

AGENDA - JOINT WORKSHOP OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 25, 2013, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF WORKSHOP

Request of James Johnson, applicant, for a Joint Workshop regarding a proposed Planned Development known as Lake Park

Located at the northeast corner of Cullen Blvd and McHard Road

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

V. 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.

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

AGENDA OF: March 25, 2013	ITEM NO.:
DATE SUBMITTED: March 18, 2013	DEPT. OF ORIGIN: Planning
PREPARED BY: Harold Ellis	PRESENTOR: Harold Ellis
REVIEWED BY:	REVIEW DATE:
SUBJECT: Request of James Johnson, applicant, for a Joint Workshop regarding a proposed Planned Development known as Lake Park Located at the northeast corner of Cullen Blvd and McHard Road	
EXHIBITS: Staff Memo, application for workshop, conceptual site plan, vicinity map, aerial map, proposed Planned Development document	
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:	
<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 Lake Park. The property consists of 66.3 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. In April of 2012, City Council and the Planning and Zoning Commission held a joint workshop for the same property. However, at that time, the acreage consisted of 47.7 acres, and the scope of the development has changed since that time.

The applicant, James Johnson, is proposing a development which would include, at final build-out, 496 apartments which are to be developed in two phases. These units are shown on the conceptual site plan to consist of a total of 9 buildings. At the northeast intersection of Cullen and McHard, the applicant is showing commercial pad sites with a proposed mix of office and retail.

The development will include 4 acres of Town Homes, 12.3 acres of Retail, 2.7 acres of office space, 23.6 acres of multi-family and 15.3 acres of parkland. 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 21.01 units per acre on 23.6 acres.

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 21.01 units per acre. The current multifamily zone (MF) in Pearland allows 16 units per acre.
3. Building Height – Maximum height proposed is 40'. All residential zones, including MF, have 35' maximum height requirement.
4. Trail Width - Proposed trail width is 7 feet. Required width is 10'.
5. 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 apartment units, 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%
Pearland 14%
Sugar Land 8%*
Missouri City 2.3%
Average 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 - 1907 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 - 496 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 496 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.

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 within an integrated business development. Staff would like the applicant to consider the mixed-use style of apartments as opposed to the 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.

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.

Lake Park

VIVCOR, LLC

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 the 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, the City of Pearland's detention facility directly across Cullen, to the west, and a boat repair shop immediately to south. Both Cullen Blvd. and McHard Rd. are listed 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. improved and opened to Cullen Blvd.

The property is currently zoned RE, with the comprehensive plan indicating a general business retail node consisting of 20 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 within the **Cullen Mixed Use District**, *Lake Park* provides the appropriate transition and upon completion will enhance property values, and set the tone for future development along the Cullen corridor.

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, clearly provides a description of how the 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 following open space requirements outlined in **Section 2.2.2.3 (c)(1)** of the City of Pearland's adopted UDC shall be met.

(c) Usable Open Space Standards: In residential or mixed-use PD districts of twenty (20) acres or more in size, unless otherwise expressly provided by the PD regulations or designated in the PD Design Plan, the following standards governing usable open space shall apply.

1) A minimum of twenty percent (20%) of the gross land area within the

entire PD district shall be devoted to usable open space, consistent with the open space requirements of the City's Comprehensive Plan. Open space for PD districts may be satisfied by either public or by a combination of public and private open space. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering.

2) Significant stands of native trees and shrubs shall be preserved and protected from destruction or alteration.

3) Open space requirements shall be satisfied for each phase of a multi-phased residential development. If open space is not to be provided proportionally among phases of development, the applicant must execute a reservation of open space in a form that will assure the City that such open space will be provided. The City may require that all open space within the district must be provided prior to completion of development within the district.

4) Detention/retention facilities may be counted as open space when they are incorporated into the PD as an amenity, such as a lake or pond. The term "amenity" is defined within Chapter 5 of this UDC.

Parkland Requirements: Applying the formula outlined in Chapter 3, Section 3.2.10.1 (b) the Lake Park Overlay PD District should require +/- 10.88 acres of total acceptable parkland dedication. That calculation is derived from the total number of units upon completion of all 3 phases of the +/- 66.3-acre development. (See table 2, Density) In the event the developer 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, described more clearly in section 3.2.12.1 (b) (6) and (7).

