

**AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JUNE 18, 2012, AT 6:45 P.M., COUNCIL CHAMBERS, CITY HALL 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE WORKSHOP:**

- 1. COMMISSIONER INPUT AND DISCUSSION: REGARDING A PROPOSED PLANNED DEVELOPMENT KNOWN AS PEARLAND'S LAKE PARK – LOCATED AT THE NORTHEAST CORNER OF CULLEN BOULEVARD AND McHARD ROAD. *Presented by Harold Ellis, City Planner***

**III. ADJOURNMENT**

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

I, Judy Brown, Planning Office Coordinator 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 15th day of June, 2012, A.D., at 5:30 p.m.

\_\_\_\_\_  
Judy Brown, Office Coordinator

Agenda removed \_\_\_\_\_ day of June 2012.

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

<b>AGENDA OF:</b> June 18, 2012	<b>ITEM NO.:</b>
<b>DATE SUBMITTED:</b> June 7, 2012	<b>DEPT. OF ORIGIN:</b> Planning
<b>PREPARED BY:</b> Harold Ellis	<b>PRESENTOR:</b> Harold Ellis
<b>REVIEWED BY:</b> Mike Hodge	<b>REVIEW DATE:</b> June 11, 2012
<b>SUBJECT:</b> Request of James Johnson, applicant, for a Joint Workshop regarding a proposed Planned Development known as Pearland's Lake Park – located at the northeast corner of Cullen Blvd and McHard Road	
<b>EXHIBITS:</b> Staff Memo, application for workshop, conceptual site plan, vicinity map, aerial map, proposed Planned Development document	
<b>EXPENDITURE REQUIRED:</b> N/A <b>AMOUNT AVAILABLE:</b> N/A <b>ACCOUNT NO.:</b> N/A	<b>AMOUNT BUDGETED:</b> N/A <b>PROJECT NO.:</b> N/A
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A <b>ACCOUNT NO.:</b> N/A <b>PROJECT NO.:</b> N/A	
<b>To be completed by Department:</b>	
<input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

**EXECUTIVE SUMMARY**

This workshop is to discuss a request for a Planned Development (PD) to be located at the northeast corner of Cullen Pkwy and McHard Road, referred to as Pearland's Lake Park. The property consists of 47.7 acres of land and is currently undeveloped and zoned Single-Family Estate District (R-E). The area being discussed is located just south of where Pearland's City limits abut Houston, and north of Dawson High School.

The applicant, James Johnson, is proposing a development which would include, at final build-out, 675 apartments which are to be developed in two phases. These units are shown on the conceptual site plan to consist of a total of 19 buildings, 2 of which would be classified as mixed-use, with first floor offices and multi-family units above. In the same vicinity of the mixed-use buildings, which is at the northeast intersection of Cullen and McHard, the applicant is showing a commercial pad site with one tenant. As mentioned above, the property is currently zoned Single-Family Estate District (R-E), with the main permitted use being single-family residential homes. The minimum lot size in the R-E district is ½ acre (21,780 square feet), resulting in a density of two units

per acre. For comparison purposes, the density being proposed with this development is 23.12 units per acre.

### **Variations Requested**

The following are the variations identified by staff at this time. As this is a workshop, additional variations may be identified as we work through the process with the applicant.

1. Land Use – Requesting multi-family use that is not permitted in the RE zone.
2. Density - Gross Density permitted for RE is 1.3 units per acre. The proposed residential density is 23.12 units per acre. The current multifamily zone (MF) in Pearland allows 16 units per acre.
3. Building Facades - For exteriors visible from Cullen Blvd. proposed percentage of masonry is 90%. UDC requires 100%.
4. Building Height – Maximum height proposed is 40'. All residential zones, including MF, have 35' maximum height requirement.
5. Proposed Parkland Dedication - 8 acres is dedicated for Parkland Dedication. UDC requires 13.5 acres, based on the number of units proposed.
6. Trail Width - Proposed trail width is 7 feet. Required width is 10'.
7. Signage - Proposed signage exceeds the permitted signage area of 35 sf.

The PD requests that impact fees be waived due to the developer's extension of water and sewer lines along McHard. This would need to be addressed in a separate Development Agreement and not in the PD document.

### **Staff concerns**

#### **1. Total multi-family units in Pearland**

The City of Pearland currently has a total of 4,417 apartments, which equates to a total of 14% of our total housing units. Upon completion of approved multi-family in Shadow Creek Ranch development, the total multi-family units would be 20% of total housing units in Pearland. For comparison purposes, listed below are a few nearby cities and their percentages of multi-family housing ratios.

The Woodlands	18.5%
League City	16.8%
Friendswood	15.1%
<u>Pearland</u>	<u>14%</u>
Sugar Land	8%*
Missouri City	<u>2.3%</u>
<i>Average</i>	12.45%

\*625 Multifamily units are pending. If approved, the total multifamily percentage would rise to 10%.

