

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JUNE 6, 2011, AT 6:00 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I PURPOSE OF THE WORKSHOP:

A. COMMISSION INPUT AND DISCUSSION: REGARDING ECONOMIC DEVELOPMENT PROJECT ON KIRBY DRIVE

- 1) *Presented by Lata Krishnarao, Planning Director and Matt Buchanan, Economic Development Corporation President*

This site is accessible to disabled individuals. For special assistance, please call Young Lorfinq at 281-652-1840 prior to the meeting so that appropriate arrangements can be made.

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 3rd day of June 2011 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of June 2011.

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

AGENDA OF: June 6, 2011	ITEM NO.:
DATE SUBMITTED: May 27, 2011	DEPT. OF ORIGIN: Planning
PREPARED BY: Harold Ellis	PRESENTOR: Lata Krishnarao
REVIEWED BY: Mike Hodge	REVIEW DATE: June 3, 2011
SUBJECT: Request of SHT/Kirby, LTD, applicant, for a Workshop regarding a proposed Planned Development, known as <i>Project London</i>	
EXHIBITS: Staff Memo, Zoning and Vicinity Map, Proposed Site Plan, Draft Proposed PD Document, Application for Workshop	
EXPENDITURE REQUIRED: N/A AMOUNT AVAILABLE: N/A ACCOUNT NO.: N/A	AMOUNT BUDGETED: N/A PROJECT NO.: N/A
ADDITIONAL APPROPRIATION REQUIRED: N/A ACCOUNT NO.: N/A PROJECT NO.: N/A	
To be completed by Department: <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

This is a proposed Planned Development for vacant land located at the northwest corner of Kirby Drive and Riley Road (future Spectrum Blvd), and currently zoned SP1. The property consists of approximately 11.9 acres, and is generally bounded by Beltway 8 to the north, Kirby on the east, Riley Road on the south, and Hooper Road on the west.

As stated by the applicant, Merit Medical Systems, Inc., the proposed development shall consist of an office and light industrial facility which will be utilized for research and development and manufacturing of medical devices and related uses. The design elements of the development shall comply with the majority of the existing SP1 zoning criteria in order to provide a first class corporate facility. As the second medical device facility to be located on Kirby Drive, this development will create a continuity with the

Cardiovascular Systems, Inc. development located immediately south of the site, in the CSI building.

The City of Pearland is currently in the process of formulating a city-initiated rezoning of a large portion of property in the general vicinity of this property, commonly referred to as the Spectrum District, which would also include the property in question. City Council has determined that the current zoning for the property in question, SP1, as well as the surrounding Spectrum District zonings currently in place may not be the most desirable zoning designations for this area to best capture future growth and development. Therefore, the City has entered into a contract with Gateway Planning to draft a form-based code for the entire area known as the Spectrum District Regulating Plan.