V. Base Zoning District and Authorized Uses:

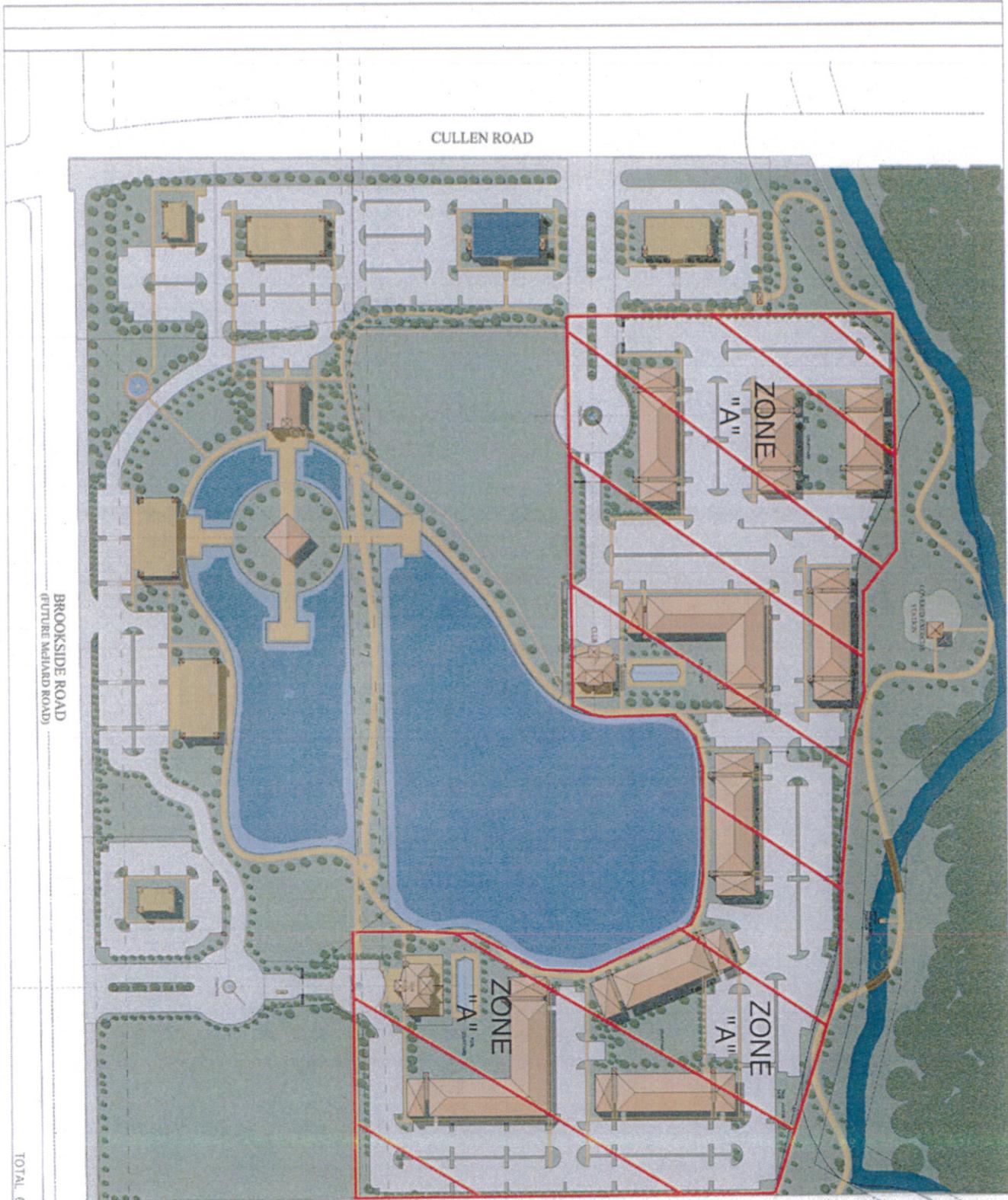
Upon adoption of the Lake Park PD a base zoning district of GB shall be

established. All GB uses permitted in **Section 2.5.2.1 The Land Use Matrix** of the City of Pearland's UDC shall be allowed 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:

Upon adoption of the Lake Park PD Overlay District, within the general boundaries of **"ZONE EXHIBIT 1"** the following uses as described in the



BROOKSIDE ROAD
(FUTURE McHARD ROAD)

CULLEN ROAD

TOTAL 66.3 ACRES



ZONE
EXHIBIT
"1"

Cullen at
McHard
Land Plan
Pearland, Texas
for
Vivcor, LLC.