The above referenced numbers represent already constructed units, unless otherwise specified. The following information details future apartment entitlements in Pearland. Future entitlements include apartments currently under construction; units which are approved but not yet constructed; or in the case of Pearland's Lake Park, units being proposed:

Total percentage of multifamily under the following scenarios:

1. Currently under construction:  
The Villas at Shadow Creek Ranch IV - 360 Units  
Upon completion: 15% of total housing being multifamily units - Pearland
2. Ultimate build-out of currently approved entitlements of multi-family units in Shadow Creek Ranch Planned Development - 2319 Units  
If completed: 20% of total housing being multifamily units – Pearland
3. Ultimate build-out of currently approved entitlements of multi-family units in Promenade Shops Planned Development - 300 Units  
If completed: 21% of total housing being multifamily units – Pearland
4. Currently being proposed:  
Pearland's Lake Park - 675 Units  
If completed: 22% of total housing being multifamily units – Pearland  
(If added to currently build apartments in Pearland, with this development 17% of total housing units would be multi-family units.)

As the numbers above illustrate, Pearland is currently above the average of 12.45% of total housing units being multi-family of nearby cities. With the apartments currently under construction at *The Villas of Shadow Creek Ranch*, that number will grow to 15%. With the ultimate build-out of Shadow Creek Ranch, and if the current proposal is approved, that number would rise to 22%, which is more than double the average of the nearby cities listed above.

## **2. Scale of Multi-family units**

The average size of apartment complex in Pearland is 232 units. The largest development is 560 units at Waterford Place at Shadow Creek and the smallest is 62 units at Residences at Town Center. The proposed development, if approved, would be 290% larger than the average complex size in Pearland, or approximately three times the size. Comparing the proposal to the largest complex currently constructed in Pearland, it would be 121% larger, or approximately one and a quarter times the size.

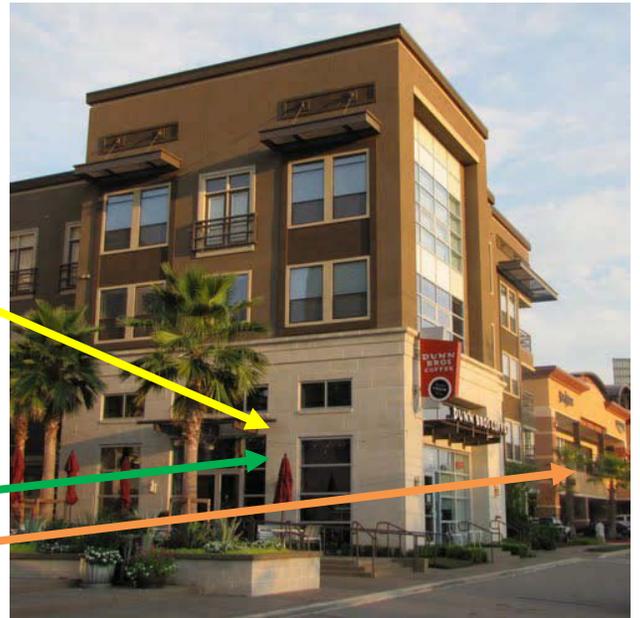
## **3. Type of multi-family units being proposed and Sustainability**

There are two main types of multi-family apartment developments being developed in the Houston region, newer style mixed-use urban centers developments, and traditional garden style apartment developments. Examples from both Houston and Pearland are provided below:

### 3333 Wesleyan Apartments, Houston – Mixed Use Urban Center Example



Conceptual Design



Actual Construction

Coffee/Wine Bar  
Adjacent Retail including:  
Costco, Buffalo Wild Wings,  
24 Hour Fitness

### Reserve at Tranquility Lakes, Pearland – Garden Style Apartment Example



With the exception of apartments associated with Shadow Creek Ranch approved in 1999, the majority of newer apartments approved in Pearland have been in mixed use settings. The mixed use style apartments in Pearland Town Center have been at very high levels of occupancy rates since opening and are currently being expanded, illustrating that this market is in demand for the Pearland area.

Smart growth principals and best planning practices have found that communities which are developed in the mixed-use setting are more sustainable over time than traditional garden style apartments. Mixed-use developments are more likely to create a sense of place and encourage varied transportation options (i.e. people are more likely to be able to walk to a grocery store or restaurant), and as a result, are more likely to be sustainable and desirable for a longer period of time.

The applicant has submitted elevations with the Planned Development document which illustrates typical garden style apartments and a mixed-use style development. Staff would like the applicant to consider the mixed-use style of development as opposed to more traditional garden style examples, if the PD is approved.

#### **4. Major Retail Node:**

The intersection of McHard Road and Cullen Pkwy is designated as a Major Retail Node on the city's Future Land Use Map. The current proposal includes two multi-family units in the development near the intersection as having first floor retail, with a small restaurant at the hard corner. This scale of retail does not meet the intent of a Major Retail Node, which calls for a 50 acre zone for retail, office, and service uses. A more mixed-use urban style development at this location would provide an opportunity for a higher density development including commercial and residential uses, providing amenities not only to the development but also for surrounding areas.