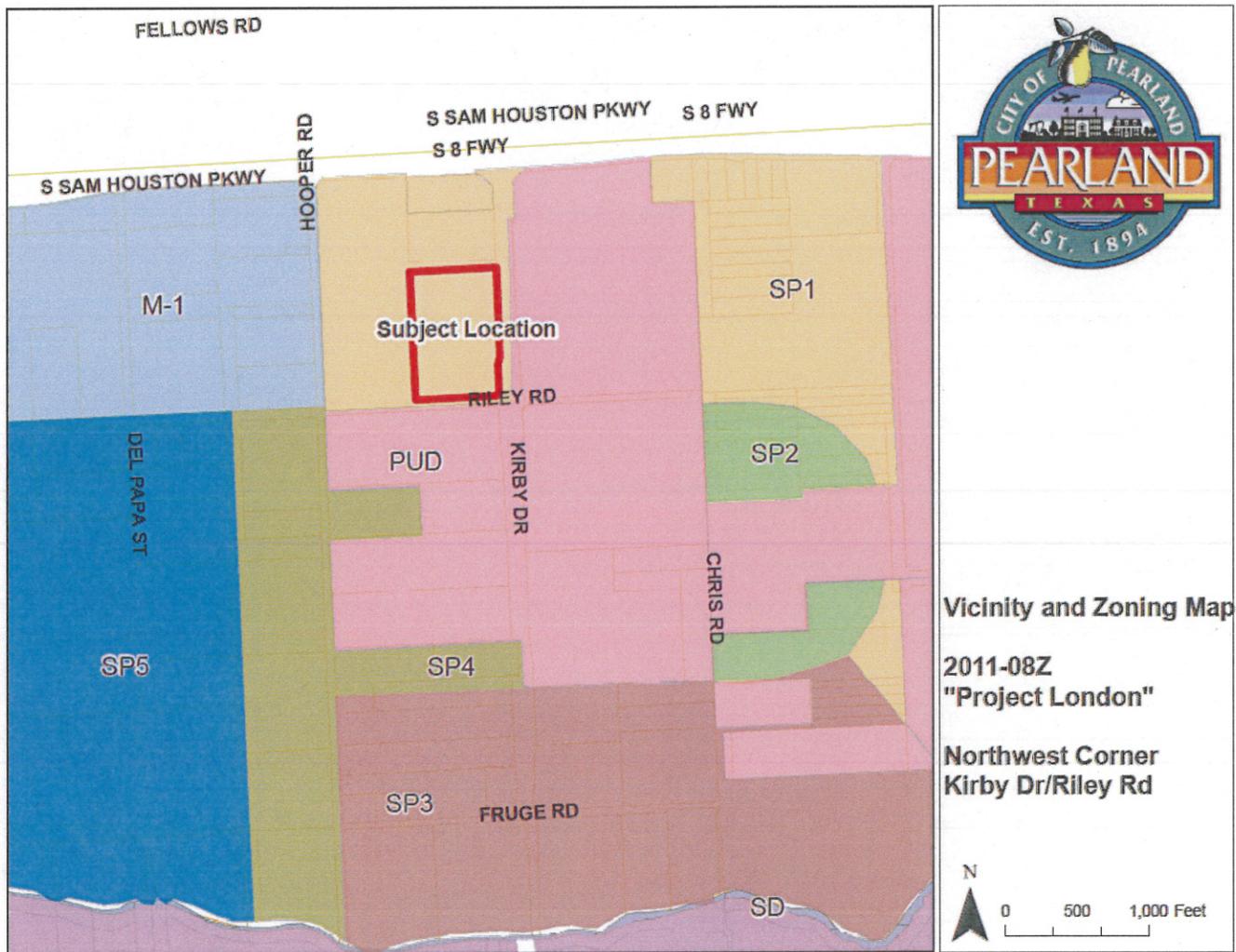
As the Spectrum District Regulating Plan has not yet been finalized by City Council, staff has advised the applicant to submit a Planned Development application for the property in question, specific to their proposed development. This will allow a new development which will largely meet the intent of the Spectrum District Regulating Plan but also allow the proposed development to occur in a manner and timeframe which will be beneficial to the applicant as well as the City of Pearland.

The Planning Department and members of the Development Review Committee have reviewed the draft proposed Planned Development document, attached to this report. Staff is working with the applicant on site circulation and proposed median cuts along Kirby Drive. The proposed site plan is also attached to this report. The applicant has indicated that building elevations, as required by a Planned Development, will also be submitted.

