

AGENDA - WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 17, 2014 AT 7:15 P.M., IN THE 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 LAKE PARK PLANNED DEVELOPMENT – LOCATED AT THE NORTH EAST CORNER OF CULLEN BLVD. AND MCHARD ROAD. *Presented by Lata Krishnarao, Community Development Director*

III. 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.

Workshop Item No. 1

1. **COMMISSION INPUT AND DISCUSSION:** REGARDING A PROPOSED PLANNED DEVELOPMENT KNOWN AS LAKE PARK PLANNED DEVELOPMENT – LOCATED AT THE NORTH EAST CORNER OF CULLEN BLVD. AND MCHARD ROAD. *Ms. Lata Krishnarao, Community Development Director.*

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

AGENDA OF: February 17, 2014	ITEM NO.: Workshop Item No.1
DATE SUBMITTED: February 7, 2014	DEPARTMENT OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: Lata Krishnarao
REVIEWED BY: Mike Hodge	REVIEW DATE: Feb 11, 2013
SUBJECT: 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	
EXHIBITS: Proposed Planned Development document	
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

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 47.8 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 417 rental townhomes, retail, office, park/trails, plaza/pavilion, and lake detention. The development is proposed to be constructed in three phases. The Overall Land Plan shows the proposed uses. The retail and office uses will be housed in 7 buildings located along Cullen Road and Mchard Road. The townhomes are proposed to be located in multiple buildings behind the retail buildings and area clustered around the detention lakes.

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 gross residential density being proposed with this development is 19.3 units per acre (417 homes on 21.6 acres). The total acreage used for this density calculation excludes land dedicated for General Business, Office, and Detention, and includes easement, internal circulation, open space and town homes.

Variations Requested

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

1. Land Use

Requesting townhome 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 19.3 units per acre. The current townhome zone (TH) in Pearland allows 9.4 units per acre. The proposed density is higher than the 16 units/acre gross density permitted by the UDC in Multi Family (MF) zone

3. Other development standards

The table attached below shows the deviations for other lot and bulk requirements. The TH zone in the UDC is contemplated as having individual lots with a minimum front and rear yards. Due to this requirement, the UDC does not address back to back adjacent units. The proposed design of the development with back to back rental units does not conform to the traditional town home definition and is a hybrid between town homes and apartments.

	Density	Min. Lot size	Min. Lot width	Min. Lot depth	Max. length of town homes	Min. rear yard	Building height	Min. Front Yard	Distance between buildings
Current RE zone	1.3 units per acre	½ acre	120'	90'	NA	25'	35'	40'	20' between homes
TH zone	9.4 units per acre	3,000 square feet	30'	90' Back to back units not permitted	200' or 6 attached units (adjacent)	10'	35'	20'	15'
Proposed PD	19.3 units per acre	Rentals. No individual lots proposed	NA - no lots.	NA - no lots. Length of 2 units back to back not to exceed 160'	200' and 8 attached units (adjacent), 16 adjoining (2 units back to back)	NA - no lots. For back to back units, 0 rear setback	Height not specified. 3 story buildings proposed Typically 3 stories would require 40'min.	NA - no lots.	Not specified

4. Proposed Open Space and Parkland Dedication

As per the UDC, 8.34 acres is required for parkland dedication and 8.6 acres for common open space (900 square feet per unit), totaling to **16.9 acres**. It appears that **7.2 acres** are provided as open space and parkland. Since calculations are not provided and amenities are not listed, it is not possible to assess this. The applicant is proposing amenities in the area along the creek and around the detention that would receive some

credit towards this requirement, and the PD states that additional amount would be contributed towards the park funds.

5. Future Land Use Plan (FLUP) Designation:
Both Cullen Parkway and McHard Road are designated as Major Thoroughfares and this intersection designated as a Major Retail Node on the City's FLUP, with 50 acres of retail, office and service uses for the intersection. The PD proposes 11.5 acres of General Business and 2.3 acres of Office uses. The remaining parcel is designated as Low Density Residential with a density of 1.3 units per acre. The PD proposes a density of 19.3 units/acre for the residential section.
6. Town Home Definition:
The UDC defines Town Homes as "One of a group of no less than three (3) nor more than twelve (12) attached dwelling units, separated by a fire rated wall, each dwelling unit located on a separate lot." The UDC also requires a totally exposed front and rear wall, as indicated by the front and rear yard requirements. The proposed development has attached back to back units with zero rear yards and the proposed rental units are not located on separate lots.

Previous Proposal

A workshop was held with the City Council and Planning and Zoning Commission in August, 2012, when a PD was proposed for this site. At that time the applicant was proposing 675 garden style apartments, two buildings with first floor offices and multi-family above, and one commercial pad. Staff memo dated June 18, 2012 is included in the packet.

Comments and concerns raised at the workshop included:

- Proposed density too high
- Not in favor of garden style apartments
- Town Home use more desirable
- Encourage home ownership and sustained maintenance of the properties
- Prefer more mixed use development that includes an office component with residential and retail
- Recommended that the number of units be reduced to reduce the scale
- All open space and parkland dedication requirement needs to be met
- Opportunity to develop a more pedestrian friendly, walkable environment, by enhancing connectivity between the uses and providing a true mix of uses.

Staff Concerns

The revisions made to the PD since the 2012 proposal addresses some of the concerns raised at the prior workshop in terms of reducing density and changing the style of buildings.

However, staff has the following major concerns:

- Conformance to the Future Land Use Plan: Both Cullen Parkway and McHard Road are designated as Major Thoroughfares and this intersection designated as a Major Retail Node on the City's Future Land Use Plan (FLUP), with 50 acres of retail, office and service uses for the intersection. The PD proposes 11.5 acres of General Business and 2.3 acres of Office uses. The remaining parcel is designated as Low Density Residential with a density of **1.3** units per acre. The PD proposes a density of 19.3 units/acre for the residential section. Therefore the scale of retail and office uses and the proposed residential density is not in conformance with the FLUP.

- Density - The proposed residential density of the development at **19.3** units/acre exceeds not only the base zoning density of **1.3** units per acre and Town Home zoning density of **9.3** units/acre, but also the density of **16** units/acre permitted in Multi-Family zone. The high density and lack of ownership in new residential developments have been identified as a major concern by the Pearland Independent School District.
- Ownership- The units are proposed to be rental units, similar to apartments. As indicated in the June 2012 report (attached) upon completion of approved multi-family sites in Shadow Creek Ranch (SCR), the total multi-family units would be 20% of the total housing units in the City. This is higher than the average 12.45% for this area.

The Woodlands	18.5%
League City	16.8%
Friendswood	15.1%
Pearland	20% (does not include Promenade Shops or Waterlights)
Sugarland	8% (with pending 625 units, this would rise to 10%)
Missouri City	2.3%

Average 12.45%

Data compiled in June 2012

- Design of residential- The design of townhomes back-to-back with no rear yards appears to be a hybrid between apartments and town homes. This does not meet the traditional definition of Town Homes or the UDC that requires a totally exposed front and rear wall, and front and rear yards.
- Scale of development – The average size of apartment complex in Pearland is 232 units. The largest is Waterford Place in SCR with 560 units. The proposed development with 417 units would be much larger than the average size.
- Open Space and Parkland Dedication- The proposed development does not meet the Open Space and Parkland Dedication requirement, based on the information provided in the PD document.
- Lack of integration of uses -The Land Plan does not incorporate integration of uses or propose design standards and form-based codes which would promote a pedestrian friendly, walkable environment. The entire site can be development by carving out a 13.8 General Business (GB) zoned parcel along the streets and zoning the remaining 34 acres as Multi Family (MF) zone. The mixed use style apartments in Pearland Town Center have been very successful with high levels of occupancy, illustrating that there is a market for such development in Pearland.

As indicated above, staff has a number of concerns including lack of conformance with the FLUP; ownership of units (all rental units); type of residential (apartments vs. townhomes); scale and density of multi-family; and lack of required Open Space and Parkland Dedication. The proposed development fails to address these concerns that were also discussed in 2012 by the City Council and Planning and Zoning Commission in the previous workshop.

Further, it is staff's opinion that this development does not meet the purpose of a Planned Development District as the proposed development can be achieved by straight zoning the land into 13.8 acres of General Business (GB), and 34.0 acres of Multi Family (MF) zone. Additionally, as per the UDC- "PD Districts are intended to implement generally the goals and objectives of the City's Comprehensive Plan." Also the UDC states that "PD Districts are also intended to encourage flexible and creative planning" and "to result in a higher quality development for the community than would result from the use of conventional zoning district." Neither does the PD meet the goals and objectives of the Comprehensive Plan, nor does it propose amenities and higher standards that exceed the requirements of the UDC.

Other comments

Zoning & Site Development:

1. Section V – Base zoning district needs to be identified. Section V indicates that all uses in the Land Use Matrix are allowed with the exception of 17 uses. That means that all the other uses are allowed, even manufacturing.
2. The Land Use Table provided indicates that Internal Circulation is "TBD". This needs to be addressed in the PD, as this is important to the overall design of the PD, especially if the goal is to create a pedestrian-oriented environment.
3. Introduction of form based code design in this PD would be beneficial in meeting the goals of a mixed use, pedestrian community.
4. To be a truly mixed use development, staff recommends more commercial in phase II.

Amenities:

5. Entry Features – The site provides an opportunity to include an identification feature at the intersection of Cullen and McHard. Additionally, staff recommends addition of another entry feature and boulevard on the entrance from McHard to resemble the one proposed for the entrance off Cullen. This would help in identifying the development from both street frontages and differentiate this development from other strip center retail.
6. Provide details of all amenities – colonnades, splash pads, fountains, exercise stations, benches, signage, trails (material and width), landscaping (quantity and type), plazas, pavilions, signage features, etc.
7. Staff recommends a unified signage, streetscape, and lighting plan.

Façade:

8. Section VII – Specify what other materials would be permitted for the 30% of the façade that would not be brick.

Open Space, Parkland, Landscaping:

9. Need calculations for open space and park land requirements, and list of amenities to show how the UDC requirements are met. These areas need to be clearly designated on a plan.
10. Landscaping details need to be provided. Staff recommends drought resistant vegetation.
11. Multi use trail as per Parks Plan is required along the Creek.

Parking:

12. Provide details on parking break-down and details (for residential units - parking spaces in garages/ on-street parking, etc.) Since this is a mixed use development, the peak parking demands may be offset. There may be an opportunity for a shared parking, and reduce the total impervious areas.
13. Staff recommends shared parking throughout the retail portions of the site and location of the buildings closer to the street with centralized parking for the retail behind the buildings.
14. Section VII – Recommend that all areas include landscaped medians for nose-to-nose parking.

Utilities/Detention:

15. Need to address where and how sanitary sewer will be provided.
16. Need to identify existing overhead power lines and add a note that all electric utilities will be underground.
17. Identify water source for splash pad listed on first page and fountains for entry. Staff recommends conservation measures.

18. Prior to development a detailed drainage analysis and drawings need to be submitted for review and approval of dimensions and locations of proposed detention ponds. Ponds are not approved as shown in the exhibits.

Traffic:

19. Need a Traffic Impact Analysis for the developments impact to McHard & Cullen. Some of the improvements required may affect the Land Plan.
20. Detailed drawings need to be prepared and submitted in order to verify dimensions, site distance and separation of proposed driveway on Cullen. A TxDOT permit will be required for any driveways on Cullen
21. Detailed drawings with dimension need to be submitted for the median opening request and then it will need to be verified with TxDOT regarding compliance with their Access Management goals on Cullen. A TxDOT permit will be required for this construction. Need to make sure there are no site distance issues with the railing or the bridge. There is currently not a median opening at that location. A median opening would require a turn lane to be built and meet spacing requirements and site distance issues with the bridge. Also, the developer would be responsible for the cost of the median opening and turn lanes.

PD Document:

22. Provide a revised date on the front page.
23. Section I – 3rd para – the amenities need to meet the requirement of the Comprehensive Plan (not just park plan) and approved by the City (not just Parks director) as stated in the PD.
24. Label all exhibits and ensure consistency with the title on plans and various exhibits, with the language within the PD document.
25. Section VII - Clarify where “Parking medians visible to Cullen Blvd. or McHard Road” are. Identify this on plan.
26. Land Use Table- need to add information for all categories. Open space is blank, and Parkland is missing. The total does not add up to the 47.8 acres, as mentioned in other places. Total acreage needs to be consistent in text, plans, and survey.
27. Overall Land Plan – Identify parkland dedication areas and open spaces; label all amenities and structures, Office component not labeled.
28. Residential Density and Multi-Tenant Square Footage table mentioned in Section X is missing.
29. Provide a legend on all the exhibits. For example, what does “A, B, C” and “1, 2, 3...” on these exhibits mean?
30. Building elevations need to be tied to the buildings.
31. Need to add a note that all requirements of the UDC, unless specifically addressed in the PD, will be met.

RECOMMENDED ACTION

Conduct the workshop.

LAKE PARK
Pearland, TX

Vivcor, LLC

Lake Park

I. Introduction to *Lake Park*:

A +/- 47.8 acre mixed use development consisting of office, retail, restaurant, various GB uses as defined in Pearland's UDC further described in **Section V, Authorized Uses**, as well as luxury 1,2, and 3 story town-home rentals.

The city's continued growth, driven by the influx of professional businesses, including hospitals, medical office and surgery centers, has created the need for an upscale mixed-use, town-home development for those desiring a maintenance free, secure community.

Lake Park's list of amenities will include, the development of a portion of Pearland's Clear Creek Trail System, which will include a covered exercise station, benches, informational signage about the City's history, and drinking fountains, all of which will be constructed, designed and located in accordance with the City of Pearland's park plan and approval of the Parks director.

A total of two lakes will be constructed in phase 1, each +/- 2.6 acres in size, one lake for the private use of residents within the town-home community and one for public use which will include a 4,000 sq. ft. pavilion, a colonnade with splash pad and trails linking all public areas to the Clear Creek trail system.

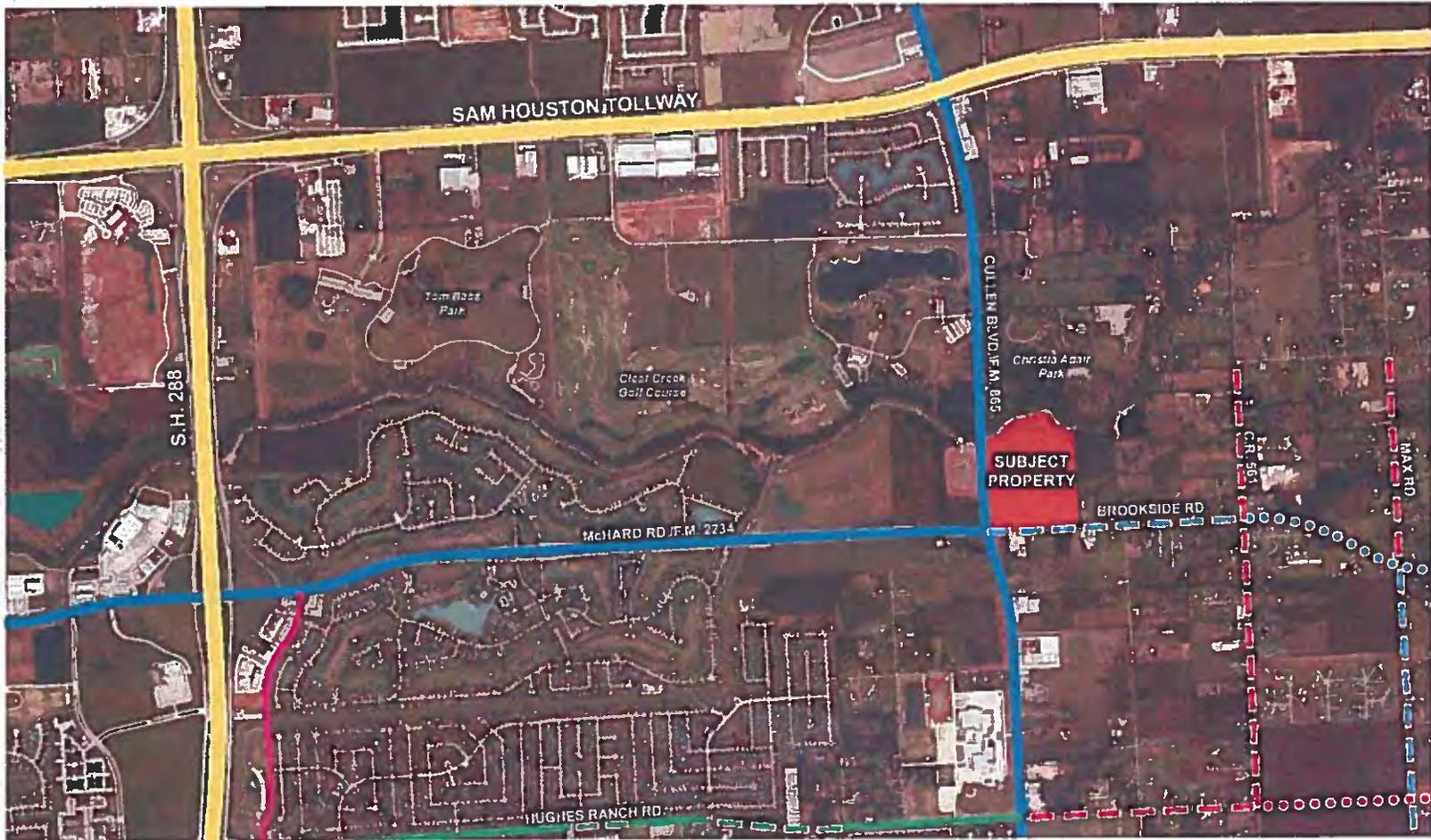
Fountains will be placed as identified in the site plan.

The town-home community will be constructed in two phases. Phase one will consist of 238 units and including a clubhouse with conference room/business center, coffee bar, lounge as well as a lake front community pool. Phase 2 will consist of an additional 157 units.

II. Location and Use:

Lake Park is located at the northeast corner of the intersection at Cullen Blvd. and McHard Rd (see area map exhibit). The property immediately surrounding *Lake Park* consists of a broad mix of uses, including +/-150 acres of raw land, rural homes appearing to have been built in the 60's-70's to the east, light industrial immediately adjacent to the south, the City of Pearland's dry detention facility directly across Cullen to the West, and a boat repair shop immediately to south. Both Cullen Blvd. and McHard Rd. are identified in the comprehensive plan as major thoroughfares and provide direct access to S.H. 288. The intersection is approximately 2.1 miles to SH 288 and 1 mile to Beltway 8. As a result of the heavy use of each road, and in an attempt to alleviate traffic congestion along Broadway/FM 518, Cullen Blvd. has been widened to 4 lanes, and McHard Rd. has been recently been opened to Cullen Blvd.

The property is currently zoned RE, with the comprehensive plan indicating a general business retail node consisting of 50 acres @ the intersection of the subject property. 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 likely enhancing property values, and set the tone for future development.



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

an area map for

Pearland's Lake Park

PREPARED BY

VIVCOR, LLC

HERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

THIS MAP IS A PRELIMINARY PLANNING MAP AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION. 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.

NOT TO SCALE

SEPTEMBER 2011
RGA 9177

DATE: 9/27/11
BY: TMM/ML
CHECKED: JMM/ML
SCALE: AS SHOWN

HERRY R. GILBERT & ASSOCIATES, INC.

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.

Parkland Requirements:

Parkland requirements will be met implementing the formula outlined in Chapter 3, Section 3.2.10.1 (b)

In the event the Applicant is unable to satisfy some or all parkland dedication requirements by way of land dedication, credit for park improvements, excess landscaping and lake amenities, fees in lieu of said dedications shall be paid to the city's park fund for future use in the appropriate zone, described more clearly in section 3.2.12.1 (b) (6) and (7).

V. Authorized Uses:

Upon adoption of the Lake Park PD, all uses permitted in **Section 2.5.2.1 The Land Use Matrix** of the City of Pearland's UDC shall be allowed except for the following:

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity.

Parole-Probation, Bail Bonds

Check Cashing Service

Laundromat (Self-Service Laundry)

Rehabilitation Care Facility (Halfway House)

Studio-Tattoo or Body Piercing

Antique Shop with Outside Storage

Astrology, Hypnotist or Psychic Arts

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 are

Town-homes.

Office & Professional

Upon adoption of the Lake Park PD Overlay District, within the general boundaries of **“ZONE EXHIBIT 2”** uses described in section V, excluding the uses listed above.

OP, Office & Professional District as described in Section 2.4.4.2

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.**

All building facades will be constructed of 100% masonry as defined in the City of Pearland's UDC **Section 2.6.2.1 (c) (1) Materials Permitted.** No less than 70% of the facades will be brick.

Permitted trim materials described in **Section 2.6.2.1 (c) (3)**

For the purpose of sustainability and erosion control all residential buildings shall be constructed with two (2') foot eaves. (See exhibit "E")

The foot print/building pad of multi-tenant buildings shall not exceed a fifteen thousand (15,000) square feet, Single tenant buildings shall not exceed a building pad of thirty thousand (30,000) square feet.

All building designs within the Lake Park PD will be consistent with the architectural renderings depicted in exhibits "B", "C", "D" & "E"

All screening requirements for parking shall be in accordance with the City of Pearland's UDC, **Chapter 4, Section 4.2.2.4 (d)**

VII. (Cont)

Landscaped medians will be constructed where nose-to-nose parking, located in the rear of multi-tenant buildings is prevalent. Medians will be no less than seventy-two inches (72") in width.

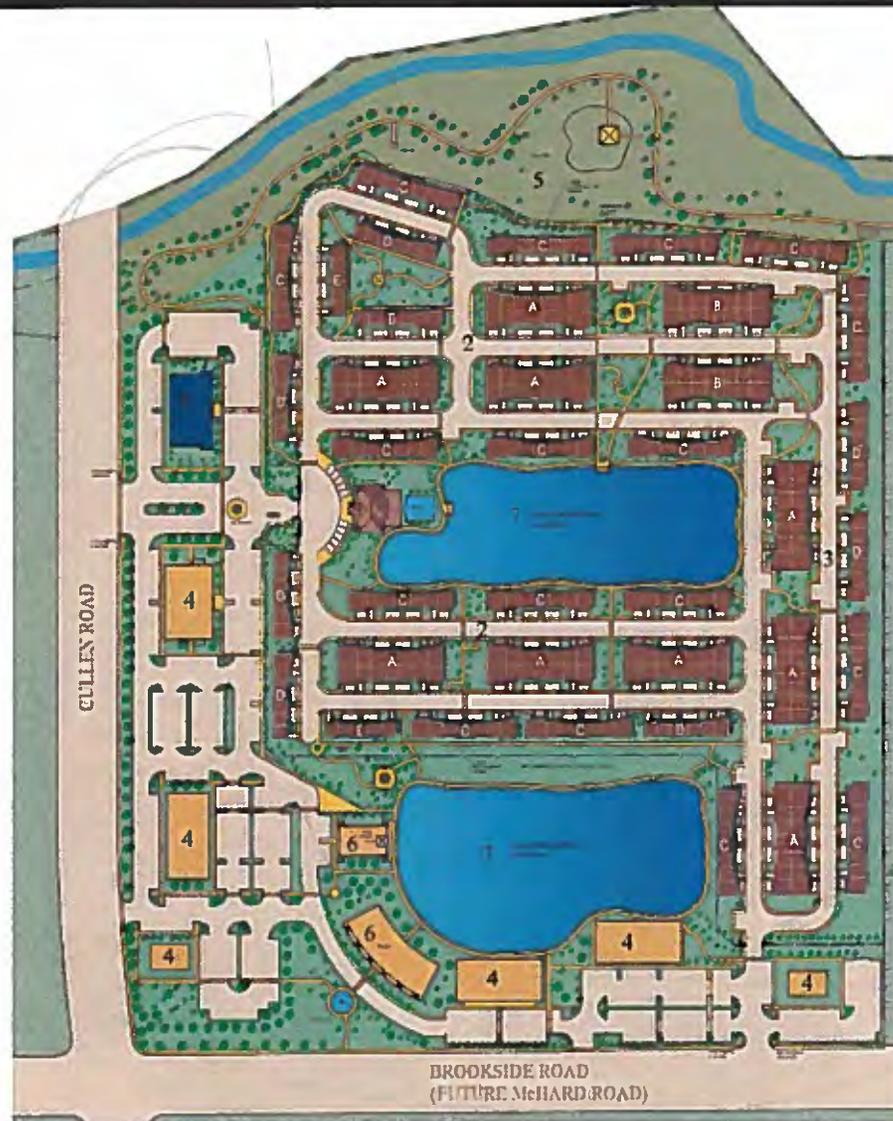
Parking medians visible to Cullen Blvd. or McHard Road shall have shrubs planted and maintained at a height of no more than thirty-six inches (36") and no less than eighteen inches (18") as measured from the surrounding soil line.

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.

There shall be no more than 16 adjoining units. A maximum of eight (8) units side by side and a maximum of two (2) units back to back. The length shall not exceed two hundred feet and the depth for those adjoining units back to back will not exceed one hundred and sixty five feet. All units will comply with the city's fire codes outlined in the UDC.

Land Use Table:

Use	Acres	Percentage	Zoning
Single Family	-	-	-
Town Homes	19	39.75%	
General Business	11.5	24.06%	
Office	2.3	4.81%	
Open Space			
Internal Circulation	TBD	TBD	TBD
Easements/R.O.W.	2.6	5.44%	
Detention/Lakes	5.2	10.88%	
Totals	40.6	84.94%	



OVERALL SITE

- 1. TOTAL ACERAGE (+-) 47.5 ACRES
- 2. TOWNHOMES - PHASE I (+-) 238 UNITS
- 3. TOWNHOMES - PHASE II (+-) 179 UNITS
- 4. RETAIL
- 5. PARK/TRAILS
- 6. PLAZA/PAVILION
- 7. LAKE DETENTION

7H

6B

NORTH

PROJECT #:
11-043

LAKE PARK
Overall Land Plan



PHASE I

1. TOTAL ACREAGE (+-) 30 ACRES
2. TOWNHOMES (+-) 238 UNITS
3. RETAIL
4. PARKS/TRAILS
5. PLAZA/PAVILION
6. LAKE DETENTION



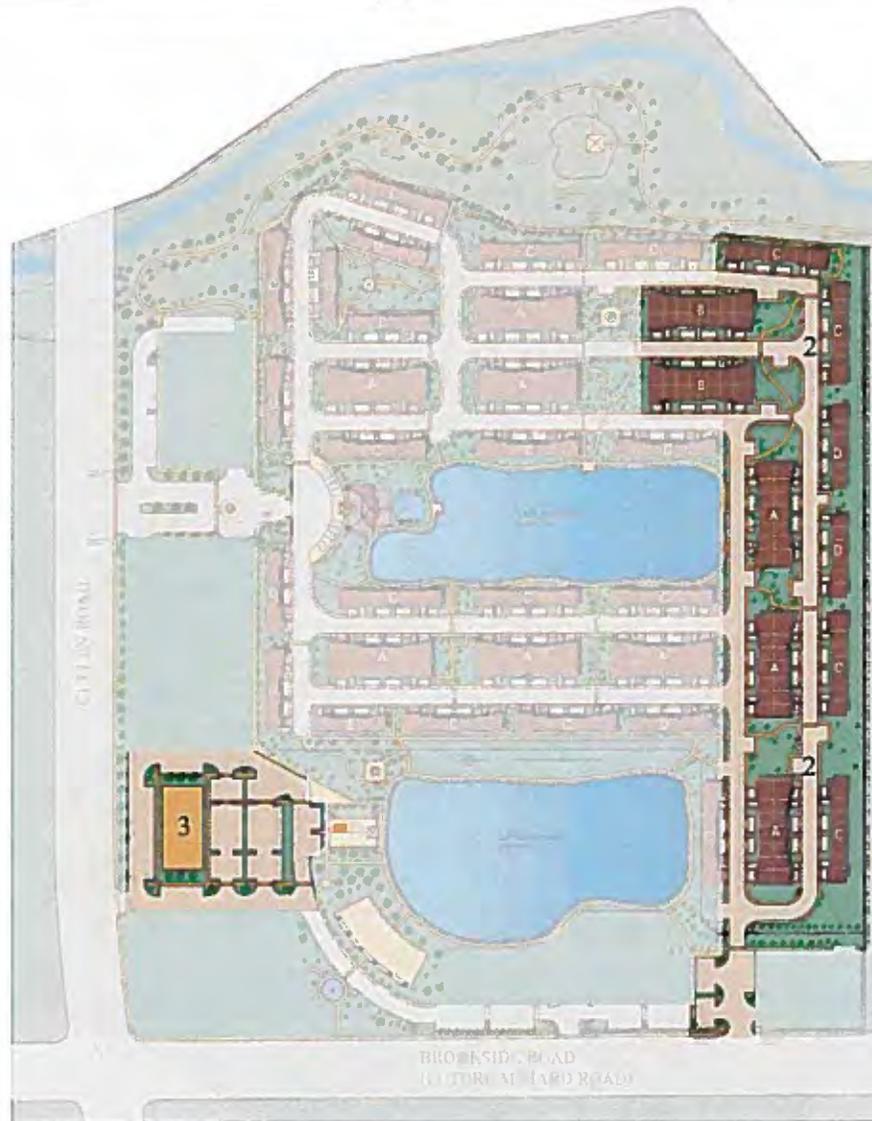
Pearland, Texas
for
Vivcor, LLC.

PROJECT #:
11-043

LAKE PARK
Land Plan



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PHASE II

- 1. TOTAL ACREAGE (+-) 11.5 ACRES
- 2. TOWNHOMES (+-) 179 UNITS
- 3. RETAIL



Pearland, Texas
for
Vivcor, LLC.

PROJECT #:
11-043

LAKE PARK
Land Plan

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PHASE III

- 1. TOTAL ACREAGE (+-) 5.7 ACRES
- 2. RETAIL

▲ NORTH
 Pearland, Texas
 for
 Vivcor, LLC.

*Man
 retail
 strip center
 dig base
 integrated
 into N head*

PROJECT #:
 11-043

LAKE PARK
 Land Plan

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PROJECT #:
11-043

LAKE PARK
AERIAL PERSPECTIVE





PROJECT #:
11-043

LAKE PARK
Perspective - Colonnade



PROJECT #:
11-043

LAKE PARK

Axis at Entry



PROJECT #:
11-043

LAKE PARK

Perspective - Townhomes Lake View

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PROJECT #:
11-043

LAKE PARK

Perspective - Townhomes From Street

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PROJECT #:
11-043

LAKE PARK

Perspective - Retail

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VIII. Fencing.

Wrought iron fencing with security gates depicted in the “fence plan” of this PD document will surround the town-home community.

IX. Residential Densities.

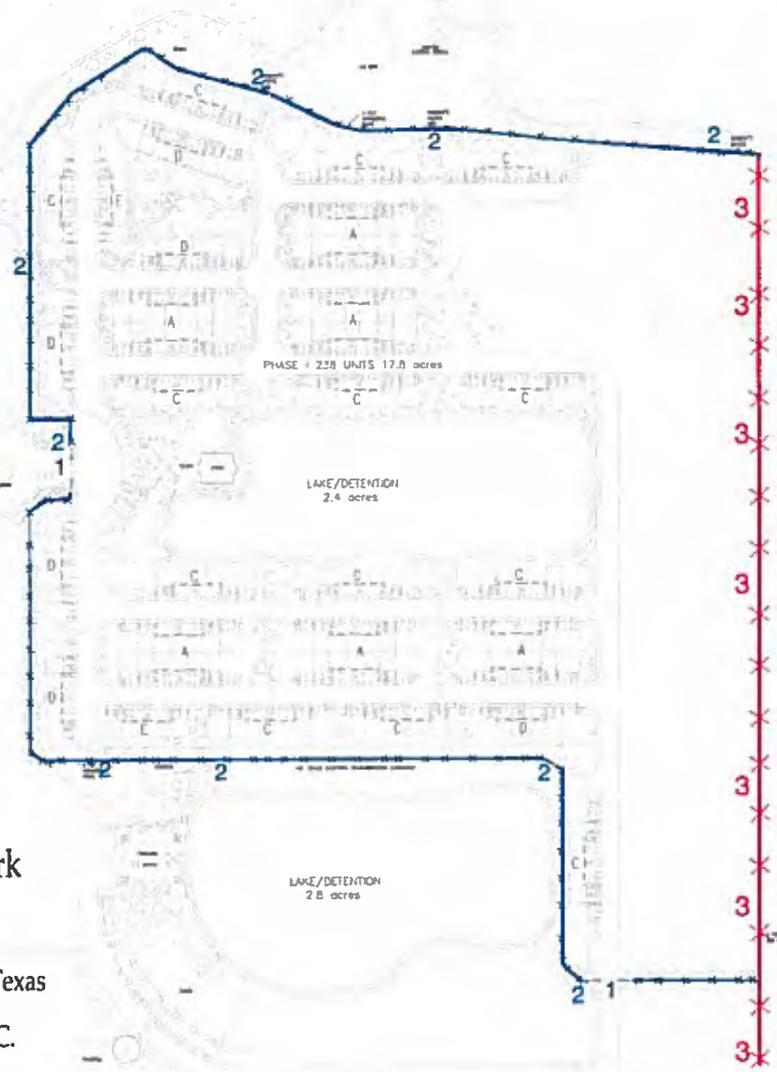
Maximum density shall not exceed 395 units. 238 units will be constructed in Phase 1, and 157 units in Phase 2.

X. Multi-tenant building square footage. (See residential density and multi-tenant square footage table)

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

Lake Park

Land Plan
 Pearland, Texas
 for
 Vivcor, LLC.



BROOKSIDE ROAD
 (FUTURE BOUND ROAD)

TOTAL 47.7 ACRES

Fence Exhibit



1. ENTRY GATE



2. FENCE & ACCESS GATE



3. 8 FEET HIGH WALL

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

Sarced P. Sarcedberg
 AIA

Lake Park
 Pearland, Texas

Sarcedberg
 design
 collaborative LLP

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 Houston, Texas 77002
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 www.sarcedbergdesign.com

2013 0415
 Site Plan

A1.01

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 20, 2012, AT 6:00 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 BUSINESS CENTER PD – LOCATED AT THE NORTHEAST CORNER OF CULLEN BLVD. 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 17th day of August, 2012, A.D., at 5:30 p.m.

Judy Brown, Office Coordinator

Agenda removed _____ day of August 2012.

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

AGENDA OF: June 18, 2012	ITEM NO.:
DATE SUBMITTED: June 7, 2012	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 Pearland's 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 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 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.

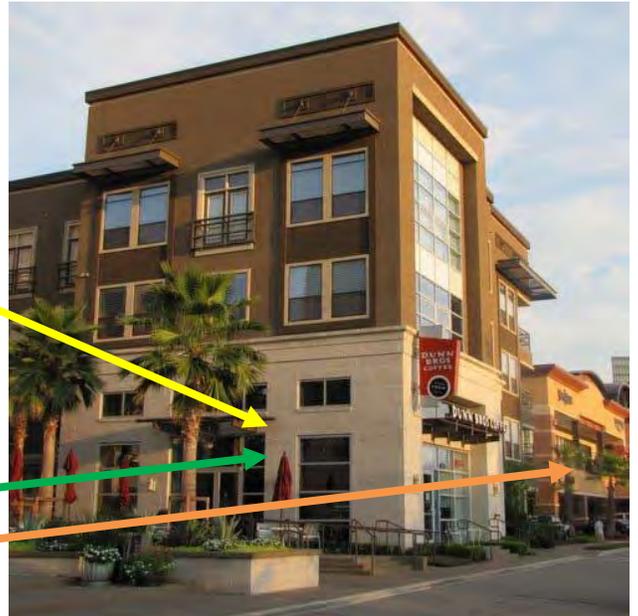
3. Type of multi-family units being proposed and Sustainability

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.