#### **Staff Comments from City Departments**

These comments were discussed at the staff Development Review Committee meeting. At the time of this report, staff was awaiting comments from the Police Department, and PISD.

#### **Fire:**

##### **Major:**

- Need second remote access roads for the multi family sections on the north sides near Clear Creek.
- There are multiple dead end access roads, if more than 150 ft. in length will need an approved turnaround.

##### **Minor:**

- The turning radius for access roads needs to comply with the ordinance 25 ft. inside, 50 ft. outside.

#### **Planning:**

##### **Major:**

- Parkland dedication requires 1 acre for 50 units, which would have to have 13.5 acres. They are currently short on their dedication based on their 8+- acreage donation. This needs to be added under Variances
- Variances – remove reference to impact fees from PD document. This is a separate Engineering department request.
- BDD4 has been requiring 330 feet on-center dedication for creek, plans will require BDD4 approval.
- Please include a phasing plan with a map, if not a master plan will be required.
- Site Plan - Please show the required 30 landscape buffer along Cullen Parkway.
- The applicant indicates the development will result in the highest rental rates in the City – provide details on this statement and how the development will continue to have the highest rental rates in the future – ex. Long term sustainability

- Materials – applicant indicates percentages of masonry for each building, using Pearland’s UDC as the -definition of masonry. Please add EIFS to this definition as trim only and limit percentage of stucco permitted.
- Pedestrian circulation within development needs to be improved – specifically in areas crossing drive aisles, and access to the proposed “pad site”.
- All PD’s require a base zoning district – no base zoning district is mentioned
- What parking ratio is being used for the development?
- Elevations provided vary greatly – please narrow possibilities. The mixed use elevation appears to best accomplish the goal of the development
- “Starbucks” pad site shown – please remove specific names unless this is certain.
- Mixed use should and should include other uses other than office and residential.
- The PD shows a 100’ ROW and improvements on McHard including landscaping. Similarly landscaping is proposed within existing city right-of-way along Cullen. Are these improvements proposed by the developer?

Minor:

- Although allowed by code, the apartments near the single family homes to the east may not like the current design.
- How are the apartments adjacent to the single family home accessed by residents, not clear.
- Name of street is Cullen Parkway, not Cullen Blvd.

Site Plan:

- What is the purpose of the unpaved parking area near the entrance drive on Cullen? Are they under parked?
- Make sure adequate parking is provided for the recreation center, especially if the facility could possibly be utilized for rental purposes.
- The eastern most drive from Brookside road into the property does not show an access gate – is this planned?
- Show how the trail along the northern most part of the property connects to the City’s trail system.
- Will the development have perimeter fencing? If so, provide details.
- Is covered parking proposed? If so, provide details.

- Need a map showing different building types, where located and number of bedrooms as needed to calculate parking required.

#### Amenities:

- Please provide breakdown of amenities provided for residents and to the public, and the improvements provided for each.
- Under Park Amenities, please include what type of trees, and style of gazebos.
- Under Multi-family amenities;  
    Explain how multi-family open space exceeds the City of Pearland's Unified Development Code
- Please be more detailed about which amenities will be located in the designated open areas.
- The Amenity Lake/Park along Cullen does not appear to have any actual amenities.
- No improvements/amenities are shown in park area – what is proposed?
- No play areas for kids or families?
- Could areas to grill be provided?
- Exercise stations along trail would be a good addition to the amenities.
- Park Amenities – provide details on proposed amenities – specifically water fountains and gazebos.
- Multi-family amenities – provide details on how the project will exceed Pearland's UDC as stated, and additional details on “heavily landscaped areas”

#### Engineering:

- Impact fees – extension of utilities does not exempt a developer from paying impact fees.
- Impact fees should not be included as part of a PD
- Floodplain condition is not a consideration of PD approval. Please remove from PD

#### Parks:

- Parkland dedication – applicant indicates that parkland requirements are met – need to know what facilities the developer is paying for to make this determination.
- Trail system – regional trail needs to be 10'. Internal trails can be less but to be consistent, the trail along Clear Creek should be 10'.
- Please provide additional information on proposed war memorial.

- The amenity lake at the entrance off Cullen is also referred to as a park – but is not considered a park.
- Acreage of park dedication – based on the number of dwelling units the requirement would be 13.5 acres and only 8.1 are provided.
- Trail setback will need to meet BDD4 requirements, at least 30’.

## **Summary**

As this report indicates, staff has a number of concerns regarding the proposed Planned Development which are summarized in the four main categories above: Total number of multi-family units in Pearland, scale of multi-family units being proposed, and type of multi-family units being proposed and sustainability, and conformance with the City’s Future Land Use Plan (Major Retail Node).

