depictions used to illustrate standards need to be codified to ensure that staff can implement the standards.
- The Design Plan requires physical features of the site to be shown, including easements information to be included regarding easements, existing and proposed public facilities, parking ratios and any other pertinent information, such as the pipeline easement to ensure no adverse impact on any proposed improvements. These features are not shown on the Design Plan.
- A TIA is recommended to analyze the access points to ensure compatibility with the Engineering Design Criteria Manual. Further, the TIA will analyze McHard Road to ensure an adequate level of service

The site is surrounded by single family homes, undeveloped property and various non-residential uses, including an industrial use; Grayco Welding Company, to the south. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Houston Extraterritorial Jurisdiction (ETJ)	Undeveloped
South	Cullen Mixed Use (C-MU)	Single Family & Grayco Welding Company
East	Single Family Estate (RE)	Single Family Homes & Undeveloped Land
West	General Business (GB) Single Family Residential 3 (R3)	Undeveloped

Conformance with the Thoroughfare Plan

The subject property is located at the northeast corner of Cullen Parkway; a major thoroughfare of sufficient width, which requires 120 feet of right-of-way; and Brookside Road (McHard Road), a major thoroughfare-to be widened, which also requires 120 feet of right-of-way. Brookside Road, at this location, appears to be approximately 55 feet in width, according to GIS data. A TIA is recommended to be completed prior to the PD moving forward. At a minimum, if a TIA is not completed prior to approval of the PD, access points (driveways) are to be considered conceptual. The proposed driveways do not appear to meet the separation requirements. Furthermore, the TIA will analyze McHard Road to determine if it has capacity to provide an adequate level of service or if widening is required to serve the development.

Conformance with the Unified Development Code

The site is currently undeveloped. As part of the Lake Park PD, the applicant proposes an overlay district of GB and OP for the non-residential uses and MF and TH for the residential component of the development. Clarification is needed from the applicant regarding the lot sizes, parking ratios, etc., to ensure that the spirit and intent of the PD is implemented.

Platting Status

The property is not platted. Platting of the site will be required prior to any development or the issuance of building permits. A TIA is required as part of this development. Based on the results of the TIA, adjustments may be required to be made to the site which may require an amendment to the PD.

Availability of Utilities

According to GIS data, the subject property has access to a 12-inch water line on the west side of Cullen Parkway. Additionally, the city's water line plans show a 20-foot acquisition along the north line of the existing right-of-way for Brookside Road (future McHard Road). Sanitary sewer services are not available to the site. The applicant proposes to force main to the nearest plant (Southdown/Country Place) off of McHard Road, approximately 5/10 of a mile west of the subject property.

Impact on Existing and Future Development

The site is surrounded by residential subdivisions to the south, east and west, as well as undeveloped land to the west, south and north. Through the PD process, the applicant proposes to restrict various uses which may be perceived as incompatible (See Exhibit F of the PD) with the existing neighborhoods. Due to residential adjacency screening requirements and various other safeguards, such as enhanced landscaping, the

proposed PD will enhance the area and will be in accordance with other commercial developments along Pearland Parkway.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report, in addition to the concerns highlighted in this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

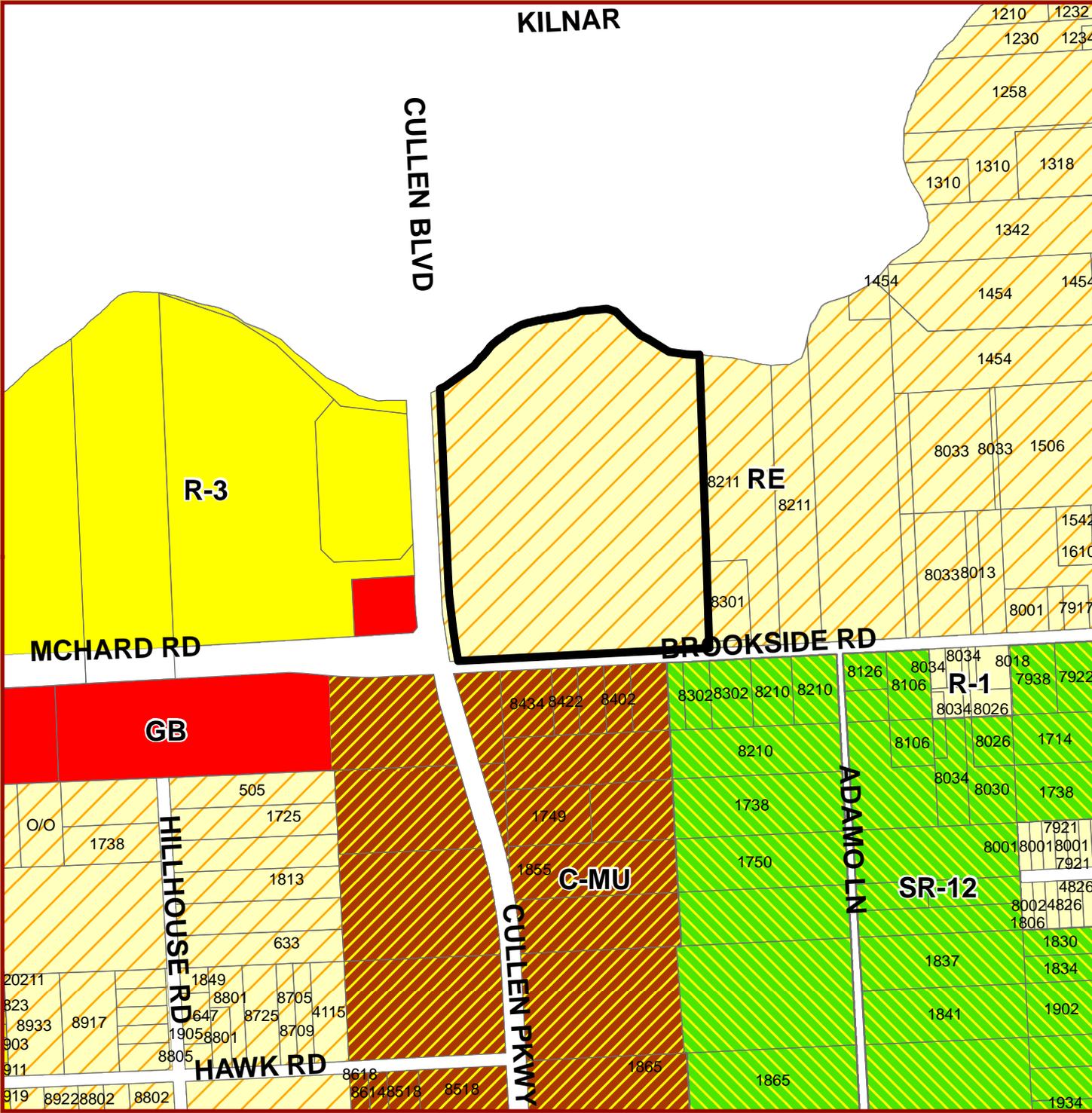
Opposition to or Support of Proposed Request

As of the date of this writing, staff has not received any comments either in opposition to or in support of the proposed change in zoning request.

Recommendation

Contingent upon the above staff concerns being addressed, staff recommends approval of the Lake Park PD, for the following reasons:

- The proposed commercial uses are in conformance with the future land use designation of Major Retail Nodes. The aforementioned future land use designation is generally located within the southwest corner of the site, where the non-residential uses are generally proposed. A portion of the site along the north property line along the creek is located within the Parks future land use designation. Because the applicant proposes a trail and parkland dedication in the general vicinity, the use meets the future land use designation in this location. The remainder of the site is located within the Low Density Residential future land use designation. High density residential uses are proposed within this area and do not meet the future land use designation. If the PD is approved staff will analyze the development for an appropriate future land use designation and include it in the annual review of the future land use element of the comprehensive plan.
- The PD, as shown will provide a diverse housing opportunity which will include a host of amenities to service the residents and citizens of Pearland.



ZONING MAP
2014-10Z
PEARLAND'S
LAKE PARK PD

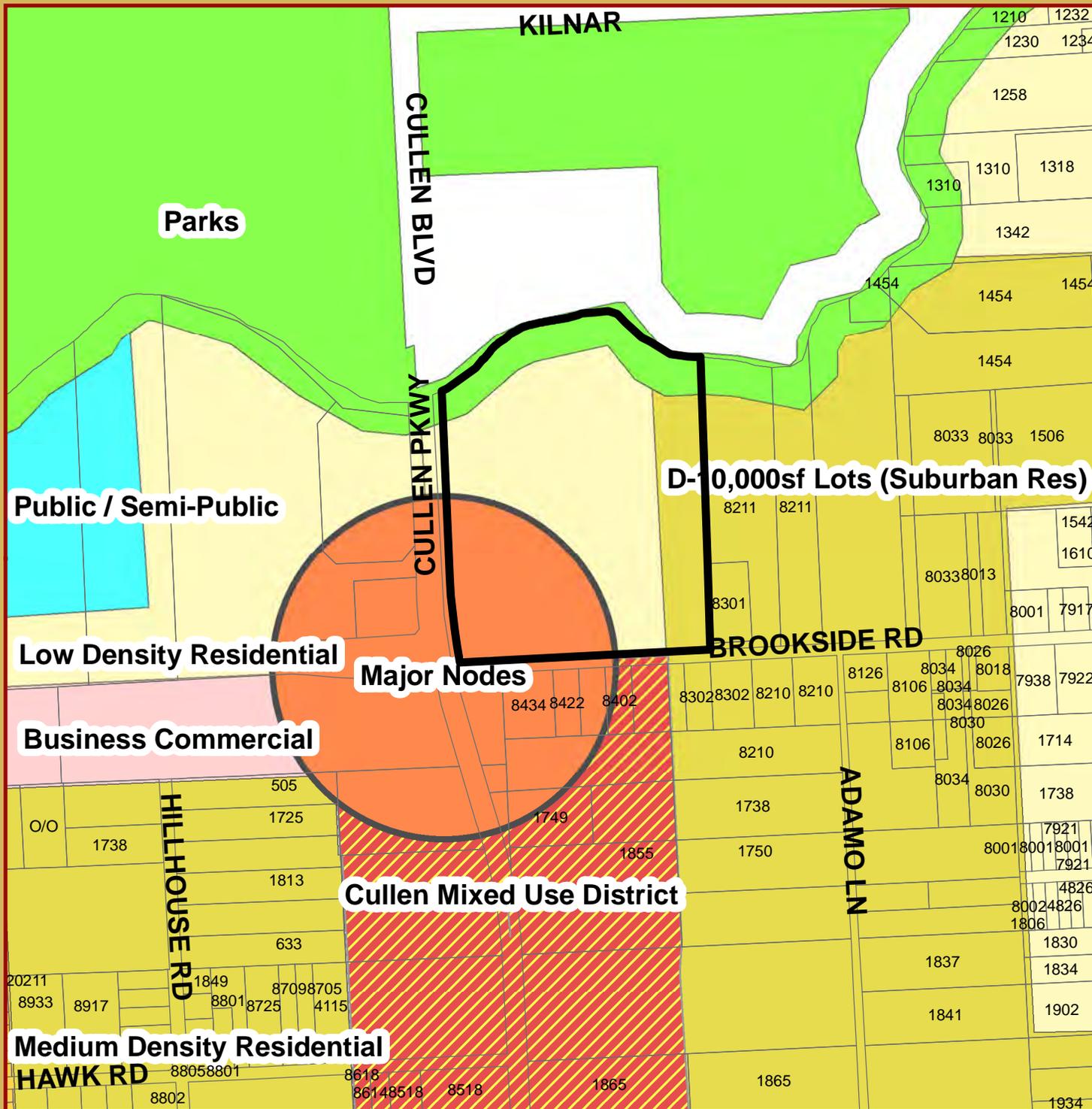


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 703 feet

22 MAY 2014
 PLANNING DEPARTMENT





FLUP MAP

2014-10Z PEARLAND'S LAKE PARK PD



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1 inch = 703 feet

22 MAY 2014
PLANNING DEPARTMENT



**ZONE CHANGE 10Z
NOTIFICATION LIST**

NAME	ADDRESS	SUITE	CITY	STATE	ZIP
GARNER ROBERT D	8302 BROOKSIDE RD		PEARLAND	TX	77581
CHILDERS SHARON	3109 WILD TURKEY LN		PEARLAND	TX	77581
LOZANO ARMANDO & CHRISTINA	6213 RAVENWOOD DR		PEARLAND	TX	77584
BRANTLEY INVESTMENT LLC	2218 N SAN ANTONIO ST		PEARLAND	TX	77581
C&F PROPERTIES LP	5826 HIGH STAR DR		HOUSTON	TX	77081
HARRIS SHIRLEY COOPER	8301 BROOKSIDE RD		PEARLAND	TX	77581
STONE EARL G ESTATE	1938 GARDEN RD	TRLR 98	PEARLAND	TX	77581
FYCW LTD	104 SOUTHERN PINES DR		LAFAYETTE	LA	70508
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	DBA LENNAR HOMES OF TEXAS INC 550 GREENS PKWY	STE 200	HOUSTON	TX	77067
HARRIS COUNTY	PO BOX 1525		HOUSTON	TX	77251-1525
CHRISTOPH PROPERTIES INC	1406 1/2 W PARKWOOD AVE		FRIENDSWOOD	TX	77546-5704
FYCW, LTD.	C/O JAMES JOHNSON 106 RIVERFRONT LN		HOUSTON	TX	70508
LAKE PARK PEARLAND, LTD.	C/O JAMES JOHNSON 5410 PIPING ROCK LN		HOUSTON	TX	77056

*Pearland's
Lake Park*

Lake Park Pearland, Ltd.

June, 2014

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**Section III.....Architectural Renderings
Elevations**

**Section IV.....Land Plans and
Phasing Plans**

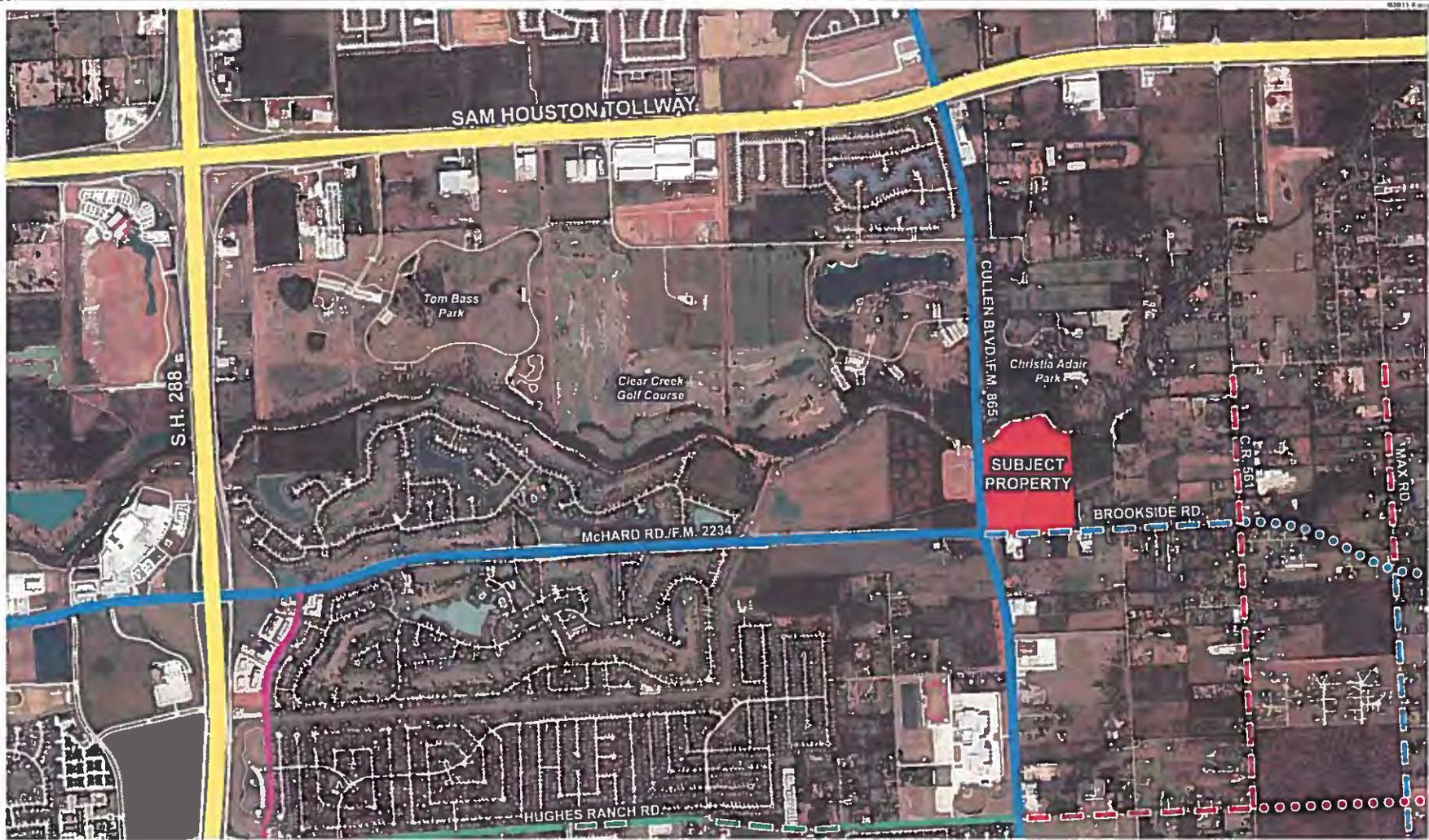
Section V.....Parkland and Open Space

**Section VI.....Ingress/Egress and
Fence Plan**

Section VII.....Survey

Section VII.....Exercise Brochure

Section I



- FREEWAY
- 120' ROADWAY - SUFFICIENT WIDTH
- 100' ROADWAY - SUFFICIENT WIDTH
- 60' ROADWAY - INSUFFICIENT WIDTH
- 80' ROADWAY - SUFFICIENT WIDTH
- 120' ROADWAY - INSUFFICIENT WIDTH
- 100' ROADWAY - INSUFFICIENT WIDTH
- 60' ROADWAY - PROPOSED
- 120' ROADWAY - PROPOSED

an area map for

Pearland's Lake Park

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EXHIBIT A

KERRY R. GILBERT & ASSOCIATES, INC.
 Land Planning Consultants
 23901 Cinco Ranch Blvd.
 Suite A-250
 Katy, Texas 77404
 (281) 579-0340
 Fax (281) 579-0212

NOT TO SCALE

SEPTEMBER 2011
 HQA 16-272

KERRY R.

Section II

Lake Park

I. Introduction to *Lake Park*:

Lake Park, is a +/- 47.5 acre planned development consisting of office, retail, restaurant and various general business uses as well as one, two, and three story rental townhomes.

Conceived as a result of Pearland's continued commercial growth driven by an influx of professional businesses including hospitals, medical offices, and surgery centers, *Lake Park* will be the first mixed use residential community of it's kind for those desiring a maintenance free, secure community.

Lake Park's list of amenities will include a portion of Pearland's Clear Creek Trail System, constructed by the developer along the northern border of the development, with a covered exercise station, benches, decorative lighting informational signage about the City's history, and drinking fountains, all of which will be consistent with the city's designs and located in accordance with the City of Pearland's park plan and approval of the parks and planning directors.

Two lakes will be constructed within the development, each +/- 2.6 acres in size. One lake will be private and for the exclusive use of residents within the town-home with pedestrian trails / walkways providing access to both the general business and park areas. The second lake will be open to the public and include a +/- 4,000 sq. ft. pavilion, a colonnade with splash pad, as well as trails linking all public areas to the Clear Creek trail system, retail, office, and all other public areas.

The town-home community will be constructed in two phases. Phase one will consist of 238 units and including a clubhouse with conference room/business center, coffee bar, lounge as well as a lake front community pool. Phase 2 will consist of an additional 137 units.

II. Location and Use:

Lake Park is located at the northeast corner of the intersection at Cullen Blvd. and McHard Rd. (see area map exhibit) The property immediately surrounding *Lake Park* consists of a broad mix of uses, including 8-10 rural homes appearing to have been built in the 60's-70's to the east, light industrial immediately adjacent to the south, the City of Pearland's dry detention facility directly across Cullen to the West, and a boat repair shop immediately to south. Both Cullen Blvd. and McHard Rd. are identified in the comprehensive plan as major thoroughfares and provide direct access to S.H. 288. The intersection is approximately 2.1 miles to SH 288 and 1 mile to beltway 8. As a result of the heavy use of each road, and in an attempt to alleviate traffic congestion along Broadway/FM 518, Cullen Blvd. has been widened to 4 lanes, and McHard Rd. has recently been opened to Cullen Blvd.

The property is currently zoned RE, with the Pearland's future land use plan indicating a general business retail node consisting of 50 acres. Due to the heavy traffic and the lighted intersection, as well as scattered uses in the area, and in keeping with **Section 2.2.2.1 (b)(5), (b6)**, as well as the subject property's location is near the **Cullen Mixed Use District**. *Lake Park* provides the appropriate transition and upon completion likely enhancing property values, and set the tone for future development.

III. Ideals, Goals, and Objectives:

In accordance with **Section 2.2.2.4, Application Requirements**, The following excerpts from **section 2.2.2.1 (a) and (b)**, of the City of Pearland's adopted UDC, provides a description of how a proposed Planned Development fulfills the ideals, goals, objectives, and/or concepts of the City's adopted comprehensive plan or any other formally adopted City planning document, such as the parks plan or public facility plan.

(a) Purpose. The purpose of an overlay planned development zoning district ("PD District") is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Design Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts and encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.

Section 2.2.2.1 (b) Applicability: A PD district may only be established in one of the following circumstances:

1) The land is located in close proximity to established residential neighborhoods where conventional zoning classifications may not adequately address neighborhood concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer or the City to develop and implement mutually-agreed, enforceable development standards;

5) The land serves as transition between different and seemingly incompatible land uses.

6) The land is proposed for development as a major office, retail, commercial or industrial employment center, and special design standards may be warranted.

With the previous 3 standards met, it is believed the proposed PD would be appropriate.

IV. Open Space:

All of the open space requirements outlined in **Section 2.2.2.3 (c)(1)** of the City of Pearland's adopted UDC shall be met or exceeded. (See Exhibit "K" Parkland and Open Space)

Parkland Requirements:

Parkland requirements will be met implementing the formula outlined in Chapter 3, Section 3.2.10.1 (b) In the event the Applicant is unable to satisfy some or all parkland dedication requirements by way of land dedication, credit for park improvements, excess landscaping and lake amenities, fees in lieu of said dedications shall be paid to the city's park fund for future use in the appropriate zone.

Walkways, Sidewalks and Trails:

All walkways and sidewalks will be designed and constructed as required in Pearland's UDC, Section 3.2.11.1. Unless otherwise stated in in Section 2.4.5.1, Corridor Overlay District. Trails along "The Clear Creek Trail System" will be no less than 10 feet in width or as required by the parks master plan, adjacent to the boundaries of *Lake Park*.

Corridor Overlay District:

As the subject property lies within a Corridor Overlay District, all standards set forth therein shall be met.

V. Authorized Uses:

Upon adoption of the Lake Park PD, all uses permitted in **Section 2.5.2.1 The Land Use Matrix** of the City of Pearland's UDC shall be allowed in area designated for zoning categories know as GB & OP except for the following:

- 1) Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity.
- 2) Office, Parole-Probation, Bail Bonds
- 3) Check Cashing Service
- 4) Laundromat (Self-Service Laundry)
- 5) Rehabilitation Care Facility (Halfway House)
- 6) Studio-Tattoo or Body Piercing
- 7) Antique Shop with Outside Storage
- 8) Astrology, Hypnotist or Psychic Arts
- 9) Bakery (Wholesale)
- 10) Garage and/or Yard Sales
- 11) Market – Open Air (i.e., Flea Market)
- 12) Outside Display
- 13) Auction House
- 14) Fraternity or Sorority House
- 15) Mortuary/Cemetery (Including Mausoleum/Crematorium)
- 16) Bus Station
- 17) Animal Processing

VI. Authorized Uses:

1. Upon adoption of the Lake Park PD Overlay District, the following uses are authorized in the general locations identified in exhibits “B” – “E”. All zoning districts are the overlay zoning districts for which staff will review permits.
 - 1) Town-Homes / MF - This product is consistent with the TH district save and except rear yards and select homes with shared rear walls. (Back to back)
 - 2) General Business
 - 3) Office/Professional

- 4) All zoning standards not expressly set forth for the district in the adopting ordinance shall be as provided in the base zoning district(s), and that any standard in this ordinance that has not been expressly varied in the adopting ordinance shall be applicable to subsequent development permits for land within the PD district. The following is a list of deviations from the current RE base zoning. (Refer to Exhibit "B" site plan and Site Legend)

- a. Numbers 2 and 3 – TH / MF

- b. Number 4 – GB & OP

VII. Development Standards and Amenities:

Upon adoption of the Lake Park PD Overlay District, the following development standards shall be adhered to. Minor deviations from the approved design plan shall be in accordance with **Section 2.2.2.6 Subsequent Development Applications.**

- 1) All building facades except for areas of glass window and doors will be constructed of 100% masonry as defined in the City of Pearland's UDC **Section 2.6.2.1 (c) (1) Materials Permitted.** All facades shall be constructed with no less than 65% brick.
- 2) Permitted trim materials are as described in **Section 2.6.2.1 (c) (3)**
- 3) For the purpose of sustainability and erosion control all residential buildings shall be constructed with two-foot (2') eaves. (See Exhibit "O")
- 4) The foot print/building pad of multi-tenant buildings shall not exceed thirty-five thousand (35,000) square feet.
- 5) The foot print/building pad of any single-tenant building shall not exceed 75,000 square feet.
- 6) All building designs within the Lake Park PD will be consistent with the architectural renderings depicted in Exhibits "H", "I", & "J"
- 7) All screening requirements for parking shall be in accordance with the City of Pearland's UDC, **Chapter 4, Section 4.2.2.4 (d)**
- 8) Landscaped medians will be constructed wherever nose-to-nose parking exists in GB and/or OP districts. Medians will be no less than seventy-two inches (72") in width. (See Exhibit "A")
- 9) Parking medians visible to Cullen Blvd. or McHard Road shall have shrubs planted and maintained at a height of no more than thirty-six inches (36") and no less than eighteen inches (18") as measured from the surrounding soil line.
- 10) A thirty-five (35') foot wide landscape buffer shall be provided along the eastern border of property.

VII. Amenities:

The following list of amenities will be constructed in phases identified in phase I. (See Exhibit "C") The term "Amenity" is defined in Chapter 5 of the city's UDC.

- 1) Lakes: Two lakes – Private residents lake shall be +/- 2.4 acres. Public Lake shall be 2.8 acres.
- 2) Pavilion - Developer will construct a +/- 4,000 sq. foot pavilion, the location of which is depicted on (See exhibits "C" 4B)
- 3) Colonnade with splash pad for children. (See exhibit "C" 4A)
- 4) Fountains - the location of which depicted in the site plan. (See exhibit "C" Fountain)
- 5) Clear Creek Trail System - The trail will include benches, water fountains, and lighting in accordance with the Parks Department's master plan. (See exhibit "C" Fountain)
- 6) Exercise station – A covered outdoor exercise station will be located along the Clear Creek Trail System for public use. The developer has budgeted \$55,000 for construction and will receive parkland credits in accordance with the comprehensive plan for city parks. (See attached exercise brochure)
- 7) Trail Head - Developer will construct a trailhead with no less than 6 parking spaces. (See Exhibit "K")

VIII. Fencing.

Fencing and access gates shall be constructed of brick, masonry and wrought iron access gates, which are depicted in Exhibit "L". The location of all fencing, walls and access gates are identified in Exhibit "L".

IX. Residential Densities.

Maximum density shall not exceed 238 units or, 13 units per acre in Phase 1, and 137 units in Phase 2. (See page 6)

X. GB and O/P overall square footage.

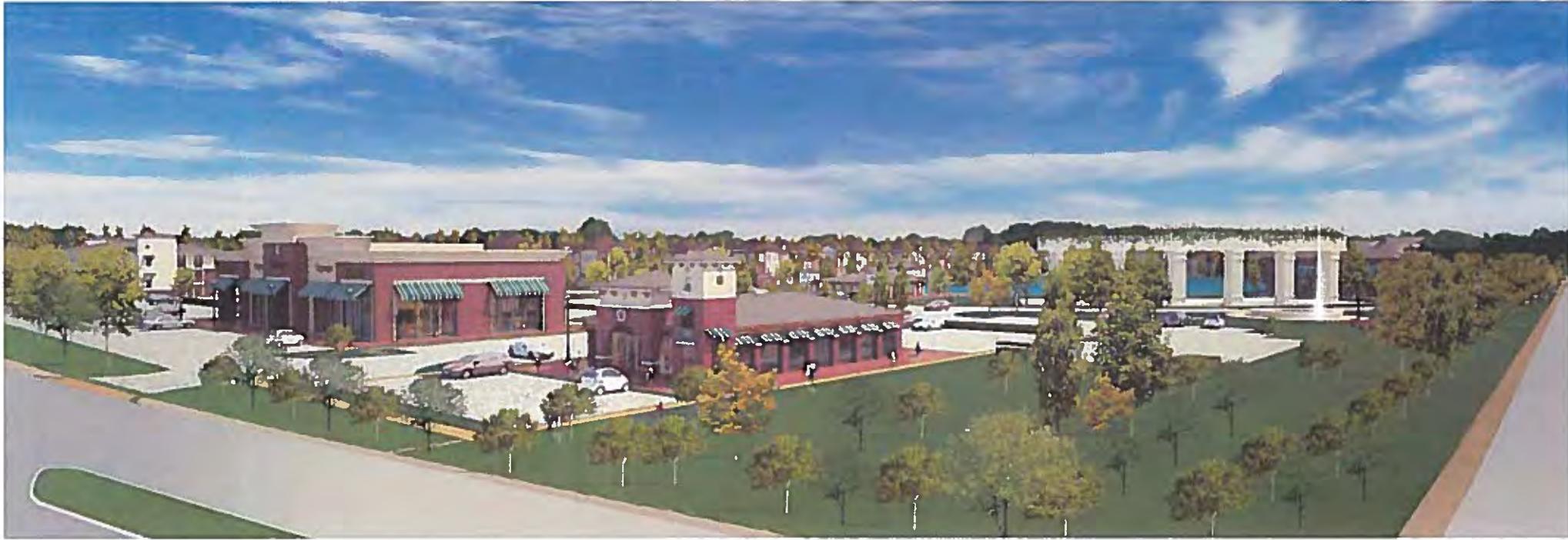
(See residential density and multi-tenant square footage table)

XI. EXCEPT AS OTHERWISE PROVIDE FOR IN THIS PD DOCUMENT, ALL ORDINANCES, CONDITIONS, AND REQUIREMENTS OF THE CITY OF PEARLAND'S UDC, AND LAND USE PLAN, SHALL HEREBY BE DEEMED APPLICABLE IN ALL MANNERS AND RESPECTS.

Land Use Table:

Use	Acres	Percentage	Density/units per acre
Single Family	-	-	-
Town Homes	29.52	61.76%	12.7
General Business/Office	18.4	38.49%	-
Open Space	10.52	22.01%	-
Easements/R.O.W.	2.6	5.44%	-
Detention/Lakes	5.2	10.88%	-
Park Land	10.56	22.09%	-
Subtotals	76.8	160.67%	-
Less Open Space	(10.52)	(0.22)	-
Less Parkland	(10.56)	(0.22)	-
Less Internal Road Circulation	(8.22)	(0.17)	-
Totals	47.50	100%	-
Total Open Space and Parkland	21.08	44.10%	-

Section III



PROJECT #:
11-043

LAKE PARK
AERIAL PERSPECTIVE

Exhibit F

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PROJECT #:
11-043

LAKE PARK
Perspective - Colonnade

Exhibit G

© Copyright 2011, Steinberg Design Collaborative, LLP





PROJECT #:
11-043

LAKE PARK

Entry at Cullen Rd.

Exhibit G - 1

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Exhibit G-2

PROJECT #:
11-043

LAKE PARK

Entrance at Brookside/McHard Rd.

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Exhibit H

PROJECT #:
11-043

LAKE PARK

Perspective - Townhomes Lake View





PROJECT #:
11-043

LAKE PARK
Perspective - Townhomes From Street

Exhibit I

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PROJECT #:
11-043

LAKE PARK

Perspective - Retail

Exhibit J

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2 BUILDING TYPE II
REAR ELEVATION
SHEET W-1-4



1 BUILDING TYPE II
FRONT ELEVATION
SHEET W-1-4

Not for regulatory approval, permitting, or construction 05-23-2014

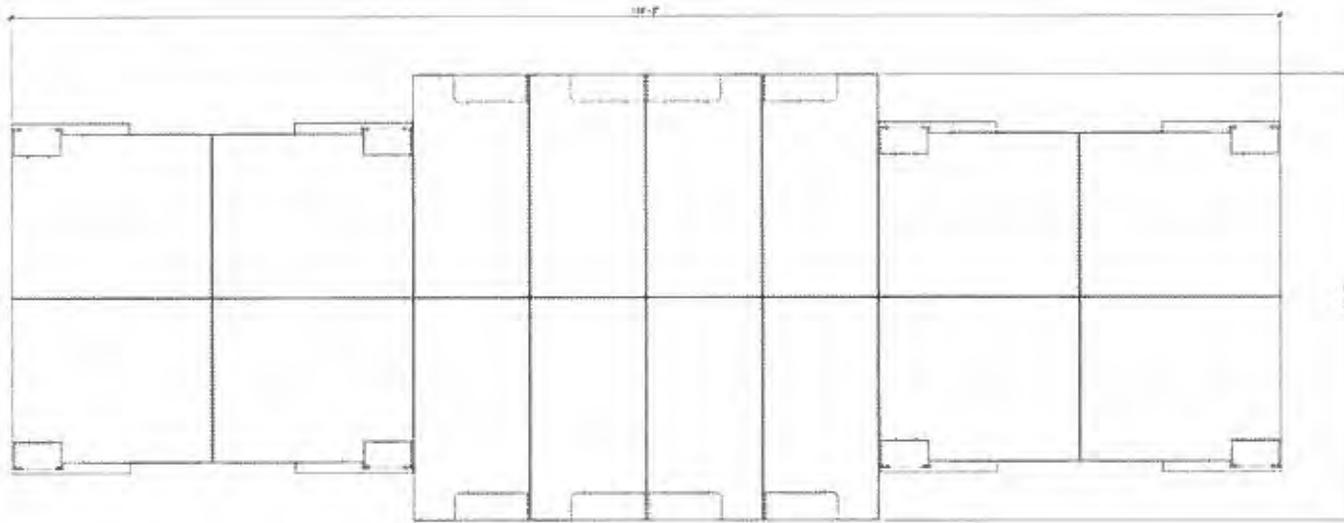
Seaford P. Seaberg
AIA

Lake Park
Pearland, Texas

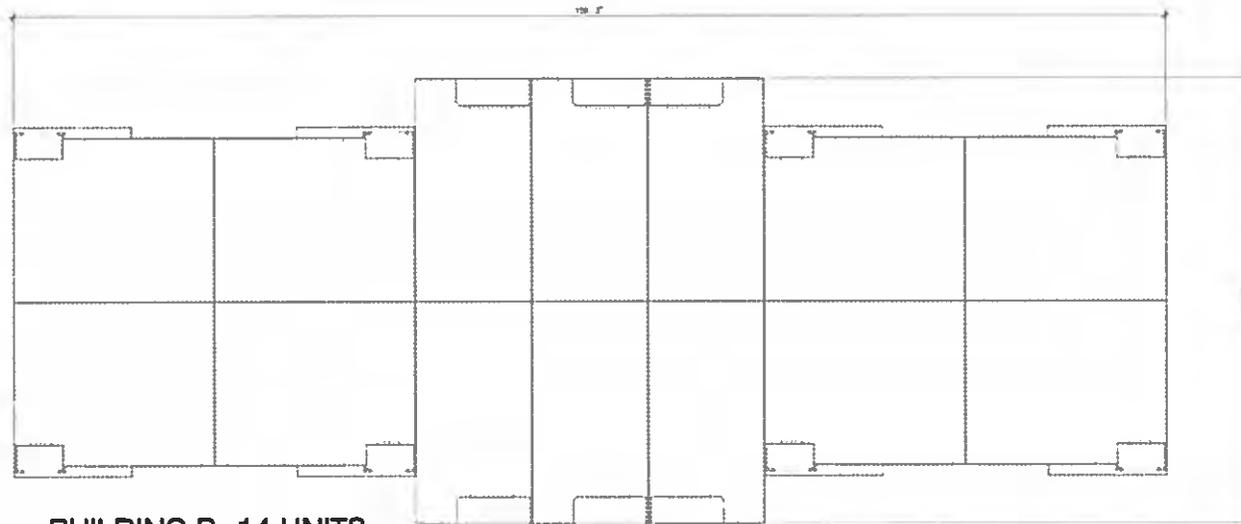
Steinberg
Design
Collaborative LLP
ARCHITECTS & INTERIORS

05-23-2014
SHEET W-1-4
ARCHITECTURAL ELEVATIONS
LAKE PARK

05-23-2014
EXHIBIT P



BUILDING A - 16 UNITS



BUILDING B - 14 UNITS

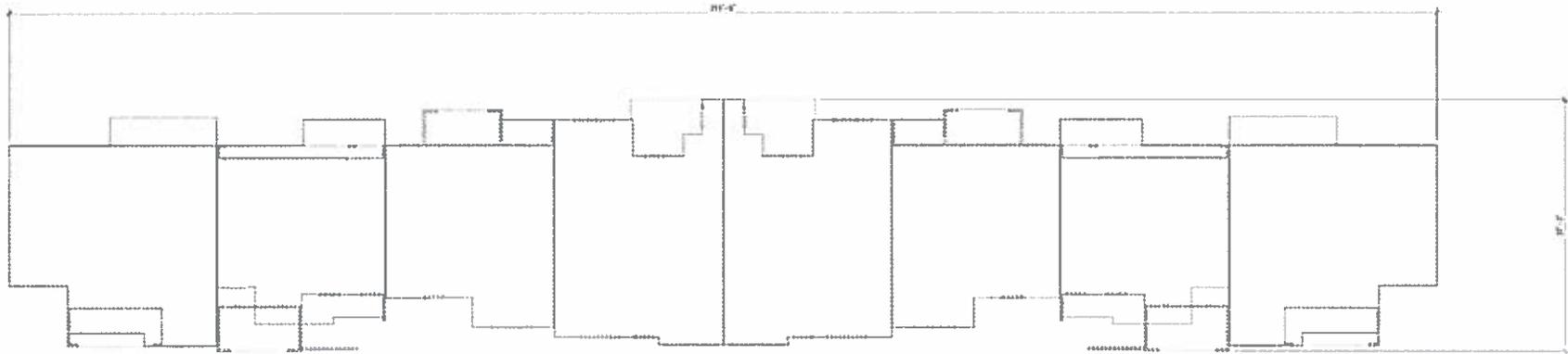
PROJECT #:
11-043

LAKE PARK
BUILDING EXHIBIT

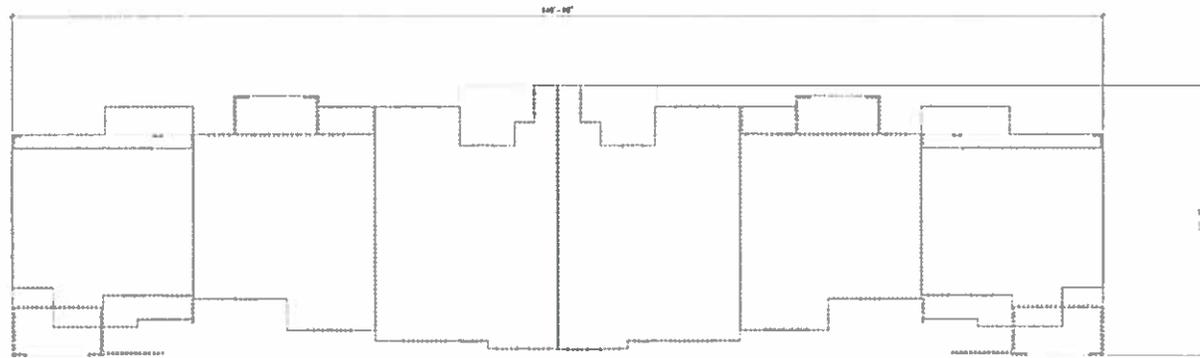
EXHIBIT Q

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BUILDING C - 10 UNITS



BUILDING D - 8 UNITS

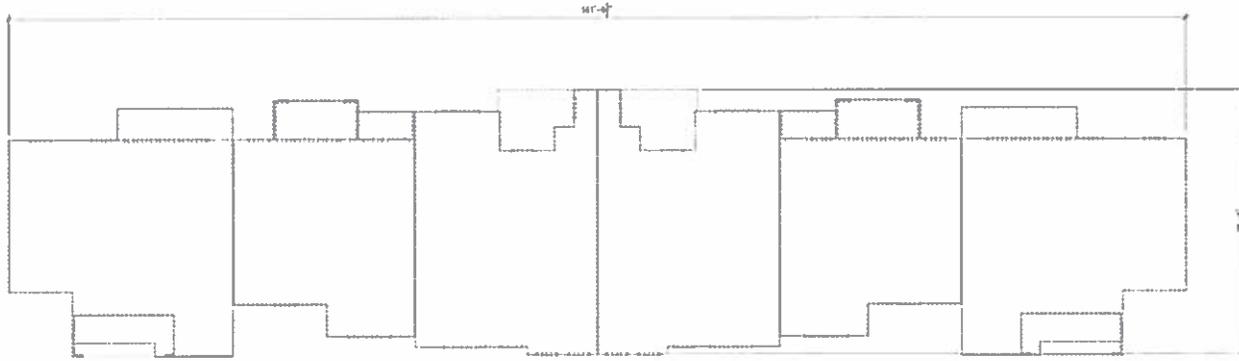
PROJECT #:
11-043

LAKE PARK
BUILDING EXHIBIT

EXHIBIT R

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BUILDING E - 6 UNITS

PROJECT #:
11-043

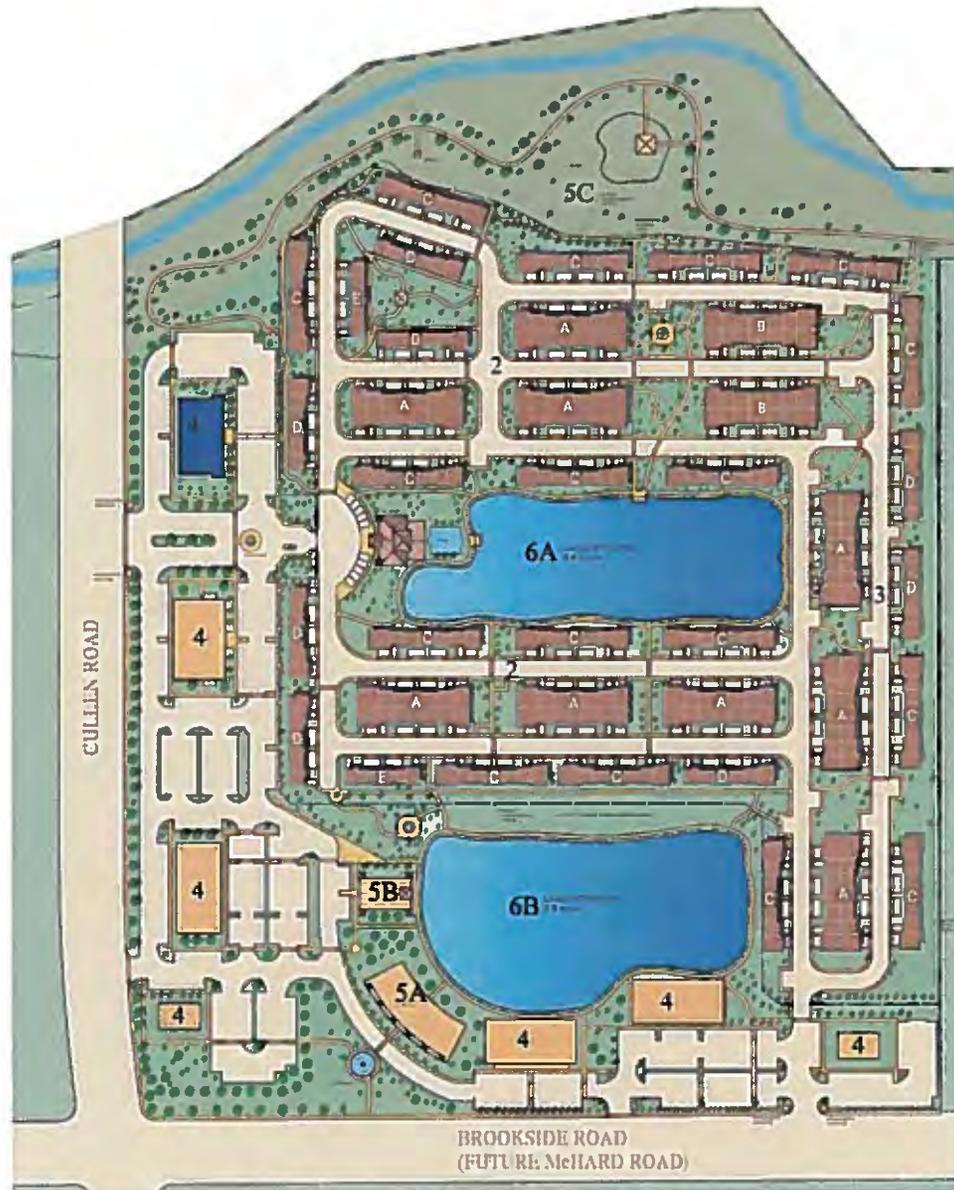
LAKE PARK
BUILDING EXHIBIT

EXHIBIT S

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Section IV



SITE LEGEND

- 1. TOTAL ACERAGE (+-) 47.5 ACRES
- 2. TOWNHOMES - PHASE I (+-) 238 UNITS
- 3. TOWNHOMES - PHASE II (+-) 137 UNITS
- 4. GENERAL BUSINESS/
OFFICE PROFESSIONAL
- 5a. PARKLAND/ COLLONADE
- 5b. PARKLAND/ PAVILLION
- 5c. PARKLAND / TRAIL
- 6a. LAKE 2.4 acres
- 6b. LAKE 2.8 acres
- LANDSCAPE SEATING 
- FOUNTAIN 

RESIDENTIAL PARKING

- 1. RESIDENTIAL SURFACE - 136 SPACES
- 2. RESIDENTIAL DRIVEWAY - 278 SPACES
- 3. GARAGES - 278 SPACES



PROJECT #:
11-043

LAKE PARK
Overall Land Plan

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SITE LEGEND

- 1. TOTAL ACREAGE (+/-) 29.5 ACRES
- 2. TOWNHOMES - PHASE I (+/-) 238 UNITS
- 3. GENERAL BUSINESS / OFFICE PROFESSIONAL
- 4a. PARKLAND/ COLONNADE
- 4b. PARKLAND/ PAVILLION
- 4c. PARKLAND/ TRAIL
- 5a. LAKE 2.4 acres
- 5b. LAKE 2.8 acres



Exhibit C

PROJECT #:
11-043

LAKE PARK
PHASE I LAND PLAN

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SITE LEGEND

- 1. TOTAL ACREAGE (+-) 10.2 ACRES
- 2. TOWNHOMES - PHASE II (+-) 137 UNITS
- 3. GENERAL BUSINESS / OFFICE PROFESSIONAL



Pearland, Texas
for
Vivcor, LLC.

Exhibit D

PROJECT #:
11-043

LAKE PARK
PHASE II LAND PLAN

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SITE LEGEND

- 1. TOTAL ACREAGE (+-) 5.7 ACRES
- 2. GENERAL BUSINESS / OFFICE PROFESSIONAL



Pearland, Texas
for
Vivcor, LLC.

Exhibit E

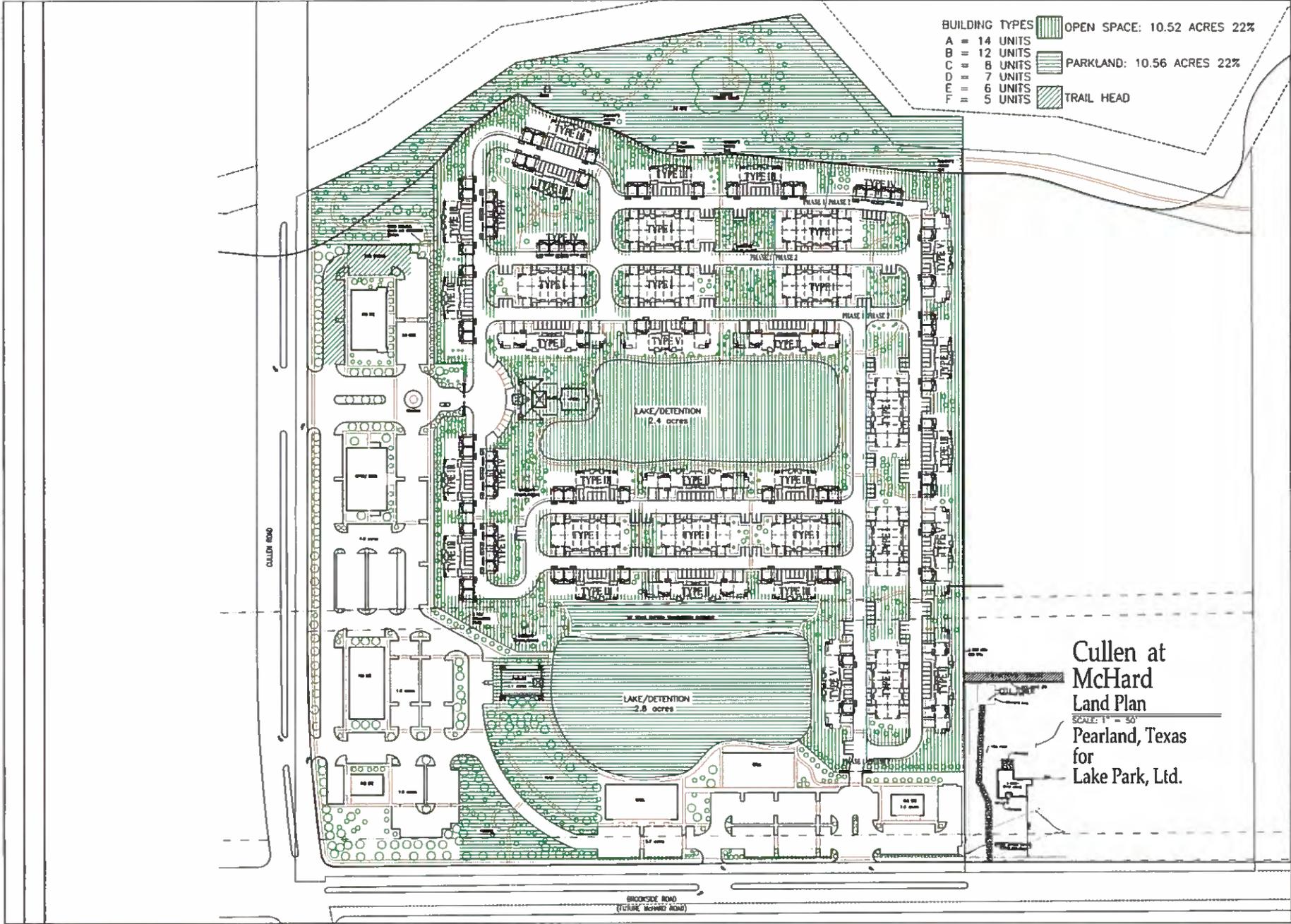
PROJECT #:
11-043

LAKE PARK
PHASE III LAND PLAN

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Section V



BUILDING TYPES

A	=	14 UNITS
B	=	12 UNITS
C	=	8 UNITS
D	=	7 UNITS
E	=	6 UNITS
F	=	5 UNITS

OPEN SPACE: 10.52 ACRES 22%

PARKLAND: 10.56 ACRES 22%

TRAIL HEAD

**Cullen at McHard
Land Plan**
SCALE: 1" = 50'
Pearland, Texas
for
Lake Park, Ltd.

Not for regulatory approval, permitting, or construction 05-23-2014

Saifed P. Srnberg
AIA

Cullen Road at McHard
Pearland, Texas

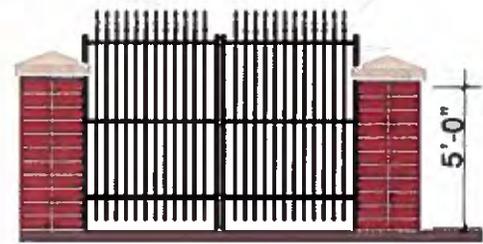
Steinberg Design Collaborative LLP
ARCHITECTS

SHEET NO. 2011.041
SHEET DESCRIPTION Site Plan

SHEET NO. EXHIBIT K

Section VI

Lake Park
Land Plan
Pearland, Texas



1. ENTRY GATE



2. FENCE & ACCESS GATE



3. 8 FEET HIGH WALL

Fence Exhibit L

BROADSIDE ROAD
(FUTURE BOWARD ROAD)

TOTAL 47.7 ACRES

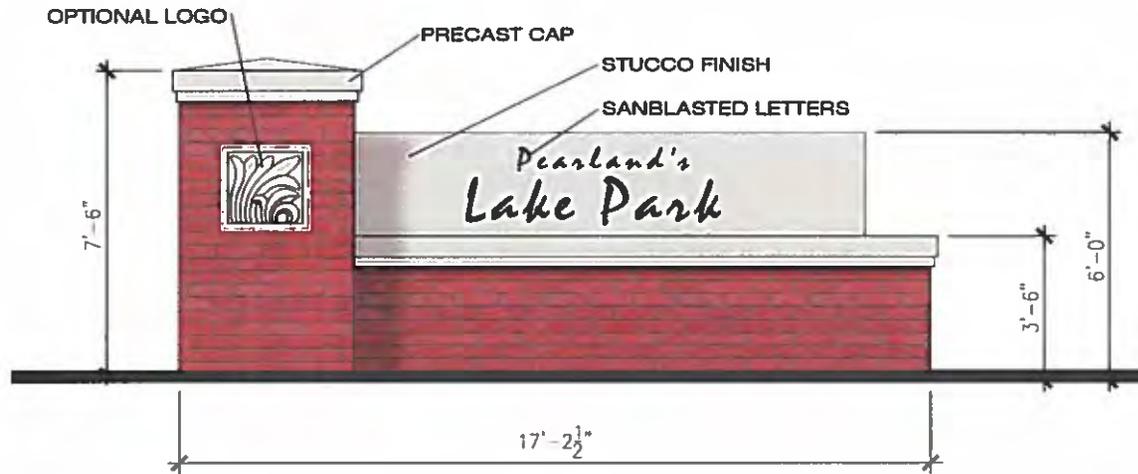
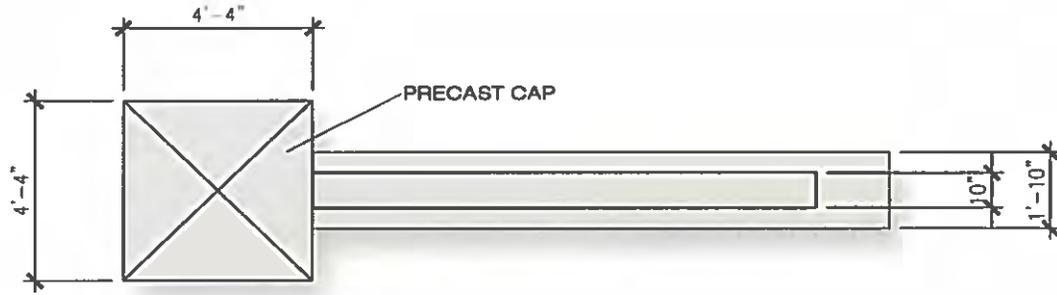
Not for regulatory approval, permitting, or construction 07-03-2013

Sanford P. Newberg
AIA

Lake Park
Pearland, Texas

steinberg
design
collaborative LLP

2011/10/13
Site Plan



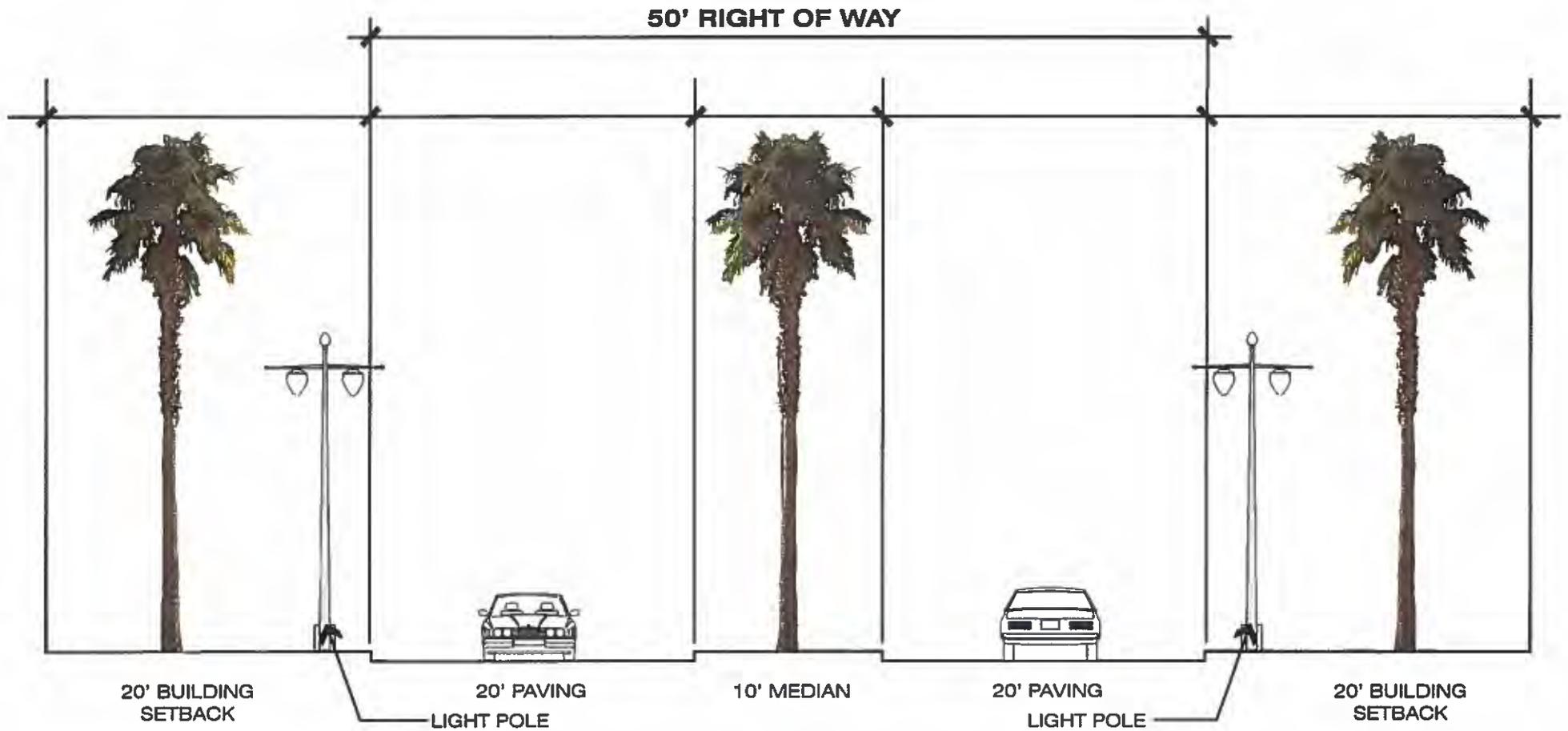
PROJECT #:
11-043

LAKE PARK
Monument Exhibit

EXHIBIT M

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PROJECT #:
11-043

LAKE PARK
Entrance Cross Section

EXHIBIT N

Section VII

Section VIII



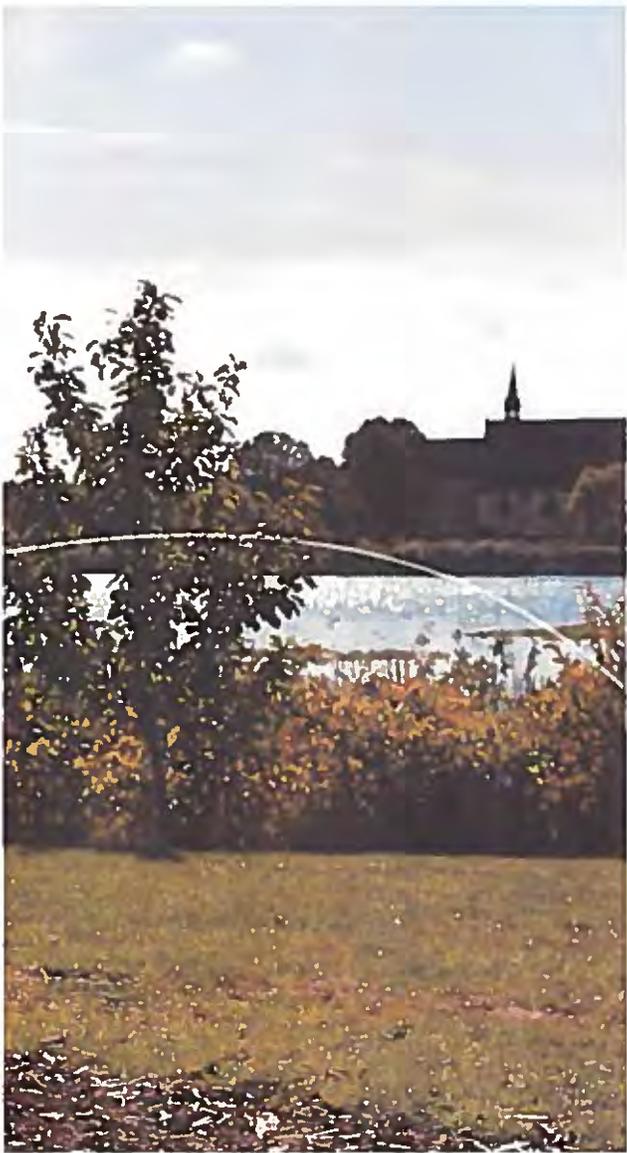
OUTDOOR FITNESS

 **NORWELL**
FORM FUNCTION



Norwell Form Function® is outdoor fitness equipment, designed for people of any age to enjoy... in the park, at work, in the schoolyard, in your neighborhood or anywhere that people gather for recreation. The glass-blasted stainless steel equipment is based on a Scandinavian design which is simple and attractive while retaining the basic functions required to train and maintain the body.





The family Hempel Barkholt

NORWELL STORY

The Hempel Barkholt family – founders of Norwell – love being outdoors and spending time together as a family. During frequent travels through China they were inspired by the many outdoor fitness parks and decided to establish a new company to focus 100% on the design and development of outdoor fitness equipment.

Norwell is now well established and people are regularly found happily exercising in our parks. We frequently install our fitness parks in places of natural beauty, and their simple design enables them to blend seamlessly into any natural surroundings.

Norwell fitness equipment provides the opportunity for everybody to exercise, regardless of age or fitness levels. We hope that our easily accessible equipment will encourage many more people to engage in outdoor fitness activities and enjoy the benefits it provides.

Every time a Norwell fitness park opens it is confirmation that every hour spent developing these products has been very worthwhile.

INCONSPICUOUS FITNESS EQUIPMENT THAT ENHANCES NATURAL LANDSCAPES



DESIGNED FOR PEOPLE

Our products are carefully designed for the individual so that they use their own body weight as resistance. They have been deliberately designed to be non-adjustable because, without proper guidance, adjustability can result in injury as users may over-exert themselves. Adjustment devices can also be easily vandalized. There is full flexibility in the movement of all mechanical parts, minimizing the risk of injury. The intention is to use the fitness stations as a training circuit, creating a good challenge for all, regardless of fitness levels. Most users will spend one or two minutes at each station before moving on.

FORM & FUNCTION

Design is an integral part of Norwell's focus and all design elements have a function. Our products are designed to fit into all environments – green, open space and urban.

HEALTH PROMOTION

Most people today are aware that they should exercise regularly but, for a lot of people, there are barriers including time, money or the wrong environment. An outdoor fitness course overcomes these barriers by being:

- always available
- free
- an opportunity to get out and exercise in the fresh air

SOCIAL INTEGRATION

Our fitness parks are meeting places for people of all ages and walks of life – business executives, moms and dads, teenagers, older people and the less able – they're really accessible for everyone. In every community it is important to have a meeting place where the people can gather to spend time with their friends and family, exercise and socialise.

Norwell fitness parks are the ideal solution!

EACH PIECE OF EQUIPMENT IS IDENTIFIABLE FOR A SPECIFIC TYPE OF TRAINING



CARDIOVASCULAR

To maintain fitness and stamina

To maintain optimum cardiovascular function is a prerequisite for good health and essential for high quality of life. Norwell Form Function® can help people to achieve these goals.

Products in this group are identified by a GREEN weather-resistant sticker.



BALANCE

To strengthen the ability to stretch your body and muscles

Good flexibility is important to minimize the risk of injury to muscle groups and reduce general aches and pains. Norwell Form Function®

Balance has been created to strengthen body flexibility. Products in this group are identified by a DARK RED weather-resistant sticker.



STRENGTH

To train individual muscle groups

Strength training reduces the possible risks of muscular injury and increases stamina.

Products in this group are identified by an ORANGE weather-resistant sticker.



FLEXIBILITY

To train balance and coordination

Lack of balance and coordination is an unpleasant condition, but in many cases this can be trained away. Norwell Form Function®

Flexibility helps people to focus on balance.

Products in this group are identified by a DARK BLUE weather-resistant sticker.

THE PICTOGRAM INSIDE THE COLOUR-CODED ID BAND SHOWS HOW TO USE EACH PIECE OF EQUIPMENT



As a designer and manufacturer, Norwell is able to produce custom designs. Please contact us at info@norwell-usa.com for details.

NORWELL'S INCLUSIVE EQUIPMENT CAN BE USED BY PEOPLE OF ALL AGES AND ABILITIES





MORE THAN JUST A FOOTBALL CLUB

Titus Swartjes, Head Coach at SV Schalkhaar Football Club, Netherlands:

"We use Norwell equipment for warming up and cooling down and it's great for players preparing for comeback after an injury, as they don't have to train in isolation – they can be right here with their team mates. Our club is more than a football club – we have a social funchan in our city and our Norwell equipment has contributed to that. For example, older people come here to exercise and children love to play on the equipment while their dad's playing football."





FRESH ENERGY TO THE BRAIN

Claus Jensen, Head Teacher, Faaborg High School

"Norwell is not just an outdoor fitness park – it's actually a great sculpture park. It's so nice to see beautiful equipment which also has a function. We use the apparatus both in sports and in interdisciplinary projects. Visual art can work with gear design and aesthetics, and in physics the formula "force times arm length" becomes easy to understand when you need it to lift your own weight. Our students have the opportunity after working hard in class to get out and increase their pulse rate, giving fresh oxygen to the brain and sharpening concentration and learning ability. Norwell equipment has also helped increase integration between the City of Faaborg and our school as everyone is welcome to come and exercise here."





AESTHETICS ATTRACTS ALL GENERATIONS

Congratulations to the municipality of Gentofte on being awarded the title of Sports Town of the Year. We are really pleased that the Norwell Park has been one of the many good initiatives that has contributed to this award.

BKO Temple, next to Gentofte Stadium, was established in 1997 as a skater track and hockey rink in collaboration with a group of young skater enthusiasts. In 2009 the lanes and ramps were modernised, and the area has been further developed to appeal to other users – families, adults and school clubs.

Outdoor fitness equipment has been installed for individuals, as well as complementing school and institutional sports programs.

Further development of the area will focus on increasing the breadth of offerings and will therefore appeal to all. Ball cages and basketball backboards have also been installed to attract an even wider range of users.

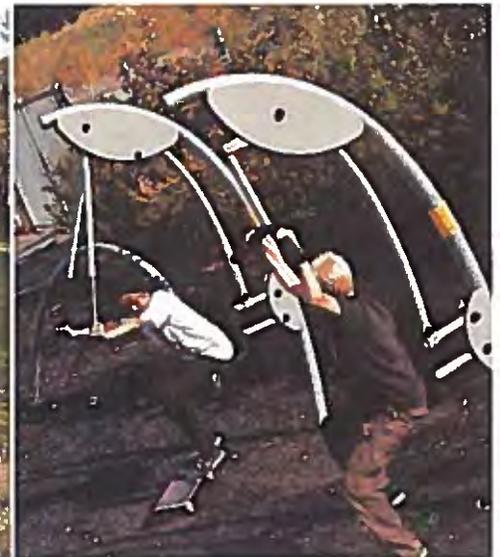
SENIOR CITIZEN CARE HOME – ODENSE, DENMARK

This care establishment serves for 60 live-in residents and is also connected to 200 sheltered homes.

Norwell equipment is installed in the communal garden where the residents can watch their friends exercising and also enjoy looking at the beautiful sculpture of the Norwell products.

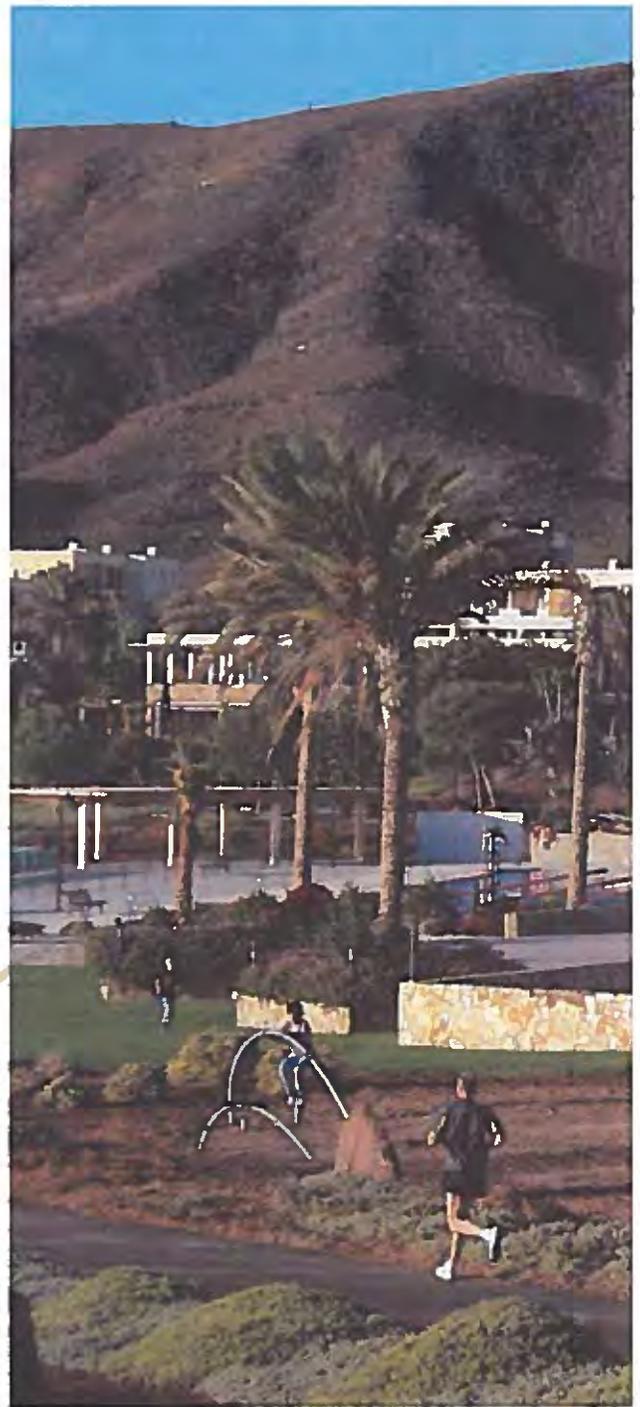
Residents have their own physiotherapist who exercises with them and instructs them on how to use the equipment correctly.

Norwell equipment is also used by the staff, who often suffer from back problems due to the heavy lifting their work involves. They enjoy stretching out, keeping in shape and having fun with their colleagues.



THE WORLD'S FIRST SCULPTURAL FITNESS PARK

Playitas is Apollo Travel's new sport resort on sunny Fuerteventura in the Canary Isles. The resort opened on July 1, 2009 and, in its setting of mountains, ocean and open spaces, is ideal for professional athletes and traditional tourists alike.



NW101:
Chest
Strength
Outdoor
fitness



NW102:
Back
Strength
Outdoor
fitness



NW103:
Sit Up
Strength
Outdoor
fitness



NW104:
Pull Up
Strength
Outdoor
fitness



NW105:
Bar
Strength
Outdoor
fitness



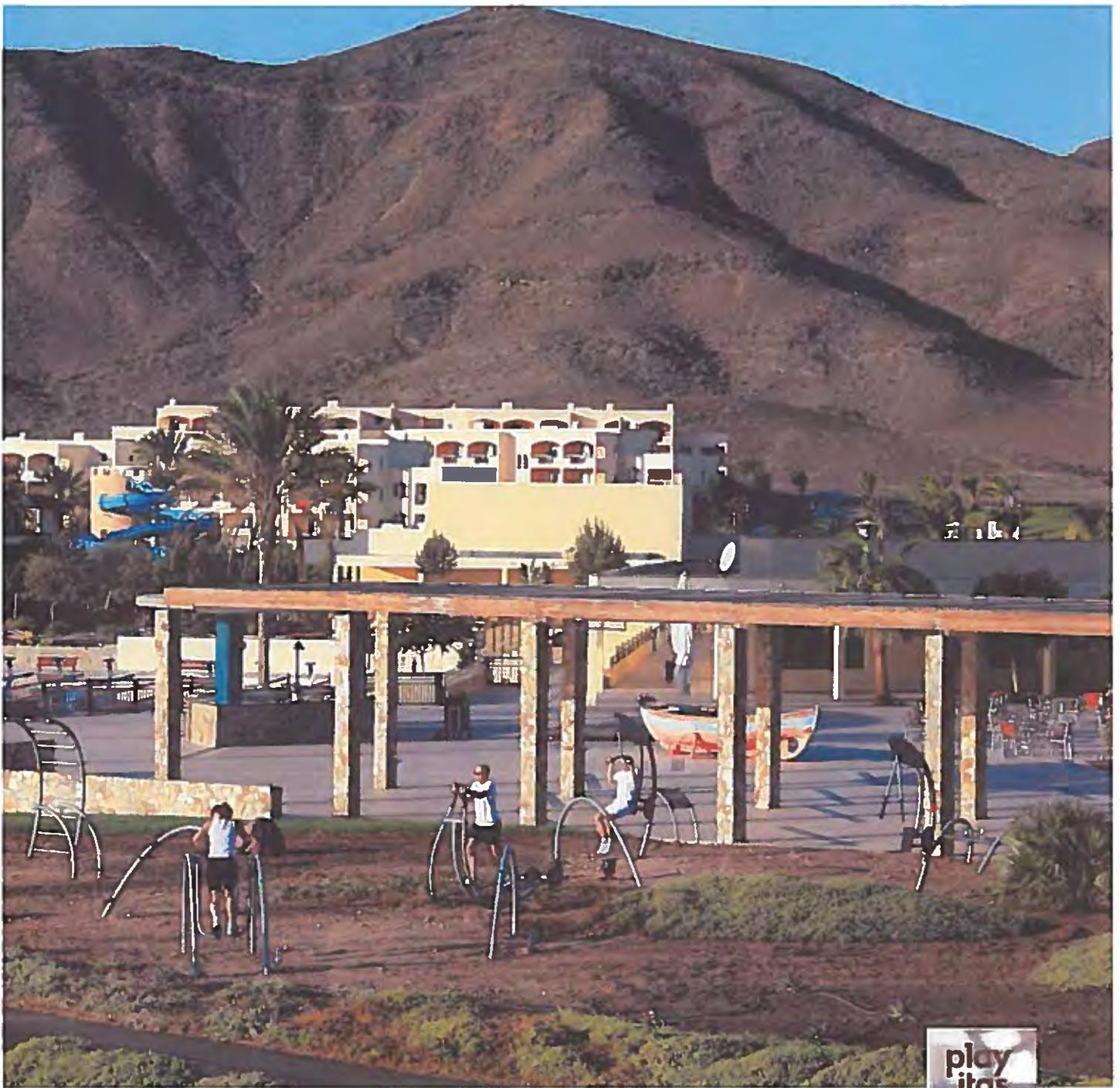
NW106:
Leg
Strength
Outdoor
fitness



NW201:
Air Walker
Cardiovascular
Outdoor
fitness



NW202:
Cross
Cardiovascular
Outdoor
fitness



JAN LOCKHART, MANAGING DIRECTOR, APOLLO TRAVELS

"We chose Norwell as the supplier of our outdoor fitness park as they particularly emphasize exercises that cater to all.

The equipment has great sculptural design and blends discreetly into its surroundings. The products are high quality and beautifully finished – care has been taken with every detail."



NW203:
Stepper
Cardiovascular
Outdoor
fitness

NW204
Hip
Cardiovascular
Outdoor
fitness

NW301:
Twister
Balance
Outdoor
fitness

NW302:
Springer
Balance
Outdoor
fitness

NW401:
Stretch
Dexterity
Outdoor
fitness

NW501:
Bench
Dexterity
Outdoor
fitness

NW502:
Pingpong
Dexterity
Outdoor
fitness

NW 503:
Sign
Info sign
Outdoor
fitness



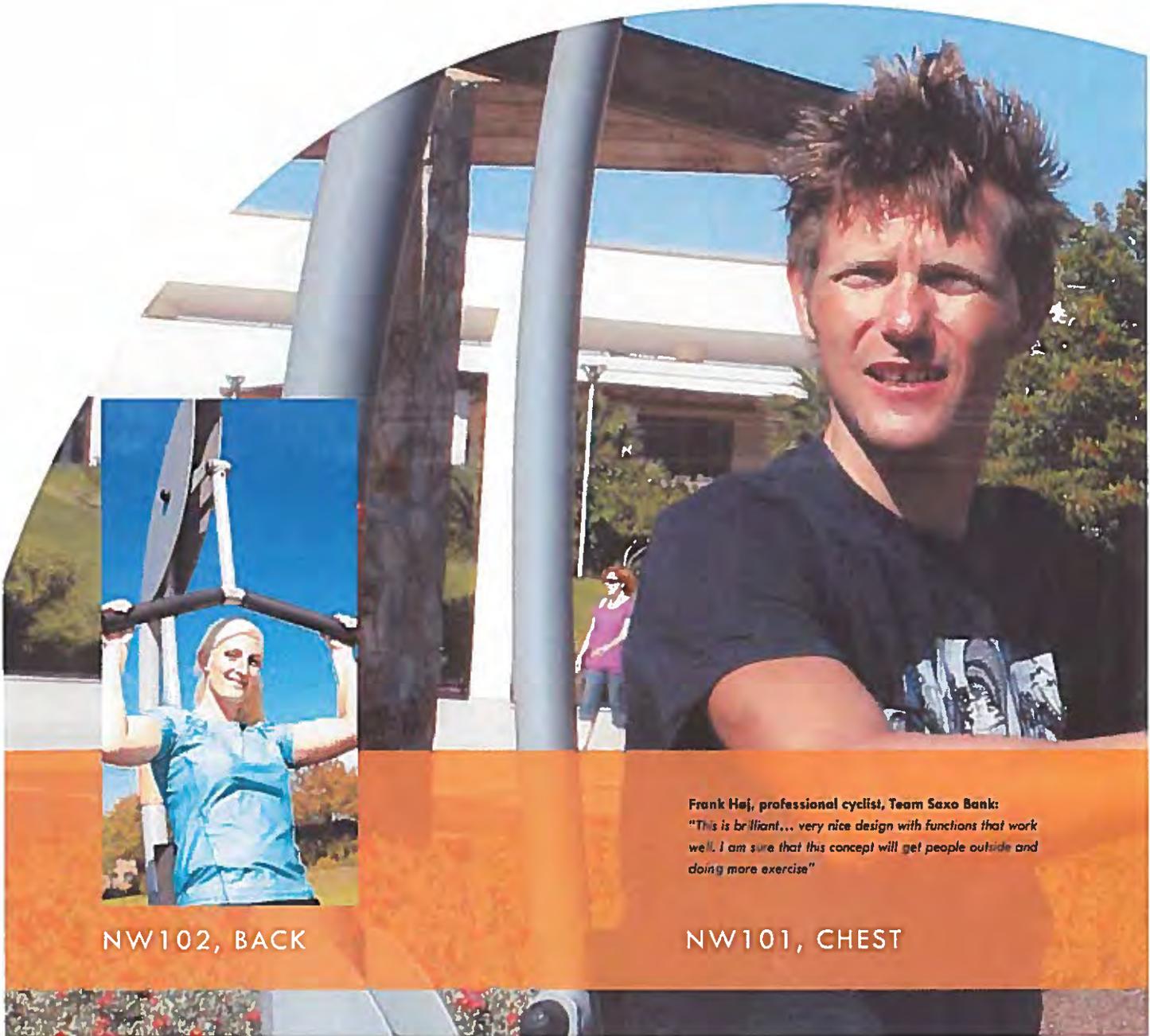
STRENGTH

NW101, CHEST

Chest is a seated chest press developing strength in the chest, front of the shoulders and triceps.

Chest utilises the user's body weight as a counterweight so the user does not need to adjust weight and resistance.

Chest is equipped with a sturdy rubber coated seat for comfort and safety while training.



NW102, BACK

Frank Hej, professional cyclist, Team Saxo Bank:
"This is brilliant... very nice design with functions that work well. I am sure that this concept will get people outside and doing more exercise"

NW101, CHEST



NW102, BACK

Endurance over brute strength – **Back** is a simple way to build up strength in the back, shoulders and biceps. The basis of the training is repetition rather than heavy weight training.

Back fits all and is easy to use – it utilises the body weight of the user as counterweight-eliminating the need to make adjustments.

Back is equipped with a rubber coated seat which provides a safe platform with excellent durability.



NW103, SIT UP

Sit Up – ideal for improving abdominal, thigh and hip muscles.

Sit Up has several applications. It is easy to use and is equipped with a comfortable rubber coated seat.



NW103, SITUP



STRENGTH

NW 150 4' PULL UP



NW104, PULL UP



NW105, BAR



NW106, LEG

NW 104, PULL UP

Pull Up is an extremely flexible and versatile piece of fitness equipment, combining strength training for a wide range of muscle groups.

Pull Up offers the user a range of exercises such as chin-up, shoulder, grip and body lift as well as a variety of stretches.

Pull Up is a great indicator of the upper body strength in relation to the user's body weight.

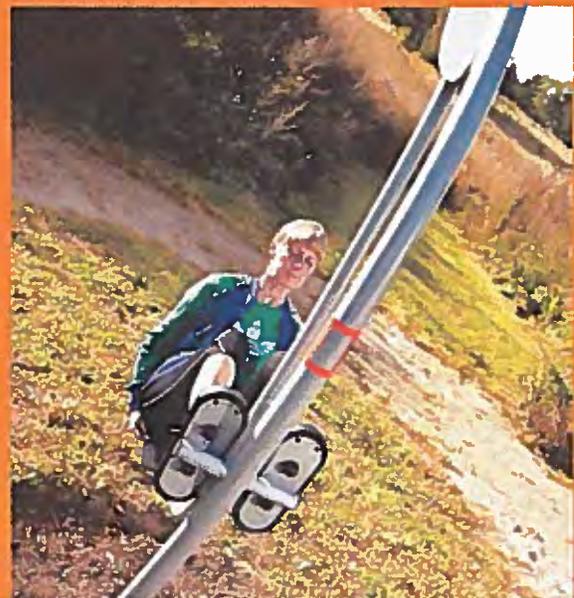
NW105, BAR

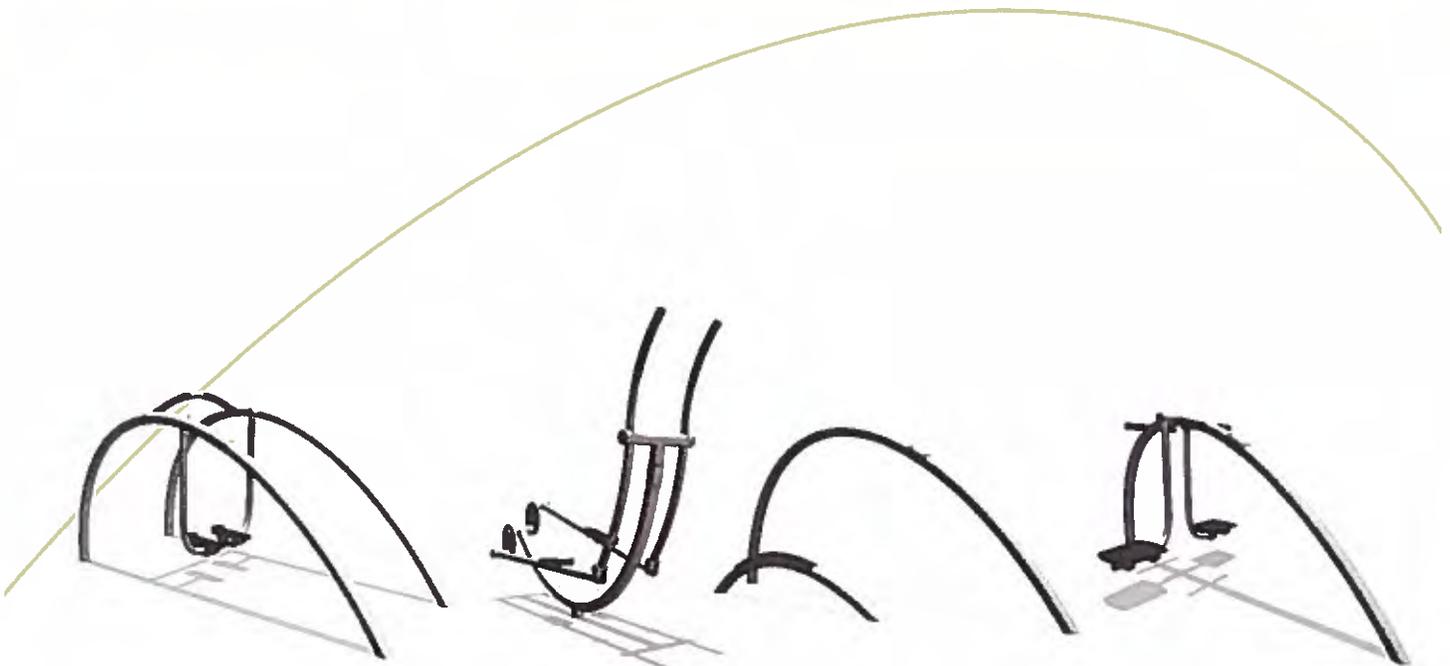
Develop chest, shoulders and triceps with **Bar** – a simple product with lots of possibilities.



NW106, LEG

Build strength in your thighs, legs and calves. With long footplates, **Leg** fits all.





NW201, AIR WALKER

NW202, CROSS

NW203, STEPPER

NW204, HIP



NW201, AIR WALKER

To walk on air is probably the greatest feeling of freedom you can have.

Air Walker is equipped with a support bar for the hands. The foot plates are covered with skid resistant rubber for safe training.

Air Walker enhances the cardiovascular functions of the body and increases flexibility in hip and thigh muscles – even more than traditional running.

Air Walker gives the user the same training as running but without the risk of strain and injury runners can experience in their knees, feet, hips and back.

NW202, CROSS

Cross is a comfortable way of developing leg and hip muscles while improving cardiovascular endurance.

Cross foot plates are covered with skid resistant rubber for safe training.

NW203, STEPPER

Stepper develops leg muscles and improves cardiovascular endurance.

Stepper has two curves. The big curve serves as support during training – the little curve is wrapped in non-skid rubber.

NW204, HIP

Hip gently trains back, hip and abdominal muscles while you develop your balance and co-ordination.



NW301, TWISTER

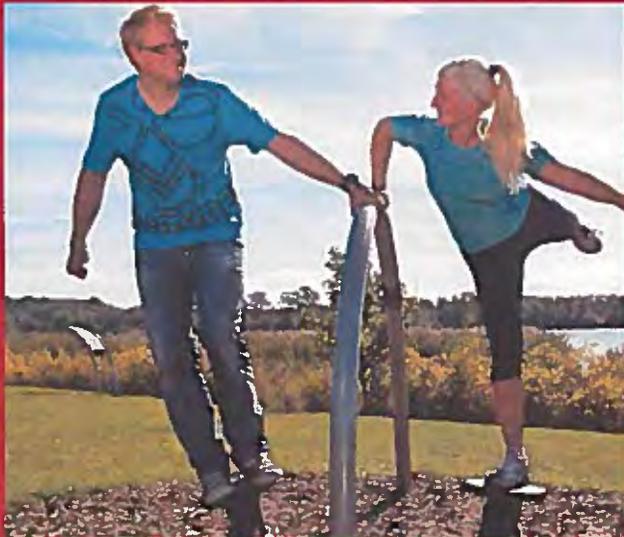
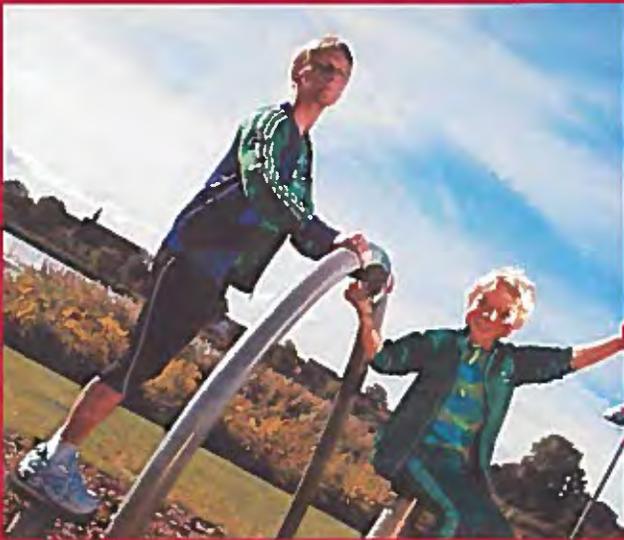
Twister combines muscle development in the back and helps improve flexibility and balance. Body rotation improves flexibility in the back and hip and stimulates abdominal and lower back muscle development.

Twister has two individual platforms – one for standing and one for sitting – and a curved bar for support.

NW302, SPRINGER

Springer strengthens ankles and knees as well as developing balance.

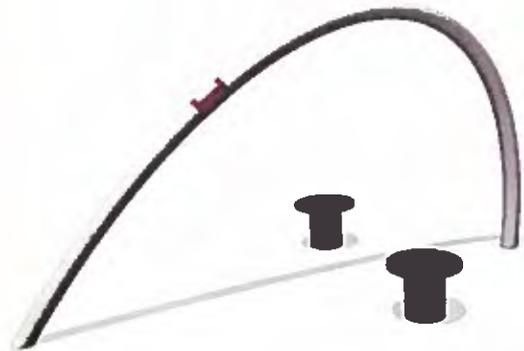
Springer comes with a soft and hard spring for various levels of training.



NW301, TWISTER



NW302, SPRINGER

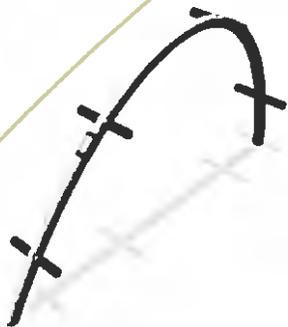
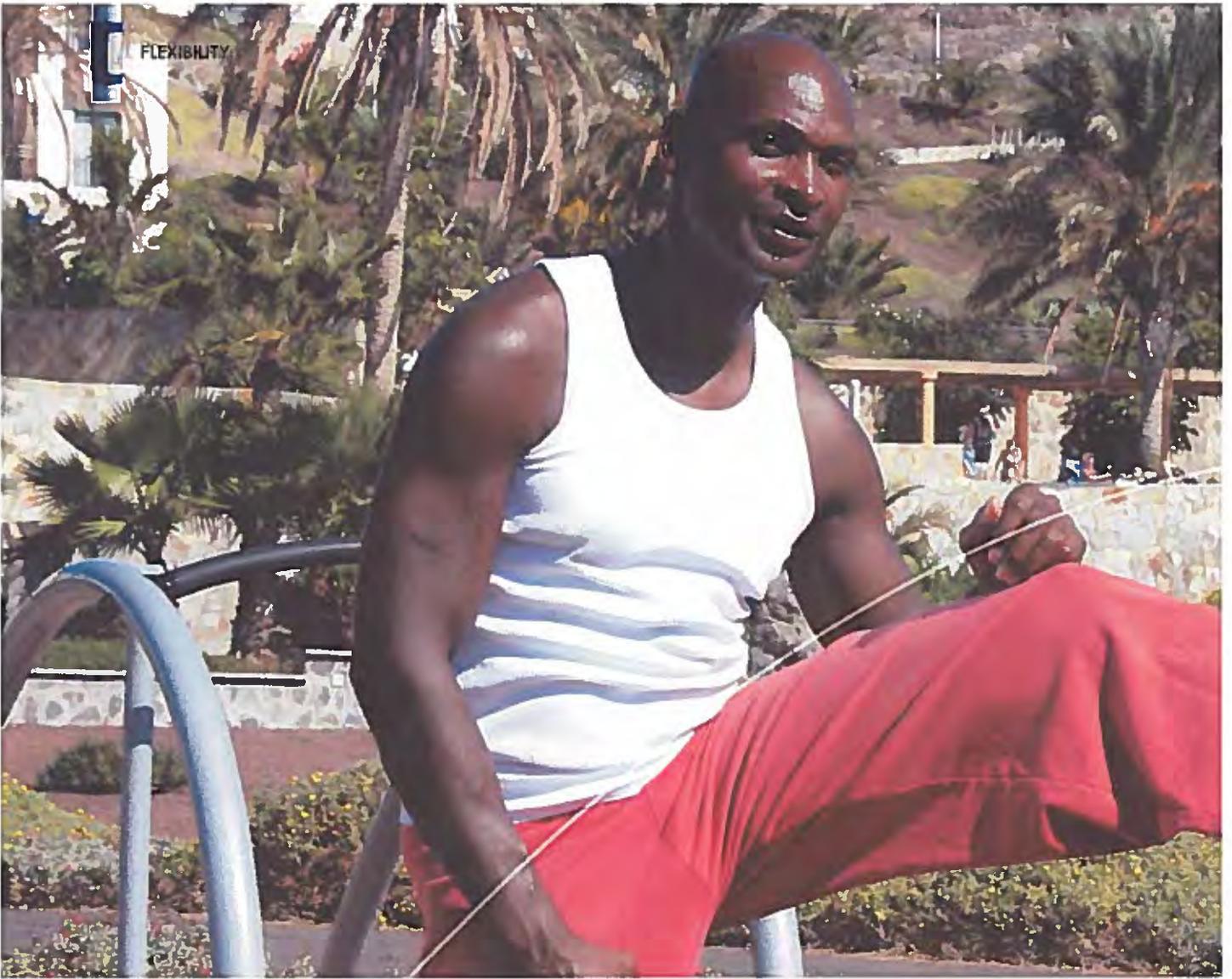




Pat Vidal, Physiotherapist, Spain:
"All exercises can be performed without risk of injury and as the equipment is so versatile it provides a complete workout. You can train alone any time during the day, whatever the weather."



FLEXIBILITY



NW401, STRETCH



NW501, BENCH



NW502, PINGPONG



NW503, SIGN



NW401, STRETCH

Stretch is a simple, efficient piece of equipment for flexibility training, using the shape of the curve.

Stretch also provides an essential finishing activity – stretching out calf muscles, thigh muscles and the hollow of the knee.

NW501, BENCH

Bench is shaped for both rest and function.

Equipped with sturdy bolts and rubber connectors to prevent metal against metal contact, **Bench** can be used for training the upper and lower back and is wide enough to be used simultaneously by two people.

NW502, PINGPONG

Pingpong is a fun variation from our traditional fitness equipment but no less beneficial as it combines movement, reaction speed and coordination between eye, ball and hand.

Pingpong is manufactured in sturdy, maintenance free materials.

NW503, SIGN

Sign explains the philosophy and concepts behind training and how the park should be used.



Charles Longdon-Hughes, Fitness/Aerobics Guru, UK.

Former Karate world champion

"Fantastic concept, I love it! Beautiful to look at and it's also safe with excellent functions that really work as they should."





NORWELL
CO₂ FREE
FITNESS GYM

*Norwell's Outdoor fitness equipment
is environmentally friendly because you
create the energy yourself*

H.J. Hansen is a family owned group with roots that go back six generations. The company was founded in 1829 as a merchant's house in Vestergade in Odense. Through expansion and acquisition, H.J. Hansen has grown to become one large, modern international business. Its three main activities are recycling, plumbing and engineering but it also has major interests in wine and delicatessen shops. H.J. Hansen has companies in Germany and abroad, and has 380 employees.

THE OPPORTUNITY OF EXERCISE

"Employee health is important to us here at H.J. Hansen, and as a part of our health policy we wanted to make exercise easily available to our staff. We chose a solution from Norwell, which has been a great benefit to both our employees and their families, providing exercise, fresh air, rehabilitation and teambuilding when they want it – they can exercise during breaks, before or after work. We hold informal meetings there, and the company running club which has grown in strength and size begins and ends its sessions at the fitness park.

Since we did not have outdoor space available, we teamed up with Development Forum Odense to create a full fitness facility in a nearby park, where Odense municipality had land available. The fitness park is used by a great deal of Odense's citizens.

We are very pleased with the impact the fitness park has had for our employees and will certainly create another Norwell Park at our other site in the Port of Odense."

Marlene Lübeck
Management Assistant
H.J. Hansen Holding A/S



FOR ALL PEOPLE AND ALL SEASONS



SCANDINAVIAN DESIGN -- WITH FUNCTIONALITY

DOK 54 has developed Norwell Form Function's outdoor fitness lines on the basis of traditional Scandinavian design. The equipment is designed to be simple and functional and intuitively usable.

The main element – the curve – creates a lightness and simplicity of construction resulting in equipment which is elegant and understated. The choice of material, the form and the overall uncomplicated appearance combine to provide aesthetics unique to Scandinavian design.

"At Dok 54 we always give due consideration to all aspects of the product, including the production process, method of handling, choice of material and design. We have set out to create equipment that is tasteful in appearance and will visually enhance the landscape. We are very proud of the result and believe that we have designed aesthetic, functional products that will provide both enjoyment and benefits to many people."

Thomas Brinch-Moller and Jacob Moller Lund





PRODUCT DIMENSIONS



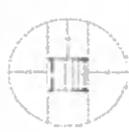
NW101: Chest
 Height: 7' 9"
 Length: 3' 7"
 Width: 2' 9"
 Footing: 0' 10"
 Weight: 172 lbs
 Zone: 129 ft²



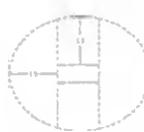
NW102: Back
 Height: 7' 9"
 Length: 3' 7"
 Width: 2' 4"
 Footing: 0' 10"
 Weight: 161 lbs
 Zone: 129 ft²



NW103: Sit Up
 Height: 1' 8"
 Length: 5' 11"
 Width: 2' 9"
 Footing: 1' 6"
 Weight: 90 lbs
 Zone: 161 ft²



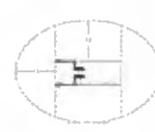
NW104: Pull Up
 Height: 7' 9"
 Length: 4' 3"
 Width: 3' 3"
 Footing: 1' 4"
 Weight: 181 lbs
 Zone: 151 ft²



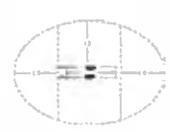
NW105: Bar
 Height: 2' 10"
 Length: 3' 7"
 Width: 1' 8"
 Footing: 0' 10"
 Weight: 66 lbs
 Zone: 135 ft²



NW106: Leg
 Height: 7' 9"
 Length: 3' 7"
 Width: 1' 6"
 Footing: 0' 10"
 Weight: 176 lbs
 Zone: 118 ft²



NW201: Air Walker
 Height: 4' 0"
 Length: 7' 7"
 Width: 2' 7"
 Footing: 0' 10"
 Weight: 165 lbs
 Zone: 178 ft²



NW202: Cross
 Height: 5' 9"
 Length: 5' 11"
 Width: 1' 6"
 Footing: 1' 4"
 Weight: 192 lbs
 Zone: 151 ft²



Certification
 Norwell equipment is approved according to TÜV Product Service's new testing protocol 55012 (specially designed for testing of outdoor fitness equipment)

3 YEARS WARRANTY

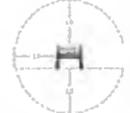
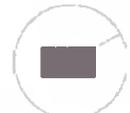
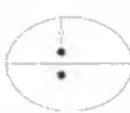
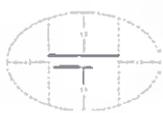
On all moving parts, plastic and rubber.

15 YEARS WARRANTY

On all pipes, foundation and welds. The guarantee covers manufacturing defects, but excludes ordinary wear and tear, lack of maintenance or vandalism.



Material specifications
 You can find detailed material specifications on our homepage: www.norwell-usa.com



NW203: Stepper
 Height: 4' 0"
 Length: 7' 7"
 Width: 1' 4"
 Footing: 0' 10"
 Weight: 117 lbs
 Zone: 161 ft²

NW204: Hip
 Height: 4' 0"
 Length: 7' 7"
 Width: 3' 8"
 Footing: 0' 10"
 Weight: 143 lbs
 Zone: 205 ft²

NW301: Twister
 Height: 4' 0"
 Length: 7' 7"
 Width: 3' 3"
 Footing: 0' 10"
 Weight: 161 lbs
 Zone: 205 ft²

NW302: Springer
 Height: 4' 0"
 Length: 7' 7"
 Width: 3' 3"
 Footing: 0' 10"
 Weight: 128 lbs
 Zone: 199 ft²

NW401: Stretch
 Height: 4' 0"
 Length: 7' 7"
 Width: 1' 6"
 Footing: 0' 10"
 Weight: 82 lbs
 Zone: 140 ft²

NW501: Bench
 Height: 2' 4"
 Length: 5' 11"
 Width: 2' 11"
 Footing: 0' 10"
 Weight: 159 lbs
 Zone: 178 ft²

NW502: Pingpong
 Height: 2' 6"
 Length: 9' 0"
 Width: 5' 0"
 Footing: 0' 10"
 Weight: 838 lbs
 Zone: 323 ft²

NW503: Sign
 Height: 3' 6"
 Length: 2' 4"
 Width: 1' 6"
 Footing: 0' 10"
 Weight: 53 lbs
 Zone: 118 ft²



 **NORWELL**
FORM FUNCTION

NORWELL OUTDOOR GYMS
Norwell USA, Inc.
6820 Northhill Drive SW
Olympia, WA 98512
info@norwell-usa.com
360-539-7679



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Johnna Matthews
DATE: 09/15/2014
AGENDA ITEM SUBJECT: Lake Park Planned Development (PD)

Old Business **New Business** **Discussion Item** **Workshop**

Summary: A request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres.

This item was postponed at the regular meeting of the Planning and Zoning Commission on July 21, 2014, due to outstanding concerns.



PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 15, 2014

2014-10Z, Lake Park Planned Development

A request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres, to wit:

Legal Description: Being a 47.717 acre tract of land located in the W.B. Dobson Survey, Abstract-187, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.), Brazoria County, Texas, Brazoria County, Texas

General Location: Northeast corner of Brookside Road and Cullen Parkway, Pearland, TX

SUMMARY: The applicant proposes a mixed-use Planned Development (PD); Pearland's Lake Park (Lake Park), on approximately 47.7 acres of land located at the northeast corner of Brookside Road (future McHard Road) and Cullen Parkway. The PD will include a 375-unit residential product which is a hybrid between a multi-family development and a townhome development. The PD will also allow non-residential uses which are currently permitted within the General Business (GB) and the Office and Professional (OP) zoning districts, with a list of uses identified on page 3 of the PD which are prohibited. See Attachments of this report for the revised PD. The overlay zoning districts are Townhouse Residential (TH), for the residential product; and OP and GB for the non-residential uses. The applicant also proposes full compliance with the Corridor Overlay District (COD) standards.

The development will be constructed in three (3) phases, as identified on Exhibits C, D and E of the PD document, with 238 residential units; one (1) non-residential use; and all amenities constructed in Phase 1, on approximately 29.5 acres. Phase 2 will include the remaining 137 units and 1 non-residential use on approximately 10 acres. Phase 3 will include the remaining non-residential uses, shown as 5 buildings on Exhibit E located on approximately 5.7 acres of land.

Amenities include 2 lakes, a pavilion, colonnade, fountains, a covered exercise stations, with no less than 8 pieces of equipment, construction of a trail system which will connect to Clear Creek Trail and a trail head, and signage about the city's history.

The proposed PD was recently presented to the Planning and Zoning Commission and City Council via a joint public hearing on July 21, 2014. One of the concerns raised at the joint public hearing was the disproportionate amount of non-residential uses vs. residential uses proposed in Phase 1.

At the regular meeting of the Planning and Zoning Commission on July 21, the item was postponed due to various major concerns that had not been addressed by the applicant in the PD. See Attachments of this report for the applicant's response to outstanding concerns.

Generally, the major concerns have been addressed. However, there are minor corrections required prior to scheduling the item for the First Reading of the City Council. These concerns include:

- Labeling of exhibits, referencing inaccurate exhibits, sequential order of exhibits, detailed information to be included within exhibits with legends in order to implement the spirit and intent of the exhibit and the PD overall, etc.
- Language in the PD that is not clear and open for interpretation, regarding platting, for example. On page 4 the PD states "Lake Park Town-Homes as rental will have no platted lots."
- The applicant proposes to include "hardscape and gathering areas" towards the landscaping requirement. Landscaping is comprised of pervious surfaces (allows infiltration of water into the soil) integrated with living plant material, including trees, shrubs, flowers, grass, or other living ground cover or native vegetation.
- Clarification is required regarding residential parking requirements.

STAFF RECOMMENDATION: Staff recommends approval of the Lake Park PD, for the following reasons, and with the following condition:

- The proposed commercial uses are in conformance with the future land use designation of Major Retail Nodes. The aforementioned future land use designation is generally located within the southwest corner of the site, where the non-residential uses are generally proposed. A portion of the site along the north property line along the creek is located within the Parks future land use designation. Because the applicant proposes a trail and parkland dedication in the general vicinity, the use meets the future land use designation in this location.

The remainder of the site is located within the Low Density Residential future land use designation. High density residential uses are proposed within this area and do not meet the future land use designation. If the PD is approved staff will analyze the development for an appropriate future land use designation and include it in its annual review of the future land use element of the comprehensive plan.

- The PD, as shown will provide a diverse housing opportunity which will include a host of amenities to service the residents and citizens of Pearland.

SUPPORTING DOCUMENTS

- Applicant Response to July 21, 2014 Staff Report/Memo
- July 21, 2014 JPH Packet
- Revised Lake Park PD

Applicant Response to 7.21.14 Staff Report/Memo



Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 21, 2014

Re: Zone Change Application Number 2014-10Z

A request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres, located at the northeast corner of Brookside Road and Cullen Parkway.

Proposal

The applicant proposes to change the zoning of an undeveloped 47 acre tract from the Single Family Estate (RE) zoning district to a mixed-use Planned Development (PD); Pearland's Lake Park (Lake Park). Lake Park will include one, two and three-story rental dwelling units; and office, retail, restaurant, and various other general business uses. It appears from the PD document, that the overlay zoning for the site will include Multi-family (MF) and Townhouse Residential (TH) districts for the residential uses; and General Business (GB) and Office Professional for the non-residential uses. However, this information needs to be further clarified.

[These comments have been addressed and clarified in Section II, page 3, IV.Deviations and continues through page 4.](#)

Background

Lake Park was most recently presented via a joint workshop before the Planning and Zoning Commission and City Council on February 17, 2014. At that time, the development was proposed to include a mix of retail, office, parks and trails, a plaza/pavilions, lake detention and 417 rental dwelling units, which equates to a density of 19.3 dwelling units per acre (417 homes on 21.6 acres). Concerns raised by the City Council, Planning and Zoning Commission and staff during the February, 2014 workshop included the following. How the applicant addressed the concerns follow.

Reduced from 417 to 375 units on 29.5 acres (12.7 units per acre) see Land Use Table.

1. Utilities to be individually metered, including water, sewer, electricity.
 All utilities will be individually metered or individually sub-metered.
All utilities will be individually metered or sub-metered. Page 5, VII. Development Standards. #14.

2. Codify amenities, including quantity, locations of proposed amenities, etc.
 (Not Addressed) Various amenities and design standards need to be codified to ensure implementation of the spirit and intent of the PD.
Comment addressed in Sections II, and IV. Elevations of town homes, Elevations of Colonnade and splash pad. All fountains and landscape seating areas are identified and located on "Overall Design Plan" Exhibit "B"

3. Concerns were raised regarding the phasing plan with 238 residential dwelling units proposed in the first phase with no non-residential uses.
 The phasing plan for the current Lake Park PD includes three (3) phases identified as follows:
As discussed during the JPH with Council and P&Z the GB & O/P are strictly market driven and it would be unwise to build speculative space. It is the developer's wish to move these phases along as quickly as possible.

Phase 1	Phase 2	Phase 3
<ul style="list-style-type: none"> • +/- 238 dwelling units, including a clubhouse with a conference room, coffee bar, lounge and pool • 1 GB/OP use/structure near the sw corner of the site • All amenities, including parks/open space, lakes, trails, 	<ul style="list-style-type: none"> • +/- 137 dwelling units • 1 GB/OP use/structure near the sw corner of the site • 10.2 acres 	<ul style="list-style-type: none"> • GB/OP • 4 GB/OP uses/structures located along the west, south and sw corner of the site • 5.7 acres

plaza/pavilion, fountains • 29.5 acres		
--	--	--

4. Home ownership was a key component in the discussion. The applicant was advised to ensure that homes could be purchased from the inception. The units are 100% rental. The applicant indicated that the units would be constructed with the idea of rental in the future (individually metered and/or sub-metered utilities). However, the applicant indicated that the units must be rental to obtain funding for the development.

This was discussed and explained during the JPH the project will be "For Lease". The residential component of the PD will be constructed so that in the event the market allows for the sale of units individually that transition can be made. A professional management company will manage the property in either scenario.

5. The applicant was asked to specify any flexibility allowed and/or minor deviations permitted within the PD that can be approved by the Planning Director.

The UDC allows for flexibility and minor deviations in the design plan to be approved by the Planning Director. Unless otherwise specified in the ordinance for the PD, minor deviations, as specified in Section 2.2.2.6 of the UDC are defined. Major deviations must be submitted to the Planning and Zoning Commission and the City Council as an amendment to the PD. The applicant referenced the above section of the UDC in the PD.

The applicant acknowledges this Section in the UDC and has tried to keep variations to a minimum. It is understood that major deviations will require submission and approval by Council and P&Z.

6. The applicant was advised to lower the density if the dwelling units were proposed to be rental units; and that the density could increase only if there is ownership potential.

The density was decreased from 19.3 dwelling units/acre (417 dwelling units on 21.6 acres) to 12.7 dwelling units per acre (375 dwelling units on 29.52 acres).

The density was decreased from 19.3 dwelling units/acre (417 dwelling units on 21.6 acres) to 12.7 dwelling units per acre (375 dwelling units on 29.52 acres).

Based on the land use table included in the PD and page 2 of the staff report, the acreage calculations are incorrect. The table indicates that the acreage for the Lake Park development is 76.8 acres. The acreage listed throughout the PD and on the survey included as part of the PD indicates 47.717 acres. Staff has concerns that the density calculations may need to be revised.

This comment has been addressed and modified to more clearly describe the developers intent. See Section II, Land Use Table.

7. Safety issues were raised regarding the pipeline easement. The applicant was advised to indicate the proposed setback requirements and the type of pipeline. (Not Addressed) The applicant advised that the development will abide by all city ordinances regarding the subject matter. A requirement of the design plan is to show existing and proposed public facilities and physical features of the site including easements. Although not shown on the design plan to determine its impact on proposed improvements, a 40-foot Texas Eastern pipeline easement is shown on an attached survey identified as Exhibit T in the PD document.

The locations of the 40 ft. Texas Eastern pipeline easement and the 55 ft. Kinder-Morgan pipeline easement are identified on the "Overall Design Plan", Section II, Exhibit "B". In an effort to provide more comfort, the developer will double the width of each easement. See Section II, page 5, VII Development Standards, #15.

8. Concerns were raised regarding demographics and the impacts in which the proposed development would have on schools.

The applicant advised that there were no objections filed by the schools, and that Lake Park's market studies are strong.

This comment was discussed. The school district was notified of the proposed development and filed no objections or comments.

9. Concerns were raised regarding the market study and if it was based on rental or home ownership opportunities.

The applicant responded that a market study was completed and three (3) updates were completed for compliance.

This was discussed and clarified with both City Council and P&Z.

10. Caps were requested for various uses as well as clarification/corrections on density calculations. A cap of 375 residential units was placed on the TH portion of Lake Park. See Section II, page 7, X. Residential Densities.

Based on the land use table provided by the applicant, and included within the PD, GB and OP uses (with the exception of those prohibited as illustrated in Section V. Authorized Uses of the PD) will represent 38.49% of the development. The residential aspect of the development will represent 61.76% (12.7 dwelling units/acre) of the development. The remaining acreage will be developed with open space, easements and right-of-way dedication, detention/lakes; and parkland. The foot print/building pad of any multi-tenant building shall not exceed

35,000 square feet. The foot print/building pad for any single tenant building will not exceed 75,000 square feet. [See Section II, Land Use Table.](#)

The acreage of the PD needs to be revisited due to discrepancies identified in # 6 above. [See Section II, Land Use Table.](#)

11. Discussion ensued regarding more open space/landscaping around the residential units, as small front and rear yards are desirable for some. (Not Addressed) The applicant indicated that the proposed residential product is different from the typical townhomes that are owned fee simple. Backyards are not proposed for the residential units of the Lake Park PD. The applicant has indicated that open space requirements within the PD exceed the requirements and various improvements will be credited towards open space due to cost. [This comment is addressed in Section II, VII. Development Standards, page 5, #10, #11. Section II VIII. Amenities, #8. Additionally, deviations from the TH district described in the City of Pearland's UDC are listed in Section III, VI, pages 3 and 4.](#)

According to the Land Use Table of the PD and Exhibit K (Parkland and Open Space), 10.52 acres (22.01%) will be devoted to open space. Open space is considered areas intended for use or enjoyment by people, and can be satisfied by a combination of public and private open space. Various improvements proposed that would meet the definition of open space include the proposed trail that will link Pearland's Clear Creek System to the retail, office and all other public areas of the development; exercise stations; benches; a 4,000 square foot pavilion, colonnade with splash pads, and the proposed public and private lakes/detention. [All of these standards are met and identified on the design plans, renderings and elevations.](#)

It appears as though the 5.2 acres of detention is included within the landscaping requirements. Multi-family and townhome developments require 900 square feet of open space per dwelling unit, with minimum dimensions and within 300 feet of each dwelling unit. This provision may have been met; however, clarification is required. [All open space and parkland requirements have been met and are identified on Exhibit "K", Section V. Parkland and open space plan](#)

12. Payment in lieu of parkland dedication was not desirable. Discussion ensued regarding the development meeting all open space and parkland dedication regulations.

Parkland dedication is based on the number of residential units. The Lake Park PD proposes 375 units/12.7 dwelling units per acre. Based on one (1) acre per every 50 units, 7.5 acres of parkland is required. According to various exhibits within the PD, including the land use table and Exhibit K (Parkland and Open Space), 10.5 acres (22%) of the land will be devoted to parkland. However, the PD allows for credit for park improvements, excess landscaping and lake amenities, fees in lieu of dedication in the event that the applicant is unable to satisfy some or all parkland dedication. . After pre-development discussions with the Director of Parks and Recreation it is believed all parkland requirements have been met. The developer has not received any comments to the contrary for the parks department to date. Section II, page 7, VIII. Amenities, #6 provides the budget for exercise equipment along the Clear Creek Trail System. Construction costs for #2, #3, and #7, of the same section and page are forthcoming and can be credited, if at all by the Director of Parks and Recreation according to the acceptable formula.

13. The applicant/owner has interest in the adjoining 16 acres to the east. Questions were raised about what is proposed for the 16 acres.

The applicant indicated that a portion of the property will likely be used to fill the subject 47 acres, thereby bringing the property out of the 100 year floodplain. However, future details are not clear. A CLOMR was recently approved by FEMA. The CLOMR has been officially approved by FEMA.

With respect to the 16 acres adjoin the eastern property border, we discussed there are no future development plans whatsoever, aside from providing fill as a part of Lake Park's CLOMR design.

14. Questions were raised regarding a HOA fee for those interested in purchasing a residential unit.

The applicant has indicated that if it is possible to sell units, then there would be an HOA fee. However, that the property will be managed by a professional management company regardless if owned or rented.

This statement is correct.

15. The applicant was asked to include within the PD document regulations, that the smallest residential unit shall be 900 square feet.

(Not Addressed) The applicant is unable to commit to a minimum unit size of 900 square feet. The developer is unable to commit to a minimum per square foot size for the town homes.

Additional staff concerns regarding the revised Lake Park PD are as follows:

- Staff requests that design standards and amenities are codified to ensure the spirit and intent of the PD are implemented. For example, the Design Plan shows landscaping throughout the development. Staff requests clarification of the percentages of landscape areas for each residential unit, as mentioned above in # 11.
- Same response as #11.

Also various amenities are shown and listed including enhanced entry features, decorative pavers, enhanced lighting, colonnades/pavilion, etc. Staff requests direction on how to implement these standards and amenities by codifying the regulations. Comment addressed in Sections III, and IV. Elevations of Colonnade and splash pad. All fountains and landscape seating areas are identified and located on "Overall Design Plan" Exhibit "B" See also Section II, page 8, XII. Design Standards

-
- The total acreage included in the break-down of the Land Use Table included as part of the PD and duplicated in the staff report, indicates that the total acreage included in the PD is 76.8 acres. This acreage is not listed in the PD in any other area, including the survey, which indicates a total acreage of 47.7 acres. Clarification is required.
- With the above acreage being in conflict with all documents within the PD, the density calculations need to be revisited, as well as other calculations regarding all uses, open space, parkland dedication, etc. All calculations have been reformatted. See Section II, Land Use Table.
- The ordinance for the PD requires a list of deviations from the standards in the base zoning district together with any standards in the ordinance to be varied. Clarification is requested for the deviations listed on page 4 of the document. See Section II, pages 4 and 5, VI. Deviations
- Re-wording to avoid confusion is required in various areas of the PD. For example, V. (Authorized Uses) states that all uses permitted within the land use matrix shall be allowed. The wording has been revised to more clearly reflect the developer's intent.
- Clarification is requested regarding the overlay zoning districts. They appear to be GB, OP, MF and TH.
- Addressed and revised in Section II, page 3, V. Authorized uses.
- Section VII (Amenities) states the following amenities will be constructed in phases identified in phase 1. Details regarding phases proposed for phase 1 is required for clarification. Addressed and revised in Section II, page 6, VIII. Amenities.
- Section VI (Authorized Uses) states that all zoning districts are the overlay zoning districts for which staff will review permits. To avoid confusion in

the future, clarification/revisions are required to the language within the PD. Addressed and revised in Section II, page 3, V. Authorized Uses.

- Various exhibits are not included within the PD and various exhibits are not referenced in the PD. All graphic depictions used to illustrate standards need to be codified to ensure that staff can implement the standards. All exhibits are included, Design Standards are defined in Section II, page 8, XII. Design Standards.
- The Design Plan requires physical features of the site to be shown, including easements, existing and proposed public facilities, parking ratios and any other pertinent information, such as the pipeline easement to ensure no adverse impact on any proposed improvements. Additionally, there is a City waterline project proposed, which requires a 20-foot acquisition along the north side of the existing right-of-way for Brookside Road (future McHard Road) that needs to be considered and shown on the design plan to determine any impacts on future development of the site. These features are not shown on the Design Plan.
- As previously discussed at the JPH with council and P&Z, there are currently no right of way acquisitions, surveys, etc., for the Mc Hard Rd expansion or water line. The developer has allowed for the McHard Road expansion, as well as the water line in the Overall Design Plan, Section III, Exhibit "B"
- A TIA is recommended to analyze the access points to ensure compatibility with the Engineering Design Criteria Manual. Further, the TIA will analyze McHard Road to ensure an adequate level of service. A TIA can be provided at the time of platting. However, if there are any major changes due to improvements required as a result of the TIA, the PD may require an amendment.

As of the date of this writing, staff has not received any returned notices from property owners within 200 feet of the site.

Recommendation

Staff is in favor of the proposed Lake Park PD. However, staff recommends that the above concerns are addressed to ensure that staff can implement the spirit and intent of the Lake Park PD. Contingent upon the above staff concerns being addressed, staff recommends approval of the PD for the following reasons:

- The proposed commercial uses are in conformance with the future land use designation of Major Retail Nodes. The aforementioned future land use designation is generally located within the southwest corner of the site, where the non-residential uses are generally proposed. A portion of the site along the north

property line along the creek is located within the Parks future land use designation. Because the applicant proposes a trail and parkland dedication in the general vicinity, the use meets the future land use designation in this location. The remainder of the site is located within the Low Density Residential future land use designation. High density residential uses are proposed within this area and do not meet the future land use designation. If the PD is approved staff will analyze the development for an appropriate future land use designation and include it in the annual review of the future land use element of the comprehensive plan.

- The PD, as shown will provide a diverse housing opportunity which will include a host of amenities to service the residents and citizens of Pearland.

Exhibits

1. Staff Report
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Notification Map
6. Notification List
7. PD Document
8. Applicant Packet



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, JULY 21, 2014, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2014-10Z

A request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres, to wit:

Legal Description: Being a 47.717 acre tract of land located in the W.B. Dobson Survey, Abstract-1 87, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.), Brazoria County, Texas, Brazoria County, Texas

General Location: Northeast corner of Brookside Road and Cullen Parkway, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.



Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 21, 2014

Re: Zone Change Application Number 2014-10Z

A request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres, located at the northeast corner of Brookside Road and Cullen Parkway.

Proposal

The applicant proposes to change the zoning of an undeveloped 47 acre tract from the Single Family Estate (RE) zoning district to a mixed-use Planned Development (PD); Pearland's Lake Park (Lake Park). Lake Park will include one, two and three-story rental dwelling units; and office, retail, restaurant, and various other general business uses. It appears from the PD document, that the overlay zoning for the site will include Multi-family (MF) and Townhouse Residential (TH) districts for the residential uses; and General Business (GB) and Office Professional for the non-residential uses. However, this information needs to be further clarified.

Background

Lake Park was most recently presented via a joint workshop before the Planning and Zoning Commission and City Council on February 17, 2014. At that time, the development was proposed to include a mix of retail, office, parks and trails, a plaza/pavilions, lake detention and 417 rental dwelling units, which equates to a density of 19.3 dwelling units per acre (417 homes on 21.6 acres). Concerns raised by the City Council, Planning and Zoning Commission and staff during the February, 2014 workshop included the following. How the applicant addressed the concerns follow.

1. Utilities to be individually metered, including water, sewer, electricity.
All utilities will be individually metered or individually sub-metered.
2. Codify amenities, including quantity, locations of proposed amenities, etc.
(Not Addressed) Various amenities and design standards need to be codified to ensure implementation of the spirit and intent of the PD.
3. Concerns were raised regarding the phasing plan with 238 residential dwelling units proposed in the first phase with no non-residential uses.
The phasing plan for the current Lake Park PD includes three (3) phases identified as follows:

Phase 1	Phase 2	Phase 3
<ul style="list-style-type: none"> • +/- 238 dwelling units, including a clubhouse with a conference room, coffee bar, lounge and pool • 1 GB/OP use/structure near the sw corner of the site • All amenities, including parks/open space, lakes, trails, plaza/pavilion, fountains • 29.5 acres 	<ul style="list-style-type: none"> • +/- 137 dwelling units • 1 GB/OP use/structure near the sw corner of the site • 10.2 acres 	<ul style="list-style-type: none"> • GB/OP • 4 GB/OP uses/structures located along the west, south and sw corner of the site • 5.7 acres

4. Home ownership was a key component in the discussion. The applicant was advised to ensure that homes could be purchased from the inception. The units are 100% rental. The applicant indicated that the units would be constructed with the idea of rental in the future (individually metered and/or sub-metered utilities). However, the applicant indicated that the units must be rental to obtain funding for the development.

5. The applicant was asked to specify any flexibility allowed and/or minor deviations permitted within the PD that can be approved by the Planning Director.

The UDC allows for flexibility and minor deviations in the design plan to be approved by the Planning Director. Unless otherwise specified in the ordinance for the PD, minor deviations, as specified in Section 2.2.2.6 of the UDC are defined. Major deviations must be submitted to the Planning and Zoning Commission and the City Council as an amendment to the PD. The applicant referenced the above section of the UDC in the PD.

6. The applicant was advised to lower the density if the dwelling units were proposed to be rental units; and that the density could increase only if there is ownership potential.

The density was decreased from 19.3 dwelling units/acre (417 dwelling units on 21.6 acres) to 12.7 dwelling units per acre (375 dwelling units on 29.52 acres).

Based on the land use table included in the PD and page 2 of the staff report, the acreage calculations are incorrect. The table indicates that the acreage for the Lake Park development is 76.8 acres. The acreage listed throughout the PD and on the survey included as part of the PD indicates 47.717 acres. Staff has concerns that the density calculations may need to be revised.

7. Safety issues were raised regarding the pipeline easement. The applicant was advised to indicate the proposed setback requirements and the type of pipeline.

(Not Addressed) The applicant advised that the development will abide by all city ordinances regarding the subject matter. A requirement of the design plan is to show existing and proposed public facilities and physical features of the site including easements. Although not shown on the design plan to determine its impact on proposed improvements, a 40-foot Texas Eastern pipeline easement is shown on an attached survey identified as Exhibit T in the PD document.

8. Concerns were raised regarding demographics and the impacts in which the proposed development would have on schools.

The applicant advised that there were no objections filed by the schools, and that Lake Park's market studies are strong.

9. Concerns were raised regarding the market study and if it was based on rental or home ownership opportunities.

The applicant responded that a market study was completed and three (3) updates were completed for compliance.

10. Caps were requested for various uses as well as clarification/corrections on density calculations.

Based on the land use table provided by the applicant, and included within the PD, GB and OP uses (with the exception of those prohibited as illustrated in Section V. Authorized Uses of the PD) will represent 38.49% of the development. The residential aspect of the development will represent 61.76% (12.7 dwelling units/acre) of the development. The remaining acreage will be developed with open space, easements and right-of-way dedication, detention/lakes; and parkland. The foot print/building pad of any multi-tenant building shall not exceed 35,000 square feet. The foot print/building pad for any single tenant building will not exceed 75,000 square feet.

The acreage of the PD needs to be revisited due to discrepancies identified in # 6 above.

11. Discussion ensued regarding more open space/landscaping around the residential units, as small front and rear yards are desirable for some.

(Not Addressed) The applicant indicated that the proposed residential product is different from the typical townhomes that are owned fee simple. Backyards are not proposed for the residential units of the Lake Park PD. The applicant has indicated that open space requirements within the PD exceed the requirements and various improvements will be credited towards open space due to cost.

According to the Land Use Table of the PD and Exhibit K (Parkland and Open Space), 10.52 acres (22.01%) will be devoted to open space. Open space is considered areas intended for use or enjoyment by people, and can be satisfied by a combination of public and private open space. Various improvements proposed that would meet the definition of open space include the proposed trail that will link Pearland's Clear Creek System to the retail, office and all other public areas of the development; exercise stations; benches; a 4,000 square foot pavilion, colonnade with splash pads, and the proposed public and private lakes/detention.

It appears as though the 5.2 acres of detention is included within the landscaping requirements. Multi-family and townhome developments require 900 square feet of open space per dwelling unit, with minimum dimensions and within 300 feet of each dwelling unit. This provision may have been met; however, clarification is required.

12. Payment in lieu of parkland dedication was not desirable. Discussion ensued regarding the development meeting all open space and parkland dedication regulations.

Parkland dedication is based on the number of residential units. The Lake Park PD proposes 375 units/12.7 dwelling units per acre. Based on one (1) acre per every 50 units, 7.5 acres of parkland is required. According to various exhibits within the PD, including the land use table and Exhibit K (Parkland and Open Space), 10.5 acres (22%) of the land will be devoted to parkland. However, the PD allows for credit for park improvements, excess landscaping and lake amenities, fees in lieu of dedication in the event that the applicant is unable to satisfy some or all parkland dedication.

13. The applicant/owner has interest in the adjoining 16 acres to the east. Questions were raised about what is proposed for the 16 acres.

The applicant indicated that a portion of the property will likely be used to fill the subject 47 acres, thereby bringing the property out of the 100 year floodplain. However, future details are not clear. A CLOMR was recently approved by FEMA.

14. Questions were raised regarding a HOA fee for those interested in purchasing a residential unit.

The applicant has indicated that if it is possible to sell units, then there would be an HOA fee. However, that the property will be managed by a professional management company regardless if owned or rented.

15. The applicant was asked to include within the PD document regulations, that the smallest residential unit shall be 900 square feet.

(Not Addressed) The applicant is unable to commit to a minimum unit size of 900 square feet.

Additional staff concerns regarding the revised Lake Park PD are as follows:

- Staff requests that design standards and amenities are codified to ensure the spirit and intent of the PD are implemented. For example, the Design Plan shows landscaping throughout the development. Staff requests clarification of the percentages of landscape areas for each residential unit, as mentioned above in # 11. Also various amenities are shown and listed including enhanced entry features, decorative pavers, enhanced lighting, colonnades/pavilion, etc. Staff requests direction on how to implement these standards and amenities by codifying the regulations.
- The total acreage included in the break-down of the Land Use Table included as part of the PD and duplicated in the staff report, indicates that

the total acreage included in the PD is 76.8 acres. This acreage is not listed in the PD in any other area, including the survey, which indicates a total acreage of 47.7 acres. Clarification is required.

- With the above acreage being in conflict with all documents within the PD, the density calculations need to be revisited, as well as other calculations regarding all uses, open space, parkland dedication, etc.
- The ordinance for the PD requires a list of deviations from the standards in the base zoning district together with any standards in the ordinance to be varied. Clarification is requested for the deviations listed on page 4 of the document.
- Re-wording to avoid confusion is required in various areas of the PD. For example, V. (Authorized Uses) states that all uses permitted within the land use matrix shall be allowed.
- Clarification is requested regarding the overlay zoning districts. They appear to be GB, OP, MF and TH.
- Section VII (Amenities) states the following amenities will be constructed in phases identified in phase 1. Details regarding phases proposed for phase 1 is required for clarification.
- Section VI (Authorized Uses) states that all zoning districts are the overlay zoning districts for which staff will review permits. To avoid confusion in the future, clarification/revisions are required to the language within the PD.
- Various exhibits are not included within the PD and various exhibits are not referenced in the PD. All graphic depictions used to illustrate standards need to be codified to ensure that staff can implement the standards.
- The Design Plan requires physical features of the site to be shown, including easements, existing and proposed public facilities, parking ratios and any other pertinent information, such as the pipeline easement to ensure no adverse impact on any proposed improvements. Additionally, there is a City waterline project proposed, which requires a 20-foot acquisition along the north side of the existing right-of-way for Brookside Road (future McHard Road) that needs to be considered and shown on the design plan to determine any impacts on future development of the site. These features are not shown on the Design Plan.
- A TIA is recommended to analyze the access points to ensure compatibility with the Engineering Design Criteria Manual. Further, the TIA will analyze McHard Road to ensure an adequate level of service. A TIA can be provided at the time of platting. However, if there are any major changes due to improvements required as a result of the TIA, the PD may require an amendment.

As of the date of this writing, staff has not received any returned notices from property owners within 200 feet of the site.

Recommendation

Staff is in favor of the proposed Lake Park PD. However, staff recommends that the above concerns are addressed to ensure that staff can implement the spirit and intent of the Lake Park PD. Contingent upon the above staff concerns being addressed, staff recommends approval of the PD for the following reasons:

- The proposed commercial uses are in conformance with the future land use designation of Major Retail Nodes. The aforementioned future land use designation is generally located within the southwest corner of the site, where the non-residential uses are generally proposed. A portion of the site along the north property line along the creek is located within the Parks future land use designation. Because the applicant proposes a trail and parkland dedication in the general vicinity, the use meets the future land use designation in this location. The remainder of the site is located within the Low Density Residential future land use designation. High density residential uses are proposed within this area and do not meet the future land use designation. If the PD is approved staff will analyze the development for an appropriate future land use designation and include it in the annual review of the future land use element of the comprehensive plan.
- The PD, as shown will provide a diverse housing opportunity which will include a host of amenities to service the residents and citizens of Pearland.

Exhibits

1. Pearland's Lake Park PD
2. July 21, 2014 Joint Public Hearing Packet, including maps, previous version of the PD, etc.



Exhibit 1 Staff Report

Summary of Request

The applicant proposes a mixed use Planned Development (PD), known as Pearland's Lake Park PD (Lake Park) on the approximately 47-acre site. The development will include a rental residential product which is a hybrid between townhomes and multi-family dwelling units, at a density of 12.7 dwelling units per acre (375 dwelling units on 29.52 acres). Various non-residential uses, including retail, office, restaurants are also proposed. According to the Design Plan, the residential units are proposed to be located in multiple buildings, clustered around the proposed 2.4 acre private lake, which will be used exclusively by the residents of the development. The proposed non-residential uses will be housed in seven (7) buildings located along the perimeter of the site along Cullen Parkway and Brookside Road.

Amenities include a 10-foot wide trail along the Clear Creek Trail system located in the northern portion of the site, within the area designated as parkland that will link the trail system to the proposed retail, office and all other public areas of the development; a trailhead near the northwest corner of the site with no less than six (6) parking spaces; an exercise station; benches; a 4,000 square foot pavilion, colonnade with splash pads; drinking fountains; informational signage about the City's history; a community swimming pool, a club house with a conference room/business center, coffee lounge; two (2) lakes/detention; and enhanced entrance cross sections from Cullen Parkway and Brookside Road/McHard Road into the development, including landscaping to create a boulevard entrance, with decorative lighting.

The Overlay zoning district for the PD appears to include Townhouse Residential (TH) and Multi-Family Residential (MF) for the residential component; and General Business (GB) and Office & Professional (OP) for the non-residential component, with variations listed on page 3 of this staff report; however, this information needs to be clarified. Additionally, Pearland Parkway is located within the Corridor Overlay District (COD). The PD references compliance with all standards of the COD.

The Land Use Table of the PD identifies the following land uses. However, the total acreage included equates to 76.8 acres. However, in all other areas of the PD, including the survey, the property appears to include 47 acres. Density calculations as well as all land uses need to be revisited to ensure correct totals.

Land Use	Acreage	Percentage	Density (Dwelling units/acre)
Residential Product (hybrid between townhomes and multi-family)	29.52	61.76%	12.7
General Business (GB) & Office Professional Uses (with the exception of those prohibited by the PD)	18.4	38.49%	n/a
Open Space	10.52	22.01%	n/a
Easements/R.O.W.	2.6	5.44%	n/a
Detention/Lakes	5.2	10.88%	n/a
Parkland	10.56	22.09%	n/a
Subtotal	76.8	160.67%	

Lake Park will be constructed in three (3) phases identified in the below table:

Phase 1	Phase 2	Phase 3
<ul style="list-style-type: none"> +/- 238 dwelling units, including clubhouse with conference room, coffee bar, lounge and pool 1 GB/OP use/structure near the sw corner of the site All amenities, including parks/open space, 	<ul style="list-style-type: none"> +/- 137 dwelling units 1 GB/OP use/structure near the sw corner of the site 10.2 acres 	<ul style="list-style-type: none"> GB/OP 4 GB/OP uses/structures located along the west, south and sw corner of the site 5.7 acres

lakes, trails, plaza/pavilion, fountains • 29.5 acres		
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The ordinance for a PD requires a specific list of deviations from standards in the base zoning district(s) together with any standards in the ordinance which are to be varied for development within the PD district. The required list of deviations was not provided by the applicant. However, staff has identified the following variances:

1. Land Use

The subject property is located within the Single Family Estate (RE) zoning district. The existing zoning district does not permit high density residential developments, such as the residential product proposed, or the proposed non-residential uses.

The proposed residential product is a hybrid between townhomes and multi-family dwelling units. Townhomes are defined as one of a group of no less than three (3) nor more than twelve (12) dwelling units, separated by a fire rated wall, each dwelling unit located on a separate lot, with minimum front and rear yards. Multi-family dwelling units contain dwelling units that are designed to be occupied by families living independently of one another, with the number of families not to exceed the number of dwelling units

According to the Building Exhibits included within the PD document, multiple buildings will include more than 12 dwelling units.

2. Lot and Bulk Requirements

The below table further identifies the difference between the existing zoning district of RE, the overlay zoning districts of TH and MF, as well as the proposed PD regulations, as it relates to the high density residential uses such as townhomes:

	Density	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Max. Length of Townhomes	Min. Rear Yard	Min Front Yard	Building Height	Distance Between Buildings
RE	1.3	½ acre	120 ft.	90 ft.	n/a	25 ft.	40 ft.	35 ft.	20 ft. between homes
TH	9.4	3,000 sf	30 ft	90 ft.	200 ft or the width of 6 attached units	10 ft.	20 ft.	35 ft.	15 ft.
MF	16	5,000 sf	50 ft.	90 ft.	n/a	25 ft.	20 ft.	35 ft.	15 ft.
PD	12.7	n/a	n/a	n/a	n/a	n/a	n/a	35 ft.	n/a

3. Parking Lot Landscaping

The COD requires parking lot landscape islands with at least one tree and no parking space shall be greater than fifty (50) feet from a tree.

The applicant proposes landscape medians where nose-to-nose parking for non-residential uses are proposed. Medians will be no less than seventy two (72) inches in width.

4. Future Land Use Designation

The subject property is located within three (3) future land use designations; Major Retail Node at the southwest corner of the site at the intersection of Cullen Parkway and Mchard Road; Low Density Residential for the remainder of the site, with the exception of the boundary of the creek, which is designated as Parks. The PD proposes approximately 18.4 acres of GB and OP uses within the general vicinity of the portion designated as Major Retail Nodes. The northern portion which is designated as Parks following the creek is proposed park land with a trail connecting to the Clear Creek Trail system, a plaza and pavilion. The remaining land in the PD is designated as Low Density Residential and will be developed with a high density hybrid between a townhome development and a multi-family development.

Discussion Items/Staff Concerns

The below list of staff concerns include issues that were raised during the joint workshop in February, 2014, as well as staff concerns with the submittal of the new Lake Park PD.

1. In order to implement the standards of the PD, design standards need to be clear and codified, parking requirements, and the landscaping shown throughout the development, for example.
2. As part of the PD, the applicant is required to include within the PD document a specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD. The PD makes reference to deviations on page 4; however the deviations are not clear.
3. The table of contents does not reference correct page numbers.
4. All exhibits are not included or referenced in the PD document. All exhibits should be referenced to provide applicability to enforce the “character” of the illustrations.
5. Section V (Authorized Uses) needs to be revised to clearly explain the overlay districts.
6. Section VII (Amenities) states that the “amenities will be constructed in phases in Phase I.”
7. Section VI (Authorized Uses) indicates that all zoning districts are the overlay district.
8. Safety issues were raised regarding the pipeline easement. The applicant was advised to indicate the proposed setback requirements and the type of pipeline. The applicant advised that the development will abide by all city ordinances regarding the subject matter. A requirement of the design plan is to show existing and proposed public facilities and physical features of the site including easements. Although not shown on the design plan to determine its impact on proposed improvements, a 40-foot Texas Eastern pipeline easement is shown on an attached survey identified as Exhibit T in the PD document. Additionally, the City is in the process of acquiring a 20-foot easement along the north side of the existing right-of-way for Brookside Road (future McHard Road) that needs to be considered and shown on the design plan.
9. The applicant was asked to include within the PD document regulations, that the smallest residential unit shall be 900 square feet. The applicant is unable to commit to a minimum unit size of 900 square feet.
10. Based on the land use table included in the PD, the acreage calculations are incorrect. The table indicates that the acreage for the Lake Park development is 76.8 acres. The acreage listed throughout the PD and on the survey included as

part of the PD indicates 47.717 acres. Staff has concerns that the density calculations and all land uses acreages may need to be revised.

11. Clarification is required for the landscaping calculations in order to effectively implement the PD.

Site History

The subject property is currently undeveloped, and is located within the Single Family Estate (RE) zoning district. The property was annexed into the City of Pearland in 1998. The proposed Lake Park PD was most recently presented via a joint workshop to the Planning and Zoning Commission and City Council on February 17, 2014. At that time, the development was proposed to include a mix of retail, office, parks and trails, a plaza/pavilions, lake detention and 417 rental dwelling units, which equates to a density of 19.3 dwelling units per acre (417 homes on 21.6 acres). Concerns raised by the City Council and Planning and Zoning Commission during the February, 2014 workshop included the following. How the applicant addressed the concerns follows.

1. Utilities to be individually metered, including water, sewer, electricity.
All utilities will be individually metered or individually sub-metered.
2. Codify amenities, including quantity and quantity.
Amenities and design standards need further clarification and codification in order to implement the desires of the applicant, as represented in the illustrations, renderings, etc.
3. Concerns were raised regarding the phasing plan with 238 residential dwelling units proposed in the first phase with no non-residential uses.
The phasing plan for the current Lake Park PD includes three (3) phase identified as follows:

Phase 1	Phase 2	Phase 3
<ul style="list-style-type: none"> • +/- 238 dwelling units • 1 GB/OP use/structure near the sw corner of the site • All amenities, including parks/open space, lakes, 	<ul style="list-style-type: none"> • +/- 137 dwelling units • 1 GB/OP use/structure near the sw corner of the site • 10.2 acres 	<ul style="list-style-type: none"> • GB/OP • 4 GB/OP uses/structures located along the west, south and sw corner of the site • 5.7 acres

trails, plaza/pavilion, fountains • 29.5 acres		
---	--	--

4. Home ownership was a key component in the discussion. The applicant was advised to ensure that homes could be purchased from the inception. The units are 100% rental. The applicant indicated that the units would be constructed with the idea of rental in the future (individually metered and/or sub-metered utilities). However, the applicant indicated that the units must be rental to obtain funding for the development.
5. The applicant was asked to specify any flexibility allowed and/or minor deviations permitted within the PD that can be approved by the Planning Director. The UDC allows for flexibility and minor deviations in the design plan to be approved by the Planning Director. Unless otherwise specified in the ordinance for the PD, minor deviations, as specified in Section 2.2.2.6 of the UDC are defined. Major deviations must be submitted to the Planning and Zoning Commission and the City Council as an amendment to the PD. The applicant referenced the UDC.
6. The applicant was advised to lower the density if the dwelling units were proposed to be rental units; and that the density could increase only if there is ownership potential. The density was decreased from 19.3 dwelling units/acre (417 dwelling units on 21.6 acres) to 12.7 dwelling units per acre (375 dwelling units on 29.52 acres).
7. Safety issues were raised regarding the pipeline easement. The applicant was advised to indicate the proposed setback requirements and the type of pipeline. The applicant advised that the development will abide by all city ordinances regarding the subject matter. A requirement of the design plan is to show existing and proposed public facilities and physical features of the site including easements. Although not shown on the design plan to determine its impact on proposed improvements, a 40-foot Texas Eastern pipeline easement is shown on an attached survey identified as Exhibit T in the PD document.
8. Concerns were raised regarding demographics and the impacts in which the proposed development would have on schools. The applicant advised that there were no objections filed by the schools, and that Lake Park's market studies are strong.

9. Concerns were raised regarding the market study and if it was based on rental or home ownership opportunities.

The applicant responded that a market study was completed and three (3) updates were completed for compliance.

10. Caps were requested for various uses as well as clarification/corrections on density calculations.

Based on the land use table provided by the applicant, and included within the PD, GB and OP uses (with the exception of those prohibited as illustrated in Section V. Authorized Uses of the PD) will represent 38.49% of the development. The residential aspect of the development will represent 61.76% (12.7 dwelling units/acre) of the development. The remaining acreage will be developed with open space, easements and right-of-way dedication, detention/lakes; and parkland.

The foot print/building pad of any multi-tenant building shall not exceed 35,000 square feet. The foot print/building pad for any single tenant building will not exceed 75,000 square feet.

11. Discussion ensued regarding more open space/landscaping around the residential units, as small front and rear yards are desirable for some.

The applicant indicated that the proposed residential product is different from the typical townhomes that are owned fee simple. Backyards are not proposed for the residential units of the Lake Park PD. The applicant has indicated that open space requirements within the PD exceed the requirements and various improvements will be credited towards open space due to cost. It appears as though the 5.2 acres of detention is included within the landscaping requirements. Multi-family and townhome developments require 900 square feet of open space per dwelling unit. Clarification is required.

According to the Land Use Table of the PD and Exhibit K (Parkland and Open Space), 10.52 acres (22.01%) will be devoted to open space. Open space is considered areas intended for use or enjoyment by people, and can be satisfied by a combination of public and private open space. Various improvements proposed that would meet the definition of open space include the proposed trail that will link Pearland's Clear Creek System to the retail, office and all other public areas of the development; exercise stations; benches; a 4,000 square foot pavilion, colonnade with splash pads, and the proposed public and private lakes/detention.

12. Payment in lieu of parkland dedication was not desirable. Discussion ensued regarding the development meeting all open space and parkland dedication regulations.

Parkland dedication is based on the number of residential units. The Lake Park PD proposes 375 units/12.7 dwelling units per acre. Based on one (1) acre per every 50 units, 7.5 acres of parkland is required. According to various exhibits within the PD, including the land use table and Exhibit K (Parkland and Open Space), 10.5 acres (22%) of the land will be devoted to parkland. However, the PD allows for credit for park improvements, excess landscaping and lake amenities, fees in lieu of dedication in the event that the applicant is unable to satisfy some or all parkland dedication.

13. The applicant/owner has interest in the adjoining 16 acres to the east. Questions were raised about what is proposed for the 16 acres.

The applicant indicated that a portion of the property will likely be used to fill the subject 47 acres, thereby bringing the property out of the 100 year floodplain. However, future details are not clear.

14. Questions were raised regarding a HOA fee for those interested in purchasing a residential unit.

The applicant has indicated that if it is possible to sell units, then there would be an HOA fee. However, that the property will be managed by a professional management company regardless if owned or rented.

15. The applicant was asked to include within the PD document regulations, that the smallest residential unit shall be 900 square feet.

The applicant is unable to commit to a minimum unit size of 900 square feet.

Additional staff concerns regarding the revised Lake Park PD are as follows:

- Staff requests that design standards and amenities are codified to ensure the spirit and intent of the PD are implemented. For example, the Design Plan shows landscaping throughout the development. Staff requests clarification of the percentages of landscape areas for each residential unit. Also various amenities are shown and listed included enhanced entry features, decorative pavers, enhanced lighting, colonnades/pavilion, etc. Staff requests direction on how to implement these standards and amenities by codifying the regulations.
- The ordinance for the PD requires a list of deviations from the standards in the base zoning district together with any standards in the ordinance to be varied. Clarification is requested for the deviations listed on page 4 of the document.

- Re-wording to avoid confusion is required in various areas of the PD. For example, V. (Authorized Uses) states that all uses permitted within the land use matrix shall be allowed.
- Clarification is requested regarding the overlay zoning districts. They appear to be GB, OP, MF and TH.
- Section VII (Amenities) states the following amenities will be constructed in phases identified in phase 1. Details regarding the phasing is requested.
- Section VI (Authorized Uses) states that all zoning districts are the overlay zoning districts for which staff will review permits. To avoid confusion in the future, clarification/revisions are required to the language within the PD.
- Various exhibits are not included within the PD and various exhibits are not referenced in the PD. All graphic depictions used to illustrate standards need to be codified to ensure that staff can implement the standards.
- The Design Plan requires physical features of the site to be shown, including easements information to be included regarding easements, existing and proposed public facilities, parking ratios and any other pertinent information, such as the pipeline easement to ensure no adverse impact on any proposed improvements. These features are not shown on the Design Plan.
- A TIA is recommended to analyze the access points to ensure compatibility with the Engineering Design Criteria Manual. Further, the TIA will analyze McHard Road to ensure an adequate level of service

The site is surrounded by single family homes, undeveloped property and various non-residential uses, including an industrial use; Grayco Welding Company, to the south. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Houston Extraterritorial Jurisdiction (ETJ)	Undeveloped
South	Cullen Mixed Use (C-MU)	Single Family & Grayco Welding Company
East	Single Family Estate (RE)	Single Family Homes & Undeveloped Land
West	General Business (GB) Single Family Residential 3 (R3)	Undeveloped

Conformance with the Thoroughfare Plan

The subject property is located at the northeast corner of Cullen Parkway; a major thoroughfare of sufficient width, which requires 120 feet of right-of-way; and Brookside Road (McHard Road), a major thoroughfare-to be widened, which also requires 120 feet of right-of-way. Brookside Road, at this location, appears to be approximately 55 feet in width, according to GIS data. A TIA is recommended to be completed prior to the PD moving forward. At a minimum, if a TIA is not completed prior to approval of the PD, access points (driveways) are to be considered conceptual. The proposed driveways do not appear to meet the separation requirements. Furthermore, the TIA will analyze McHard Road to determine if it has capacity to provide an adequate level of service or if widening is required to serve the development.

Conformance with the Unified Development Code

The site is currently undeveloped. As part of the Lake Park PD, the applicant proposes an overlay district of GB and OP for the non-residential uses and MF and TH for the residential component of the development. Clarification is needed from the applicant regarding the lot sizes, parking ratios, etc., to ensure that the spirit and intent of the PD is implemented.

Platting Status

The property is not platted. Platting of the site will be required prior to any development or the issuance of building permits. A TIA is required as part of this development. Based on the results of the TIA, adjustments may be required to be made to the site which may require an amendment to the PD.

Availability of Utilities

According to GIS data, the subject property has access to a 12-inch water line on the west side of Cullen Parkway. Additionally, the city's water line plans show a 20-foot acquisition along the north line of the existing right-of-way for Brookside Road (future McHard Road). Sanitary sewer services are not available to the site. The applicant proposes to force main to the nearest plant (Southdown/Country Place) off of McHard Road, approximately 5/10 of a mile west of the subject property.

Impact on Existing and Future Development

The site is surrounded by residential subdivisions to the south, east and west, as well as undeveloped land to the west, south and north. Through the PD process, the applicant proposes to restrict various uses which may be perceived as incompatible (See Exhibit F of the PD) with the existing neighborhoods. Due to residential adjacency screening requirements and various other safeguards, such as enhanced landscaping, the

proposed PD will enhance the area and will be in accordance with other commercial developments along Pearland Parkway.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report, in addition to the concerns highlighted in this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

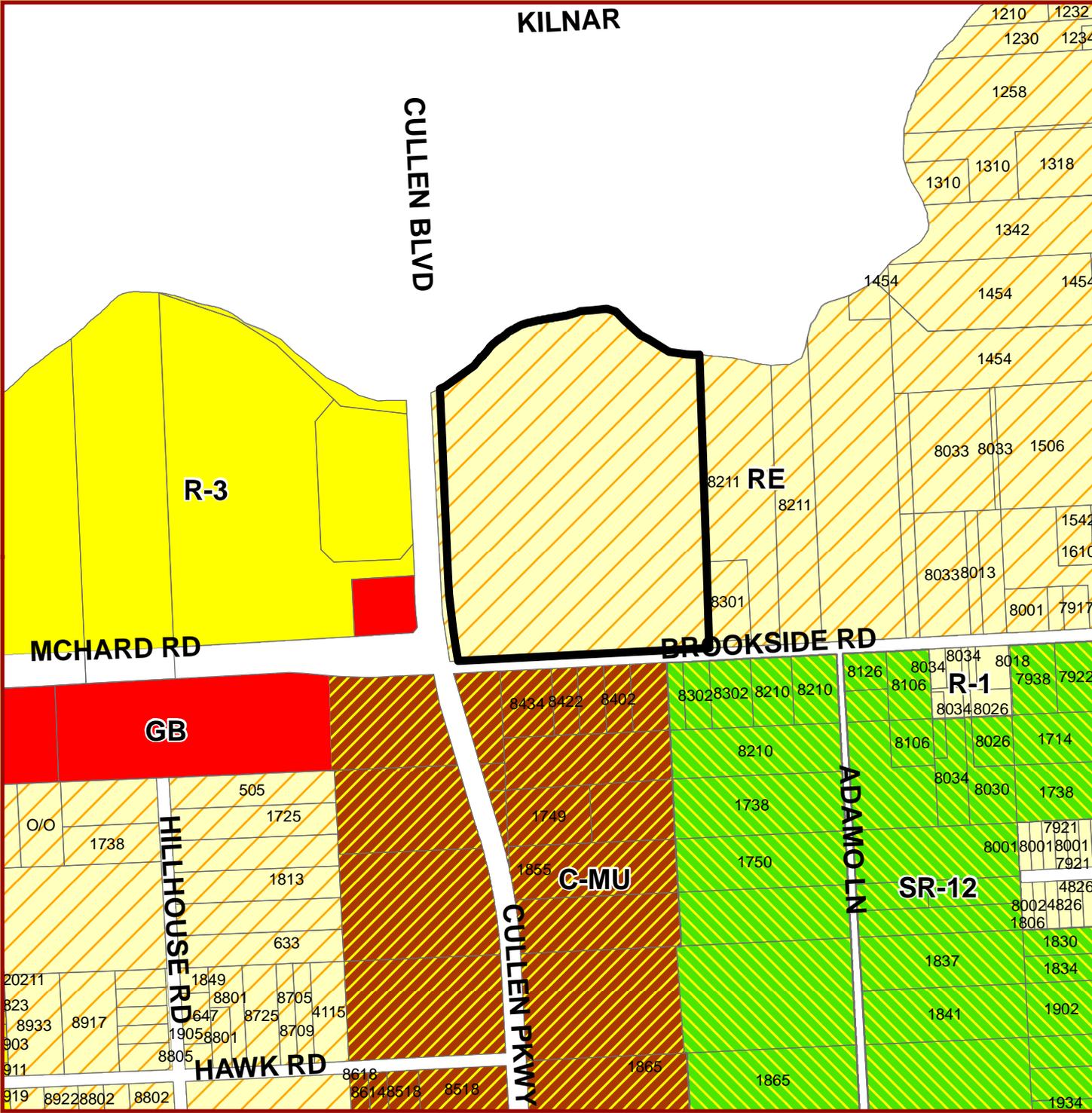
Opposition to or Support of Proposed Request

As of the date of this writing, staff has not received any comments either in opposition to or in support of the proposed change in zoning request.

Recommendation

Contingent upon the above staff concerns being addressed, staff recommends approval of the Lake Park PD, for the following reasons:

- The proposed commercial uses are in conformance with the future land use designation of Major Retail Nodes. The aforementioned future land use designation is generally located within the southwest corner of the site, where the non-residential uses are generally proposed. A portion of the site along the north property line along the creek is located within the Parks future land use designation. Because the applicant proposes a trail and parkland dedication in the general vicinity, the use meets the future land use designation in this location. The remainder of the site is located within the Low Density Residential future land use designation. High density residential uses are proposed within this area and do not meet the future land use designation. If the PD is approved staff will analyze the development for an appropriate future land use designation and include it in the annual review of the future land use element of the comprehensive plan.
- The PD, as shown will provide a diverse housing opportunity which will include a host of amenities to service the residents and citizens of Pearland.



KILNAR

CULLEN BLVD

R-3

MCHARD RD

GB

O/O

HILLHOUSE RD

HAWK RD

C-MU

CULLEN PKWY

BROOKSIDE RD

ADAMO LN

8211 RE

SR-12

1210 1232

1230 1234

1258

1310 1310 1318

1342

1454 1454 1454

1454

8033 8033 1506

8211

1542

1610

80338013

8001 7917

8301

8126 8034 8018 7938 7922

8106

80348026

8106 8026 1714

8034 8030 1738

7921

800180018001

7921

4826

80024826

1806

1830

1837

1834

1841

1902

20211
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903
911
919 89228802 8802

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647 8725 4115
19058801 8709
8805

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86148518 8518

8434 8422 8402
83028302 8210 8210
1749
1855

8210
1738
1750

1865
1865

1934

ZONING MAP
2014-10Z
PEARLAND'S
LAKE PARK PD

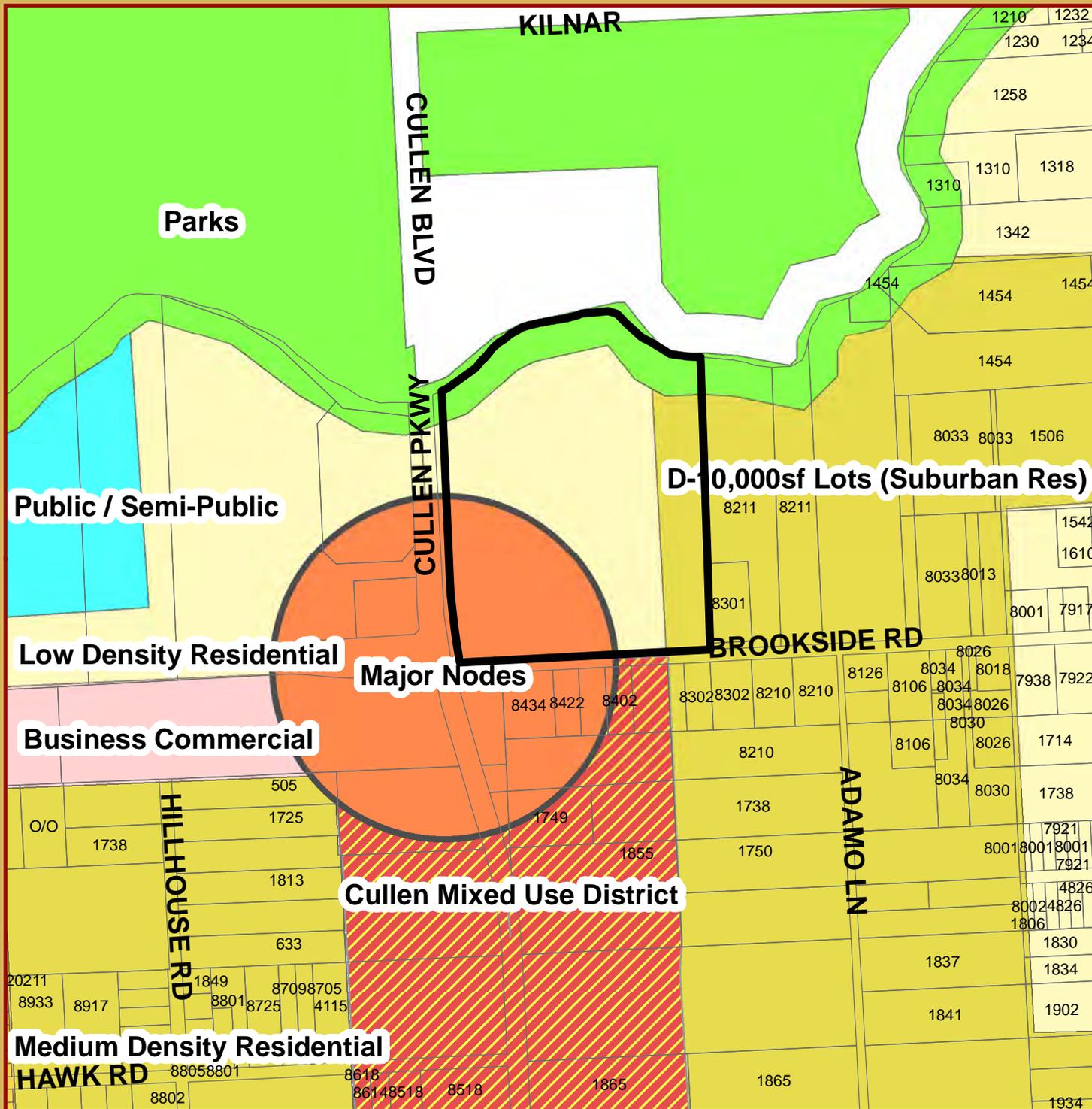


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 703 feet

22 MAY 2014
PLANNING DEPARTMENT





FLUP MAP

2014-10Z PEARLAND'S LAKE PARK PD



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1 inch = 703 feet

22 MAY 2014
PLANNING DEPARTMENT



**ZONE CHANGE 10Z
NOTIFICATION LIST**

NAME

GARNER ROBERT D

CHILDERS SHARON

LOZANO ARMANDO & CHRISTINA

BRANTLEY INVESTMENT LLC

C&F PROPERTIES LP

HARRIS SHIRLEY COOPER

STONE EARL G ESTATE

FYCW LTD

LENNAR HOMES OF TEXAS SALES & MARKETING LTD

DBA LENNAR HOMES OF TEXAS INC

HARRIS COUNTY

CHRISTOPH PROPERTIES INC

FYCW, LTD.