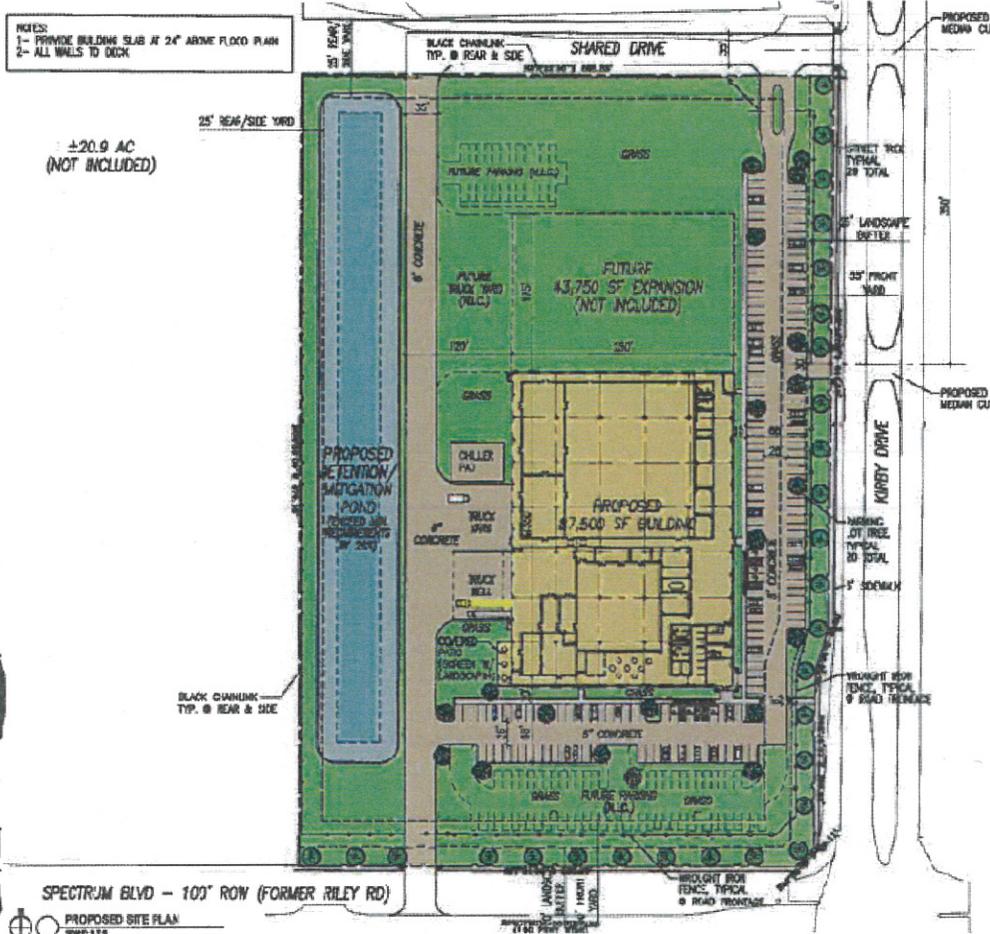
Staff Recommendation

Conduct the workshop and provide direction to staff and the applicant.

Zoning and Vicinity Map:



Proposed Site Plan:



PROJECT:
 NEW OFFICE/WAREHOUSE FOR
 [REDACTED]
 KIRBY DR & SPECTRUM BLVD (RILEY RD)
 ADDRESS:

REV	ISSUE DATE	ISSUE DESCRIPTION
1	4/11/11	FOR REVIEW
2	4/25/11	FOR REVIEW
3	4/27/11	FOR REVIEW
4	4/28/11	FOR REVIEW
5	4/29/11	FOR REVIEW
6	4/29/11	FOR REVIEW
7	5/13/11	FOR REVIEW
8	5/26/11	FOR REVIEW

CLAY
 COMMERCIAL DESIGN-BUILDERS
 2500 San Felipe St. - Suite 1448
 Houston, TX 77058
 Phone (713) 864-0508
 Fax (713) 862-3754

ITEM	QUANTITY	UNIT
SITE AREA	± 11.53	AC.
OFFICE	-	S.F.
WAREHOUSE AREA	-	S.F.
TOTAL AREA	37,500	S.F.
1 ST FLOOR AREA	37,500	S.F.
PARKING	156	SPACES
FUTURE PARKING (N.L.C.)	84	SPACES
5" CONC. PAVING	405,190	S.F.
8" CONC. PAVING	441,848	S.F.
8" CONC. SHARED DR.	± 11,962	S.F.
8X10 OH DOOR	4	
14X8 OH DOOR	-	
12X14 OH DOOR	1	
PILERS	2	L.F.
RAILS	-	
SPRINKLER SYSTEM	25770	
EAVE HEDGE	28'	
CRANE READY*	3	TONS
CRANE SERVED	3	TONS