As noted above, Pearland is currently above the average of cities compared for total number of housing units being multi-family. With the already improved entitlements for multi-family units in Shadow Creek Ranch, that number will be even greater. If this PD is approved, that number will rise to over double the average for total number of housing units being multi-family in the City. Additionally, the proposal would result in a multi-unit complex which is substantially larger than any complex in the City or in our ETJ. Statistically, large garden-style apartments are more susceptible to crime. The size of the proposal would be of lesser concern is the development was to be of the mixed-use urban style which would be more likely to create a sense of place for the residents and make the development as a whole an asset to the community.

## **Staff Recommendation**

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

**Application:**



## 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: RE

Proposed Zoning District: Planned Development District

**Property Information:**

Address or General Location of Property: NE Corner of Cullen Blvd. & McHard Rd.

Tax Account No. \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

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

**PROPERTY OWNER INFORMATION:**

NAME FYCW  
ADDRESS \_\_\_\_\_  
CITY Houston STATE TX ZIP 77027-5198  
PHONE(\_\_\_\_\_) (713) 252-0466  
FAX( (713) ) 850-4211  
E-MAIL ADDRESS j.m.johnson@mac.com

**APPLICANT/AGENT INFORMATION:**

NAME James M. Johnson  
ADDRESS 2330 Throckmorton St.  
CITY Dallas STATE TX ZIP 75219  
PHONE(\_\_\_\_\_) (713) 252-0466  
FAX(\_\_\_\_\_) \_\_\_\_\_  
E-MAIL ADDRESS j.m.johnson@mac.com

\*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: 11.11.11

Applicant/Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- 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).

**Proposed Conceptual Site Plan:**



<b>OPEN SPACE</b>	
Multi-Family Tract:	612,000 SF
General Business:	12,000 SF
<b>TOTAL</b>	<b>624,000 SF</b>

**ACREAGE ANALYSIS**

Multi-Family	29.2 Acres
General Business	0.7 Acres
Park Dedication	8.1 acres
Lake/Detention	4.8 Acres
Pipeline Easements	2.6 Acres
Cullen Rd. R.O.W. Widening	0.9 Acres
Future McHard Rd. R.O.W. Widening	0.5 Acres
Entry Road	0.8 Acres
<b>TOTAL</b>	<b>47.7 Acres</b>

a conceptual development plan for

# Pearland's Lake Park

± 47.7 ACRES OF LAND

prepared for  
**VIVCOR, LLC**

**KERRY R. GILBERT & ASSOCIATES, INC.** Land Planning Consultants

SCALE 1" = 100'

NOVEMBER, 2011  
KGA 01-272

25501 Cinco Ranch Blvd.  
Suite 4-250  
Katy, Texas 77494  
(281) 576-0240  
Fax (281) 576-8212

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.

©2011 KERRY R. GILBERT & ASSOCIATES, INC., ALL RIGHTS RESERVED

**Vicinity Map:**



**Aerial Map:**



Aerial Map

Proposed Planned Development

Pearland's Lake Park

Northwest Corner  
Mchard Rd/Cullen Pkwy

0 90180 360 Feet



Proposed Planned Development Document:



*Pearland's  
Lake Park*

**PROPOSED PLANNED DEVELOPMENT** | City of  
**PEARLAND** | Pearland

# Pearland's Lake Park

## Introduction

*Pearland's Lake Park*, is a unique 47.7 acre mixed use development integrating office/restaurant, general business, light retail and 675 "Class A" mid-rise, luxury apartment homes.

With City's continued growth now driven not only by the Medical Center's expansion, but an influx of professional businesses, *Pearland's Lake Park* will accommodate a growing demand for those choosing the up-scale multifamily lifestyle rather than home ownership.

At an estimated cost of more than \$60,000,000, and generating the highest rental rates in the city, it is the first development of it's kind.

The emphasis is placed not only the quality of the apartment homes, but parks, lakes, trails and open space enhancing the environment not only for the residents of the community, but the City of Pearland as a whole. The park will be open to the public and provide lake views for restaurants, shops and office suites.