Not for regulatory approval, permitting, or construction 07-26-2011

<p>DATE: 07-26-2011 DRAWN BY: [Name] SCALE: 1" = 60'</p>	<p>Steinberg Design Collaborative LLP ARCHITECTS-PLANNERS 10000 Katy Road, Suite 100 Houston, Texas 77054 PH: 281.410.1100 WWW: SDCAustin.com</p>	<p>Cullen Road at McHard Road Pearland, Texas</p> <p><small>© Copyright Reserved. All rights reserved. All ideas, designs, drawings, plans and specifications are the property of Steinberg Design Collaborative, LLP. Permission is granted to use the information contained herein for a one-time use to construct a single project on the site to which this information was provided. No other use, reproduction, or distribution of this information is permitted without the written consent of Steinberg Design Collaborative, LLP.</small></p>	<p>Standard & Steinberg A1.01</p>
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City of Pearland's adopted UDC, shall be allowed.

- 1) MF, Multiple-Family Residential District, as described in Section 2.4.2.10
- 2) OP, Office & Professional District as described in Section 2.4.4.2
- 3) TH, Townhouse Residential as described in Section 2.4.2.9

Upon adoption of the Lake Park PD Overlay District, within the general boundaries of "**ZONE EXHIBIT 2**" the following uses as described in the City of Pearland's adopted UDC, shall be allowed.

- 1) GB, General Business Retail District as described in Section 2.4.4.5 (excluding the uses listed above)
- 2) OP, Office & Professional District as described in Section 2.4.4.2

Upon adoption of the Lake Park PD Overlay District, within the general boundaries of "**ZONE EXHIBIT 3**" the following uses as described in the City of Pearland's adopted UDC, shall be allowed.

- 1) TH, Townhouse Residential District
- 2) R-4, Single-Family Residential District

VII. Development Standards and Amenities:

Upon adoption of the Lake Park PD Overlay District, the following development standards shall be adhered to. Unless otherwise provided for in this PD, all standards and requirements in the City of Pearland's UDC will 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 within the Lake Park PD shall be 100% masonry as defined in the City of Pearland's UDC **Section 2.6.2.1 (c) (1) Materials Permitted.**
- 2) Permitted trim materials will be those described in **Section 2.6.2.1**

- 2) Permitted trim materials will be those described in **Section 2.6.2.1 (c) (3)**
- 3) For the purpose of sustainability and erosion control all multifamily buildings shall be constructed with two (2') foot eaves. (See exhibit "E")
- 4) All buildings will have clay or concrete tile roofing. (See exhibit "E")
- 5) In an effort to eliminate the monotony of traditional strip centers, no multi-tenant retail building shall exceed a twelve thousand (12,000) square foot, foot print/building pad.
- 6) All building designs within the Lake Park PD shall be uniform in nature and based upon what's commonly known as Spanish Colonial or Mediterranean Architecture. This style of architecture is represented in the attached architectural renderings. (See exhibits "B", "C", "D" & "E")
- 7) A masonry fence, eight (8') feet in height, shall be constructed in compliance with all building codes in effect at the time of this documents approval, along the eastern border of the property boundary. Said fence shall begin at the southern most border of the multifamily property, depicted in Zone "A" of Zone Exhibit 1, and continue north until reaching the northern boundary of the multifamily property.
- 8) All screening requirements for parking shall be in accordance with the City of Pearland's UDC, **Chapter 4, Section 4.2.2.4 (d)**
- 9) Wherever nose-nose parking is prevalent, and in generally considered rear parking areas, parking medians will be constructed as depicted in the approved design plan. (See exhibit "A") Medians will be no less than twenty-four (24") inches in width, as measured from outside edge to outside edge of the concrete curb or similar structure encompassing the median.
- 10) Trees listed in Section 4.2.3.9 (e) with a minimum two-inch (2") caliper measured twelve inches (12") from the ground shall be

provided within the border of all parking medians. One (1) tree will be placed every twelve (12') to fifteen (18) feet, spaced equally, depending upon the length of each median.

- 10) All parking medians located in the front or sides of any buildings containing retail, office, or other GB businesses, and that are visible to Cullen Blvd. or McHard Road, shall have shrubs planted and maintained at a height of no more than thirty-six inches (36") nor less than eighteen inches (18") as measured from the surrounding soil line. Tree Islands will be used in areas in the front and side parking to allowing visibility for business owners.
- 11) A thirty five (35') foot wide landscape buffer shall be provided along the eastern border of property beginning at McHard Road heading north to the northern most border of the subject property.

VII. Amenities:

The following represents a list of amenities to accompany various phases of the Lake Park PD Overlay District. Phasing schedules are provided to identify which amenities will be completed during which phase. All amenities listed, are for public use, and in addition to those offered by the private residential communities within the Lake Park PD.