*CRANE READY: STRUCTURE IS SIZED TO ACCOMMODATE FUTURE CRANE, NO CRANE OR CRANE RAILS ARE PROVIDED

TITLE: PROPOSED SITE PLAN

PROJ. NO.	SHEET NO.
DATE:	
DATE PLOTTED:	
DATE PLOTTED BY:	

Proposed Draft PD Document:

**The Technology District PD Application
Kirby Dr.
Pearland, Texas**

I. INTRODUCTION

A. Description of subject property:

The subject property is vacant land located at the Northwest corner of Kirby Dr. and Spectrum Blvd. The property is generally cleared and level with a few scattered trees.

B. Description of proposed development:

The proposed development shall consist of an office and light industrial facility that will be utilized for research and development and manufacturing of medical devices and related uses. The design elements of the development shall comply with the majority of the existing SP1 zoning criteria in order to provide a first class corporate facility. As the second medical device facility on Kirby Drive this development will create continuity with the Cardiovascular Systems Inc. development located immediately south of the site.

C. Describe the area of land in acreage:

Approximately 11.9 acres

D. A statement as to the purpose and intent of the PD district established therein:

The purpose of the PD district is to develop a high quality corporate facility suitable for medical device research and development, manufacturing and related uses that will benefit both the City of Pearland and the property owner. The development of this facility will bring significant new employment and expanded tax base to the City of Pearland. The development will also include the construction of the north two lanes of Spectrum Blvd., completing that thoroughfare from Kirby Dr. west to Hooper Rd. The area proposed for the PD is already under process of re-zoning but the immediate timing of the development requires the formation of the PD.

II. ZONING AND LAND USE

A. Describe existing zoning districts:

Currently the subject property is zoned SP1. The property is generally bounded by Beltway 8 on the north, Kirby Dr. on the east, Spectrum Blvd. on the south and Hooper Rd. on the west.

B. Describe the base zoning district to be overlaid:

The base zoning district to be overlaid is SP1 along with the variations approved in this PD request as shown below.

C. Describe the general standards applicable to development within the area.

The general development standards shall include the current SP1 district guidelines amended as follows:

The Technology District

(a) **Purpose.** The purpose of the PD is to provide for the development of a range of visually appealing corporate facilities, intended to be primarily owned or long term leased to corporate uses

(b) **Authorized Uses.** The following are authorized uses under the regulations established by the City of Pearland's Unified Development Code (UDC):

(1) Permitted and conditional uses as authorized for the SP1 & SP4 Districts in the Land Use Matrix in Article 5, Division 2 of this Chapter 2;

(2) Light manufacturing and light industrial uses including but not limited to medical devices & technology, clean room, "tech flex" and related or supportive uses.

(3) Accessory uses as authorized in Article 5, Division 3 of this Chapter 2.

(4) Outdoor storage and activities as permitted by a CUP, and precludes smoke stacks and silos, as well as explosive or caustic chemicals and similar.

(c) **Area Regulations.**

(1) Size of Lots:

a. Minimum Lot Size - One (1) acre (43,560 square feet).

b. Minimum Lot Width - One hundred feet (100').

c. Minimum Lot Depth - Two hundred feet (200').

(2) Size of Yards:

a. Minimum Front Yard - Fifty-five feet (55') along Kirby Drive; fifty feet (50') along Spectrum Drive; twenty feet (20') along all other roadways

b. Minimum Side Yard - Twenty-five feet (25')

c. Minimum Rear Yard - Twenty-five feet (25')

d. Landscaped Buffer Permitted - The landscaped buffer required within the Spectrum District may be located within the required front yard area.

(d) **Exterior Materials Standards:** The front facades of all structures facing onto a thoroughfare or collector shall be a minimum seventy percent (70%) masonry, as defined in Subsection (1) below. The side facades of such structures shall be a minimum fifty percent (50%) masonry. The following materials meet the masonry requirements within the PD District.