C/O JAMES JOHNSON

LAKE PARK PEARLAND, LTD.

C/O JAMES JOHNSON

ADDRESS	SUITE	CITY	STATE	ZIP
8302 BROOKSIDE RD		PEARLAND	TX	77581
3109 WILD TURKEY LN		PEARLAND	TX	77581
6213 RAVENWOOD DR		PEARLAND	TX	77584
2218 N SAN ANTONIO ST		PEARLAND	TX	77581
5826 HIGH STAR DR		HOUSTON	TX	77081
8301 BROOKSIDE RD		PEARLAND	TX	77581
1938 GARDEN RD	TRLR 98	PEARLAND	TX	77581
104 SOUTHERN PINES DR		LAFAYETTE	LA	70508
550 GREENS PKWY	STE 200	HOUSTON	TX	77067
PO BOX 1525		HOUSTON	TX	77251-1525
1406 1/2 W PARKWOOD AVE		FRIENDSWOOD	TX	77546-5704
106 RIVERFRONT LN		HOUSTON	TX	70508
5410 PIPING ROCK LN		HOUSTON	TX	77056

*Pearland's
Lake Park*

Lake Park Pearland, Ltd.

June, 2014

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Section II.....PD Guidelines and Regulations

**Section III.....Architectural Renderings
Elevations**

**Section IV.....Land Plans and
Phasing Plans**

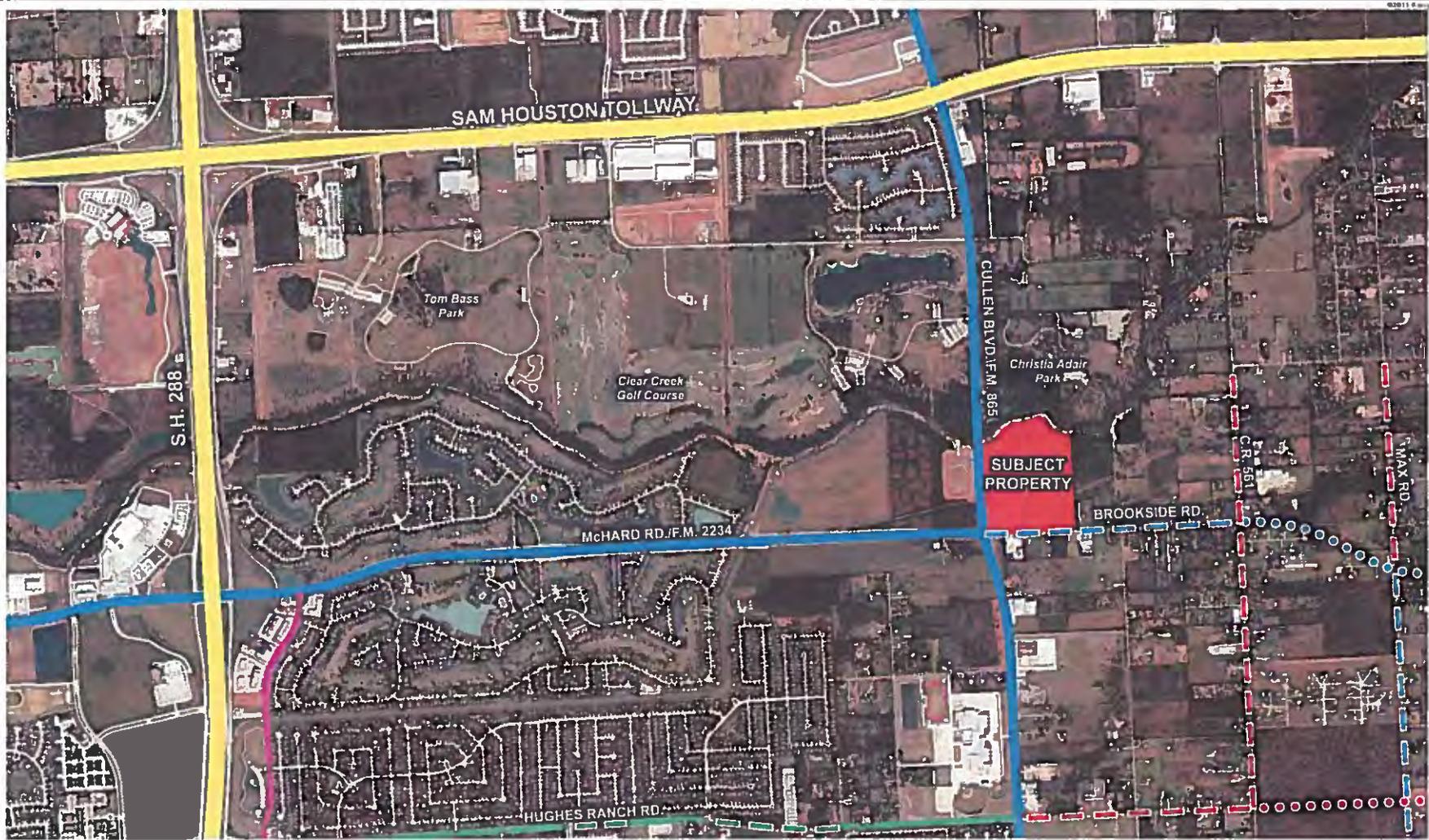
Section V.....Parkland and Open Space

**Section VI.....Ingress/Egress and
Fence Plan**

Section VII.....Survey

Section VII.....Exercise Brochure

Section I



an area map for

- FREEWAY
- 100' ROADWAY - SUFFICIENT WIDTH
- 100' ROADWAY - INSUFFICIENT WIDTH
- 60' ROADWAY - INSUFFICIENT WIDTH
- 80' ROADWAY - SUFFICIENT WIDTH
- 120' ROADWAY - SUFFICIENT WIDTH
- 120' ROADWAY - INSUFFICIENT WIDTH
- 80' ROADWAY - SUFFICIENT WIDTH
- 120' ROADWAY - PROPOSED
- 60' ROADWAY - PROPOSED

Pearland's Lake Park

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EXHIBIT A

KERRY R. GILBERT & ASSOCIATES, INC.
 Land Planning Consultants
 23901 Cinco Ranch Blvd.
 Suite A-250
 Katy, Texas 77404
 (281) 579-0340
 Fax (281) 579-0212

NOT TO SCALE

SEPTEMBER 2011
 HQA 16-272

KERRY R.

Section II

Lake Park

I. Introduction to *Lake Park*:

Lake Park, is a +/- 47.5 acre planned development consisting of office, retail, restaurant and various general business uses as well as one, two, and three story rental townhomes.

Conceived as a result of Pearland's continued commercial growth driven by an influx of professional businesses including hospitals, medical offices, and surgery centers, *Lake Park* will be the first mixed use residential community of it's kind for those desiring a maintenance free, secure community.

Lake Park's list of amenities will include a portion of Pearland's Clear Creek Trail System, constructed by the developer along the northern border of the development, with a covered exercise station, benches, decorative lighting informational signage about the City's history, and drinking fountains, all of which will be consistent with the city's designs and located in accordance with the City of Pearland's park plan and approval of the parks and planning directors.

Two lakes will be constructed within the development, each +/- 2.6 acres in size. One lake will be private and for the exclusive use of residents within the town-home with pedestrian trails / walkways providing access to both the general business and park areas. The second lake will be open to the public and include a +/- 4,000 sq. ft. pavilion, a colonnade with splash pad, as well as trails linking all public areas to the Clear Creek trail system, retail, office, and all other public areas.

The town-home community will be constructed in two phases. Phase one will consist of 238 units and including a clubhouse with conference room/business center, coffee bar, lounge as well as a lake front community pool. Phase 2 will consist of an additional 137 units.

II. Location and Use:

Lake Park is located at the northeast corner of the intersection at Cullen Blvd. and McHard Rd. (see area map exhibit) The property immediately surrounding *Lake Park* consists of a broad mix of uses, including 8-10 rural homes appearing to have been built in the 60's-70's to the east, light industrial immediately adjacent to the south, the City of Pearland's dry detention facility directly across Cullen to the West, and a boat repair shop immediately to south. Both Cullen Blvd. and McHard Rd. are identified in the comprehensive plan as major thoroughfares and provide direct access to S.H. 288. The intersection is approximately 2.1 miles to SH 288 and 1 mile to beltway 8. As a result of the heavy use of each road, and in an attempt to alleviate traffic congestion along Broadway/FM 518, Cullen Blvd. has been widened to 4 lanes, and McHard Rd. has recently been opened to Cullen Blvd.

The property is currently zoned RE, with the Pearland's future land use plan indicating a general business retail node consisting of 50 acres. Due to the heavy traffic and the lighted intersection, as well as scattered uses in the area, and in keeping with **Section 2.2.2.1 (b)(5), (b6)**, as well as the subject property's location is near the **Cullen Mixed Use District**. *Lake Park* provides the appropriate transition and upon completion likely enhancing property values, and set the tone for future development.

III. Ideals, Goals, and Objectives:

In accordance with **Section 2.2.2.4, Application Requirements**, The following excerpts from **section 2.2.2.1 (a) and (b)**, of the City of Pearland's adopted UDC, provides a description of how a proposed Planned Development fulfills the ideals, goals, objectives, and/or concepts of the City's adopted comprehensive plan or any other formally adopted City planning document, such as the parks plan or public facility plan.

(a) Purpose. The purpose of an overlay planned development zoning district ("PD District") is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Design Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts and encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.

Section 2.2.2.1 (b) Applicability: A PD district may only be established in one of the following circumstances:

1) The land is located in close proximity to established residential neighborhoods where conventional zoning classifications may not adequately address neighborhood concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer or the City to develop and implement mutually-agreed, enforceable development standards;

5) The land serves as transition between different and seemingly incompatible land uses.

6) The land is proposed for development as a major office, retail, commercial or industrial employment center, and special design standards may be warranted.

With the previous 3 standards met, it is believed the proposed PD would be appropriate.

IV. Open Space:

All of the open space requirements outlined in **Section 2.2.2.3 (c)(1)** of the City of Pearland's adopted UDC shall be met or exceeded. (See Exhibit "K" Parkland and Open Space)

Parkland Requirements:

Parkland requirements will be met implementing the formula outlined in Chapter 3, Section 3.2.10.1 (b) In the event the Applicant is unable to satisfy some or all parkland dedication requirements by way of land dedication, credit for park improvements, excess landscaping and lake amenities, fees in lieu of said dedications shall be paid to the city's park fund for future use in the appropriate zone.

Walkways, Sidewalks and Trails:

All walkways and sidewalks will be designed and constructed as required in Pearland's UDC, Section 3.2.11.1. Unless otherwise stated in in Section 2.4.5.1, Corridor Overlay District. Trails along "The Clear Creek Trail System" will be no less than 10 feet in width or as required by the parks master plan, adjacent to the boundaries of *Lake Park*.

Corridor Overlay District:

As the subject property lies within a Corridor Overlay District, all standards set forth therein shall be met.

V. Authorized Uses:

Upon adoption of the Lake Park PD, all uses permitted in **Section 2.5.2.1 The Land Use Matrix** of the City of Pearland's UDC shall be allowed in area designated for zoning categories know as GB & OP except for the following:

- 1) Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity.
- 2) Office, Parole-Probation, Bail Bonds
- 3) Check Cashing Service
- 4) Laundromat (Self-Service Laundry)
- 5) Rehabilitation Care Facility (Halfway House)
- 6) Studio-Tattoo or Body Piercing
- 7) Antique Shop with Outside Storage
- 8) Astrology, Hypnotist or Psychic Arts
- 9) Bakery (Wholesale)
- 10) Garage and/or Yard Sales
- 11) Market – Open Air (i.e., Flea Market)
- 12) Outside Display
- 13) Auction House
- 14) Fraternity or Sorority House
- 15) Mortuary/Cemetery (Including Mausoleum/Crematorium)
- 16) Bus Station
- 17) Animal Processing

VI. Authorized Uses:

1. Upon adoption of the Lake Park PD Overlay District, the following uses are authorized in the general locations identified in exhibits “B” – “E”. All zoning districts are the overlay zoning districts for which staff will review permits.
 - 1) Town-Homes / MF - This product is consistent with the TH district save and except rear yards and select homes with shared rear walls. (Back to back)
 - 2) General Business
 - 3) Office/Professional

4) All zoning standards not expressly set forth for the district in the adopting ordinance shall be as provided in the base zoning district(s), and that any standard in this ordinance that has not been expressly varied in the adopting ordinance shall be applicable to subsequent development permits for land within the PD district. The following is a list of deviations from the current RE base zoning. (Refer to Exhibit "B" site plan and Site Legend)

a. Numbers 2 and 3 – TH / MF

b. Number 4 – GB & OP

VII. Development Standards and Amenities:

Upon adoption of the Lake Park PD Overlay District, the following development standards shall be adhered to. Minor deviations from the approved design plan shall be in accordance with **Section 2.2.2.6 Subsequent Development Applications.**

- 1) All building facades except for areas of glass window and doors will be constructed of 100% masonry as defined in the City of Pearland's UDC **Section 2.6.2.1 (c) (1) Materials Permitted.** All facades shall be constructed with no less than 65% brick.
- 2) Permitted trim materials are as described in **Section 2.6.2.1 (c) (3)**
- 3) For the purpose of sustainability and erosion control all residential buildings shall be constructed with two-foot (2') eaves. (See Exhibit "O")
- 4) The foot print/building pad of multi-tenant buildings shall not exceed thirty-five thousand (35,000) square feet.
- 5) The foot print/building pad of any single-tenant building shall not exceed 75,000 square feet.
- 6) All building designs within the Lake Park PD will be consistent with the architectural renderings depicted in Exhibits "H", "I", & "J"
- 7) All screening requirements for parking shall be in accordance with the City of Pearland's UDC, **Chapter 4, Section 4.2.2.4 (d)**
- 8) Landscaped medians will be constructed wherever nose-to-nose parking exists in GB and/or OP districts. Medians will be no less than seventy-two inches (72") in width. (See Exhibit "A")
- 9) Parking medians visible to Cullen Blvd. or McHard Road shall have shrubs planted and maintained at a height of no more than thirty-six inches (36") and no less than eighteen inches (18") as measured from the surrounding soil line.
- 10) A thirty-five (35') foot wide landscape buffer shall be provided along the eastern border of property.

VII. Amenities:

The following list of amenities will be constructed in phases identified in phase I. (See Exhibit "C") The term "Amenity" is defined in Chapter 5 of the city's UDC.

- 1) Lakes: Two lakes – Private residents lake shall be +/- 2.4 acres. Public Lake shall be 2.8 acres.
- 2) Pavilion - Developer will construct a +/- 4,000 sq. foot pavilion, the location of which is depicted on (See exhibits "C" 4B)
- 3) Colonnade with splash pad for children. (See exhibit "C" 4A)
- 4) Fountains - the location of which depicted in the site plan. (See exhibit "C" Fountain)
- 5) Clear Creek Trail System - The trail will include benches, water fountains, and lighting in accordance with the Parks Department's master plan. (See exhibit "C" Fountain)
- 6) Exercise station – A covered outdoor exercise station will be located along the Clear Creek Trail System for public use. The developer has budgeted \$55,000 for construction and will receive parkland credits in accordance with the comprehensive plan for city parks. (See attached exercise brochure)
- 7) Trail Head - Developer will construct a trailhead with no less than 6 parking spaces. (See Exhibit "K")

VIII. Fencing.

Fencing and access gates shall be constructed of brick, masonry and wrought iron access gates, which are depicted in Exhibit "L". The location of all fencing, walls and access gates are identified in Exhibit "L".

IX. Residential Densities.

Maximum density shall not exceed 238 units or, 13 units per acre in Phase 1, and 137 units in Phase 2. (See page 6)

X. GB and O/P overall square footage.

(See residential density and multi-tenant square footage table)

XI. EXCEPT AS OTHERWISE PROVIDE FOR IN THIS PD DOCUMENT, ALL ORDINANCES, CONDITIONS, AND REQUIREMENTS OF THE CITY OF PEARLAND'S UDC, AND LAND USE PLAN, SHALL HEREBY BE DEEMED APPLICABLE IN ALL MANNERS AND RESPECTS.

Land Use Table:

Use	Acres	Percentage	Density/units per acre
Single Family	-	-	-
Town Homes	29.52	61.76%	12.7
General Business/Office	18.4	38.49%	-
Open Space	10.52	22.01%	-
Easements/R.O.W.	2.6	5.44%	-
Detention/Lakes	5.2	10.88%	-
Park Land	10.56	22.09%	-
Subtotals	76.8	160.67%	-
Less Open Space	(10.52)	(0.22)	-
Less Parkland	(10.56)	(0.22)	-
Less Internal Road Circulation	(8.22)	(0.17)	-
Totals	47.50	100%	-
Total Open Space and Parkland	21.08	44.10%	-

Section III



PROJECT #:
11-043

LAKE PARK
AERIAL PERSPECTIVE

Exhibit F

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PROJECT #:
11-043

LAKE PARK
Perspective - Colonnade

Exhibit G

© Copyright 2011, Steinberg Design Collaborative, LLP





PROJECT #:
11-043

LAKE PARK

Entry at Cullen Rd.

Exhibit G - 1

Copyright © 2011, Steinberg Design Collaborative LLP





Exhibit G-2

PROJECT #:
11-043

LAKE PARK

Entrance at Brookside/McHard Rd.

Copyright © 2011 Steinberg Design Collaborative LLP





Exhibit H

PROJECT #:
11-043

LAKE PARK
Perspective - Townhomes Lake View





PROJECT #:
11-043

LAKE PARK
Perspective - Townhomes From Street

Exhibit I

© Copyright © 2011, Steinberg Design Collaborative, LLP





PROJECT #:
11-043

LAKE PARK

Perspective - Retail

Exhibit J

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2 BUILDING TYPE II
REAR ELEVATION
SCL. W-17-C



1 BUILDING TYPE II
FRONT ELEVATION
SCL. W-17-C

Not for regulatory approval, permitting, or construction 05-23-2014

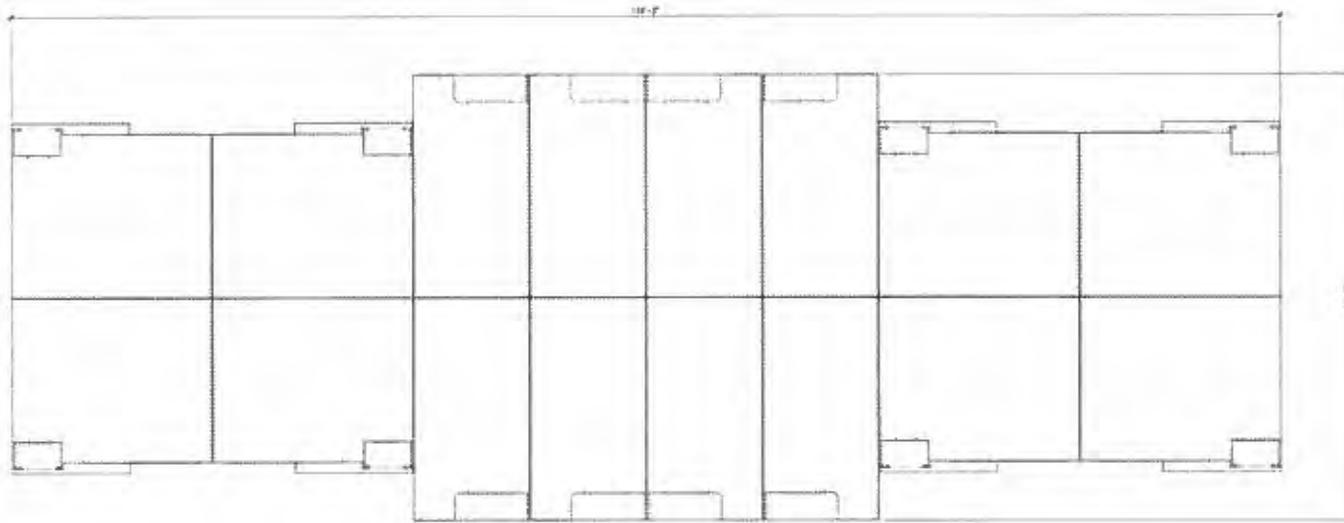
Seaford P. Seaberg
AIA

Lake Park
Pearland, Texas

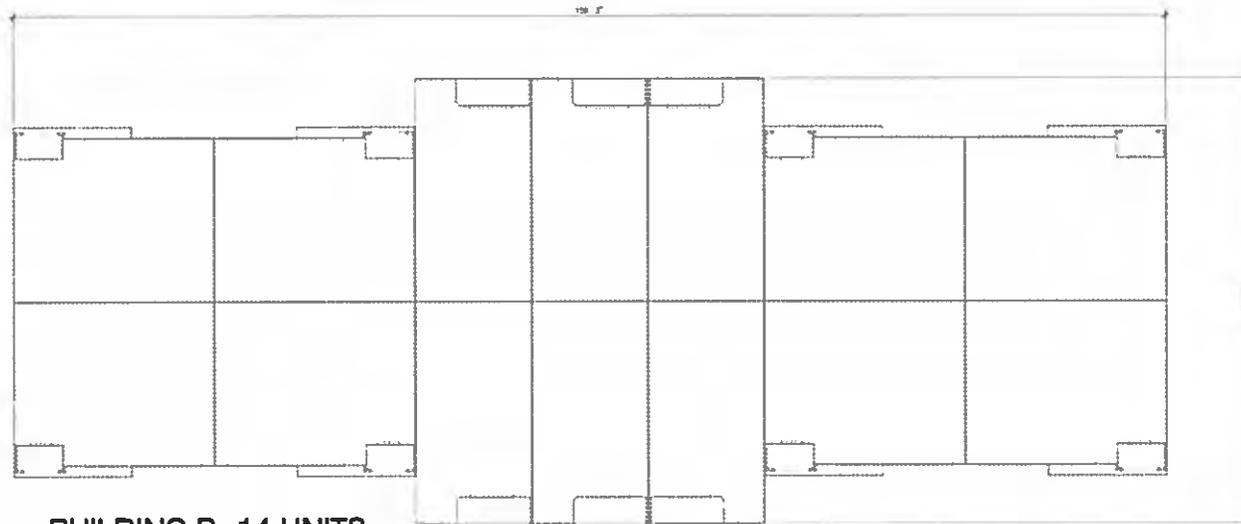
Steinberg
Design
Collaborative LLP
ARCHITECTS & INTERIORS

05-23 2:51 PM
002 ROOMS
003 ELEVATIONS
0000.PLOT

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EXHIBIT P



BUILDING A - 16 UNITS



BUILDING B - 14 UNITS

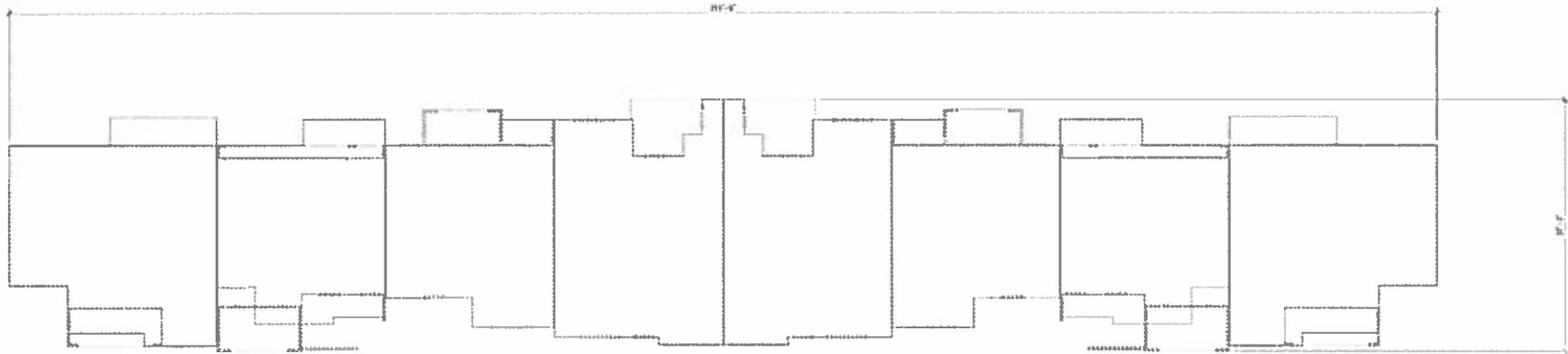
PROJECT #:
11-043

LAKE PARK
BUILDING EXHIBIT

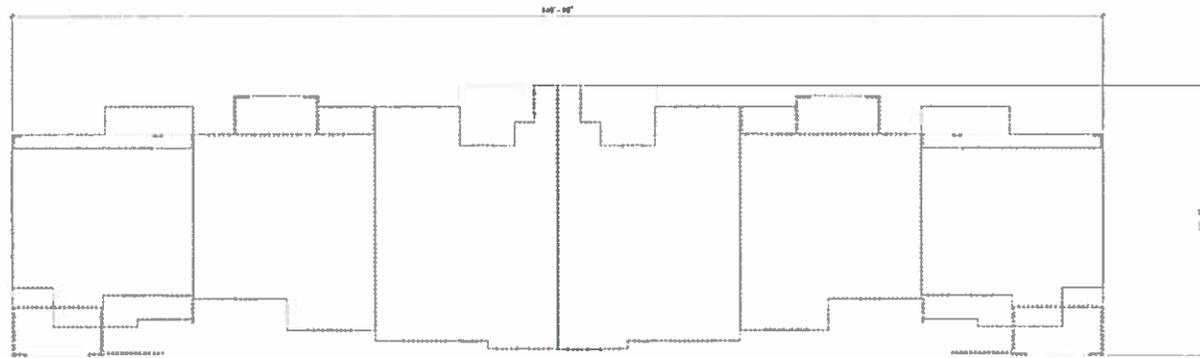
EXHIBIT Q

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BUILDING C - 10 UNITS



BUILDING D - 8 UNITS

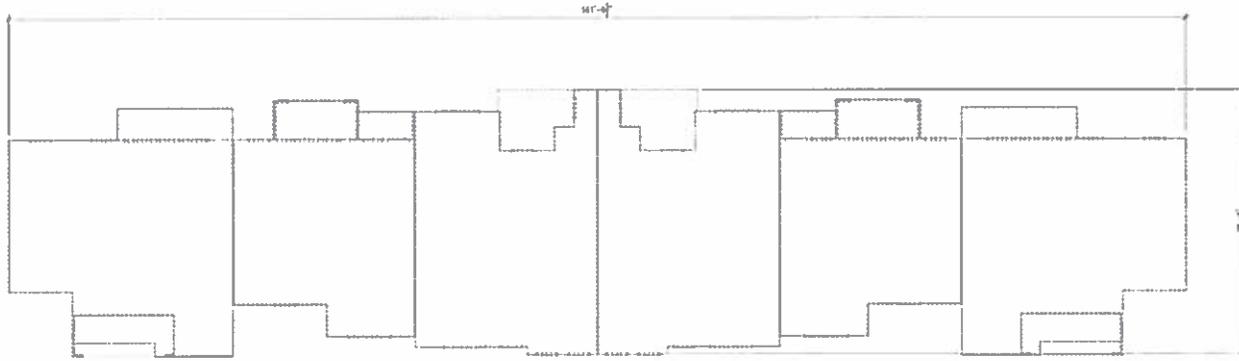
PROJECT #:
11-043

LAKE PARK
BUILDING EXHIBIT

EXHIBIT R

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BUILDING E - 6 UNITS

PROJECT #:
11-043

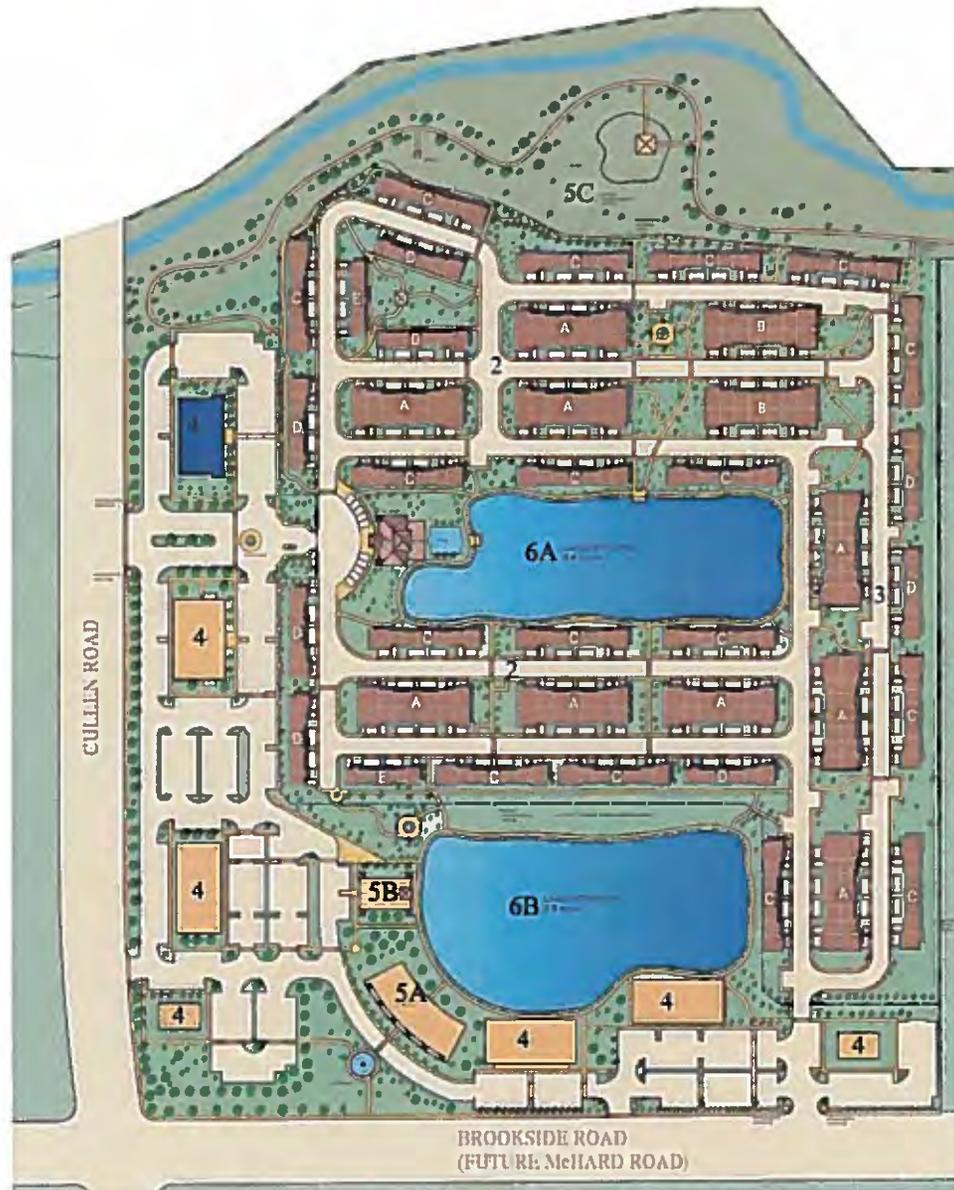
LAKE PARK
BUILDING EXHIBIT

EXHIBIT S

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Section IV



SITE LEGEND

- 1. TOTAL ACERAGE (+-) 47.5 ACRES
- 2. TOWNHOMES - PHASE I (+-) 238 UNITS
- 3. TOWNHOMES - PHASE II (+-) 137 UNITS
- 4. GENERAL BUSINESS/
OFFICE PROFESSIONAL
- 5a. PARKLAND/ COLONNADE
- 5b. PARKLAND/ PAVILLION
- 5c. PARKLAND / TRAIL
- 6a. LAKE 2.4 acres
- 6b. LAKE 2.8 acres
- LANDSCAPE SEATING (Symbol)
- FOUNTAIN (Symbol)

RESIDENTIAL PARKING

- 1. RESIDENTIAL SURFACE - 136 SPACES
- 2. RESIDENTIAL DRIVEWAY - 278 SPACES
- 3. GARAGES - 278 SPACES



PROJECT #:
11-043

LAKE PARK
Overall Land Plan

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SITE LEGEND

- 1. TOTAL ACREAGE (+/-) 29.5 ACRES
- 2. TOWNHOMES - PHASE I (+/-) 238 UNITS
- 3. GENERAL BUSINESS / OFFICE PROFESSIONAL
- 4a. PARKLAND/ COLONNADE
- 4b. PARKLAND/ PAVILLION
- 4c. PARKLAND/ TRAIL
- 5a. LAKE 2.4 acres
- 5b. LAKE 2.8 acres



Exhibit C

PROJECT #:
11-043

LAKE PARK
PHASE I LAND PLAN

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SITE LEGEND

- 1. TOTAL ACREAGE (+-) 10.2 ACRES
- 2. TOWNHOMES - PHASE II (+-) 137 UNITS
- 3. GENERAL BUSINESS / OFFICE PROFESSIONAL



Pearland, Texas
for
Vivcor, LLC.

Exhibit D

PROJECT #:
11-043

LAKE PARK
PHASE II LAND PLAN

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SITE LEGEND

- 1. TOTAL ACREAGE (+-) 5.7 ACRES
- 2. GENERAL BUSINESS / OFFICE PROFESSIONAL



Pearland, Texas
for
Vivcor, LLC.

Exhibit E

PROJECT #:
11-043

LAKE PARK
PHASE III LAND PLAN

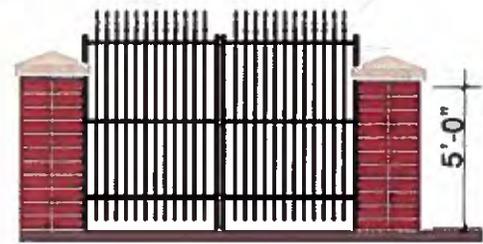
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Section V

Section VI

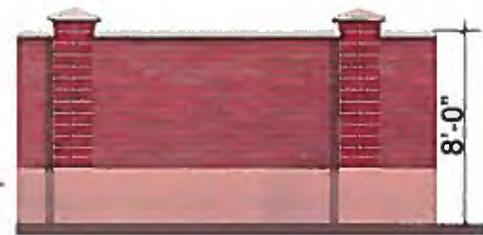
Lake Park
Land Plan
Pearland, Texas



1. ENTRY GATE



2. FENCE & ACCESS GATE



3. 8 FEET HIGH WALL

Fence Exhibit L

BROADSIDE ROAD
(FUTURE BOWARD ROAD)

TOTAL 47.7 ACRES

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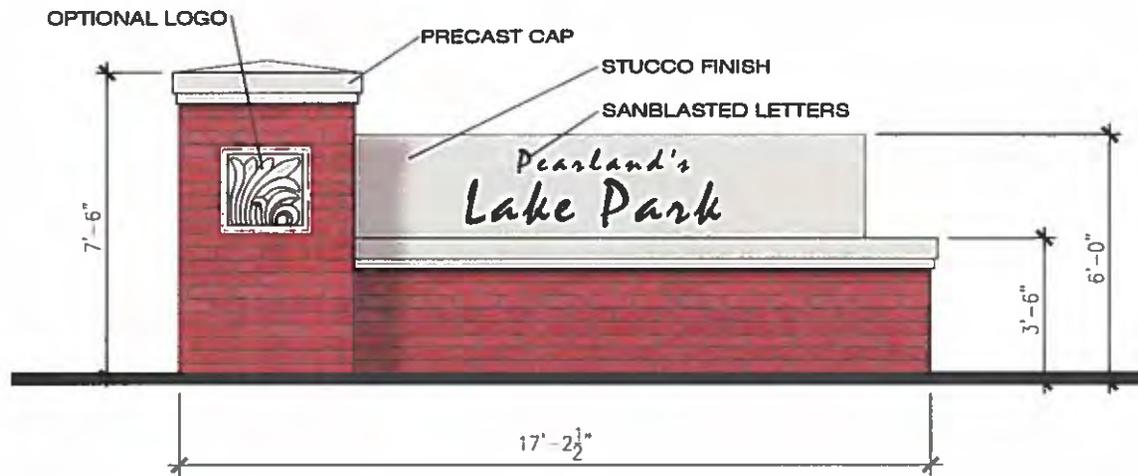
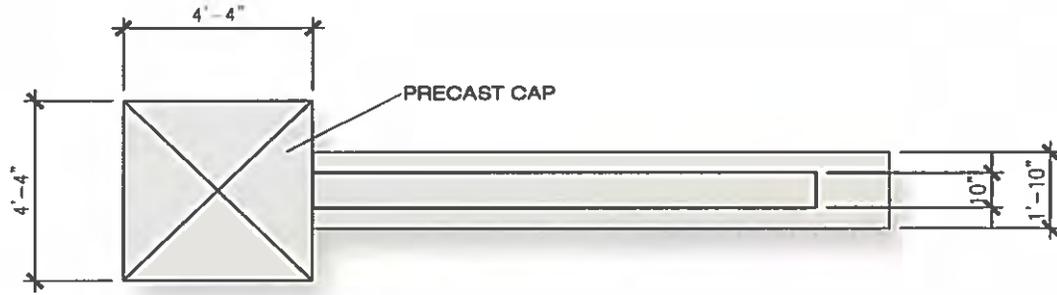
Sanford P. Newberg
AIA

Lake Park
Pearland, Texas

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2011/1841
Site Plan

A1.01



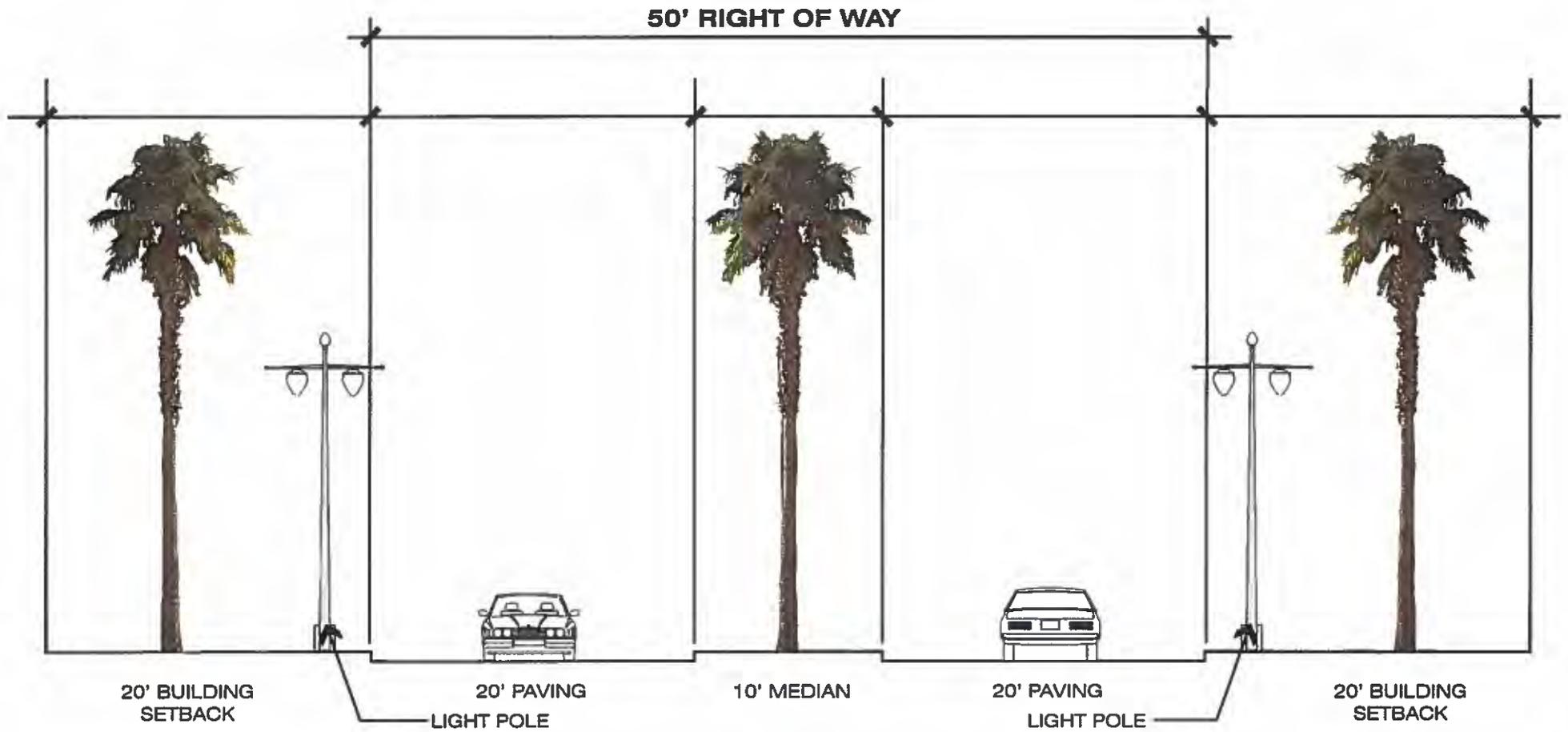
PROJECT #:
11-043

LAKE PARK
Monument Exhibit

EXHIBIT M

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PROJECT #:
11-043

LAKE PARK
Entrance Cross Section

EXHIBIT N

Section VII

Section VIII

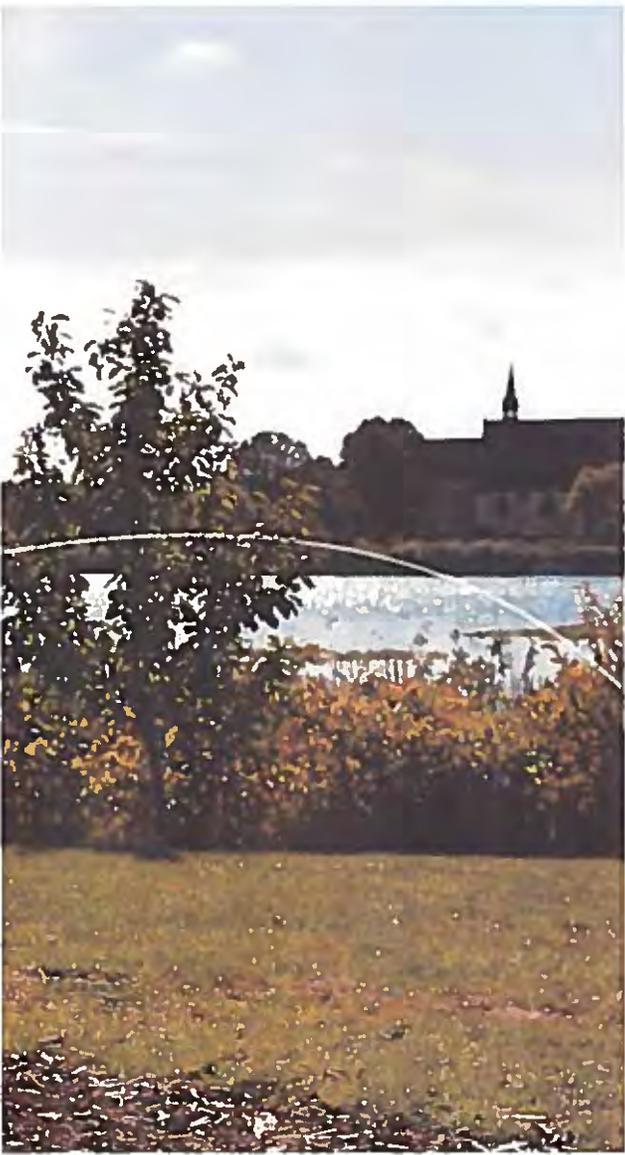


OUTDOOR FITNESS



Norwell Form Function® is outdoor fitness equipment, designed for people of any age to enjoy... in the park, at work, in the schoolyard, in your neighborhood or anywhere that people gather for recreation. The glass-blasted stainless steel equipment is based on a Scandinavian design which is simple and attractive while retaining the basic functions required to train and maintain the body.





The family Hempel Barkholt

NORWELL STORY

The Hempel Barkholt family – founders of Norwell – love being outdoors and spending time together as a family. During frequent travels through China they were inspired by the many outdoor fitness parks and decided to establish a new company to focus 100% on the design and development of outdoor fitness equipment.

Norwell is now well established and people are regularly found happily exercising in our parks. We frequently install our fitness parks in places of natural beauty, and their simple design enables them to blend seamlessly into any natural surroundings.

Norwell fitness equipment provides the opportunity for everybody to exercise, regardless of age or fitness levels. We hope that our easily accessible equipment will encourage many more people to engage in outdoor fitness activities and enjoy the benefits it provides.

Every time a Norwell fitness park opens it is confirmation that every hour spent developing these products has been very worthwhile.

INCONSPICUOUS FITNESS EQUIPMENT THAT ENHANCES NATURAL LANDSCAPES



DESIGNED FOR PEOPLE

Our products are carefully designed for the individual so that they use their own body weight as resistance. They have been deliberately designed to be non-adjustable because, without proper guidance, adjustability can result in injury as users may over-exert themselves. Adjustment devices can also be easily vandalized. There is full flexibility in the movement of all mechanical parts, minimizing the risk of injury. The intention is to use the fitness stations as a training circuit, creating a good challenge for all, regardless of fitness levels. Most users will spend one or two minutes at each station before moving on.

FORM & FUNCTION

Design is an integral part of Norwell's focus and all design elements have a function. Our products are designed to fit into all environments – green, open space and urban.

HEALTH PROMOTION

Most people today are aware that they should exercise regularly but, for a lot of people, there are barriers including time, money or the wrong environment. An outdoor fitness course overcomes these barriers by being:

- always available
- free
- an opportunity to get out and exercise in the fresh air

SOCIAL INTEGRATION

Our fitness parks are meeting places for people of all ages and walks of life – business executives, moms and dads, teenagers, older people and the less able – they're really accessible for everyone. In every community it is important to have a meeting place where the people can gather to spend time with their friends and family, exercise and socialise.

Norwell fitness parks are the ideal solution!

EACH PIECE OF EQUIPMENT IS IDENTIFIABLE FOR A SPECIFIC TYPE OF TRAINING



CARDIOVASCULAR

To maintain fitness and stamina

To maintain optimum cardiovascular function is a prerequisite for good health and essential for high quality of life. Norwell Form Function® can help people to achieve these goals.

Products in this group are identified by a GREEN weather-resistant sticker.



BALANCE

To strengthen the ability to stretch your body and muscles

Good flexibility is important to minimize the risk of injury to muscle groups and reduce general aches and pains. Norwell Form Function®

Balance has been created to strengthen body flexibility. Products in this group are identified by a DARK RED weather-resistant sticker.



STRENGTH

To train individual muscle groups

Strength training reduces the possible risks of muscular injury and increases stamina.

Products in this group are identified by an ORANGE weather-resistant sticker.



FLEXIBILITY

To train balance and coordination

Lack of balance and coordination is an unpleasant condition, but in many cases this can be trained away. Norwell Form Function®

Flexibility helps people to focus on balance.

Products in this group are identified by a DARK BLUE weather-resistant sticker.

THE PICTOGRAM INSIDE THE COLOUR-CODED ID BAND SHOWS HOW TO USE EACH PIECE OF EQUIPMENT



As a designer and manufacturer, Norwell is able to produce custom designs. Please contact us at info@norwell-usa.com for details.

NORWELL'S INCLUSIVE EQUIPMENT CAN BE USED BY PEOPLE OF ALL AGES AND ABILITIES





MORE THAN JUST A FOOTBALL CLUB

Titus Swartjes, Head Coach at SV Schalkhaar Football Club, Netherlands:

"We use Norwell equipment for warming up and cooling down and it's great for players preparing for comeback after an injury, as they don't have to train in isolation – they can be right here with their team mates. Our club is more than a football club – we have a social funchan in our city and our Norwell equipment has contributed to that. For example, older people come here to exercise and children love to play on the equipment while their dad's playing football."





FRESH ENERGY TO THE BRAIN

Claus Jensen, Head Teacher, Faaborg High School

"Norwell is not just an outdoor fitness park – it's actually a great sculpture park. It's so nice to see beautiful equipment which also has a function. We use the apparatus both in sports and in interdisciplinary projects. Visual art can work with gear design and aesthetics, and in physics the formula "force times arm length" becomes easy to understand when you need it to lift your own weight. Our students have the opportunity after working hard in class to get out and increase their pulse rate, giving fresh oxygen to the brain and sharpening concentration and learning ability. Norwell equipment has also helped increase integration between the City of Faaborg and our school as everyone is welcome to come and exercise here."





AESTHETICS ATTRACTS ALL GENERATIONS

Congratulations to the municipality of Gentofte on being awarded the title of Sports Town of the Year. We are really pleased that the Norwell Park has been one of the many good initiatives that has contributed to this award.

BKO Temple, next to Gentofte Stadium, was established in 1997 as a skater track and hockey rink in collaboration with a group of young skater enthusiasts. In 2009 the lanes and ramps were modernised, and the area has been further developed to appeal to other users – families, adults and school clubs.

Outdoor fitness equipment has been installed for individuals, as well as complementing school and institutional sports programs.

Further development of the area will focus on increasing the breadth of offerings and will therefore appeal to all. Ball cages and basketball backboards have also been installed to attract an even wider range of users.

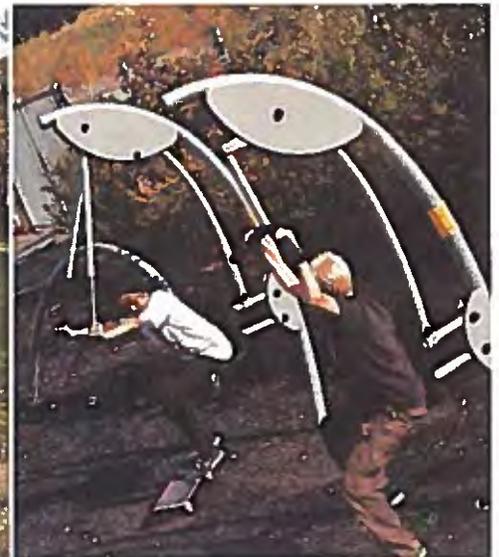
SENIOR CITIZEN CARE HOME – ODENSE, DENMARK

This care establishment serves for 60 live-in residents and is also connected to 200 sheltered homes.

Norwell equipment is installed in the communal garden where the residents can watch their friends exercising and also enjoy looking at the beautiful sculpture of the Norwell products.

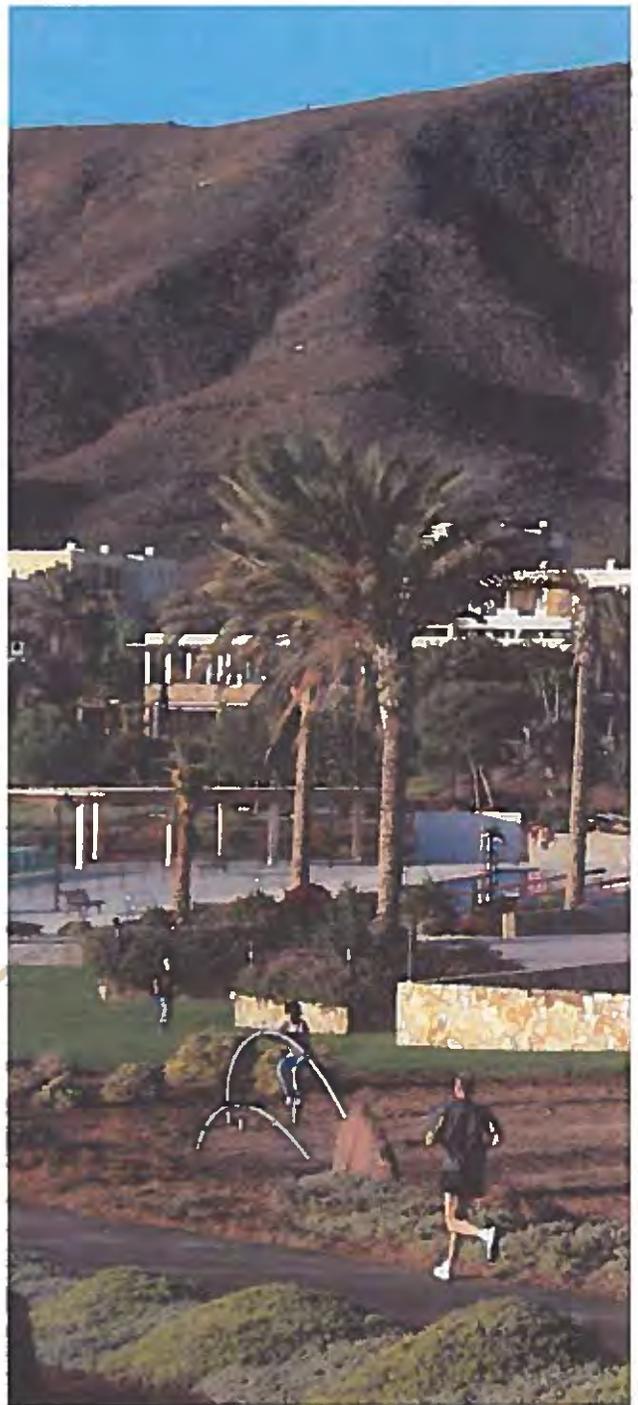
Residents have their own physiotherapist who exercises with them and instructs them on how to use the equipment correctly.

Norwell equipment is also used by the staff, who often suffer from back problems due to the heavy lifting their work involves. They enjoy stretching out, keeping in shape and having fun with their colleagues.



THE WORLD'S FIRST SCULPTURAL FITNESS PARK

Playitas is Apollo Travel's new sport resort on sunny Fuerteventura in the Canary Isles. The resort opened on July 1, 2009 and, in its setting of mountains, ocean and open spaces, is ideal for professional athletes and traditional tourists alike.



NW101:
Chest
Strength
Outdoor
fitness



NW102:
Back
Strength
Outdoor
fitness



NW103:
Sit Up
Strength
Outdoor
fitness



NW104:
Pull Up
Strength
Outdoor
fitness



NW105:
Bar
Strength
Outdoor
fitness



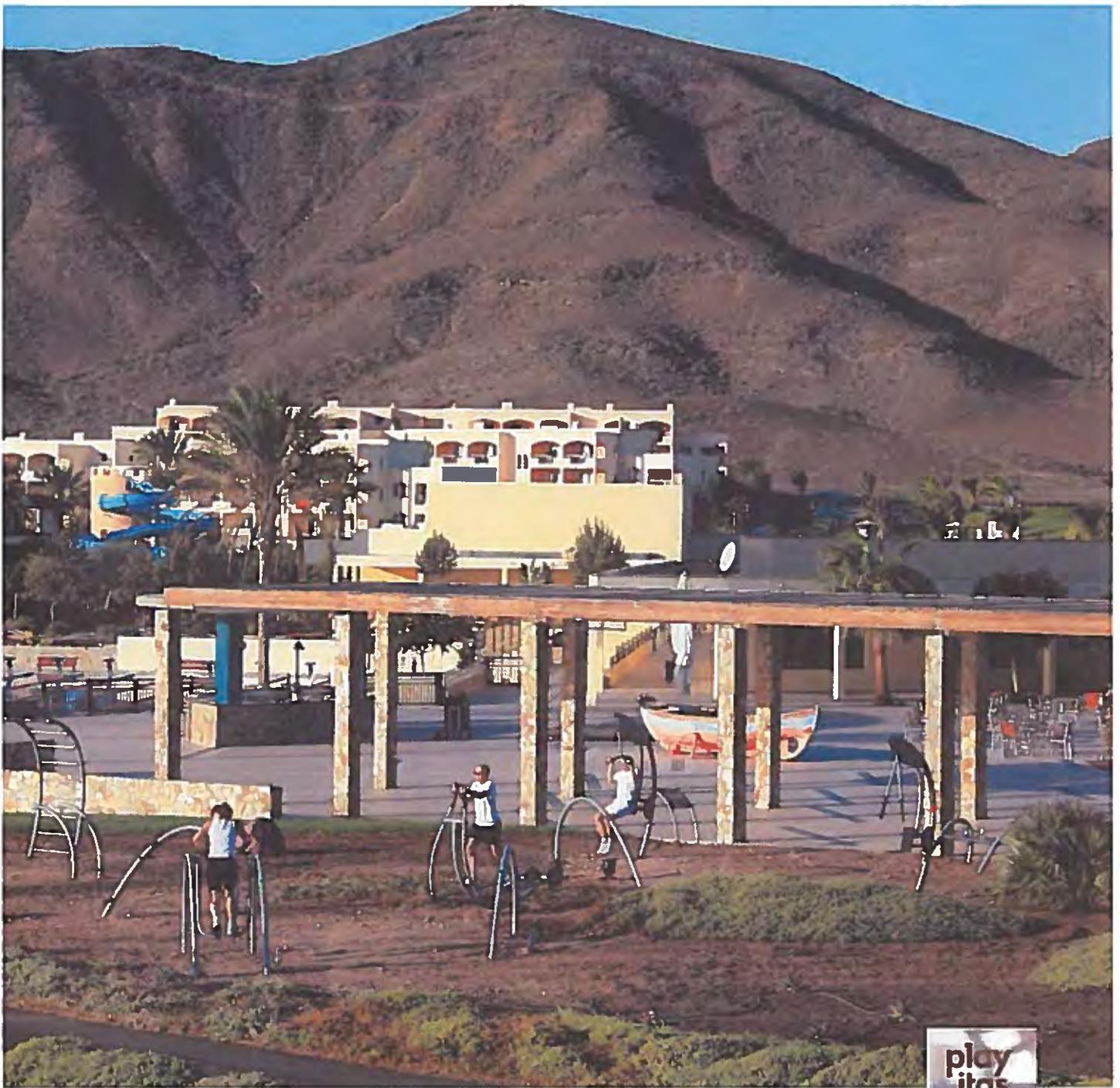
NW106:
Leg
Strength
Outdoor
fitness



NW201:
Air Walker
Cardiovascular
Outdoor
fitness



NW202:
Cross
Cardiovascular
Outdoor
fitness



JAN LOCKHART, MANAGING DIRECTOR, APOLLO TRAVELS

"We chose Norwell as the supplier of our outdoor fitness park as they particularly emphasize exercises that cater to all.

The equipment has great sculptural design and blends discreetly into its surroundings. The products are high quality and beautifully finished – care has been taken with every detail."



NW203:
Stepper
Cardiovascular
Outdoor
fitness

NW204
Hip
Cardiovascular
Outdoor
fitness

NW301:
Twister
Balance
Outdoor
fitness

NW302:
Springer
Balance
Outdoor
fitness

NW401:
Stretch
Dexterity
Outdoor
fitness

NW501:
Bench
Dexterity
Outdoor
fitness

NW502:
Pingpong
Dexterity
Outdoor
fitness

NW 503:
Sign
Info sign
Outdoor
fitness



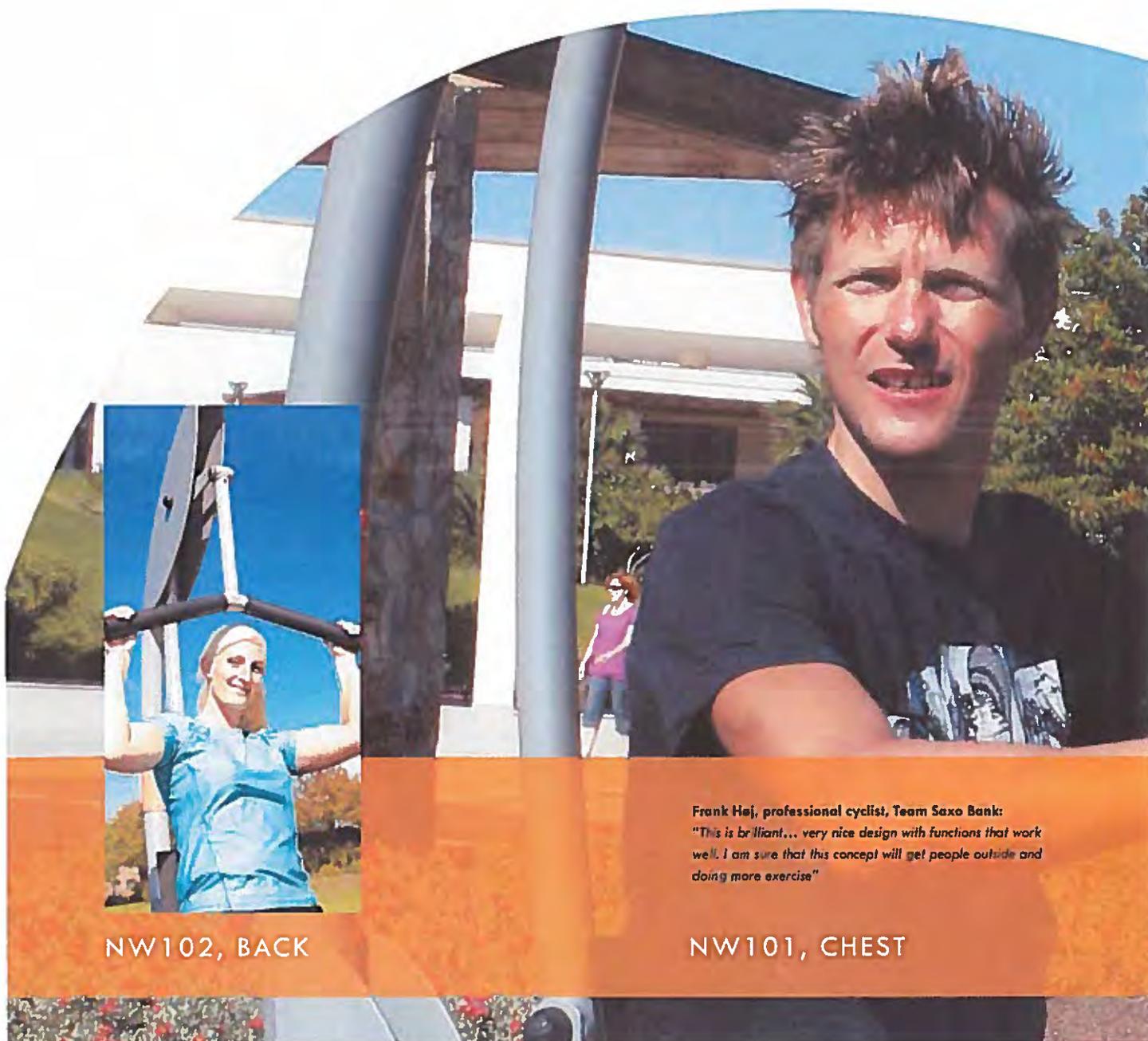
STRENGTH

NW101, CHEST

Chest is a seated chest press developing strength in the chest, front of the shoulders and triceps.

Chest utilises the user's body weight as a counterweight so the user does not need to adjust weight and resistance.

Chest is equipped with a sturdy rubber coated seat for comfort and safety while training.



NW102, BACK

Frank Hej, professional cyclist, Team Saxo Bank:
"This is brilliant... very nice design with functions that work well. I am sure that this concept will get people outside and doing more exercise"

NW101, CHEST



NW102, BACK

Endurance over brute strength – **Back** is a simple way to build up strength in the back, shoulders and biceps. The basis of the training is repetition rather than heavy weight training.

Back fits all and is easy to use – it utilises the body weight of the user as counterweight-eliminating the need to make adjustments.

Back is equipped with a rubber coated seat which provides a safe platform with excellent durability.



NW103, SIT UP

Sit Up – ideal for improving abdominal, thigh and hip muscles.

Sit Up has several applications. It is easy to use and is equipped with a comfortable rubber coated seat.



NW103, SITUP



STRENGTH

NW 150 4' PULL UP



NW104, PULL UP



NW105, BAR



NW106, LEG

NW 104, PULL UP

Pull Up is an extremely flexible and versatile piece of fitness equipment, combining strength training for a wide range of muscle groups.

Pull Up offers the user a range of exercises such as chin-up, shoulder, grip and body lift as well as a variety of stretches.

Pull Up is a great indicator of the upper body strength in relation to the user's body weight.

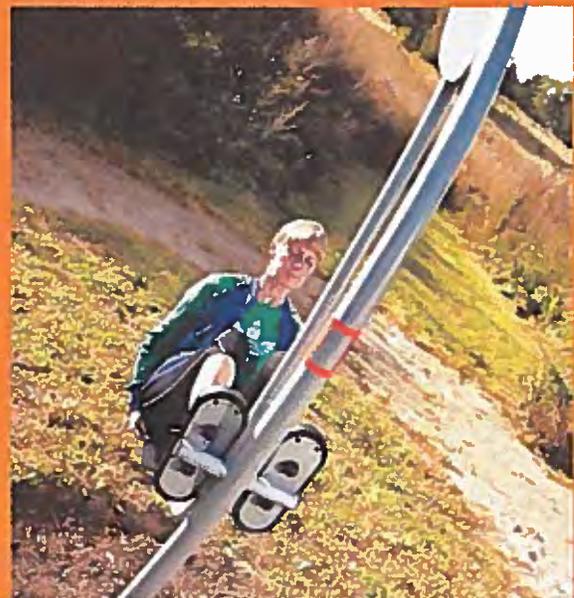
NW105, BAR

Develop chest, shoulders and triceps with **Bar** – a simple product with lots of possibilities.



NW106, LEG

Build strength in your thighs, legs and calves. With long footplates, **Leg** fits all.





NW201, AIR WALKER

NW202, CROSS

NW203, STEPPER

NW204, HIP



NW201, AIR WALKER

To walk on air is probably the greatest feeling of freedom you can have.

Air Walker is equipped with a support bar for the hands. The foot plates are covered with skid resistant rubber for safe training.

Air Walker enhances the cardiovascular functions of the body and increases flexibility in hip and thigh muscles – even more than traditional running.

Air Walker gives the user the same training as running but without the risk of strain and injury runners can experience in their knees, feet, hips and back.

NW202, CROSS

Cross is a comfortable way of developing leg and hip muscles while improving cardiovascular endurance.

Cross foot plates are covered with skid resistant rubber for safe training.

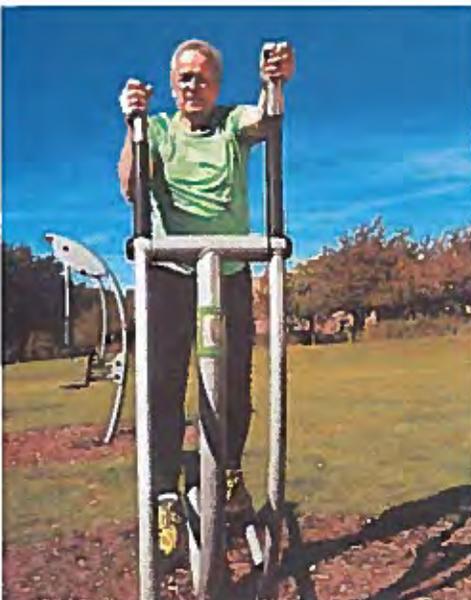
NW203, STEPPER

Stepper develops leg muscles and improves cardiovascular endurance.

Stepper has two curves. The big curve serves as support during training – the little curve is wrapped in non-skid rubber.

NW204, HIP

Hip gently trains back, hip and abdominal muscles while you develop your balance and co-ordination.



NW301, TWISTER

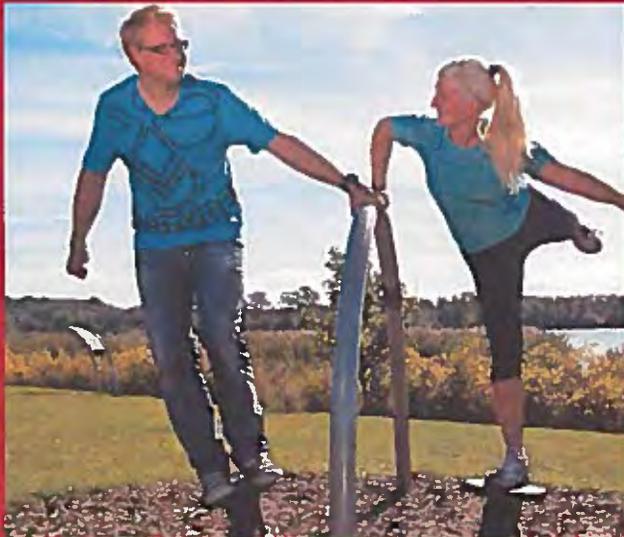
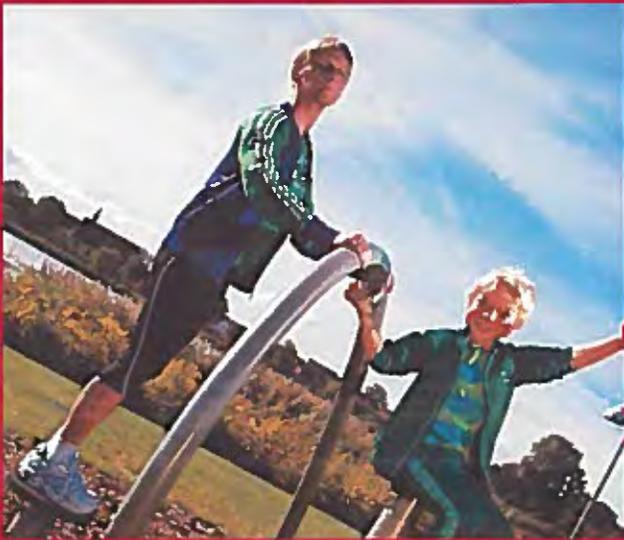
Twister combines muscle development in the back and helps improve flexibility and balance. Body rotation improves flexibility in the back and hip and stimulates abdominal and lower back muscle development.

Twister has two individual platforms – one for standing and one for sitting – and a curved bar for support.

NW302, SPRINGER

Springer strengthens ankles and knees as well as developing balance.

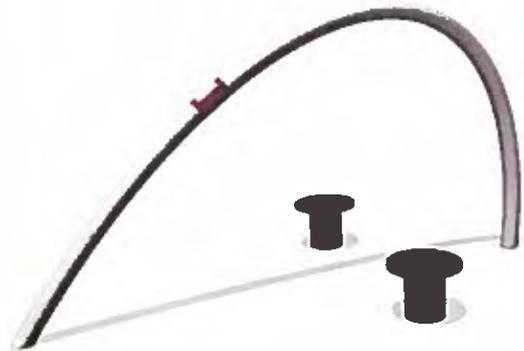
Springer comes with a soft and hard spring for various levels of training.



NW301, TWISTER



NW302, SPRINGER

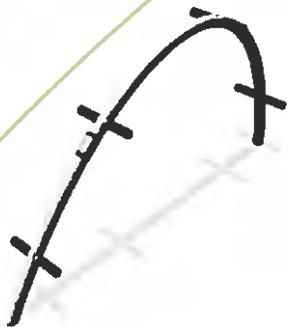
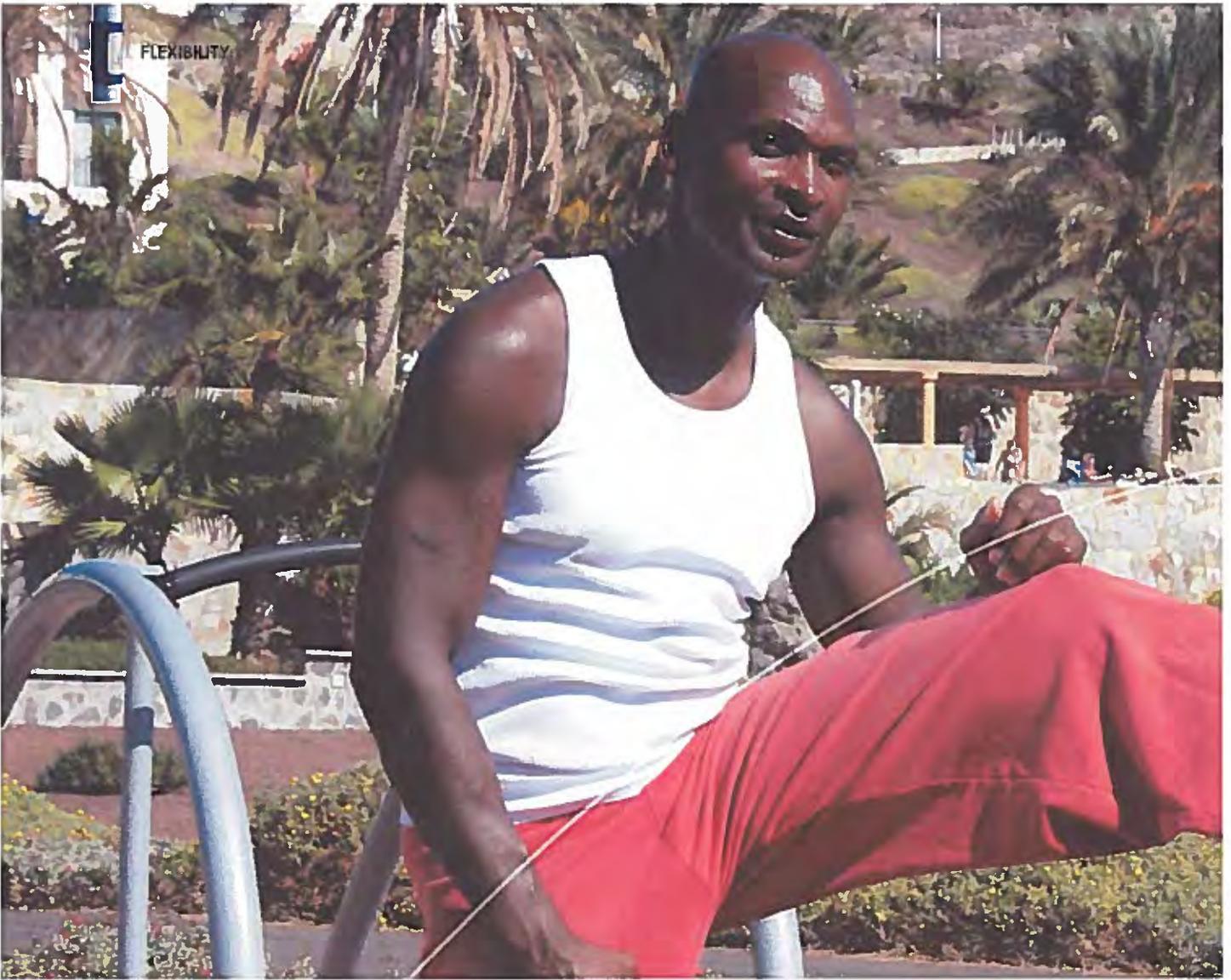




Pat Vidal, Physiotherapist, Spain:
"All exercises can be performed without risk of injury and as the equipment is so versatile it provides a complete workout. You can train alone any time during the day, whatever the weather."



FLEXIBILITY



NW401, STRETCH



NW501, BENCH



NW502, PINGPONG



NW503, SIGN



NW401, STRETCH

Stretch is a simple, efficient piece of equipment for flexibility training, using the shape of the curve.

Stretch also provides an essential finishing activity – stretching out calf muscles, thigh muscles and the hollow of the knee.

NW501, BENCH

Bench is shaped for both rest and function.

Equipped with sturdy bolts and rubber connectors to prevent metal against metal contact, **Bench** can be used for training the upper and lower back and is wide enough to be used simultaneously by two people.

NW502, PINGPONG

Pingpong is a fun variation from our traditional fitness equipment but no less beneficial as it combines movement, reaction speed and coordination between eye, ball and hand.

Pingpong is manufactured in sturdy, maintenance free materials.

NW503, SIGN

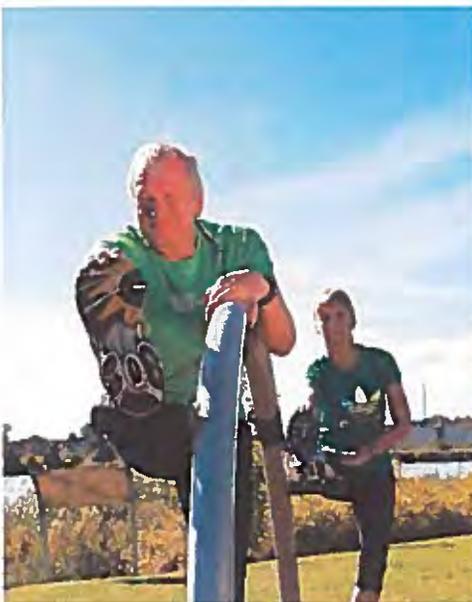
Sign explains the philosophy and concepts behind training and how the park should be used.



Charles Longdon-Hughes, Fitness/Aerobics Guru, UK.

Former Karate world champion

"Fantastic concept, I love it! Beautiful to look at and it's also safe with excellent functions that really work as they should."





NORWELL
CO₂ FREE
FITNESS GYM

*Norwell's Outdoor fitness equipment
is environmentally friendly because you
create the energy yourself*

H.J. Hansen is a family owned group with roots that go back six generations. The company was founded in 1829 as a merchant's house in Vestergade in Odense. Through expansion and acquisition, H.J. Hansen has grown to become one large, modern international business. Its three main activities are recycling, plumbing and engineering but it also has major interests in wine and delicatessen shops. H.J. Hansen has companies in Germany and abroad, and has 380 employees.

THE OPPORTUNITY OF EXERCISE

"Employee health is important to us here at H.J. Hansen, and as a part of our health policy we wanted to make exercise easily available to our staff. We chose a solution from Norwell, which has been a great benefit to both our employees and their families, providing exercise, fresh air, rehabilitation and teambuilding when they want it – they can exercise during breaks, before or after work. We hold informal meetings there, and the company running club which has grown in strength and size begins and ends its sessions at the fitness park.

Since we did not have outdoor space available, we teamed up with Development Forum Odense to create a full fitness facility in a nearby park, where Odense municipality had land available. The fitness park is used by a great deal of Odense's citizens.

We are very pleased with the impact the fitness park has had for our employees and will certainly create another Norwell Park at our other site in the Port of Odense."

Marlene Lübeck
Management Assistant
H.J. Hansen Holding A/S



FOR ALL PEOPLE AND ALL SEASONS



SCANDINAVIAN DESIGN -- WITH FUNCTIONALITY

DOK 54 has developed Norwell Form Function's outdoor fitness lines on the basis of traditional Scandinavian design. The equipment is designed to be simple and functional and intuitively usable.

The main element – the curve – creates a lightness and simplicity of construction resulting in equipment which is elegant and understated. The choice of material, the form and the overall uncomplicated appearance combine to provide aesthetics unique to Scandinavian design.

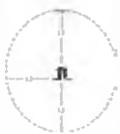
"At Dok 54 we always give due consideration to all aspects of the product, including the production process, method of handling, choice of material and design. We have set out to create equipment that is tasteful in appearance and will visually enhance the landscape. We are very proud of the result and believe that we have designed aesthetic, functional products that will provide both enjoyment and benefits to many people."

Thomas Brinch-Moller and Jacob Moller Lund

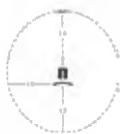




PRODUCT DIMENSIONS



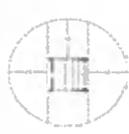
NW101: Chest
 Height: 7' 9"
 Length: 3' 7"
 Width: 2' 9"
 Footing: 0' 10"
 Weight: 172 lbs
 Zone: 129 ft²



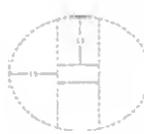
NW102: Back
 Height: 7' 9"
 Length: 3' 7"
 Width: 2' 4"
 Footing: 0' 10"
 Weight: 161 lbs
 Zone: 129 ft²



NW103: Sit Up
 Height: 1' 8"
 Length: 5' 11"
 Width: 2' 9"
 Footing: 1' 6"
 Weight: 90 lbs
 Zone: 161 ft²



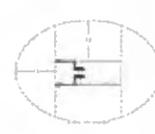
NW104: Pull Up
 Height: 7' 9"
 Length: 4' 3"
 Width: 3' 3"
 Footing: 1' 4"
 Weight: 181 lbs
 Zone: 151 ft²



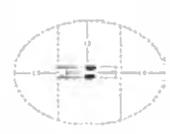
NW105: Bar
 Height: 2' 10"
 Length: 3' 7"
 Width: 1' 8"
 Footing: 0' 10"
 Weight: 66 lbs
 Zone: 135 ft²



NW106: Leg
 Height: 7' 9"
 Length: 3' 7"
 Width: 1' 6"
 Footing: 0' 10"
 Weight: 176 lbs
 Zone: 118 ft²



NW201: Air Walker
 Height: 4' 0"
 Length: 7' 7"
 Width: 2' 7"
 Footing: 0' 10"
 Weight: 165 lbs
 Zone: 178 ft²



NW202: Cross
 Height: 5' 9"
 Length: 5' 11"
 Width: 1' 6"
 Footing: 1' 4"
 Weight: 192 lbs
 Zone: 151 ft²



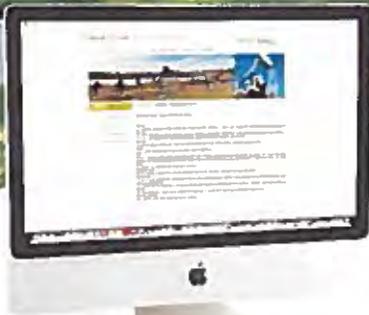
Certification
 Norwell equipment is approved according to TÜV Product Service's new testing protocol 55012 (specially designed for testing of outdoor fitness equipment)

3 YEARS WARRANTY

On all moving parts, plastic and rubber.

15 YEARS WARRANTY

On all pipes, foundation and welds. The guarantee covers manufacturing defects, but excludes ordinary wear and tear, lack of maintenance or vandalism.



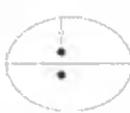
Material specifications
 You can find detailed material specifications on our homepage: www.norwell-usa.com



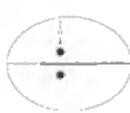
NW203: Stepper
 Height: 4' 0"
 Length: 7' 7"
 Width: 1' 4"
 Footing: 0' 10"
 Weight: 117 lbs
 Zone: 161 ft²



NW204: Hip
 Height: 4' 0"
 Length: 7' 7"
 Width: 3' 8"
 Footing: 0' 10"
 Weight: 143 lbs
 Zone: 205 ft²



NW301: Twister
 Height: 4' 0"
 Length: 7' 7"
 Width: 3' 3"
 Footing: 0' 10"
 Weight: 161 lbs
 Zone: 205 ft²



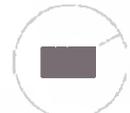
NW302: Springer
 Height: 4' 0"
 Length: 7' 7"
 Width: 3' 3"
 Footing: 0' 10"
 Weight: 128 lbs
 Zone: 199 ft²



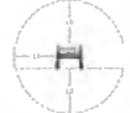
NW401: Stretch
 Height: 4' 0"
 Length: 7' 7"
 Width: 1' 6"
 Footing: 0' 10"
 Weight: 82 lbs
 Zone: 140 ft²



NW501: Bench
 Height: 2' 4"
 Length: 5' 11"
 Width: 2' 11"
 Footing: 0' 10"
 Weight: 159 lbs
 Zone: 178 ft²



NW502: Pingpong
 Height: 2' 6"
 Length: 9' 0"
 Width: 5' 0"
 Footing: 0' 10"
 Weight: 838 lbs
 Zone: 323 ft²



NW503: Sign
 Height: 3' 6"
 Length: 2' 4"
 Width: 1' 6"
 Footing: 0' 10"
 Weight: 53 lbs
 Zone: 118 ft²



 **NORWELL**
FORM FUNCTION

NORWELL OUTDOOR GYMS
Norwell USA, Inc.
6820 Northhill Drive SW
Olympia, WA 98512
info@norwell-usa.com
360-539-7679

Revised Lake Park Planned Development

*Pearland's
Lake Park*

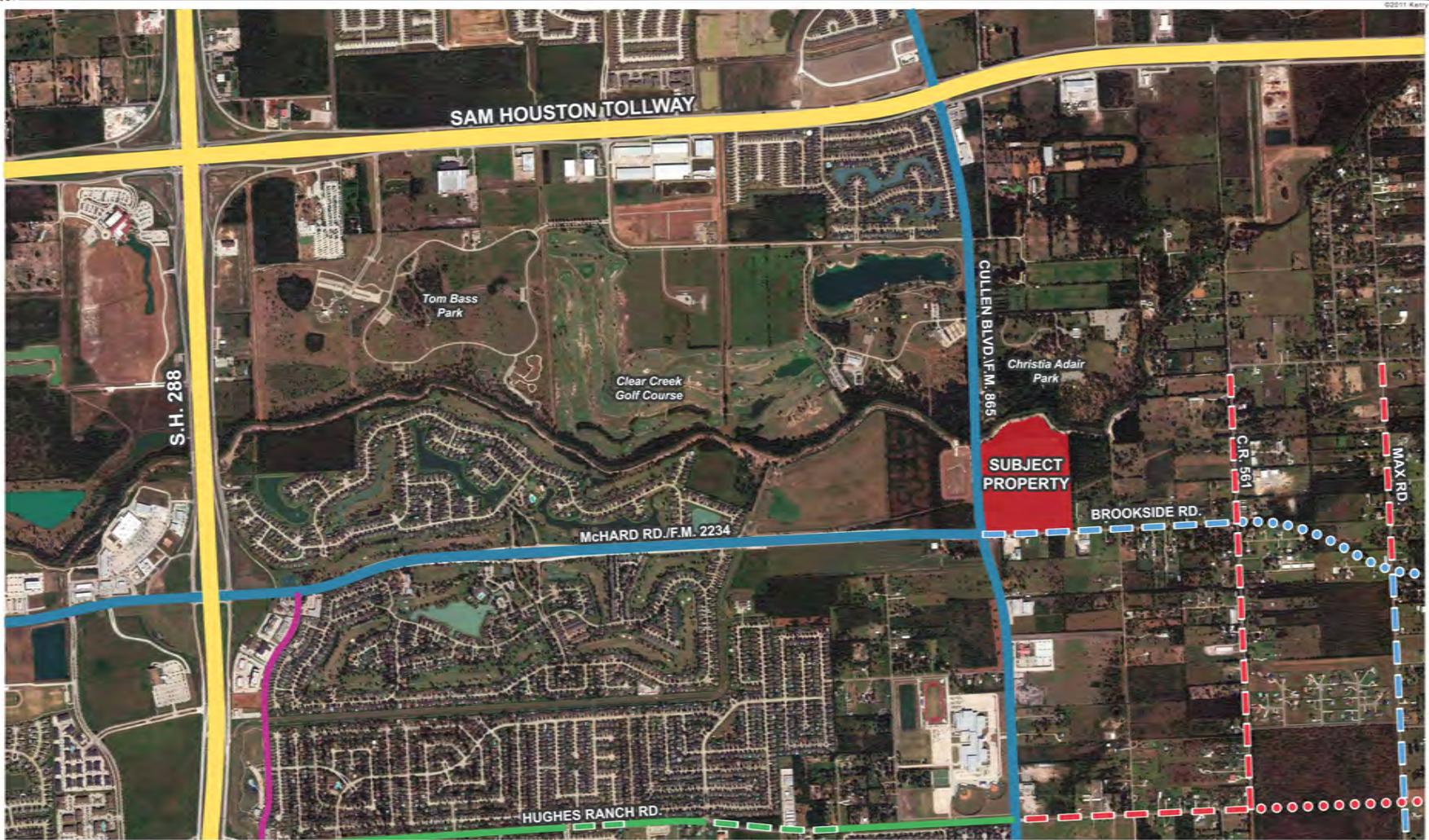
Lake Park Pearland, Ltd.

September, 2014

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Section I



- FREEWAY
- 100' ROADWAY - SUFFICIENT WIDTH
- 100' ROADWAY - INSUFFICIENT WIDTH
- 60' ROADWAY - INSUFFICIENT WIDTH
- 120' ROADWAY - SUFFICIENT WIDTH
- 80' ROADWAY - SUFFICIENT WIDTH
- 120' ROADWAY - INSUFFICIENT WIDTH
- 60' ROADWAY - PROPOSED
- 120' ROADWAY - PROPOSED

an area map for

Pearland's Lake Park

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE FURTHER. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAWINGS, FLOOD PLANS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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EXHIBIT A

KERRY R. GILBERT & ASSOCIATES, INC.
 Land Planning Consultants
 23501 Cinco Ranch Blvd.
 Suite A-250
 Katy, Texas 77454
 (281) 579-0340
 Fax (281) 579-8212

NOT TO SCALE

SEPTEMBER 2011
 KGA #6-272

Section II

Lake Park

I. Introduction to *Lake Park*:

Lake Park is a +/- 47.5-acre planned development consisting of office, retail, restaurant and various general business uses as well as one, two, and three story rental townhomes.

Conceived as a result of Pearland's continued commercial growth driven by an influx of professional businesses including hospitals, medical offices, and surgery centers, *Lake Park* will be the first mixed use residential community of it's kind for those desiring a maintenance free, secure community.

Lake Park's list of amenities will include:

1. Pearland's Clear Creek Trail System, constructed by the developer along the northern border of the development, including a covered exercise station, benches, decorative lighting informational signage about the City's history, and drinking fountains, all of which will be consistent with the city's designs and located in accordance with the City of Pearland's Parks and Recreation Master Plan and approval of the parks and planning directors.

Two lakes will be constructed within the development. One lake shall be private, and for the exclusive use of residents within the town-home community. The second lake shall be open to the public and include a +/- 4,000 sq. ft. pavilion, a colonnade with splash pad, as well as trails linking all public areas to the Clear Creek trail system, retail, office, and all other public areas.

The town-home community will be constructed in two phases. Phase one will consist of 238 units including a resident's clubhouse with conference room/business center, coffee bar, lounge and lake front community pool. Phase 2 will consist of an additional 137 units.

II. Location and Use:

Lake Park is located at the northeast corner of the intersection at Cullen Blvd. and McHard Rd. (See Exhibit "A") The property immediately surrounding *Lake Park* consists of a broad mix of uses, including 8-10 rural homes appearing to have been built in the 60's-70's to the east, light industrial immediately adjacent to the south, the City of Pearland's dry detention facility directly across Cullen to the West, and a boat repair shop immediately to south. Both Cullen Blvd. and McHard Rd. are identified in the comprehensive plan as major thoroughfares and provide direct access to S.H. 288. The intersection is approximately 2.1 miles to SH 288 and 1 mile north to Beltway 8. As a result of the heavy use of each road, and in an attempt to alleviate traffic congestion along Broadway/FM 518, Cullen Blvd. has been widened to 4 lanes, and McHard Rd. has recently been opened to Cullen Blvd.

a) The property's base zoning district is currently RE, with the City of Pearland's Future Land Use Plan indicating a General Business (GB) retail node of 50 acres. The subject property also lies within a Corridor Overlay District, of which all ordinances and standards set forth in the City of Pearland's UDC therein shall be met.

III. Ideals, Goals, and Objectives:

In accordance with **Section 2.2.2.4, Application Requirements**, The following excerpts from **section 2.2.2.1 (a) and (b)**, of the City of Pearland's adopted UDC, provides a description of how a proposed Planned Development fulfills the ideals, goals, objectives, and/or concepts of the City's adopted comprehensive plan or any other formally adopted City planning document, such as the parks plan or public facility plan.

Section 2.2.2.1(a)

Purpose. “The purpose of an overlay planned development zoning district ("PD District") is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Design Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts and encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.”

Section 2.2.2.1 (b)

Applicability: A PD district may only be established in one of the following circumstances:

- 1) The land is located in close proximity to established residential neighborhoods where conventional zoning classifications may not adequately address neighborhood concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer or the City to develop and implement mutually-agreed, enforceable development standards...
- 5) The land serves as transition between different and seemingly incompatible land uses...
- 6) The land is proposed for development as a major office, retail, commercial or industrial employment center, and special design standards may be warranted...

With the previous 3 standards met, it is believed the proposed PD would be appropriate.

IV. Open Space:

All of the open space requirements outlined in **Section 2.2.2.3 (c)(1)** of the City of Pearland’s adopted UDC shall be met or exceeded. (See Exhibit “K” Parkland and Open Space)

Parkland Requirements:

Parkland requirements will be met implementing the formula outlined in Chapter 3, Section 3.2.10.1 In the event the applicant is unable to satisfy all parkland dedication requirements by way of land dedication, credit for park improvements, excess landscaping and lake amenities, fees in lieu of said dedications and excess improvements shall be paid to the city’s park fund for future use in the appropriate zone.

Walkways, Sidewalks and Trails:

All walkways and sidewalks will be designed and constructed as required in Pearland’s UDC, Section 3.2.11.1. Unless otherwise stated in in Section 2.4.5.1, Corridor Overlay District. Trails along “The Clear Creek Trail System” will be no less than 10 feet in width or as required by the parks master plan, adjacent to the boundaries of *Lake Park*.

V. Authorized Uses: Upon adoption of the Lake Park PD Overlay District, the following uses are authorized in the locations identified in exhibits “B”, “C”, “D” and “E”. All ordinances of the following zoning districts, in the City of Pearland’s UDC unless otherwise stated in this document, will be applicable.

- 1) TH - Town-Homes
- 2) GB - General Business
- 3) O/P - Office/Professional

Unauthorized Uses:

- 1) Office, Parole-Probation, Bail Bonds
- 2) Check Cashing Service
- 3) Laundromat (Self-Service Laundry)
- 4) Rehabilitation Care Facility (Halfway House)
- 5) Studio-Tattoo or Body Piercing
- 6) Antique Shop with Outside Storage
- 7) Astrology, Hypnotist or Psychic Arts
- 8) Bakery (Wholesale)
- 10) Garage and/or Yard Sales
- 11) Market – Open Air (i.e., Flea Market)
- 12) Outside Display
- 13) Auction House
- 14) Fraternity or Sorority House
- 15) Mortuary/Cemetery (Including Mausoleum/Crematorium)
- 16) Bus Station
- 17) Animal Processing

All zoning standards not expressly set forth for the district in the adopting ordinance shall be as provided in the base zoning district(s), and that any standard in this ordinance that has not been expressly varied in the adopting ordinance shall be applicable to subsequent development permits for land within the PD district.

VI. Deviations: The following is a list of deviations from the zoning overlays.

TH – Lake Park’s Town Home residential district shall abide the TH Zoning requirements outlined in Section 2.4.2.9 except as follows:

1. Section 2.4.2.9 (c) Area Regulations.

(1) Size of Lots:

a. Minimum Lot Area – is hereby deleted. Lake Park Town-Homes are rental units with future potential to sell. However, there shall be no fee ownership of any exterior grounds.

b. Minimum Lot Width - is hereby deleted. Lake Park Town-Homes as rental will have no platted lots. However, if and when the time arises for the individual sale of each unit takes place a MAP will be prepared to define the interior area owned fee simple by the homeowner.

c. Minimum Lot Depth - hereby deleted. Lake Park Town-Homes as rental will have no platted lots. However, if and when the time arises for the individual sale of each unit takes place a MAP will be prepared to define the interior area owned fee simple by the homeowner.

d. Maximum project coverage – Hereby amended to read as follows: Lot coverage shall be consistent with that identified in Exhibit “B”, Overall Design Plan.

e. Permitted Length for Attached Town Homes Units – Hereby amended to read as follows: A complex of attached town home dwelling units shall have a minimum length of three (3) dwelling units, and shall not exceed two hundred and twenty feet (220’) in length or the width of (8) dwelling units, whichever is less.

f. Maximum Gross Site Area – No deviation

2. Size of Yards:

a. Minimum Front Yard - Hereby amended to read as follows: Lake Park Town-Homes as rental will have no platted lots. However, all units will maintain a minimum twenty-foot (20’) set back from the centerline of the parallel sidewalk.

b. Minimum Building Separation - No deviation

c. Corner Lot – Amended to read as follows: A minimum fifteen feet (15’) setback adjacent to a street.

d. Minimum Rear Yard – N/A

e. Height Restrictions – No building shall exceed thirty-seven feet (37’)

3. Parking:

a. Parking ratio 1.8:1 Total Spaces – 692

4. GB:

No open space requirements.

All other regulations and guidelines in the GB Zoning district described in the City of Pearland's UDC are applicable.

5. OP –

No open space requirements.

All other regulations and guidelines in the OP Zoning district described in the City of Pearland's UDC are applicable.

All regulations not described in this Section VI, Deviations, shall comply and be in full force and effect with Section 2.4.2.9 of the City of Pearland's UDC.

VII. Development Standards:

Upon adoption of the Lake Park PD Overlay District, the following development standards shall be adhered to. Minor deviations from the approved design plan shall be approved in accordance with **Section 2.2.2.6 Subsequent Development Applications**. If not expressly Identified in this document the city's UDC provides the requirement necessary to maintain quality development. Additionally, as the Lake Park PD lies within a **Corridor Overlay District**, all standards set forth therein shall be met.

- 1) All building facades except for areas of glass window and doors will be constructed of 100% masonry as defined in the City of Pearland's UDC **Section 2.6.2.1 (c) (1) Materials Permitted**. All facades shall be constructed with no less than 65% brick.
- 2) Permitted trim materials are as described in **Section 2.6.2.1 (c) (3)**
- 3) For the purpose of sustainability and erosion control all residential buildings shall be constructed with two-foot (2') eaves. (See Exhibit "O")
- 4) The foot print/building pad of multi-tenant buildings shall not exceed thirty-five thousand (35,000) square feet.
- 5) The foot print/building pad of any single-tenant building shall not exceed 75,000 square feet.
- 6) All building designs within the Lake Park PD will be consistent with the architectural renderings depicted in Exhibits "H", "I", & "J"
- 7) All screening requirements for parking will be in accordance with the applicable Corridor Overlay District.
- 8) Landscaped medians will be constructed wherever nose-to-nose parking exists in GB and/or OP districts. Medians will be no less than seventy-two inches (72") in width. (See Exhibit "A")
- 9) Parking medians visible to Cullen Blvd. or McHard Road shall have shrubs planted and maintained at a height of no more than thirty-six inches (36") and no less than eighteen inches (18") as measured from the surrounding soil line.

- 10) A thirty-five (35') foot wide landscape buffer shall be provided along the eastern border of property.
- 11) Park land Landscape plan - A landscape plan will be designed to exceed the minimum requirements describes in the UDC by 15%. Extra credit awarded toward parkland dedication requirements shall be at the discretion of the Parks Director.
- 12) GB/OP Landscape plan - A landscape plan will be designed to meet the requirements outlined in the City of Pearland's UDC.
- 13) Lake Park lies within a Corridor Overlay District and shall comply with all guidelines and requirements defined in the City of Pearland's UDC.
- 14) All utilities will be individually metered or sub-metered.
- 15) The 40 ft. Texas Eastern pipeline easement and the 55 ft. Kinder-Morgan easement will be doubled in width, allowing no construction within those borders.
- 16) All open space requirements will be met.

16) Landscaping – A landscape plan will be designed to exceed the minimum requirements set forth in the MF designation of the City of Pearland's UDC by a minimum of 15%. The definition "to exceed by 15%" refers to a combination in whole or part of the following:

1. Number of plantings
2. Minimum caliper inches of trees
3. Hardscape & gathering areas
4. Screening

* All zoning standards not expressly set forth for the district in the adopting ordinance shall be as provided for in the base zoning district(s), and that any standard in this ordinance that has not been expressly varied in the adopting ordinance shall be applicable to subsequent development permits for land within the PD district.

VIII. Amenities:

All amenities for the Lake Park PD will be constructed in phases phase I. (See Section III Exhibit "C" Lake Park Phase I Land Plan...4a, 4b, 4c, 5a, 5b, Landscape seating and Fountains) The term "Amenity" is defined in Chapter 5 of the city's UDC.

- 1) Lakes: Two lakes – A private resident's lake, +/- 2.4 acres, and/or sized to meet detention requirements. A Public Lake, +/- 2.8 acres, and/or sized to meet detention requirements. (See Section III, Exhibit "B")

- 2) Pavilion - Developer will construct a +/- 4,000 sq. foot open-air pavilion. (See Section III, Exhibits "C") Identified as 4b.
- 3) Colonnade – A Colonnade and splash as pad depicted in Section IV, Exhibit "G" will be constructed. The elevations for the Colonnade and splash are described Section IV, the "Plaza Elevation" will be constructed. The locations of the subject amenities are identified in Section III, Exhibit "C", and 4A.
- 4) Fountains - Location of fountains and landscaped seating areas are identified in Section III, Exhibit "B".
- 5) Exercise station – A covered outdoor exercise station will be located along the Clear Creek Trail System for public use. The exercise station will consist of no less than eight (8) pieces of equipment selected by the developer from the exercise brochure. Developer shall receive parkland credits in accordance with regulations set forth by the Parks and Recreation Dept. (See attached exercise brochure)
- 6) Trail Head - Developer will construct a trailhead with no less than 6 parking spaces. (See Exhibit "K")
- 7) Clear Creek Trail System - Developer shall construct a portion of the Clear Creek Trail System, that which is adjacent to the Lake Park boundaries and in accordance with the Parks and Recreation Master-Plan. The subject portion of this trail will include benches, water fountains, landscaping and lighting approved by both the Director of Parks and Recreation and the Director of Community Development in accordance with the Parks Department's master plan. (See Section III, Exhibit "B")

VIII. Residential Parking:

Residential parking ratios are as follow and based upon the following formula and included in Section III, Exhibit "B"

- A) Surface Parking -136 open spaces
- B) Attached Garage Parking -278 spaces
- C) Driveway Parking - 278 spaces*

Total Residential Spaces - 692

Total spaces per unit - 1.8 (see Exhibit "B")

*Driveway spaces are defined as those spaces in front of the garage (the driveway) of residences with attached garages. Driveway spaces will be no smaller in width than the adjacent garage, and not less than 18 feet in length to serve as guest parking or additional vehicles. A 2-car garage will provide 2 "driveway spaces"; a 1-car garage will provide 1 driveway space.

IX. GB/OP - Parking, Screening, Lighting,

1. GB/OP Parking – Parking guidelines, ratios, and all other requirements described in the City of Pearland’s UDC shall be strictly adhered to.
2. Screening – All screening requirements to be governed by regulations described in the applicable Corridor Overlay District.
3. Lighting – All GB/OP lighting shall comply in all manners and respects with the City of Pearland’s UDC. Any decorative lighting shall comply with and be consistent with those designs, heights and locations described in the Parks Department’s Master Plan, and subject to approval by the Parks Director and Director of Community Development.

Entrance Signage / Cross-Section, and Fencing

1. Signage – All entry signage shall be in strict compliance with those designs and elevations identified in Exhibit “M”
2. Entrance cross-section - See Exhibit “N”
3. Fencing – Access gates shall be constructed of brick and/or masonry, and/or wrought iron. Perimeter fencing shall be constructed of wrought iron. The location of all fencing, gates and walls, along with construction materials to be used and elevations/designs are identified in Exhibit “L”.

***To the extent that any development standards listed within the Lake Park PD conflict with those described in the applicable Corridor Overlay District, (COD) all standards in the COD shall be deemed the governing standards for the Lake Park PD.**

X. Residential Densities:

Maximum residential density shall not exceed 375 units.

Phase 1: 238 units

Phase 2: 137 units

XI. GB and O/P overall square footage:

The combined total net rentable area for GB and O/P shall not exceed one hundred twenty five thousand square feet. (125,000)

XII. Design Standards:

All design standards depicted in Section IV, architectural renderings, and elevations will be adhered to. (See Exhibits H, I, J, P, and O)

XIII. EXCEPT AS OTHERWISE PROVIDE FOR IN THIS PD DOCUMENT, ALL ORDINANCES, CONDITIONS, AND REQUIREMENTS OF THE CITY OF PEARLAND’S UDC, AND LAND USE PLAN, SHALL HEREBY BE DEEMED APPLICABLE IN ALL MANNERS AND RESPECTS.

Land Use Table:

Use	Acres	Percentage	Density/units per acre
Single Family	-	-	-
Town Homes	29.5	61.72%	12.7
General Business/Office	18	37.66%	-
Totals	47.50	100%	-

Open Space	10.52	22%	-
Parkland	10.56	22%	-

(Above Calculations based upon Exhibit "K")

Internal Road Circulation	8.22	17%	-
Easements / R.O.W.	2.6	5%	-

Total	31.9	67%	-
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Section III



40' TEXAS EASTERN
TRANSMISSION EASEMENT

55' KINDER MORGAN
GAS PIPELINE EASEMENT

SITE LEGEND

- 1. TOTAL ACERAGE (+-) 47.5 ACRES
- 2. TOWNHOMES - PHASE I (+-) 238 UNITS
- 3. TOWNHOMES - PHASE II (+-) 137 UNITS
- 4. GENERAL BUSINESS/
OFFICE PROFESSIONAL
- 5a. PARKLAND/ COLLONADE
- 5b. PARKLAND/ PAVILLION
- 5c. PARKLAND / TRAIL
- 6a. LAKE 2.4 acres
- 6b. LAKE 2.8 acres
- LANDSCAPE SEATING 
- FOUNTAIN 

RESIDENTIAL PARKING

- 1. RESIDENTIAL SURFACE - 136 SPACES
- 2. RESIDENTIAL DRIVEWAY - 278 SPACES
- 3. GARAGES - 278 SPACES
- 4. PARKING RATIO - 1.8 : 1



PROJECT #:
11-043

LAKE PARK
Overall Design Plan

Exhibit B

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SITE LEGEND

- 1. TOTAL ACREAGE (+-) 29.5 ACRES
- 2. TOWNHOMES - PHASE I (+-) 238 UNITS
- 3. GENERAL BUSINESS / OFFICE PROFESSIONAL
- 4a. PARKLAND/ COLLONADE
- 4b. PARKLAND/ PAVILLION
- 4c. PARKLAND/ TRAIL
- 5a. LAKE 2.4 acres
- 5b. LAKE 2.8 acres



Exhibit C

PROJECT #:
11-043

LAKE PARK
PHASE I LAND PLAN

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SITE LEGEND

- 1. TOTAL ACREAGE (+-) 10.2 ACRES
- 2. TOWNHOMES - PHASE II (+-) 137 UNITS
- 3. GENERAL BUSINESS / OFFICE PROFESSIONAL



NORTH
 Pearland, Texas
 for
 Vivcor, LLC.

Exhibit D

PROJECT #:
 11-043

LAKE PARK
 PHASE II LAND PLAN

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SITE LEGEND

- 1. TOTAL ACREAGE (+-) 5.7 ACRES
- 2. GENERAL BUSINESS / OFFICE PROFESSIONAL



Pearland, Texas
for
Vivcor, LLC.

Exhibit E

PROJECT #:
11-043

LAKE PARK
PHASE III LAND PLAN

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Section IV



PROJECT #:
11-043

LAKE PARK
AERIAL PERSPECTIVE

Exhibit F

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PROJECT #:
11-043

LAKE PARK

Entry at Cullen Rd.

Exhibit G - 1

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Exhibit G-2

PROJECT #:
11-043

LAKE PARK

Entrance at Brookside/McHard Rd.

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PROJECT #:
11-043

LAKE PARK

Perspective - Colonnade

Exhibit G

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Exhibit H

PROJECT #:
11-043

LAKE PARK
Perspective - Townhomes Lake View





PROJECT #:
11-043

LAKE PARK
Perspective - Townhomes From Street

Exhibit I

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PROJECT #:
11-043

LAKE PARK
Perspective - Retail

Exhibit J

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2 BUILDING TYPE II
REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE II
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Not for regulatory approval, permitting, or construction (05-23-2014)

Sanford P. Steinberg
AIA

Lake Park
Pearland, Texas

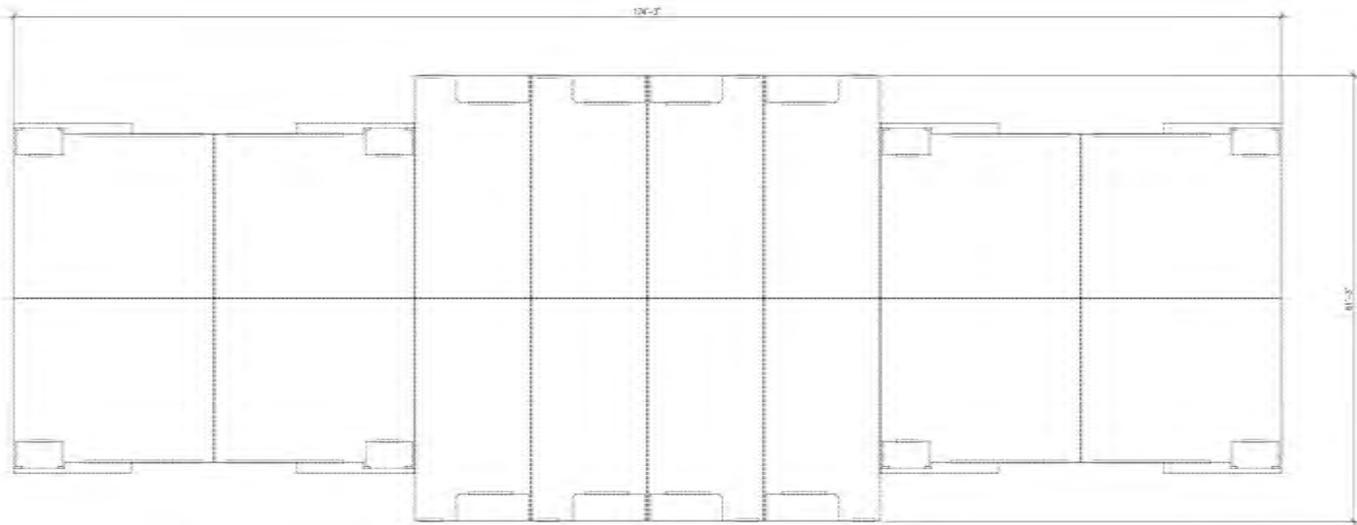
Steinberg Design Collaborative LLP
ARCHITECTS & INTERIORS
PEARLAND, TEXAS

JOB NO. 2011.043

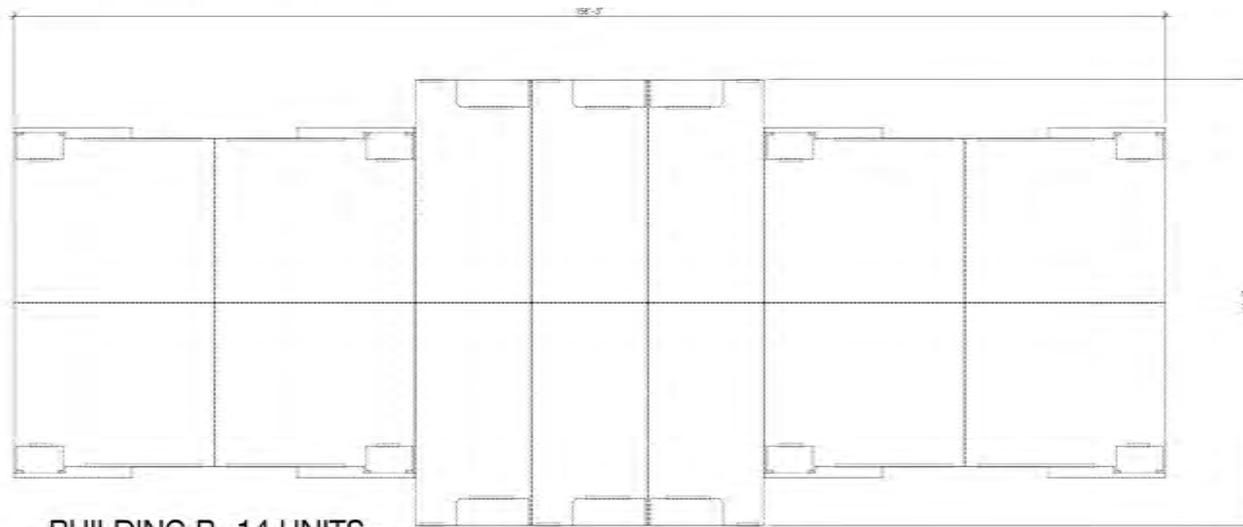
SHEET DESCRIPTION
EXTERIOR ELEVATIONS
FANNIN STREET

SHEET NO.
EXHIBIT P

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BUILDING A - 16 UNITS



BUILDING B - 14 UNITS

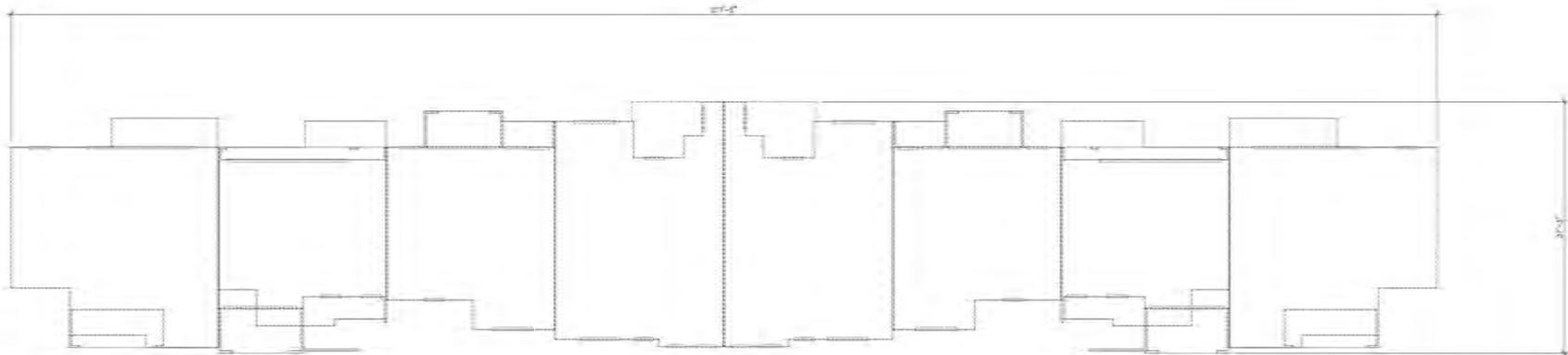
PROJECT #:
11-043

LAKE PARK
BUILDING EXHIBIT

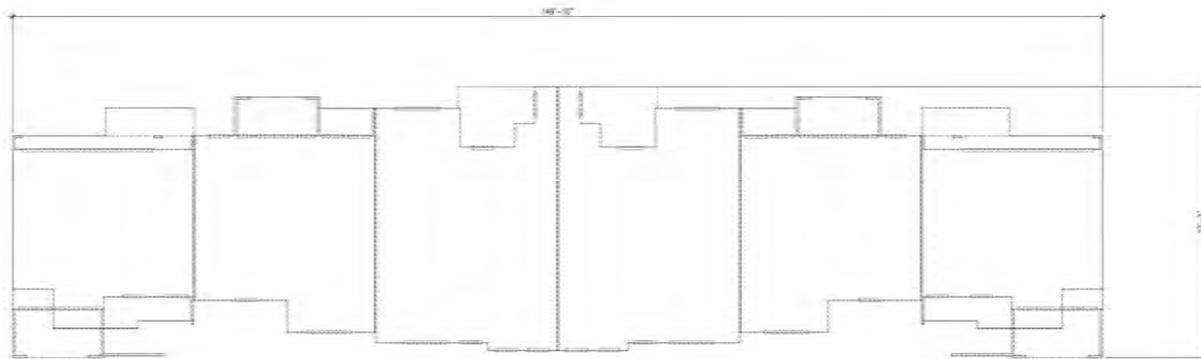
EXHIBIT Q

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BUILDING C 8 UNITS



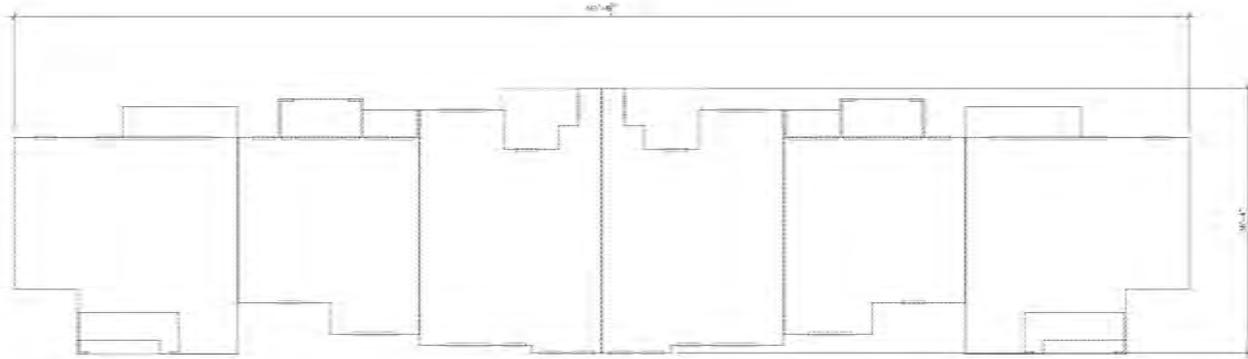
BUILDING D 6 UNITS

PROJECT #:
11-043

LAKE PARK
BUILDING EXHIBIT

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BUILDING E - 6 UNITS

PROJECT #:
11-043

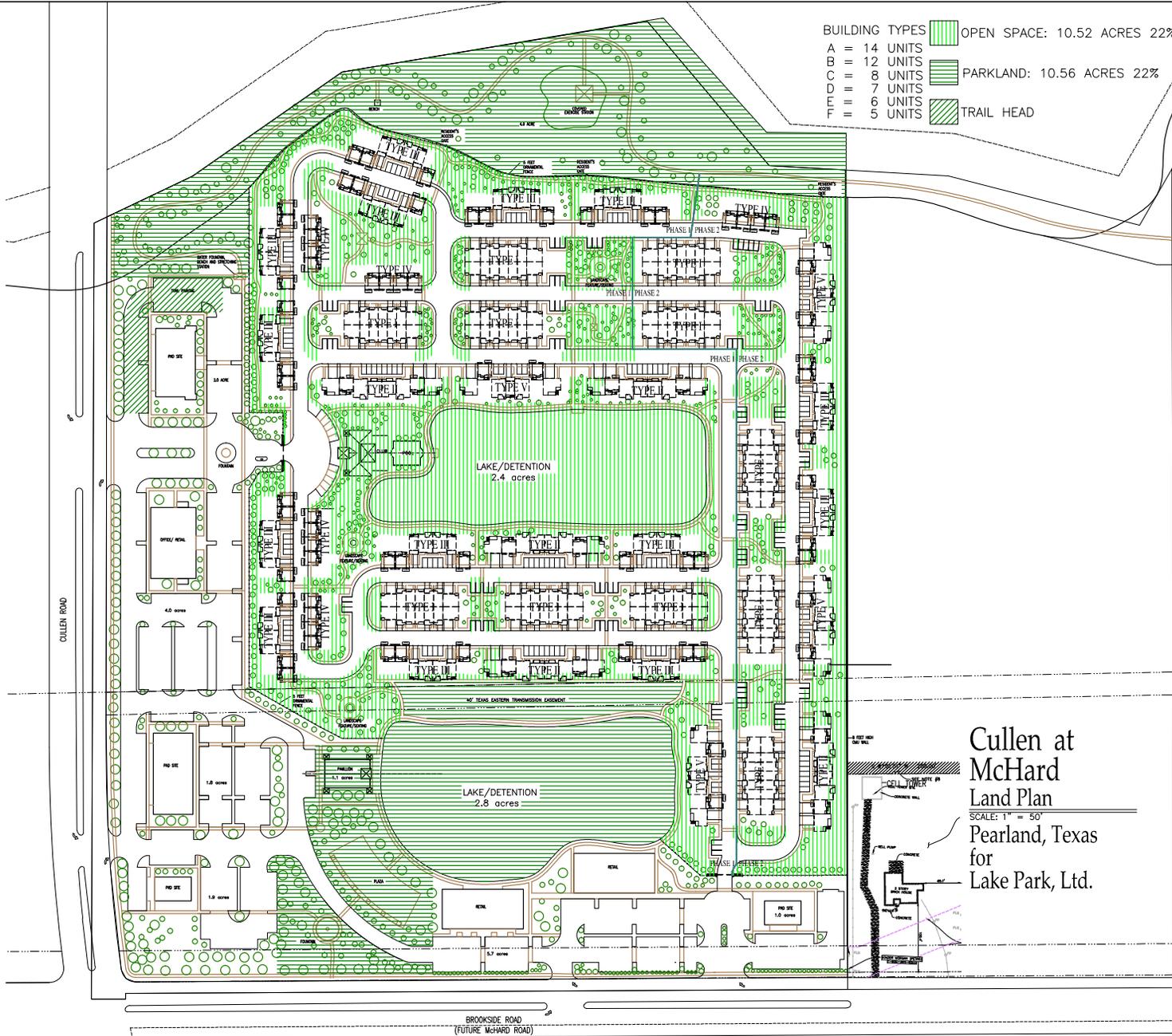
LAKE PARK
BUILDING EXHIBIT

EXHIBIT S

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Section V



- BUILDING TYPES**
- A = 14 UNITS
 - B = 12 UNITS
 - C = 8 UNITS
 - D = 7 UNITS
 - E = 6 UNITS
 - F = 5 UNITS
- OPEN SPACE: 10.52 ACRES 22%**
- PARKLAND: 10.56 ACRES 22%**
- TRAIL HEAD**

**Cullen at McHard
Land Plan**
SCALE: 1" = 50'
Pearland, Texas
for
Lake Park, Ltd.

Not for regulatory approval, permitting, or construction 05-23-2014

Sanford P. Steinberg
AIA

Cullen Road at McHard
Pearland, Texas

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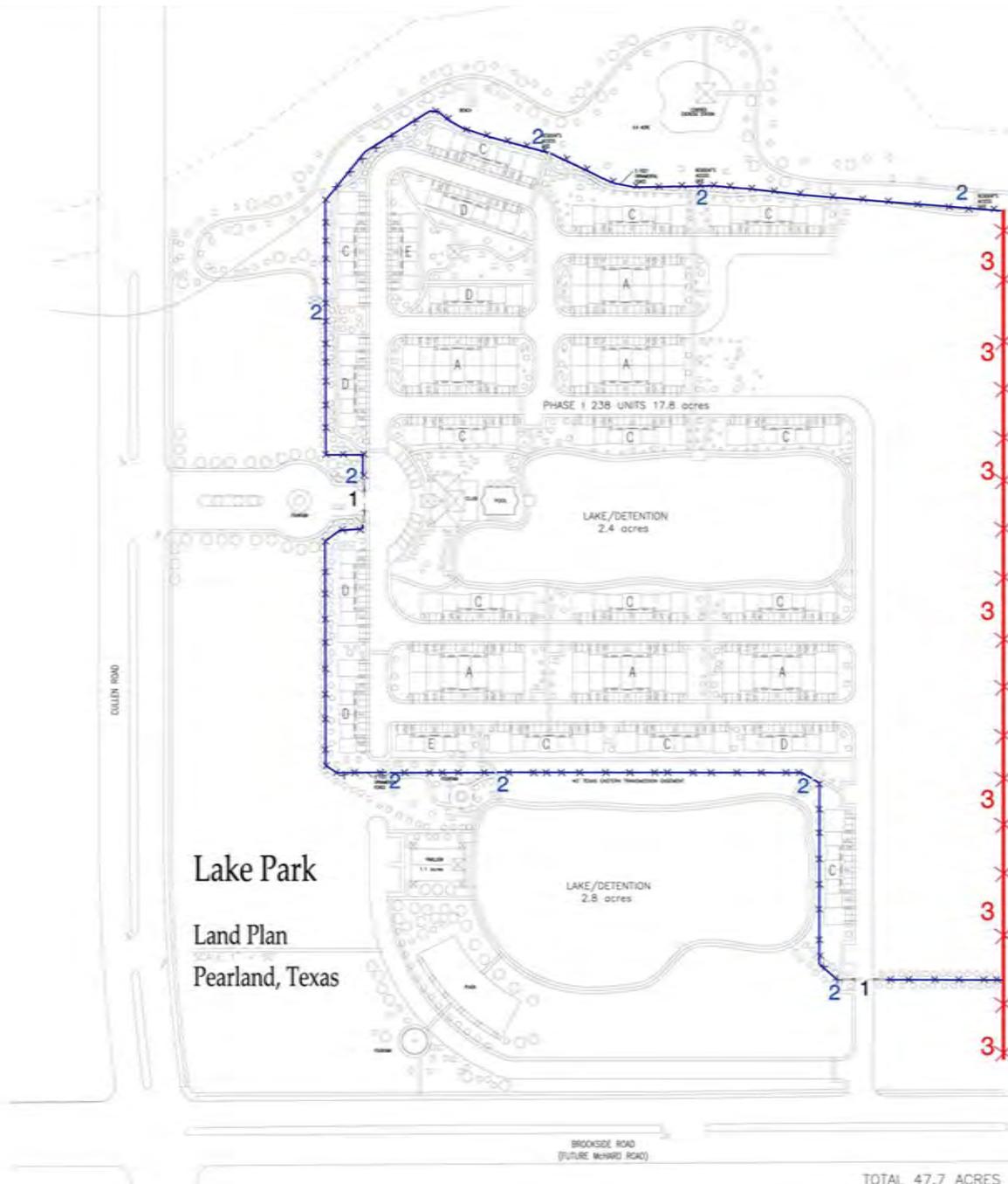
**Steinberg
Design
Collaborative, LLP**
ARCHITECTS, PLANNERS
FOR AEP

1410 Washington Avenue, Suite 110
Pearland, Texas 77588
281.281.7744
www.sdcarchitects.com

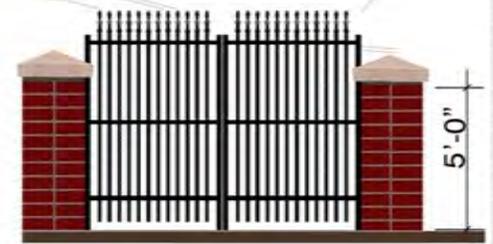
JOB NO. 2011.043
SHEET DESCRIPTION Site Plan

SHEET NO.
EXHIBIT K

Section VI



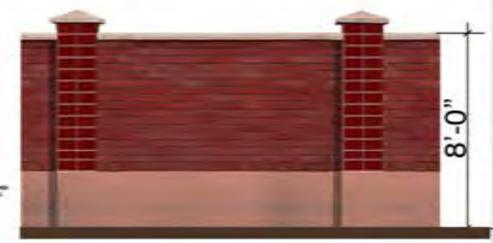
Lake Park
Land Plan
Pearland, Texas



1. ENTRY GATE



2. FENCE & ACCESS GATE



3. 8 FEET HIGH WALL

Fence Exhibit L

TOTAL 47.7 ACRES

Not for regulatory, approval, permitting, or construction 07-03-2011

Sanford P. Steinberg
AIA

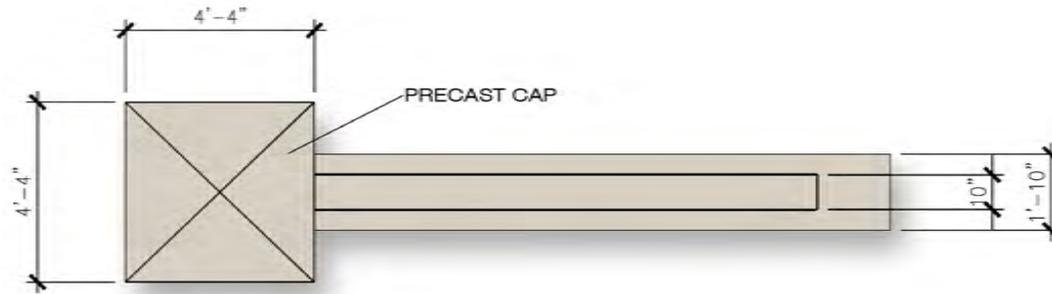
Lake Park
Pearland, Texas

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ARCHITECTS PLANNERS
2011

1000 Brookridge Avenue, Suite 101
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713.865.1911
www.steinbergdesign.com

DATE: 2011.043
SHEET: 5/17

A1.01



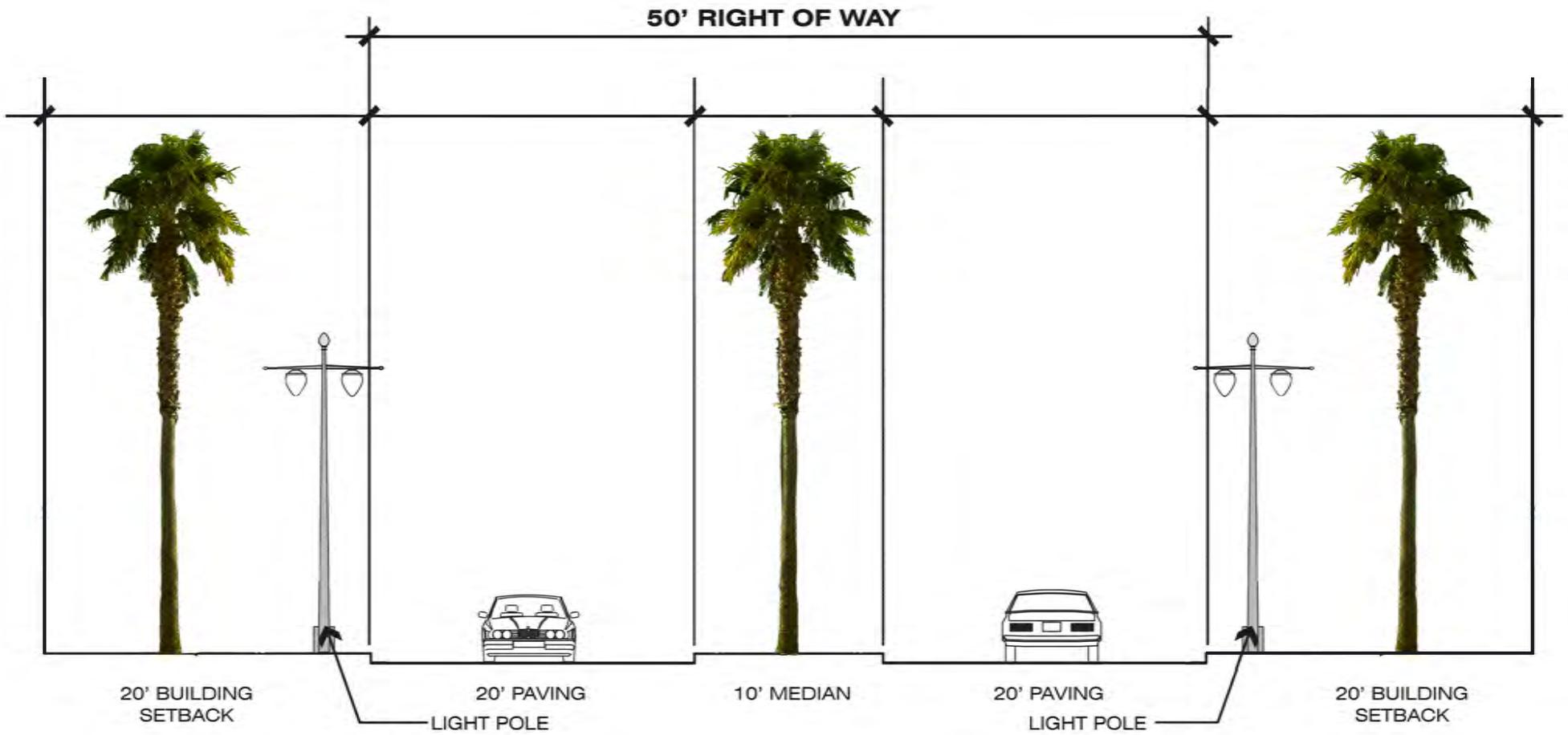
PROJECT #:
11-043

LAKE PARK
Monument Exhibit

EXHIBIT M

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PROJECT #:
11-043

LAKE PARK
Entrance Cross Section

EXHIBIT N

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Section VII

Section VIII



OUTDOOR FITNESS



Norwell Form Function® is outdoor fitness equipment, designed for people of any age to enjoy... in the park, at work, in the schoolyard, in your neighborhood or anywhere that people gather for recreation. The glass-blasted stainless steel equipment is based on a Scandinavian design which is simple and attractive while retaining the basic functions required to train and maintain the body.





The family Hempel Barkholt

NORWELL STORY

The Hempel Barkholt family – founders of Norwell – love being outdoors and spending time together as a family. During frequent travels through China they were inspired by the many outdoor fitness parks and decided to establish a new company to focus 100% on the design and development of outdoor fitness equipment.

Norwell is now well established and people are regularly found happily exercising in our parks. We frequently install our fitness parks in places of natural beauty, and their simple design enables them to blend seamlessly into any natural surroundings.

Norwell fitness equipment provides the opportunity for everybody to exercise, regardless of age or fitness levels. We hope that our easily accessible equipment will encourage many more people to engage in outdoor fitness activities and enjoy the benefits it provides.

Every time a Norwell fitness park opens it is confirmation that every hour spent developing these products has been very worthwhile.

INCONSPICUOUS FITNESS EQUIPMENT THAT ENHANCES NATURAL LANDSCAPES



DESIGNED FOR PEOPLE

Our products are carefully designed for the individual so that they use their own body weight as resistance. They have been deliberately designed to be non-adjustable because, without proper guidance, adjustability can result in injury as users may over-exert themselves. Adjustment devices can also be easily vandalized. There is full flexibility in the movement of all mechanical parts, minimizing the risk of injury. The intention is to use the fitness stations as a training circuit, creating a good challenge for all, regardless of fitness levels. Most users will spend one or two minutes at each station before moving on.

FORM & FUNCTION

Design is an integral part of Norwell's focus and all design elements have a function. Our products are designed to fit into all environments – green, open space and urban.

HEALTH PROMOTION

Most people today are aware that they should exercise regularly but, for a lot of people, there are barriers including time, money or the wrong environment. An outdoor fitness course overcomes these barriers by being:

- always available
- free
- an opportunity to get out and exercise in the fresh air

SOCIAL INTEGRATION

Our fitness parks are meeting places for people of all ages and walks of life – business executives, moms and dads, teenagers, older people and the less able – they're really accessible for everyone. In every community it is important to have a meeting place where the people can gather to spend time with their friends and family, exercise and socialise. Norwell fitness parks are the ideal solution!

EACH PIECE OF EQUIPMENT IS IDENTIFIABLE FOR A SPECIFIC TYPE OF TRAINING



CARDIOVASCULAR

To maintain fitness and stamina

To maintain optimum cardiovascular function is a prerequisite for good health and essential for high quality of life. Norwell Form Function® can help people to achieve these goals. Products in this group are identified by a GREEN weather-resistant sticker.



BALANCE

To strengthen the ability to stretch your body and muscles

Good flexibility is important to minimize the risk of injury to muscle groups and reduce general aches and pains. Norwell Form Function® Balance has been created to strengthen body flexibility. Products in this group are identified by a DARK RED weather-resistant sticker.



STRENGTH

To train individual muscle groups

Strength training reduces the possible risks of muscular injury and increases stamina. Products in this group are identified by an ORANGE weather-resistant sticker.



FLEXIBILITY

To train balance and coordination

Lack of balance and coordination is an unpleasant condition, but in many cases this can be trained away. Norwell Form Function® Flexibility helps people to focus on balance. Products in this group are identified by a DARK BLUE weather-resistant sticker.

THE PICTOGRAM INSIDE THE COLOUR-CODED ID BAND SHOWS HOW TO USE EACH PIECE OF EQUIPMENT



As a designer and manufacturer, Norwell is able to produce custom designs. Please contact us at info@norwell-usa.com for details.

NORWELL'S INCLUSIVE EQUIPMENT CAN BE USED BY PEOPLE OF ALL AGES AND ABILITIES





MORE THAN JUST A FOOTBALL CLUB

Titus Swartjes, Head Coach at SV Schalkhaar Football Club, Netherlands:

"We use Norwell equipment for warming up and cooling down and it's great for players preparing for comeback after an injury, as they don't have to train in isolation – they can be right here with their team mates. Our club is more than a football club – we have a social function in our city and our Norwell equipment has contributed to that. For example, older people come here to exercise and children love to play on the equipment while their dad's playing football."





FRESH ENERGY TO THE BRAIN

Claus Jensen, Head Teacher, Faaborg High School

“Norwell is not just an outdoor fitness park – it’s actually a great sculpture park. It’s so nice to see beautiful equipment which also has a function. We use the apparatus both in sports and in interdisciplinary projects. Visual art can work with gear design and aesthetics, and in physics the formula “force times arm length” becomes easy to understand when you need it to lift your own weight. Our students have the opportunity after working hard in class to get out and increase their pulse rate, giving fresh oxygen to the brain and sharpening concentration and learning ability. Norwell equipment has also helped increase integration between the City of Faaborg and our school as everyone is welcome to come and exercise here.”





AESTHETICS ATTRACTS ALL GENERATIONS

Congratulations to the municipality of Gentofte on being awarded the title of Sports Town of the Year. We are really pleased that the Norwell Park has been one of the many good initiatives that has contributed to this award.

BKO Temple, next to Gentofte Stadium, was established in 1997 as a skater track and hockey rink in collaboration with a group of young skater enthusiasts. In 2009 the lanes and ramps were modernised, and the area has been further developed to appeal to other users – families, adults and school clubs.

Outdoor fitness equipment has been installed for individuals, as well as complementing school and institutional sports programs.

Further development of the area will focus on increasing the breadth of offerings and will therefore appeal to all. Ball cages and basketball backboards have also been installed to attract an even wider range of users.

SENIOR CITIZEN CARE HOME – ODENSE, DENMARK

This care establishment serves for 60 live-in residents and is also connected to 200 sheltered homes.

Norwell equipment is installed in the communal garden where the residents can watch their friends exercising and also enjoy looking at the beautiful sculpture of the Norwell products.

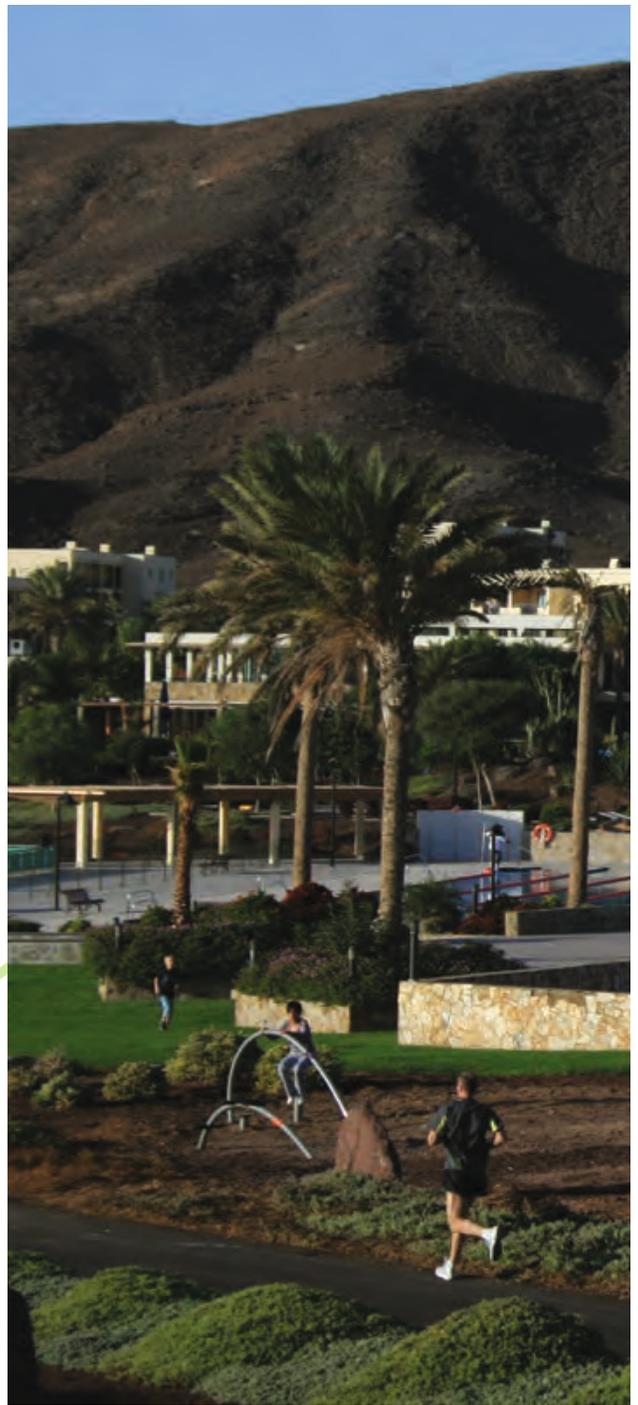
Residents have their own physiotherapist who exercises with them and instructs them on how to use the equipment correctly.

Norwell equipment is also used by the staff, who often suffer from back problems due to the heavy lifting their work involves. They enjoy stretching out, keeping in shape and having fun with their colleagues.



THE WORLD'S FIRST SCULPTURAL FITNESS PARK

Playitas is Apollo Travel's new sport resort on sunny Fuerteventura in the Canary Isles. The resort opened on July 1, 2009 and, in its setting of mountains, ocean and open spaces, is ideal for professional athletes and traditional tourists alike.



NW101:
Chest
Strength
Outdoor
fitness



NW102:
Back
Strength
Outdoor
fitness



NW103:
Sit Up
Strength
Outdoor
fitness



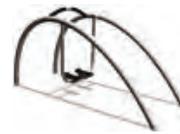
NW104:
Pull Up
Strength
Outdoor
fitness



NW105:
Bar
Strength
Outdoor
fitness



NW106:
Leg
Strength
Outdoor
fitness



NW201:
Air Walker
Cardiovascular
Outdoor
fitness



NW202:
Cross
Cardiovascular
Outdoor
fitness



JAN LOCKHART, MANAGING DIRECTOR, APOLLO TRAVELS

"We chose Norwell as the supplier of our outdoor fitness park as they particularly emphasize exercises that cater to all. The equipment has great sculptural design and blends discreetly into its surroundings. The products are high quality and beautifully finished – care has been taken with every detail."



NW203:
Stepper
Cardiovascular
Outdoor
fitness

NW204:
Hip
Cardiovascular
Outdoor
fitness

NW301:
Twister
Balance
Outdoor
fitness

NW302:
Springer
Balance
Outdoor
fitness

NW401:
Stretch
Dexterity
Outdoor
fitness

NW501:
Bench
Dexterity
Outdoor
fitness

NW502:
Pingpong
Dexterity
Outdoor
fitness

NW 503:
Sign
Info sign
Outdoor
fitness



STRENGTH

NW101, CHEST

Chest is a seated chest press developing strength in the chest, front of the shoulders and triceps.

Chest utilises the user's body weight as a counterweight so the user does not need to adjust weight and resistance.

Chest is equipped with a sturdy rubber coated seat for comfort and safety while training.



NW102, BACK



Frank Høj, professional cyclist, Team Saxo Bank:
"This is brilliant... very nice design with functions that work well. I am sure that this concept will get people outside and doing more exercise"

NW101, CHEST



NW102, BACK

Endurance over brute strength – **Back** is a simple way to build up strength in the back, shoulders and biceps. The basis of the training is repetition rather than heavy weight training.

Back fits all and is easy to use – it utilises the body weight of the user as counterweight-eliminating the need to make adjustments.

Back is equipped with a rubber coated seat which provides a safe platform with excellent durability.



NW103, SIT UP

Sit Up – ideal for improving abdominal, thigh and hip muscles.

Sit Up has several applications. It is easy to use and is equipped with a comfortable rubber coated seat.



NW103, SITUP

A woman with blonde hair, wearing a teal long-sleeved shirt, black leggings with teal accents, and grey sneakers, is performing a pull-up on a grey metal outdoor fitness station. She is suspended in the air, holding onto a horizontal bar with both hands. The background shows a clear blue sky, a body of water, and greenery. The image is framed with a curved top edge.

STRENGTH

NW104, PULL UP



NW104, PULL UP



NW105, BAR



NW106, LEG

NW 104, PULL UP

Pull Up is an extremely flexible and versatile piece of fitness equipment, combining strength training for a wide range of muscle groups.

Pull Up offers the user a range of exercises such as chin-up, shoulder, grip and body lift as well as a variety of stretches.

Pull Up is a great indicator of the upper body strength in relation to the user's body weight.

NW105, BAR

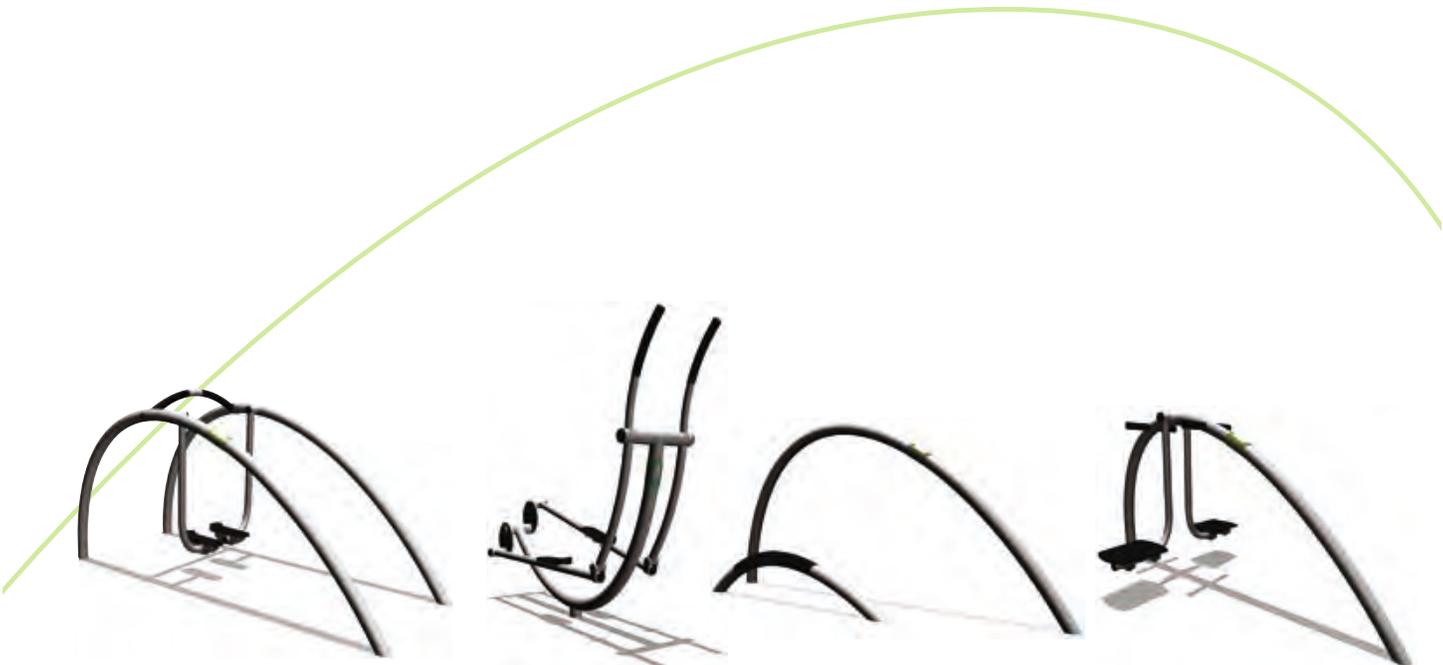
Develop chest, shoulders and triceps with **Bar** – a simple product with lots of possibilities.



NW106, LEG

Build strength in your thighs, legs and calves. With long footplates, **Leg** fits all.





NW201, AIR WALKER

NW202, CROSS

NW203, STEPPER

NW204, HIP



NW201, AIR WALKER

To walk on air is probably the greatest feeling of freedom you can have.

Air Walker is equipped with a support bar for the hands. The foot plates are covered with skid resistant rubber for safe training.

Air Walker enhances the cardiovascular functions of the body and increases flexibility in hip and thigh muscles – even more than traditional running.

Air Walker gives the user the same training as running but without the risk of strain and injury runners can experience in their knees, feet, hips and back.

NW202, CROSS

Cross is a comfortable way of developing leg and hip muscles while improving cardiovascular endurance.

Cross foot plates are covered with skid resistant rubber for safe training.

NW203, STEPPER

Stepper develops leg muscles and improves cardiovascular endurance.

Stepper has two curves. The big curve serves as support during training – the little curve is wrapped in non-skid rubber.

NW204, HIP

Hip gently trains back, hip and abdominal muscles while you develop your balance and co-ordination.



NW301, TWISTER

Twister combines muscle development in the back and helps improve flexibility and balance. Body rotation improves flexibility in the back and hip and stimulates abdominal and lower back muscle development.

Twister has two individual platforms – one for standing and one for sitting – and a curved bar for support.

NW302, SPRINGER

Springer strengthens ankles and knees as well as developing balance.

Springer comes with a soft and hard spring for various levels of training.



NW301, TWISTER



NW302, SPRINGER



**Pat Vidal, Physiotherapist, Spain:**

"All exercises can be performed without risk of injury and as the equipment is so versatile it provides a complete workout. You can train alone any time during the day, whatever the weather."





NW401, STRETCH



NW501, BENCH



NW502, PINGPONG



NW503, SIGN



NW401, STRETCH

Stretch is a simple, efficient piece of equipment for flexibility training, using the shape of the curve.

Stretch also provides an essential finishing activity – stretching out calf muscles, thigh muscles and the hollow of the knee.

NW501, BENCH

Bench is shaped for both rest and function.

Equipped with sturdy bolts and rubber connectors to prevent metal against metal contact, **Bench** can be used for training the upper and lower back and is wide enough to be used simultaneously by two people.

NW502, PINGPONG

Pingpong is a fun variation from our traditional fitness equipment but no less beneficial as it combines movement, reaction speed and coordination between eye, ball and hand.

Pingpong is manufactured in sturdy, maintenance free materials.

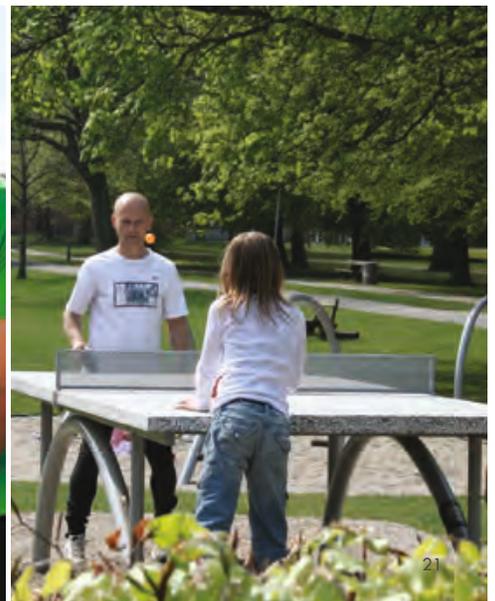
NW503, SIGN

Sign explains the philosophy and concepts behind training and how the park should be used.



Charles Longdon-Hughes, Fitness/Aerobics Guru, UK.
Former Karate world champion

"Fantastic concept, I love it! Beautiful to look at and it's also safe with excellent functions that really work as they should."





NORWELL
CO₂ FREE
FITNESS GYM

*Norwell's Outdoor fitness equipment
is environmentally friendly because you
create the energy yourself*

H.J. Hansen is a family owned group with roots that go back six generations. The company was founded in 1829 as a merchant's house in Vestergade in Odense. Through expansion and acquisition, H.J. Hansen has grown to become one large, modern international business. Its three main activities are recycling, plumbing and engineering but it also has major interests in wine and delicatessen shops. H.J. Hansen has companies in Germany and abroad, and has 380 employees.

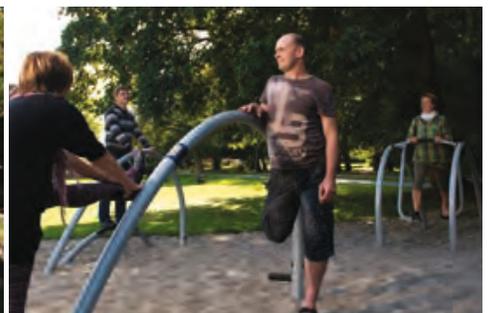
THE OPPORTUNITY OF EXERCISE

“Employee health is important to us here at H.J. Hansen, and as a part of our health policy we wanted to make exercise easily available to our staff. We chose a solution from Norwell, which has been a great benefit to both our employees and their families, providing exercise, fresh air, rehabilitation and teambuilding when they want it – they can exercise during breaks, before or after work. We hold informal meetings there, and the company running club which has grown in strength and size begins and ends its sessions at the fitness park.

Since we did not have outdoor space available, we teamed up with Development Forum Odense to create a full fitness facility in a nearby park, where Odense municipality had land available. The fitness park is used by a great deal of Odense’s citizens.

We are very pleased with the impact the fitness park has had for our employees and will certainly create another Norwell Park at our other site in the Port of Odense.”

Marlene Lübeck
Management Assistant
H.J. Hansen Holding A/S



FOR ALL PEOPLE AND ALL SEASONS



SCANDINAVIAN DESIGN – WITH FUNCTIONALITY

DOK 54 has developed Norwell Form Function's outdoor fitness lines on the basis of traditional Scandinavian design. The equipment is designed to be simple and functional and intuitively usable.

The main element – the curve – creates a lightness and simplicity of construction resulting in equipment which is elegant and understated. The choice of material, the form and the overall uncomplicated appearance combine to provide aesthetics unique to Scandinavian design.

“At Dok 54 we always give due consideration to all aspects of the product, including the production process, method of handling, choice of material and design. We have set out to create equipment that is tasteful in appearance and will visually enhance the landscape. We are very proud of the result and believe that we have designed aesthetic, functional products that will provide both enjoyment and benefits to many people.”

Thomas Brinch-Moller and Jacob Moller Lund





PRODUCT DIMENSIONS



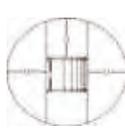
NW101: Chest
 Height: 7' 9"
 Length: 3' 7"
 Width: 2' 9"
 Footing: 0' 10"
 Weight: 172 lbs
 Zone: 129 ff²



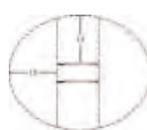
NW102: Back
 Height: 7' 9"
 Length: 3' 7"
 Width: 2' 4"
 Footing: 0' 10"
 Weight: 161 lbs
 Zone: 129 ff²



NW103: Sit Up
 Height: 1' 8"
 Length: 5' 11"
 Width: 2' 9"
 Footing: 1' 6"
 Weight: 90 lbs
 Zone: 161 ff²



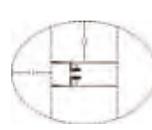
NW104: Pull Up
 Height: 7' 9"
 Length: 4' 3"
 Width: 3' 3"
 Footing: 1' 4"
 Weight: 181 lbs
 Zone: 151 ff²



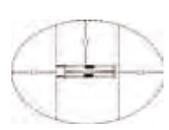
NW105: Bar
 Height: 2' 10"
 Length: 3' 7"
 Width: 1' 8"
 Footing: 0' 10"
 Weight: 66 lbs
 Zone: 135 ff²



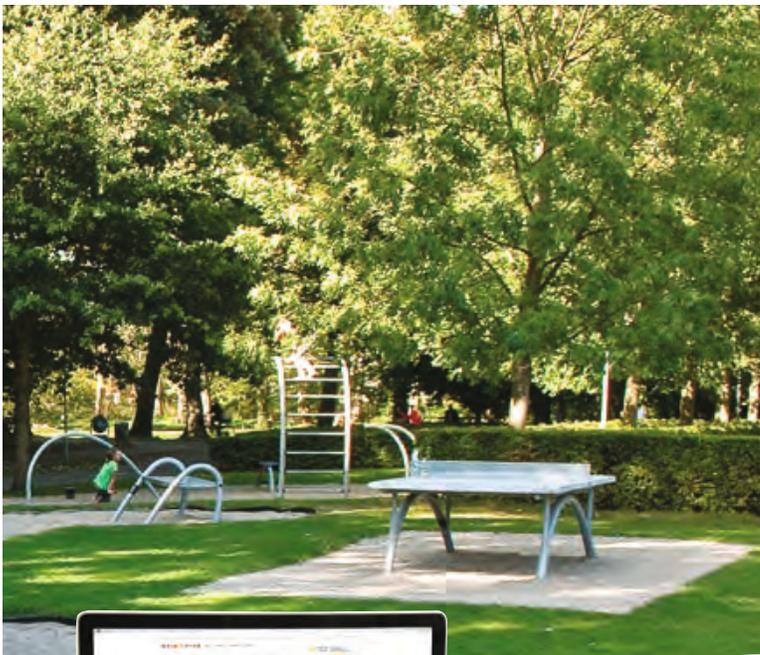
NW106: Leg
 Height: 7' 9"
 Length: 3' 7"
 Width: 1' 6"
 Footing: 0' 10"
 Weight: 176 lbs
 Zone: 118 ff²



NW201: Air Walker
 Height: 4' 0"
 Length: 7' 7"
 Width: 2' 7"
 Footing: 0' 10"
 Weight: 165 lbs
 Zone: 178 ff²



NW202: Cross
 Height: 5' 9"
 Length: 5' 11"
 Width: 1' 6"
 Footing: 1' 4"
 Weight: 192 lbs
 Zone: 151 ff²



Certification

Norwell equipment is approved according to TÜV Product Service's new testing protocol 55012 (specially designed for testing of outdoor fitness equipment).

3 YEARS WARRANTY

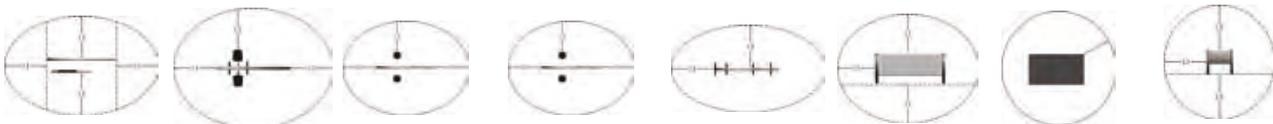
On all moving parts, plastic and rubber.

15 YEARS WARRANTY

On all pipes, foundation and welds. The guarantee covers manufacturing defects, but excludes ordinary wear and tear, lack of maintenance or vandalism.



Material specifications
You can find detailed material specifications on our homepage: www.norwell-usa.com



NW203: Stepper
Height: 4' 0"
Length: 7' 7"
Width: 1' 4"
Footing: 0' 10"
Weight: 117 lbs
Zone: 161 ff²

NW204: Hip
Height: 4' 0"
Length: 7' 7"
Width: 3' 8"
Footing: 0' 10"
Weight: 143 lbs
Zone: 205 ff²

NW301: Twister
Height: 4' 0"
Length: 7' 7"
Width: 3' 3"
Footing: 0' 10"
Weight: 161 lbs
Zone: 205 ff²

NW302: Springer
Height: 4' 0"
Length: 7' 7"
Width: 3' 3"
Footing: 0' 10"
Weight: 128 lbs
Zone: 199 ff²

NW401: Stretch
Height: 4' 0"
Length: 7' 7"
Width: 1' 6"
Footing: 0' 10"
Weight: 82 lbs
Zone: 140 ff²

NW501: Bench
Height: 2' 4"
Length: 5' 11"
Width: 2' 11"
Footing: 0' 10"
Weight: 159 lbs
Zone: 178 ff²

NW502: Pingpong
Height: 2' 6"
Length: 9' 0"
Width: 5' 0"
Footing: 0' 10"
Weight: 838 lbs
Zone: 323 ff²

NW503: Sign
Height: 3' 6"
Length: 2' 4"
Width: 1' 6"
Footing: 0' 10"
Weight: 53 lbs
Zone: 118 ff²



NORWELL OUTDOOR GYMS

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