- 1) The +/- 13.5 acre Lake Park, lake, with piers and benches extending over the water. (See exhibit "B")
- 2) The centerpiece of Lake Park is a +/- 1-acre island constructed in the lake as depicted the attached architectural drawings. (See exhibit "A", "B", and "D")
- 3) +/- 2,500 sq. foot pavilion located on the island. (See exhibit "B")
- 4) +/- 4,000 sq. foot pavilion at the entrance of the island (See exhibit "B")
- 5) A stone colonnade with splash pad for children. (See exhibit "C")

- 6) Tiered fountains located in various locations such as the park, and entrances to the residential communities. (See exhibit "C")
- 7) Both pavilions and the island are for the benefit of the citizens of Pearland. Reservations will be accepted for weddings, music and art festivals, school pageants, as well as other celebrations or public events.
- 8) The Clear Creek Trail System will be constructed along the entire border of the Lake Park PD Overlay District. The trail will include benches, water fountains, and lighting, all in accordance with the Parks Department's master plan. (See exhibit "A")
- 9) A large, covered exercise station will be located on the trail for public use. (See attached outdoor equipment image)
- 10) To alleviate difficulty accessing the Clear Creek Trail System, the developer will construct a trailhead with no less than 6 parking spaces. (See Exhibit "A")
- 11) A +/- fifty-foot (50") wide walking path will bisect the lake allowing residents and citizens' access to all areas of the lake and trails. All walkways, trails, and paths will be designed to offer full access throughout all park, office, retail and general business to both the public and residents.
- 10) Wrought iron fencing with security gates will surround the residential communities.

VIII. Residential Densities. Residential Densities shall be calculated according to **Section 10.5. Planned Unit Development Regulations (a) and (b)**

MF PUD uses shall be subject to MF general conditions and the general requirements of the planned unit development section, except for the following MF general conditions, or as specifically imposed by the site plan or ordinance adopting such site plan.

(a) Maximum site coverage 70%, including parking and driveways.

(b) Maximum density shall not exceed 19.36 dwelling units per acre.
Building Site Ratio - 2250 square feet per dwelling unit.

In accordance with the City of Pearland's adopted comprehensive plan MF density will be calculated on the acreage within the boundaries of the PD Overlay District. The maximum cap on units for MF shall be two phases of 248 units each. Net acreage calculations are identified for the benefit of City Council, Planning and Zoning, and City Staff. (See residential density and retail square footage table)

IX. Retail, Office/Professional and GB Square Footage. (See residential density and retail square footage table)

X. Townhouse Density. (See residential density and retail square footage table)

XI. EXCEPT AS OTHERWISE STATED IN THIS DOCUMENT, CONSTITUTING THE LAKE PARK OVERLAY DISTRICT, 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.



PROJECT #:
12-043

EXHIBIT "B"

CULLEN at McHard
Perspective From South west



PROJECT #: **EXHIBIT "C"**
12-043

CULLEN at McHard
Perspective From corner fountain



PROJECT #:
12-043

EXHIBIT "D"

CULLEN at McHard

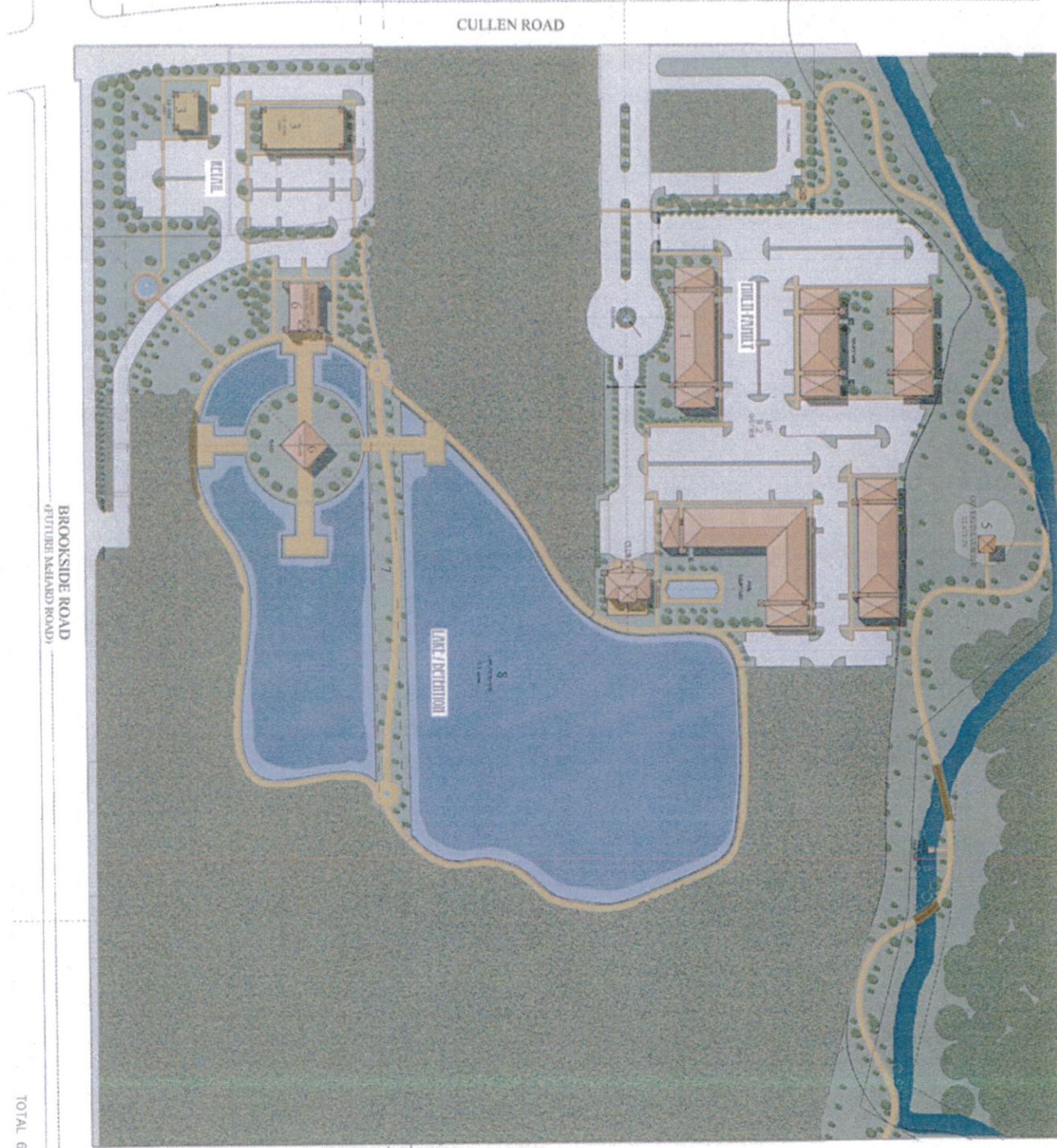
Perspective From north west entry



PROJECT #:
12-043

EXHIBIT "E"

CULLEN at McHard
Perspective from lake



PHASE I

PHASING
EXHIBIT
"1"

Cullen at
McHard
Land Plan
for
Pearland, Texas
for
Vivcor, LLC.

TOTAL 66.3 ACRES



A1.01

Not for regulatory approval, permitting, or construction 07-26-2011

Steinberg
P. Steinberg
AIA

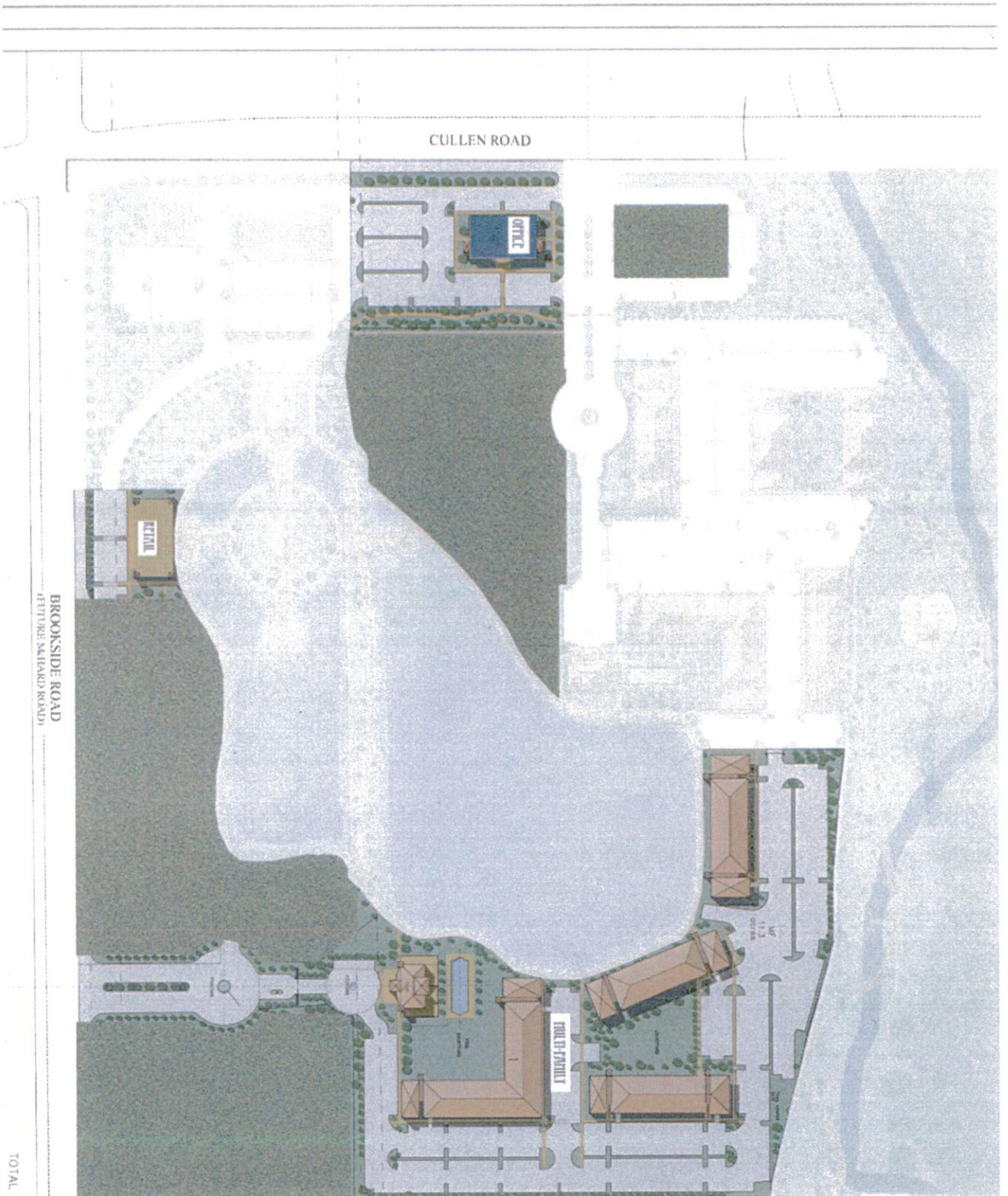
Cullen Road at McHard Road
Pearland, Texas

Steinberg
Design
Collaborative LLP
ARCHITECTS PLANNERS

1000 Spring Lake Dr
Houston, Texas 77057
713.867.1111
www.SDCAssociates.com

DATE: 07-26-2011
PROJECT: Cullen at McHard
SCALE: 1" = 50'

Sheet No. A1.01



PHASE II

PHASING
EXHIBIT
11"2"

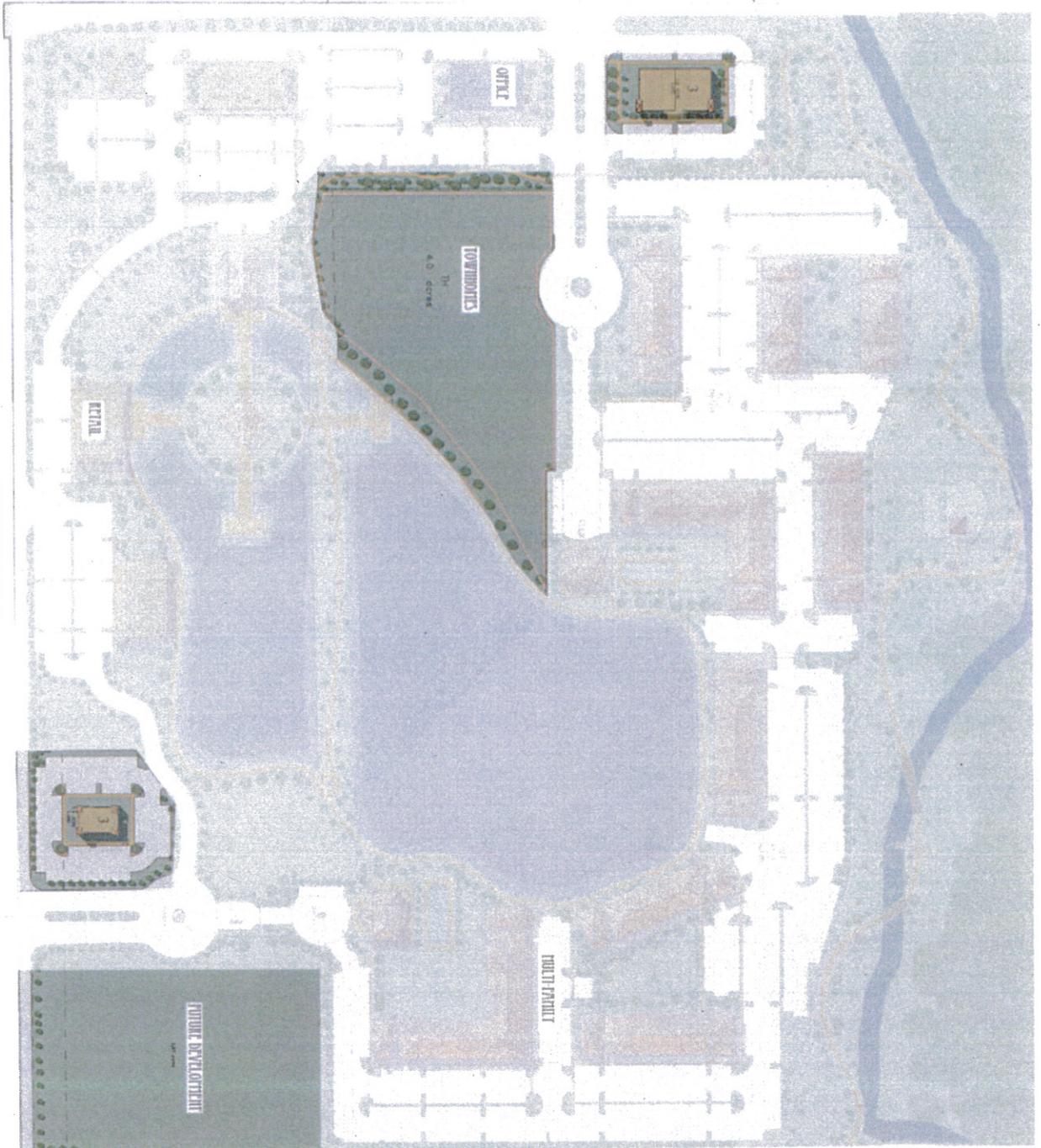
Cullen at
McHard
Land Plan
for
Pearland, Texas
Vivcor, LLC.

TOTAL 66.3 ACRES



Not for regulatory approval, permitting, or construction 07-26-2011

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PHASE III

PHASING
EXHIBIT
"3"

Cullen at
McHard
Land Plan
Pearland, Texas
for
Vivcor, LLC.

TOTAL 66.3 ACRES



Not for regulatory approval, permitting, or construction 07-26-2011

Stanford P. Steubke
AIA

Cullen Road at McHard Road
Pearland, Texas

Steinberg
Design
Collaborative LLP
ARCHITECTS PLANNERS ENGINEERS

DATE: 07-26-2011
PROJECT: CULLEN ROAD AT MCHARD ROAD
SCALE: 1" = 30'
A1.0



MULTI-FAMILY	23.6 acres
OFFICE / PROFESSIONAL	2.7 acres
RETAIL / GS	12.3 acres
TOWNHOMES	4.0 acres
PARKLAND	15.3 acres
DEFINITION	0.4 acres
TOTAL	68.3 acres

EXHIBIT "A"

Cullen at McHard Land Plan
 for Vivicor, LLC.
 Pearlland, Texas



Not for regulatory approval, permitting, or construction 07-26-2011

Steinberg Design Collaborative LLP
 ARCHITECTS PLANNERS ENGINEERS

1011 Roubidoux Blvd
 Houston, Texas 77056
 PEARLAND 10 TRUNTERS
 www.SDCcollaborative.com

Cullen Road at McHard Road
 Pearlland, Texas

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Standard P. Steinberg
 AIA

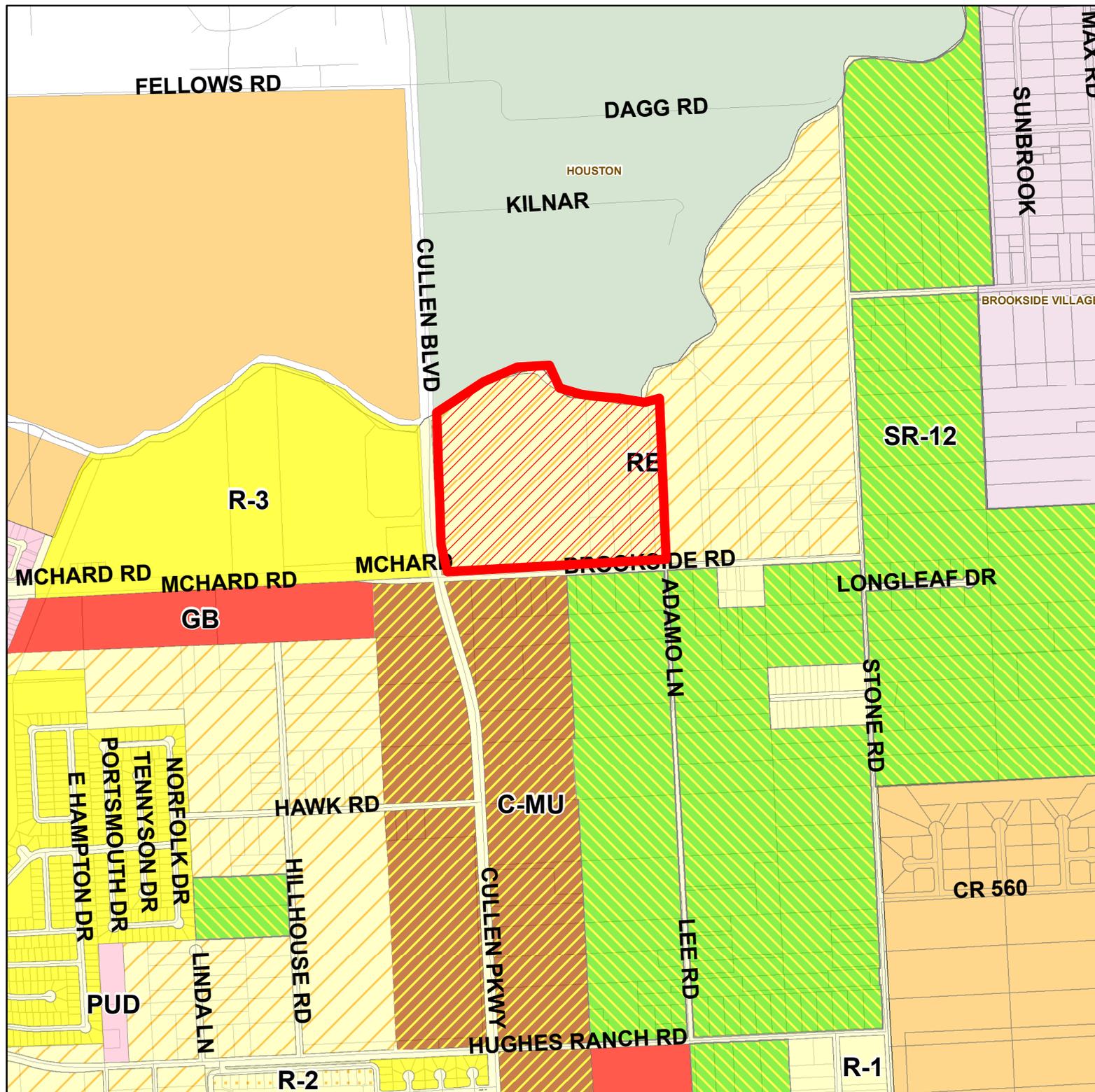
DATE: 07-26-2011
 SHEET: 01 OF 01
 SCALE: 1" = 50'

Land Use Table

Category	Net Acre	Percentage
TH	4	6.03%
GB/Retail	12.3	18.55%
OP	2.7	4.07%
MF	23.6	35.60%
Parkland	15.3	23.08%
Detention (actual detention portion of lake)	8.4	12.67%
Total	66.3	100%

**RESIDENTIAL DENSITIES, RETAIL
OFFICE, AND GB SQUARE FOOTAGE TABLE**

	Units Per Gross Acres	Units per Net Acres	Maximum # of Units
Townhouses	12	12	48
Multifamily	7.48	21.02	2-phases-248 each Total 496
			Total Sq. ft.
General Business/Retail			85,000
Office/Professional			30,000

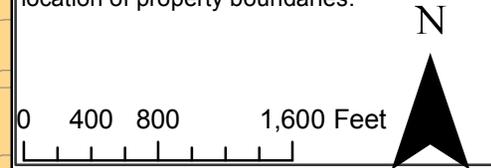


Zoning and Vicinity Map

Lake Park Workshop

Northeast Corner Cullen/McHard

This product is for information 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.



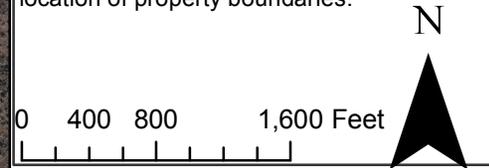


Aerial Map

Lake Park Workshop

**Northeast Corner
Cullen/McHard**

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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: G.B. PD OVERLAY MAR 06 2013

Property Information:

Address or General Location of Property: NORTH East CORNER CULLEN/McHARR

Tax Account No. 0187-0001-000

Subdivision: WT DODSON Lot: _____ Block: 66.3 ACRES

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

PROPERTY OWNER INFORMATION:

NAME FYC W, LTD

ADDRESS 104 Southern Pines Dr.

CITY LaFayette STATE TX ZIP 70508

PHONE (713) 252-0466

FAX() _____

E-MAIL ADDRESS j.m.johnson@mac.com

APPLICANT/AGENT INFORMATION:

NAME James Johnson

ADDRESS 104 Southern Pines Drive

CITY LaFayette STATE LA ZIP 70508

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: 3-2-13

Applicant/Agent's Signature: [Signature] Date: 3-2-13

- 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).