(1) Primary Exterior Materials:

- a. The primary exterior materials permitted shall be limited to the following:
 1. Brick Masonry
 2. Concrete Masonry Units
 3. Glass Block
 4. Pre-Cast Concrete
 5. Cast Stone (and stone veneer)
 6. Tilt-Slab
 7. Stucco
 8. Wall Panel Systems,
 9. Spandrel Wall Systems

(2) Coloration:

- a. All coloration of exterior materials shall conform to the Color Chart, available in the City's Planning Department and according to Section 2.4.5.1 (d) (3) of Pearland's UDC.
- b. Corporate trademark colors can only be used as accent colors and shall be limited to a maximum of one percent of the total exterior surface. Such colors may be applied to subordinate building elements (such as canopies, subordinate entry forms, and architectural details).

(e) **Perimeter Fencing:** Perimeter fencing, no taller than 6 feet in height, shall be used to provide security and/or visual separation of sites at individual property lines and shall meet the following requirements.

(1) Permitted Materials:

- a. Solid masonry,
- b. Stucco,
- c. Wrought iron,
- d. Living/landscaped screen,
- e. Vinyl coated chain link not to include perimeter on Kirby Drive or Spectrum Drive. Perimeter fences along Kirby and Spectrum Drives and in the yards along Kirby and Spectrum Drives shall be constructed on decorative wrought iron fencing and not be taller than 6 feet. All other vinyl coated chain link fencing, visible from Kirby or Spectrum Drives shall be screened by landscaping.

(2) Standards: When a perimeter wall is used as a screening wall, it shall be a masonry wall.

(3) Prohibited Materials:

- a. Barbed wire and similar materials (in quality and appearance),
- b. Pre-engineered interlocking concrete systems,
- c. Wood.

(f) **Screening:** Screening shall meet or exceed the following requirements.

(1) Standards:

a. Required - Screening walls are required for the following:

1. Outside storage
2. Refuse and/or recycling areas and containers
3. Mechanical and utility equipment areas
4. Roof apparatus (including ventilation, HVAC, or other such equipment), which shall be completely screened from all sides by screening walls of the same material and color as the main building.
5. Loading docks may be screened from street rights-of-way and shared driveways by a combination of shrubs and trees

b. Height

1. Detached screening walls shall be a maximum height of eight feet (8').
2. Attached screening walls shall be a maximum height of fourteen feet (14').

c. Use - Gates for screening enclosures shall be solid metal on a metal frame, and shall be kept closed when the screened area is not in use.

(2) Materials & Characteristics:

a. Materials - Screening walls that are attached to the primary structure shall be constructed of the same finish material as the dominant exterior material of the primary structure.

b. Detached Screening - Areas to be screened (except parking areas) that are detached from the primary structure:

1. By a distance of more than thirty feet (30') shall be screened with masonry walls that conform to the masonry material standards of this PD District.
2. By a distance of more than fifty feet (50') may be screened with an evergreen landscape screen comprised of plant materials that form a one hundred percent opaque screen.

c. Parking Area Screening - Parking area screening shall be accomplished with a berm and/or planted edge of evergreen shrubs and trees. Berms used for parking lot screening shall not exceed four feet (4') in height and shall have a slope from the street of four feet (4') in height to one foot (1') in distance (4':1').

d. Roof-Mounted Utility Equipment - Roof-mounted utility equipment shall be screened with a material that is consistent in color and finish of the structure upon which the equipment is located.

e. Variation of Screening Walls Required - All screening walls that are twenty feet (20') in length or longer provide some horizontal variation in the wall that is equal to at least three feet (3') in depth for every twenty feet (20') in length

(g) **Landscaping Requirements.**

(1) Landscape Buffer: The required minimum landscape buffer shall be provided along the street rights-of-way according to the following:

- a. Along Kirby Drive - A minimum twenty-five foot (25') landscape buffer shall be provided along the street R.O.W.
 - b. Along Spectrum Drive - A minimum twenty-foot (20') landscape buffer shall be provided along the street R.O.W.
 - c. Screening walls and parking areas shall not be located within this landscape buffer.
 - d. Retaining walls may be constructed along the perimeter of this landscape buffer.
- (2) Berms: Berms shall only be located within the landscape buffer when they are used to screen parking areas. In such cases, berms shall have maximum slope from the street of four feet (4') in height to one foot (1') in distance (4:1).
- (3) Retaining Structures: Retaining walls, planter walls, and other retaining structures shall be constructed of the same material as the primary on-site structure.
- (4) Natural Drainage: Natural drainage patterns shall be maintained where possible. Grass swales or storm sewer pipes shall be used in landscape areas. Open, concrete channels or flumes shall not be permitted.
- (5) Parking Lot Landscaping:
- a. Landscaping & Screening
 1. The requirements for landscaped areas herein may be met by one large landscaped area or by smaller landscaped areas throughout the parking area.
 2. Landscaped areas shall be provided at a ratio of twenty-five (25) square feet per space. Landscape areas shall not be provided such that areas are only around the perimeter of the parking lot.
 3. Landscape islands shall be a minimum of six feet (6') in width and one hundred and seventy (170) square feet in area, measured by the inside curb dimension.
 4. The design of landscaping areas shall allow a minimum clearance of four feet (4') between the front edge of the curb and the trunk of trees planted within such areas.
 5. Parking area screening shall conform to the requirements of subsection (f) (2) c. of this District.
 - b. Canopy Trees
 1. Canopy trees shall be provided at a ratio of one (1) canopy tree per three thousand (3,000) square feet of the total parking lot square footage.
 2. Canopy trees shall be planted within the landscaped areas (those required above). If sufficient space is not available within the landscaped areas, canopy trees may be located along the parking lot perimeter.
- (6) Street Landscaping: Along the street right-of-way frontage of any parcel and within the required landscape buffer, one (1) two-inch (2") caliper tree shall be planted for every fifty feet (50') of frontage. Trees may be

clustered together; however, the number of trees required shall not decrease.

- (7) Detention/Retention Facilities: Such facilities shall be adequately screened and enhanced by landscaping.
- (8) Irrigation: All landscape areas shall be properly irrigated.

(h) Building Layout.

- (1) Primary Structures: Primary structures must have their most significant architectural elements facing the street.
- (2) Outside the Required Landscaped Buffer: All structures located within the Spectrum District shall be located outside of the required landscaped buffer.
- (3) Structures With Loading Areas and/or Service Bays:
 - a. The loading areas and/or service bays of a structure shall be located to the side of the structure that does not face the roadway, with the following exception.
 - b. When any structure with loading areas and/or service bays is on a lot that consists of an entire block, bays that must face the street must not face the more major roadway. Major and minor roadways shall be identified on the Site Plan for the tract to be developed.
- (4) Accessory Structures: Accessory structures shall not be located in the front yard of any site unless such structures are intended as guard or other security structure.

(i) Site Access.

- (1) Access Within One Site: Adequate access from different areas within a site shall be provided such that vehicles are not required to enter the street to move from one area to another on the same site.
- (2) Access From Site-to-Site: Adequate access between sites shall be provided such that vehicles are not required to enter the street to move from one site to another site; cross-access shall be required.
- (3) General: Access shall be provided in accordance with the City's Engineering Design Criteria Manual.

(j) Parking.

- (1) Parking Area Locational Requirements:
 - a. A ten-foot (10') landscape edge shall be provided between the parking area and the building. This requirement does not apply to loading/unloading areas.
 - b. Parking lots may be constructed within the building setback area, but shall not be constructed within the landscape buffer.

- c. Parking structures shall not be constructed within the building setback area or within the landscape buffer.
- (2) General: Parking shall be provided in conformance with Chapter 4, Article 2, Division 1 of this UDC.

- (k) **Sidewalks.** Sidewalks and pedestrian access shall be required for the development of all lots within the Spectrum District, and shall meet the requirements of Chapter 3, Article 2, Division 7 of this UDC.

A ten foot (10') wide public use easement shall be provided for the required sidewalk when placed outside of a public right-of-way if required during platting.

- (1) Curved Alignment Required: The required sidewalk shall have a curved alignment for at least eighty percent (80%) of the Kirby Drive frontage. Sidewalks on intersecting streets shall not have a curved alignment unless approved by the City Engineer.
 - a. Minimum six feet (6') wide.