## Location and Use

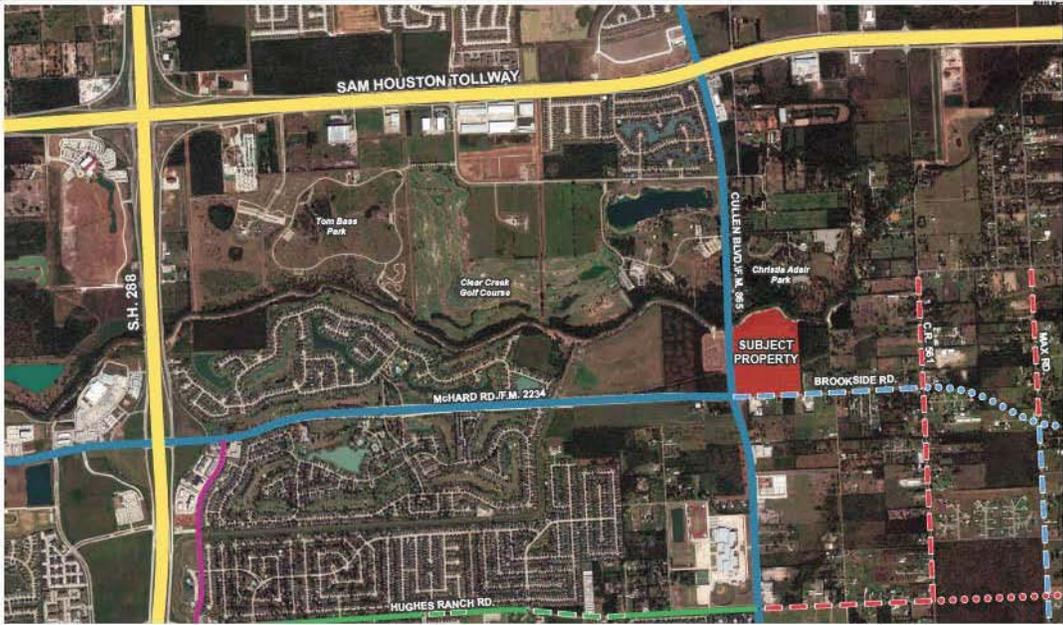
*Pearland's Lake Park* is located at the northeast corner of the intersection at Cullen Blvd. and McHard Rd. (see area map exhibit) The subject property is surrounded by a broad mix of uses, including 8-10 rural homes appearing to have been built in the 60's- 70's to the east, light industrial immediately adjacent to the south, and the City of Pearland's dry detention facility directly across Cullen, to the west.

Both Cullen Blvd. and McHard Rd. provide direct access to S.H. 288. Cullen Blvd. is less than  $\frac{3}{4}$  of a mile and McHard Rd. only slightly more. 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. improved and opened to Cullen Blvd.

The property is currently zoned R-E, with the comprehensive plan indicating a general business/retail "node" consisting of 15-20 acres.

Due to the heavy traffic and the lighted intersection, as well as scattered uses in the area, *Pearland's Lake Park* not only provides the appropriate transition for this use, but upon completion will enhance property values, and set the tone for future development along the Cullen corridor.

---



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

an area map for  
**Pearland's  
 Lake Park**  
 prepared for  
**VIVCOR, LLC**

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

NOT TO SCALE      SEPTEMBER 2011      5:00 PM

## II. Development

### Materials

- A) Exteriors of multifamily buildings visible to Cullen Blvd. shall be constructed of no less than 90 % masonry products.  
The definition of masonry shall be as defined in the City of Pearland's Unified Development Code.
- B) Exteriors of multifamily buildings not visible to roadways shall be constructed of not less than 75% masonry products.

Phase I:	
A) Multifamily Units:	337
B) Club House:	
C) Parks:	Park system and amenities as defined under "Amenities" section (Including lake, trails, and Veterans War Memorial) see "War Memorial Exhibit"
d) Entrance:	Location shall be on Cullen Blvd. (See "Entry Road Cross Section Exhibit")
Phase II:	
A) Multifamily Units:	338
B) Office/General Business	
Project Completion:	+/-36 months from commencement of construction
<b>Variiances</b>	
A) Interior roads:	28 ft. paving sections with 50 ft. R.O.W.
B) Building height:	40 ft.
C) Parkland dedication:	Due to developer's park improvements as shown in "Conceptual Land Plan", Parkland requirements are satisfied.
D) Utility impact fees:	Due to developer's extension of Water and Sewer lines, impact fees shall be waived.
E) Trail System:	Width 7ft.

All remaining development facets will be in accordance with Pearland's Unified Development Code.

---

---

**Park Amenities (+/- 8.5 acres)**

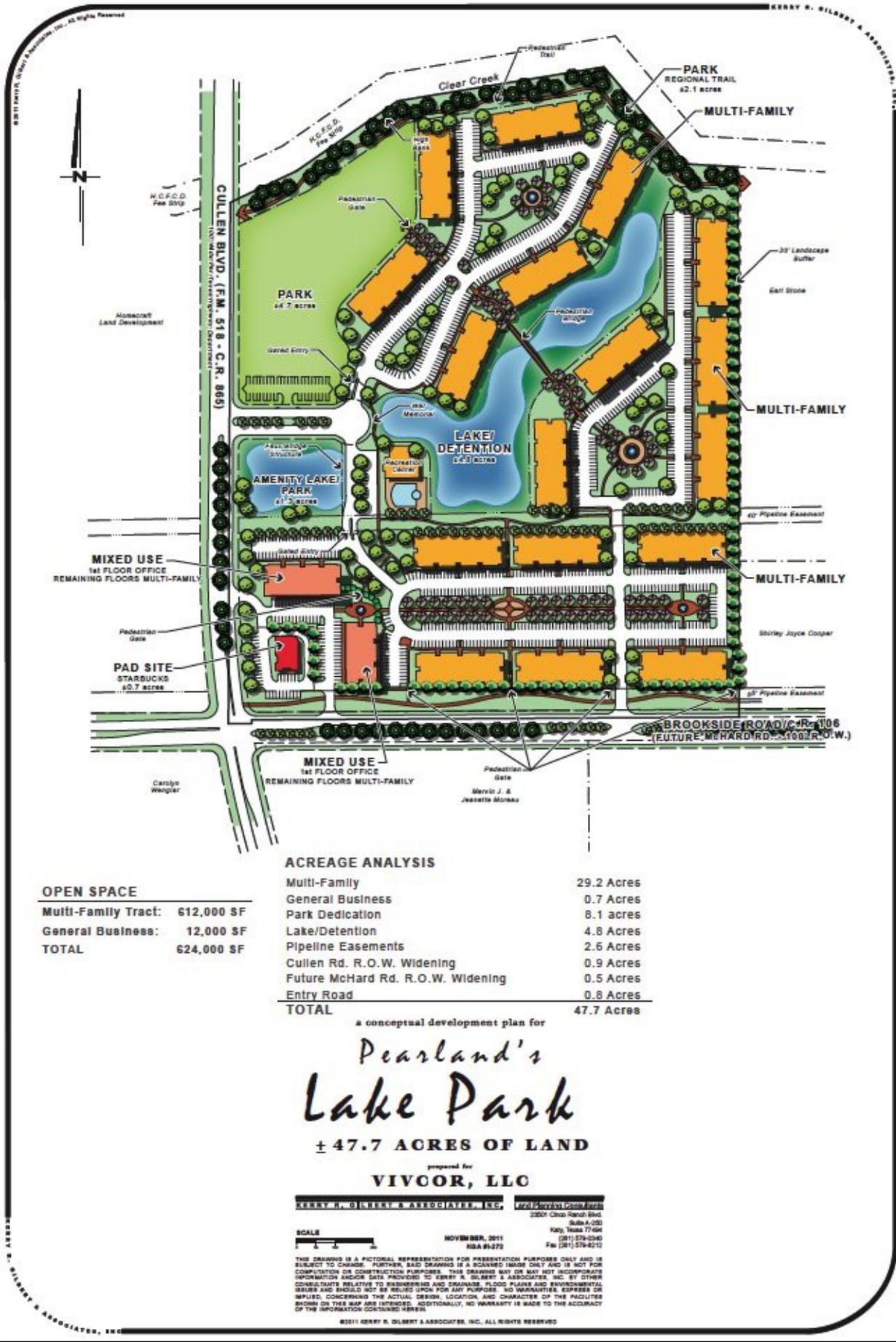
---

- A) War Memorial
  - B) Gazebos (2)
  - C) Water Fountains
  - D) 10 eight inch caliper mature trees will be located strategically throughout the Park
  - D) Lake
- 

**Multifamily Amenities**

---

- A) Landscaped trail system connecting to public park system
  - B) Open space exceeding the City of Pearland's Unified development Code
  - C) Main detention facility shall be constructed to maintain a constant water line providing lake views throughout the community.
  - D) Heavily landscaped common areas
  - E) Club house with business center, swimming pool, exercise facilities, meeting rooms, plasma TV's, Party room, and coffee bar.
-



**OPEN SPACE**

Multi-Family Tract:	612,000 SF
General Business:	12,000 SF
<b>TOTAL</b>	<b>624,000 SF</b>

**ACREAGE ANALYSIS**

Multi-Family	29.2 Acres
General Business	0.7 Acres
Park Dedication	6.1 acres
Lake/Detention	4.8 Acres
Pipeline Easements	2.6 Acres
Cullen Rd. R.O.W. Widening	0.9 Acres
Future McHard Rd. R.O.W. Widening	0.5 Acres
Entry Road	0.8 Acres
<b>TOTAL</b>	<b>47.7 Acres</b>

a conceptual development plan for

Pearland's  
**Lake Park**  
± 47.7 ACRES OF LAND

prepared for  
**VIVCOR, LLC**

**KERRY R. GILBERT & ASSOCIATES, INC.**

25501 Chad Ranch Blvd.  
Suite A-100  
Katy, Texas 77494  
(281) 574-2400  
Fax (281) 574-2212

SCALE

NOVEMBER, 2011  
NSA 84-272

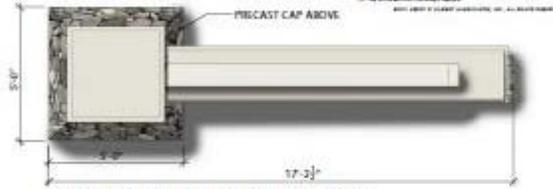
THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLANNING 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.

©2011 KERRY R. GILBERT & ASSOCIATES, INC. ALL RIGHTS RESERVED

# Pearland's Lake Park

DESIGNED BY  
VIVCOR, LLC

**GENERAL NOTES:**  
 1. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.  
 2. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.  
 3. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.  
 4. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.  
 5. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.  
 6. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.  
 7. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.  
 8. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.  
 9. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.  
 10. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.



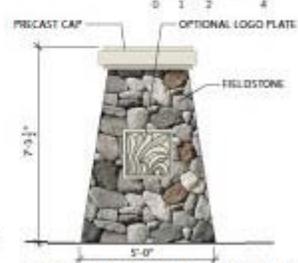
**PRIMARY ENTRY MONUMENT PLAN**



**IDENTITY PYLON PLAN**



**PRIMARY ENTRY MONUMENT ELEVATION**



**IDENTITY PYLON ELEVATION**



# Pearland's Lake Park

DESIGNED BY  
**VIVCOR, LLC**

**PROPOSED WALKWAY CROSSING**

DATE: 08/11/10  
SCALE: 1/8" = 1'-0"

THIS PLAN IS THE PROPERTY OF VIVCOR, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VIVCOR, LLC.



**WAB MEMORIAL - EXAMPLE "B"**



# Pearland's Lake Park

DESIGNED BY  
**VIVCOR, LLC**

**PROPOSED WALKWAY CROSSING**

DATE: 08/11/10  
SCALE: AS SHOWN  
PROJECT NO: 10-0001

THIS PLAN IS THE PROPERTY OF VIVCOR, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VIVCOR, LLC.



WAB MEMORIAL - EXAMPLE "A"



# Pearland's Lake Park

DESIGNED BY  
VIVCOR, LLC

**PROPOSAL FOR CONSTRUCTION OF BRIDGE**

NO.	DESCRIPTION	AMOUNT
1	BRIDGE	100,000.00
2	CONCRETE PAVEMENT	50,000.00
3	LANDSCAPING	20,000.00
4	UTILITIES	10,000.00
5	PERMITS	5,000.00
6	CONSTRUCTION	10,000.00
7	INSURANCE	5,000.00
8	TRAVEL	2,000.00
9	MEALS	1,000.00
10	OFFICE	1,000.00
11	PHONE	1,000.00
12	POSTAGE	1,000.00
13	PRINTING	1,000.00
14	RENT	1,000.00
15	TRAVEL	1,000.00
16	MEALS	1,000.00
17	OFFICE	1,000.00
18	PHONE	1,000.00
19	POSTAGE	1,000.00
20	PRINTING	1,000.00
21	RENT	1,000.00
22	TRAVEL	1,000.00
23	MEALS	1,000.00
24	OFFICE	1,000.00
25	PHONE	1,000.00
26	POSTAGE	1,000.00
27	PRINTING	1,000.00
28	RENT	1,000.00
29	TRAVEL	1,000.00
30	MEALS	1,000.00
31	OFFICE	1,000.00
32	PHONE	1,000.00
33	POSTAGE	1,000.00
34	PRINTING	1,000.00
35	RENT	1,000.00
36	TRAVEL	1,000.00
37	MEALS	1,000.00
38	OFFICE	1,000.00
39	PHONE	1,000.00
40	POSTAGE	1,000.00
41	PRINTING	1,000.00
42	RENT	1,000.00
43	TRAVEL	1,000.00
44	MEALS	1,000.00
45	OFFICE	1,000.00
46	PHONE	1,000.00
47	POSTAGE	1,000.00
48	PRINTING	1,000.00
49	RENT	1,000.00
50	TRAVEL	1,000.00
51	MEALS	1,000.00
52	OFFICE	1,000.00
53	PHONE	1,000.00
54	POSTAGE	1,000.00
55	PRINTING	1,000.00
56	RENT	1,000.00
57	TRAVEL	1,000.00
58	MEALS	1,000.00
59	OFFICE	1,000.00
60	PHONE	1,000.00
61	POSTAGE	1,000.00
62	PRINTING	1,000.00
63	RENT	1,000.00
64	TRAVEL	1,000.00
65	MEALS	1,000.00
66	OFFICE	1,000.00
67	PHONE	1,000.00
68	POSTAGE	1,000.00
69	PRINTING	1,000.00
70	RENT	1,000.00
71	TRAVEL	1,000.00
72	MEALS	1,000.00
73	OFFICE	1,000.00
74	PHONE	1,000.00
75	POSTAGE	1,000.00
76	PRINTING	1,000.00
77	RENT	1,000.00
78	TRAVEL	1,000.00
79	MEALS	1,000.00
80	OFFICE	1,000.00
81	PHONE	1,000.00
82	POSTAGE	1,000.00
83	PRINTING	1,000.00
84	RENT	1,000.00
85	TRAVEL	1,000.00
86	MEALS	1,000.00
87	OFFICE	1,000.00
88	PHONE	1,000.00
89	POSTAGE	1,000.00
90	PRINTING	1,000.00
91	RENT	1,000.00
92	TRAVEL	1,000.00
93	MEALS	1,000.00
94	OFFICE	1,000.00
95	PHONE	1,000.00
96	POSTAGE	1,000.00
97	PRINTING	1,000.00
98	RENT	1,000.00
99	TRAVEL	1,000.00
100	MEALS	1,000.00



PEDESTRIAN BRIDGE EXAMPLES

NTK

**Conceptual Design:**

The following exhibits are submitted to represent the quality of both design and construction.





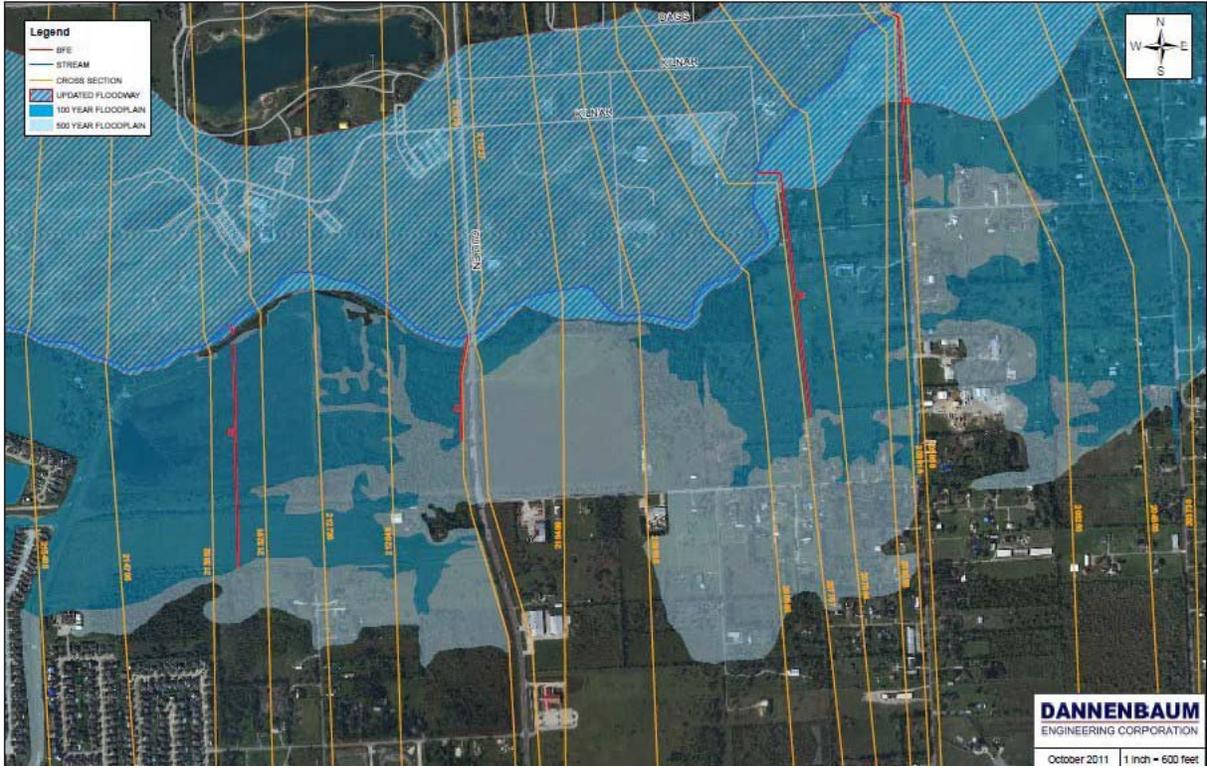




**Flood Plain:**

The following flood plain map, was completed by Dannenbaum Engineering of Houston, TX, as the result of a study commissioned by the City of Pearland. This map concludes that the subject property is located in the 500 year, rather than 100 year flood plain as previously thought. Also included is a letter from FEMA stating their agreement of the studies results.

---





**Quality Assurance Audit  
Hydraulic Analyses Submittal**  
Brazoria County (Clear Creek Steering Committee), Texas  
Submitted By: DEC  
Submittal Date: September 12, 2006

Region VI RMC  
101 S. Locust St.  
Denton, TX 76201  
Suite 303  
(940) 783-4155  
(940) 783-4144 Fax

**DATE:** October 16, 2006  
**FROM:** Stephen Altman, P.E., CFM  
Michael Baker Jr., Inc.  
**TO:** Mr. Brett Sachtleben, P.E., CFM  
DEC  
**SUBJECT:** Response to "Brazoria County, Texas, Flood Insurance Study – Hydraulic Analyses and Work Maps Review Comments"

**Dear Mr. Sachtleben:**

This letter is in response to your review comments response of "Hydraulic Analyses and Work Maps submittal for the Brazoria County, Texas Flood Insurance Study" relating to the main stem of Clear Creek on the Brazoria/Harris County border received on September 14, 2006.

Our review indicates that the justifications and modifications are adequate. This submittal is acceptable. Please be aware that it is the Study Contractor/Community's responsibility to answer any questions and complete revisions at appeal period.

If you have any questions, please contact me at 940-783-4155.

A handwritten signature in black ink, appearing to read 'S. Altman', with a long horizontal stroke extending to the right.

Stephen C. Altman, P.E., CFM  
FEMA Region VI RMC