- (2) Connection to the Building: A minimum six-foot (6') wide pedestrian sidewalk shall connect the perimeter sidewalk to the building entry. The connecting sidewalk shall be accessible, readily visible, and paved.

- (l) **Lighting.**

- (1) Uniformity: Standards, poles, and fixtures shall be a single color, uniform in design throughout the site. When development is adjacent to Kirby Drive and/or Spectrum Drive, lighting shall be uniform along the roadway(s).

- (2) Prohibited Poles: Wooden poles are prohibited, except on a temporary basis during development construction and only until a Certificate of Occupancy is issued.

- (3) Height: Standards, poles, and fixtures shall be no taller than the height of the building being served.

- (4) Walkway Lighting: Walkway lighting comprised of standard, pole, bollard and wall-mounted fixtures shall be no greater than twelve feet (12') above grade.

- (5) Accent Lighting:

- a. Uplighting shall be concealed or positioned to screen the light source from adjacent property.
- b. Floodlighting or spotlighting of architecture, graphics, or natural features shall not create spillage of light onto adjacent property or public streets.

- (m) **Building Design.**

- (1) Building Form: All portions of a structure shall have a unified design treatment. For example, a structure with an office portion and a

warehousing portion should be consistently designed such that the office portion is not visibly different on the exterior of the structure.

(2) Roof Form:

a. Roof-to-Wall Connections

1. Roof-to-wall connections that replicate the qualities of residential or smaller scale construction are not permitted; therefore, residentially scaled overhangs and soffits are not permitted.
2. Flat roofs shall be concealed with a solid parapet. Building walls capped with a gravel stop are not permitted.

b. Prohibited Exterior Treatment - No roof shingles are permitted (concrete, slate, asphalt, wood, asbestos, or clay) except for retail uses where such roofing is part of a corporate or thematic design.

(3) Definition of Building Entrances:

a. Recesses, Protected Doorway - The door for public access in to the structure shall be architecturally projected (or recessed) from the structure within an architectural expression of entry. The architectural variation shall conform with the guidelines set forth in Section 2.4.5.1 (d) (1) b.

b. Coordinated With Landscaping - All public entries into the structure must bear a relationship to the landscape development of the site. Pathways leading to the entry must be articulated within the landscape design, through the use of such devices as a widened pathway with accent planting, a plaza, or a water feature.

c. Pedestrian Relationship - Architectural devices such as decorative paving, banners, flags, sculptures, decorative walls, or other special architectural details of the building meant for the close view of the entry participant shall be used to enhance entrances.

(n) **Retail Arcades/Canopies:** Retail uses shall provide pedestrian arcades or canopies in front of retail structures.

(1) Arcades - Arcades shall:

- a. Have a minimum dept of ten feet (10'),
- b. Be supported by masonry columns clad with the same material as the dominant exterior material of the retail use behind, and
- c. Be an extension of the architectural character of the retail spaces by having architectural tie ins such as bands, opening articulation, and/or rhythmic modulation of openings.

(2) Canopies - Canopies may be provided in lieu of arcades if the canopy maintains a pitched or curved roof form, has the same depth dimension as an arcade, and is supported by masonry supports clad with the dominant exterior material of the retail use.

(o) **Glass.** Windows and other wall openings must be defined by function and structure and must be consistent in form, pattern, articulation, and color.

(1) Reflective glass shall not be permitted; glass shall not have a reflectivity that exceeds twenty-seven percent (27%)

(p) Signage.

(1) General Standards: The following standards shall apply to all signs.

a. Permitted Signs

1. On-Premise Ground Signs, for the purpose of business identification
2. On-Premise Building Signs, for the purpose of business identification
3. On-Site Directional Signs
4. On-Site Information Signs

b. Prohibited Signs

1. Roof-mounted signs
2. Signs extending above a roofline or parapet wall
3. Signs attached to exterior glass

c. Unified Design - Signs within one development shall conform to a unified design.

(2) Ground Sign Standards:

- a. One (1) ground sign shall be permitted for each site.
- b. Sites with multiple street frontage shall be permitted one (1) sign per street frontage.
- c. Signs shall be constructed of the same material as the site/building identified;
- d. Signs shall be surrounded by a landscape bed(s) that extend a minimum of three feet (3') from the base of the ground sign structure

(3) Building Signs:

- a. The total area of all building signs on the front facade of a structure shall be equal to a maximum of thirty percent (30%) of the total front façade area.
- b. The total area of all building signs on facades other than the front façade (i.e., back and side facades) shall be equal to a maximum of 15% of the total front façade area.

(q) Special Requirements.

(1) Height: Maximum of ten (10) stories

(2) Outside Storage: screened in accordance with the requirements of Subsection (f) of this PD District.

(r) **Utilities.** All utility service lines shall be located underground. Above-ground lines are allowed only upon a determination made by the Planning Director that they will be adequately screened or obscured from view and that underground placement is not desirable.

(s) **Cumulative, Conflicts.** All standards set forth herein are cumulative in nature. Where properties contain more than one use, the requirements for each use shall be met. In areas where requirements set forth in existing Codes of the City of Pearland and/or in other regulations within this UDC and the requirements set forth within this Section 2.4.3.1 are in conflict, the more extensive/restrictive requirements shall be met.

III. DESIGN STANDARDS APPLICABLE TO THE DEVELOPMENT:

Refer to Spectrum District standards as modified herein for the PD

IV. REQUIRED DEDICATIONS FOR LAND OR PUBLIC IMPROVEMENTS:

To be determined during platting.

V. PHASING SCHEDULE FOR THE PROJECT:

Subject to completion of due diligence, contingencies, and acquisition of the land parcel, the project is scheduled to start construction before the end of 2011 with Phase 1 containing an approximately 87,000 square foot building footprint plus approximately 30,000 square foot second floor to be completed by mid to late 2012. Phase 2 of the development could add another approximately 45,000 square feet or more of space at a future date to be determined.

VI. EXHIBITS:

- A. Design Plan
Attach Site Plan
- B. Building elevations, renderings, etc.
Attach elevations and other information

VII. Unless specified in the PD, all current requirements of the City of Pearland's Unified Development Code and SPD district will be met.

Application for Workshop:



REQUEST FOR A PLANNED DEVELOPMENT WORKSHOP*

***THIS IS NOT AN APPLICATION FOR A CHANGE IN ZONING TO PLANNED DEVELOPMENT (PD). PLEASE COMPLETE THE "APPLICATION FOR A CHANGE IN ZONING" BEFORE THE JOINT PUBLIC HEARING.**

Current Zoning District: SP1

Proposed Zoning District: SPD-6

Property Information:

Address or General Location of Property: Northwest Corner of Kirby Dr. and Spectrum Blvd.

Tax Account No. 045-180-000-001

Subdivision: Allison Richey Gulf Coast Home Lot: 27th, 27th Block: Section F

A complete package must include all information shown on the checklist below.

PROPERTY OWNER INFORMATION:

NAME SHT/ Kirby, LTD. c/o Ron Dagley
ADDRESS 10940 W. Sam Houston Pkwy N., Suite 300
CITY Houston STATE TX ZIP 77064
PHONE(832) 878 - 4015
FAX(281) 873 - 8158
E-MAIL ADDRESS rdagley@betzcompanies.com

APPLICANT/AGENT INFORMATION:

NAME Boyd Commercial, LLC c/o David Boyd
ADDRESS 2200 West Loop South, Suite 420
CITY Houston STATE TX ZIP 77027
PHONE(713) 877 - 8400
FAX(713) 877 - 1019
E-MAIL ADDRESS dboyd@boydcommercial.net

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 5/27/2011

Applicant/Agent's Signature: [Signature] Date: 5/27/2011

- Request, filled out completely, and signed by the owner of the property to be considered for the zone change or planned development district
- Metes and Bounds Description, (Survey, or a Plat of the property that provides or contains the metes and bounds description).
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- The proposed draft PD document in electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD).