



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

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2014-11Z

A request of Salim Obeid, LJA Engineering, applicant; on behalf of Robert Lee Alexander, owner; by his attorney A.G.Crouch; for approval of a change in zoning from Office Professional (OP), General Business (GB) and Single Family Residential 2 (R2) to a non-residential Planned Development (PD) known as Pearland Marketplace on approximately 26.5 acres of land, to wit:

Legal Description: Being 26.524 acres of land located in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas, more particularly being a portion of the residue of that certain called 140.6899 acre tract conveyed to Martha Alexander Crouch by instrument of record in Volume 1595, Page 422 of the Deed Records of said Brazoria County (B.C.D.R.) and a portion of the residue of that certain called 172.0566 acre tract conveyed to Robert L. Alexander by instrument of record in Volume 1725, Page 193 (B.C.D.R.), Brazoria County, Texas

General Location: Southeast corner of Pearland Parkway and Barry Rose Road, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

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

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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



Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 21, 2014

Re: Zone Change Application Number 2014-11Z

A request of Salim Obeid, LJA Engineering, applicant; on behalf of Robert Lee Alexander, owner; by his attorney A.G.Crouch; for approval of a change in zoning from Office Professional (OP), General Business (GB) and Single Family Residential 2 (R2) to a non-residential Planned Development (PD) known as Pearland Marketplace on approximately 26.5 acres of land, located at the southeast corner of Pearland Pkwy and Barry Rose Road.

Proposal

The applicant proposes to change the zoning of an approximately 26.5 acres, out of a called 42.6 acres of land to a non-residential Planned Development (PD); Pearland Marketplace, with an overlay zoning district of General Business (GB). Pearland Marketplace is proposed to be developed with a mix of neighborhood service retail and pad sites that will be anchored with a grocery store.

Background

The parent tract includes approximately 42.6 acres of land located within four (4) zoning districts; Planned Development (PD), Office and Professional (OP), General Business (GB) and Single Family Residential 2 (R2). The subject 26.5 acres of land is currently located within three (3) zoning districts; OP, R2 and GB, with the majority of the property located within the GB zoning district.

The property is currently undeveloped, including the approximately 20 acres currently located within the PD, which was approved in 2007, and has since expired due to inactivity. The PD allowed for uses consistent with the OP zoning district, including a church with the exception of hotels/motels, bed and breakfast and convenience stores. Prior to approval of the PD, the 20 acres was zoned R2 and GB and the subject 26.5 acres was zoned as it is currently zoned with most of the land being zoned GB; R2

zoning at the southeast corner of the subject property near the existing R2 zoning district and single family residential subdivision, Banbury Cross; and OP zoning at the intersection of Pearland Parkway and Barry Rose Road. The property was annexed into the City of Pearland in 1960.

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

Recommendation

Staff is in favor of the proposed Pearland Marketplace PD. However, staff recommends that the following concerns are addressed:

- Conformance with the residential adjacency screening requirements, which include a 25-foot buffer and a masonry screening wall or a 30-foot vegetative buffer, where the development abuts the residential subdivision, Banbury Cross. It is important to note that in situations where a fence exists along the property line between a non-residential use and a residential use, the screening may be achieved by the 30-foot vegetative screen.
- A PD requires a list of deviations from the standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD. The applicant listed deviations from the sign ordinance. However, there are no deviations from the sign ordinance. However, staff identified other deviations, included above;
- North arrow needs to be corrected.
- Page numbers within the PD document are off.
- Codification of enhancements that are mentioned throughout the PD and illustrated in the design plan, Exhibit E (Special Paving Images) and Exhibit G (Site Furnishings) to ensure that staff is able to implement the design standards.
- A legend should be included on the design plan to ensure that staff can implement the standards.
- Clarification of the lighting standards is required. The PD states that the lighting height will be a maximum of 20 feet. This section goes on to state that no pole shall be taller than the height of the building.
- The PD references enhanced street lighting. A street lighting exhibit is required to ensure that the standards of the PD can be implemented by staff.

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

1. Pursuant to Section 2.2.1.4 (Criteria for Approval):
 - The proposed PD does not conform to the future land use element of the Comprehensive Plan. However, if the PD is approved, staff will include the site in its annual amendment to the comprehensive plan.
 - Most of the property included within the PD is located within the GB zoning district, and as such would allow any use that is a permitted use without any further approvals. The proposed PD as a zoning alternative helps to facilitate development of this site as per the applicant's desires while addressing the above mentioned concerns of non-conformance to the Comprehensive Plan, residential adjacency concerns, and incompatibility of certain uses in close proximity to single family residential development. The applicant has restricted a number of uses which may be perceived as incompatible with the existing single family subdivisions. These uses include various auto-related uses, hotels/motels. See Exhibit F of the PD for a full list of prohibited uses.
 - The proposed change is in accord existing or proposed plans for providing streets, water supply, sanitary sewers, and other public services and utilities in the area. Residential uses are not proposed at this time for this development, and therefore should have no impact on the public school system
2. The proposed development will not negatively impact the existing single family subdivisions. The residential adjacency screening requirements will be adhered to as well as various other safeguards to ensure compatibility, such as COD regulations.

Exhibits

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



Exhibit 1 Staff Report

Summary of Request

The subject 26.5 acres of land is part of a larger tract which includes 42.6 acres of land. Of the approximately 42.6 acres included within the parent tract, the applicant proposes a change in zoning for approximately 26.5 acres of land currently located within three (3) zoning districts; OP, R2 and GB; to a non-residential PD; Pearland Marketplace. The remaining acreage, although not included within the proposed PD, is located within a PD which was approved in 2007; however due to inactivity, has expired. The applicant proposes that all design standards and land uses will be in accordance with the GB zoning district as an overlay zoning with the exception of prohibited uses listed as Exhibit F, which may be considered inappropriate or incompatible with the existing and surrounding single family subdivisions; Banbury Cross, to the east, Alexander Landing to the south; and Creekside to the west. The property is also located within the Corridor Overlay District (COD), and the applicant proposes to comply with COD regulations, with few exceptions, as illustrated in the table on page 2.

Specifically, the applicant has indicated that the following design standards of the GB zoning district and the COD will be adhered to, with minor exceptions:

- Lot and area requirements of the GB zoning district;
- Landscaping
- Fencing
- Parking
- Signage
- COD

The following table lists deviations between the GB zoning district/COD regulations, and the proposed Marketplace PD:

Standard	General Business (GB)/COD	Pearland Marketplace PD
COD Building Articulation	<ul style="list-style-type: none"> • > 50,000 sf = 3 ft./25 ft. • < 50,000 sf = 1ft./10ft 	<ul style="list-style-type: none"> • No continuous façade longer than 400 feet • Offsets no less than 3 feet
Residential Adjacency Screening	<ul style="list-style-type: none"> • 25-foot unobstructed buffer with an opaque screening wall, max. 8 ft. in height; or • 30-foot vegetative screen, dense enough to be completely opaque year round 	<ul style="list-style-type: none"> • 25-foot buffer with detention pond allowed within the buffer, as well as loading/unloading areas for commercial uses • No screening wall is proposed
Multi-Tenant Signage	<ul style="list-style-type: none"> • 1 multi-tenant sign per 600 linear feet (cumulative street frontage for corner lots) • Based on a cumulative street frontage of approximately 2,400 feet, 4 signs would be allowed <p>**This is not a deviation.</p>	<ul style="list-style-type: none"> • 2 multi-tenant signs along Pearland Pkwy. • 2 multi-tenant signs along Barry Rose Rd. • Signage requirements apply to the PD, rather than parcels

Discussion Items/Minor Staff Concerns

1. As part of the PD, the applicant is required to include within the PD document a specific list of deviations from standards in the base zoning district(s), together

with any standards in the ordinance which are to be varied for development within the PD. The applicant listed that the only standard proposed for deviation is regarding multi-tenant signage. However, as proposed, signage requirements will be met. The number of multi-tenant signs on one site is limited to 1 sign per 600 linear feet of street frontage. The cumulative street frontage shall be calculated for corner lots. Cumulatively, the site has approximately 2,400 feet of frontage. Four signs are allowed and 4 signs are proposed.

2. The subject property has approximately 1,300 feet of frontage on Barry Rose Road. The applicant was asked to revise this section, as the PD indicates that the site has 3,470 feet of frontage along Barry Rose.
3. Staff has identified the following regulations within the PD that vary from the regulations of the GB zoning district and the COD regulations. Please see the above table for detailed information.
 - Building articulation
 - Residential adjacency screening
Staff recommends that the required masonry wall is provided to meet the residential adjacency screening requirements, and that the loading/unloading area is removed to create an unobstructed area. The applicant may choose a 30-foot vegetative screen in lieu of a 25-foot vegetative screen and masonry wall. It is important to note that this provision only applies to the area adjacent to the existing single family subdivision; Banbury Cross, and behind the proposed 18,000 square foot retail building. It appears that area near the pond which abuts Banbury Cross may be 30 feet, in which case a vegetative screen dense enough to be completely opaque year round will be required.
4. North arrow needs to be corrected.
5. Page numbers within the PD document are off.
6. Codification of enhancements such as furniture (quantity), enhanced paving materials (materials, width), flowering shrubs in various locations.
7. A legend should be included on the design plan to ensure that staff can implement the standards.
8. Clarification of the lighting standards is required. The PD states that the lighting height will be a maximum of 20 feet. This section goes on to state that no pole

shall be taller than the height of the building. The maximum building height allowed in the GB zoning district is 45 feet.

9. The PD references enhanced street lighting. A street lighting exhibit is required to ensure that the standards of the PD can be implemented by staff.

Conformance with the Thoroughfare Plan

The subject property has frontage on Pearland Parkway; a major thoroughfare of sufficient width, which requires a minimum of 120 feet of right-of-way; and Barry Rose Road; a secondary thoroughfare of sufficient width, which requires a minimum of 100 feet of right-of-way. Additionally, according to the recently approved thoroughfare plan, Westminster Road; a minor collector will extend from the east through the subject property, and connect to Barry Rose Road. Minor collectors require a minimum of 60 feet of right-of-way. The applicant proposes an amendment to the thoroughfare plan and proposes the extension of Westminster Road through the site to connect to Pearland Parkway. The design plan illustrates two (2) driveways to serve the development along Pearland Parkway and Westminster Road connecting to Pearland Parkway.

The proposed extension of Westminster Road generally meets the intent of the thoroughfare plan. However, staff has concerns regarding the driveways and street separation on Pearland Parkway which need to be addressed with a Traffic Impact Analysis (TIA). Additional offsite improvements may be required based on the TIA and superstreet concept for Pearland Parkway. The developer will need to utilize traffic calming measures at the entrance of the residential subdivision on Westminster Road. This can be in the form of a choking down the street or constructing a median that can utilize landscaping and signage to distinguish between the residential and commercial areas.

All improvements must meet the design criteria per the Engineering Design Criteria Manual (EDCM). These additional improvements could cause a change in the design plan that could potentially result in the need for an amendment to the PD.

It is also important to note that approval of the PD does not constitute approval of the driveway locations.

Site History

The subject property is currently undeveloped, including the approximately 20 acres currently located within the PD, which was approved in 2007. The PD allowed for uses consistent with the OP zoning district and a church, with the exception of hotels/motels, bed and breakfast and convenience stores. Prior to approval of the PD, the 20 acre property was zoned R2 and GB. At the time that the PD was approved, the subject 26.5

acres was zoned as it is currently zoned with most of the land being zoned GB; with R2 zoning at the southeast corner of the subject property near the existing R2 zoning district and single family residential subdivision, Banbury Cross; and OP zoning at the inter intersection of Pearland Parkway and Barry Rose Road. The PD has expired. The property was annexed into the City of Pearland in 1960.

The site is surrounded by residential subdivisions to the south, east and west, as well as undeveloped land to the west, south and north. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Office and Professional (OP) Single Family Residential 1 (R1) Cluster	Undeveloped
South	Planned Development (PD) (Expired) Single Family Residential 2 (R2)	Undeveloped, Alexander Landing Subdivision
East	Single Family Residential 2 (R2)	Banbury Cross Subdivision
West	General Business (GB) Single Family Residential 3 (R3)	Undeveloped, Creekside Subdivision

Conformance with the Unified Development Code

The site is currently undeveloped. As part of the Pearland Marketplace PD, the applicant proposes to comply with the regulations of the GB zoning district, as well as the regulations of the COD, with the exception of those listed within the PD. The general regulations of the proposed GB zoning district follow:

Minimum Lot Area	22,500 square feet
Minimum Lot Width	150 feet
Minimum Lot Depth	125 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	10 feet, 25 feet if side yard abuts a residential zoning district
Minimum Rear Yard Setback	25 feet
Maximum Height	45 feet

Conformance with the Comprehensive Plan

The future land use designation for the subject property, according to the Comprehensive Plan is “*Medium Density Residential*.” According to the Comprehensive Plan, the aforementioned future land use designation is designed for less traditional attached and detached developments, including duplexes, townhomes and patio homes; or a mix of low and high density residential uses with an average density of 4-10 dwelling units per acre on average lot sizes of 4,000 to 6,000 square feet. Smaller lots may be acceptable if common open space is provided and overall density is not increased. Appropriate zoning districts for the “Medium Density Residential” future land use designation include R3 and R4 Single Family districts.

Although the proposed development does not conform to the future land use element of the Comprehensive Plan, if the PD is approved, staff will include the property in its annual review and ultimate amendment of the future land use designation of the Comprehensive Plan, to ensure that zoning districts and developments across the city comply with the future land use element of the Comprehensive Plan.

Platting Status

The property is not platted. Platting of the site will be required prior to any development or the issuance of building permits. A TIA is required as part of the platting process.

Availability of Utilities

According to GIS data, the subject property has access to public water and sewer via a 12-inch water line along the east side of Barry Rose Road, and a 16 inch water line along the north side of Pearland Parkway; and a 15 and 18-inch sewer line along the south side of Pearland Parkway. Any extensions of existing infrastructure will be determined at the time of platting and will be the responsibility of the applicant/owner.

Impact on Existing and Future Development

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

Additional Comments

The Marketplace PD has been reviewed by the Development Review Committee (DRC). There are no additional comments outside of this report.

Public Notification

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

Opposition to or Support of Proposed Request

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

Recommendation

Staff is in favor of the proposed Pearland Marketplace PD. However, staff recommends that the following concerns are addressed:

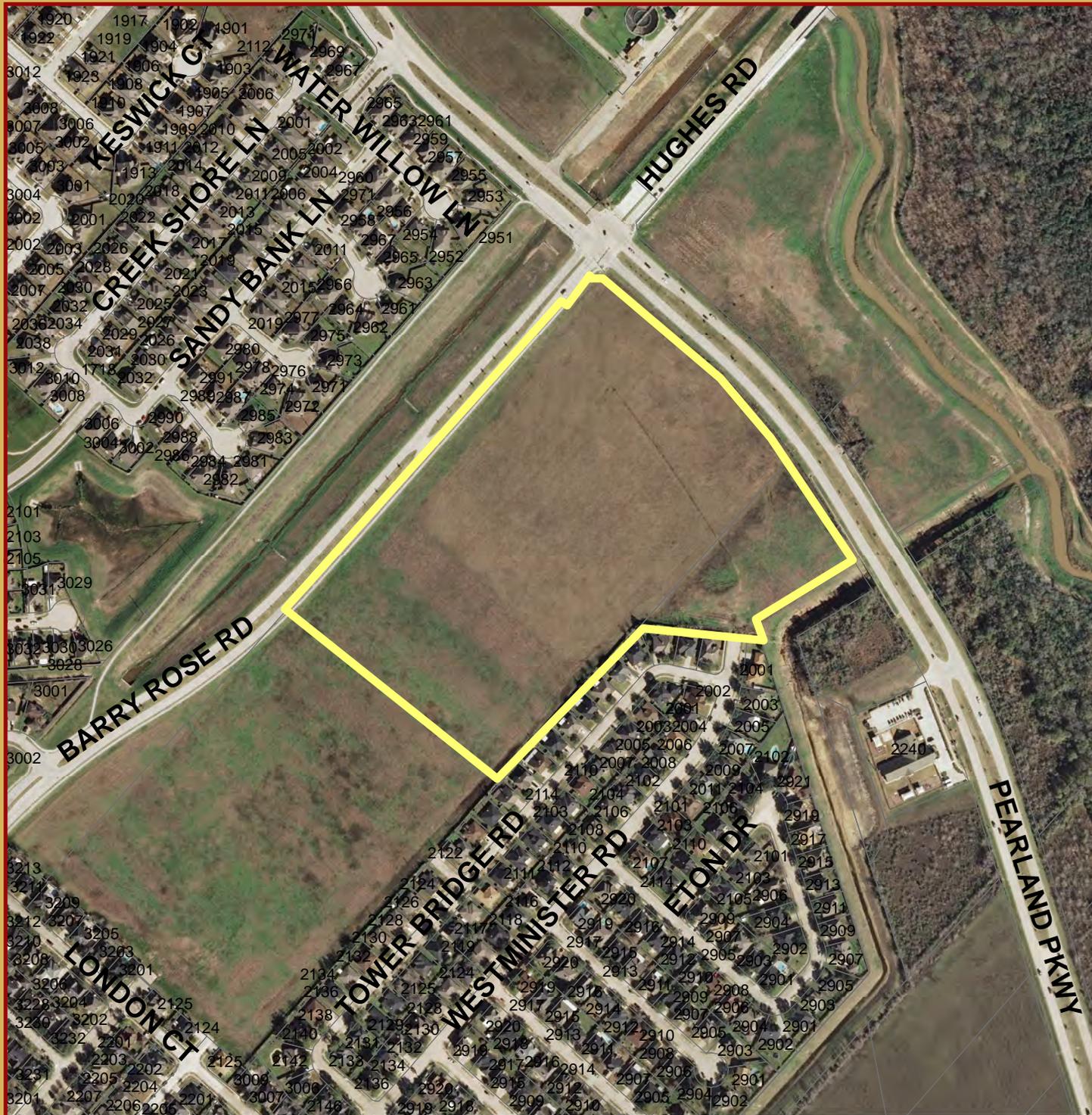
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2. The proposed development will not negatively impact the existing single family subdivisions. The residential adjacency screening requirements will be adhered to as well as various other safeguards to ensure compatibility, such as COD regulations.



AERIAL MAP

2014-11Z PEARLAND MARKETPLACE PD

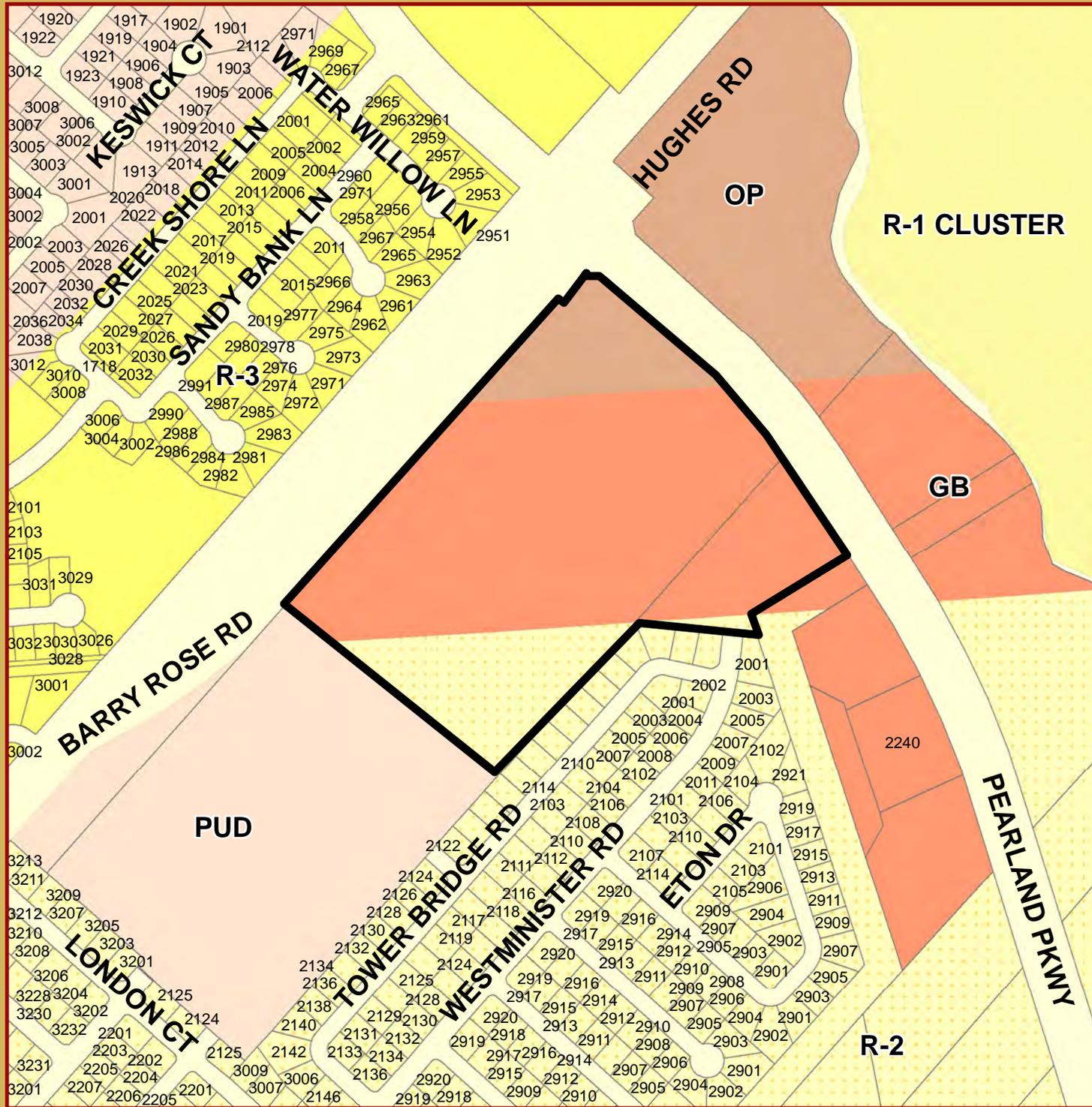


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1 inch = 422 feet

22 MAY 2014
PLANNING DEPARTMENT





ZONING MAP
2014-11Z
PEARLAND
MARKETPLACE PD

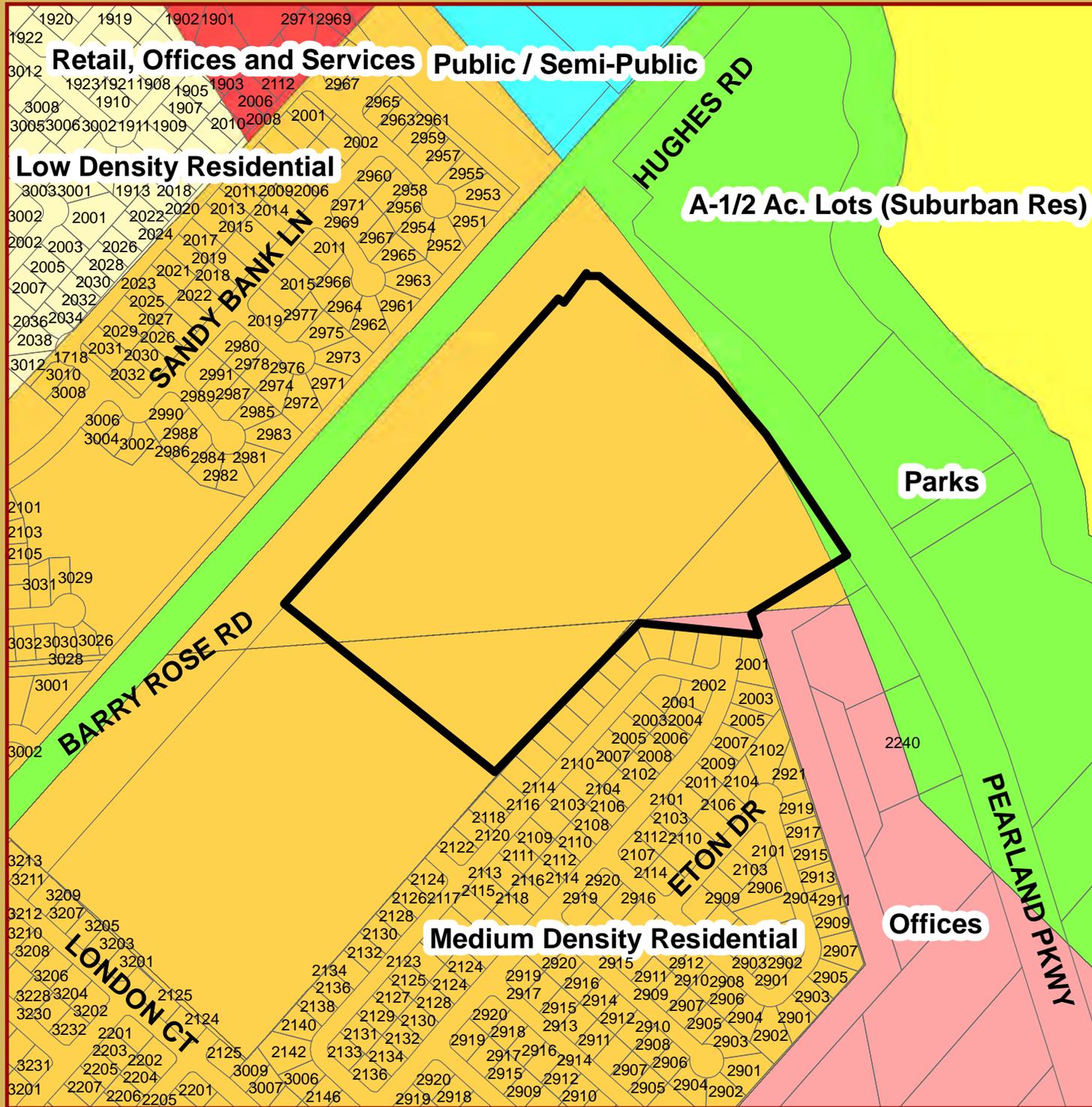


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22 MAY 2014
 PLANNING DEPARTMENT





FLUP MAP

**2014-11Z
PEARLAND
MARKETPLACE PD**

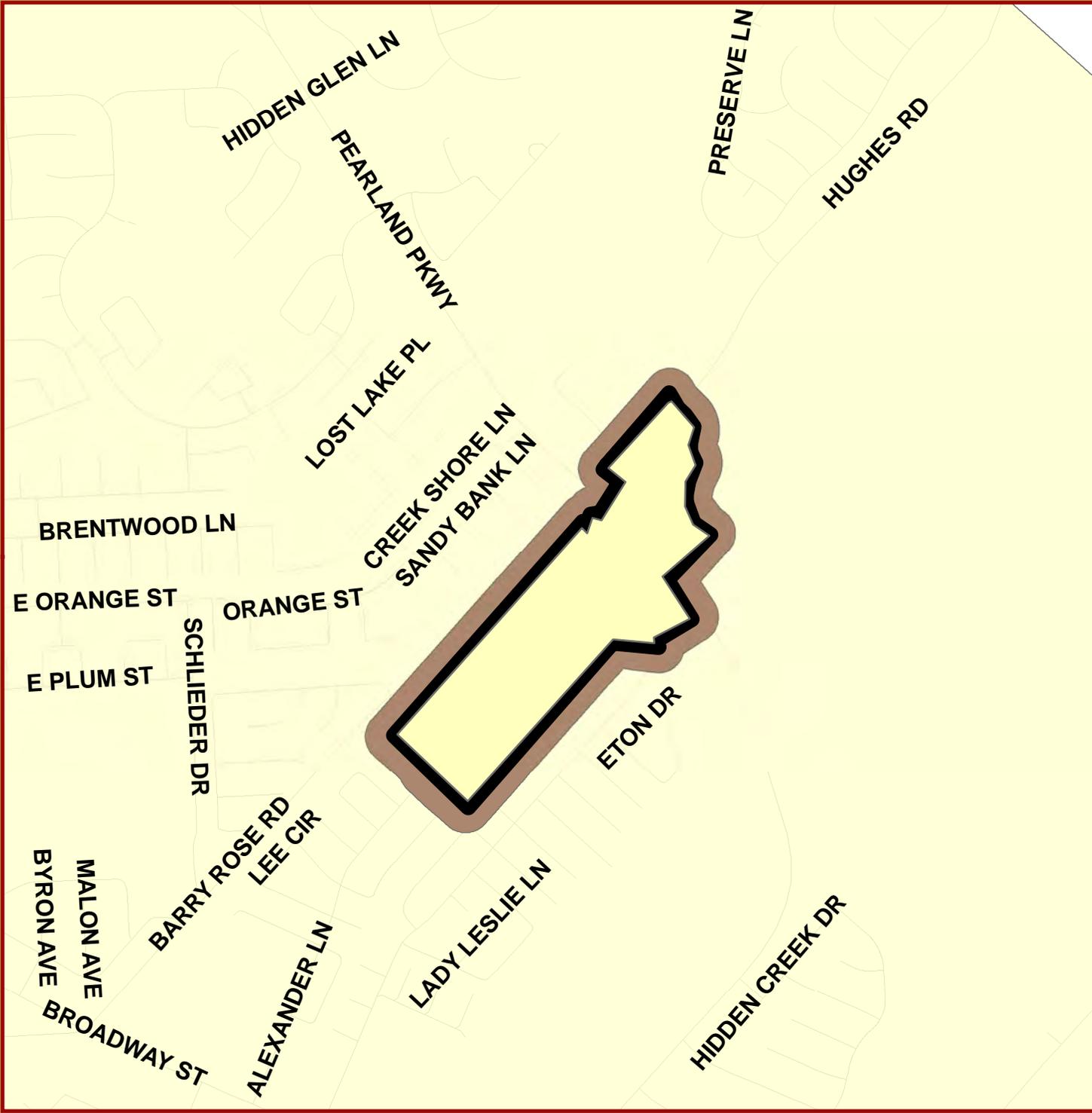


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22 MAY 2014
PLANNING DEPARTMENT





NOTIFICATION MAP

2014-11Z
PEARLAND
MARKETPLACE PD



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1 inch = 1,125 feet

22 MAY 2014
PLANNING DEPARTMENT



**ZONE CHANGE 11Z
NOTIFICATION LIST**

NAME	C/O	ADDRESS
AINSWORTH ALLISON L		2131 TOWER BRIDGE RD
ALEXANDER JOHN FAMILY LIMITED PARTNERSHIP		PO BOX 127
ALEXANDER ROBERT L		219 TIMBER VIEW DR
ASUNCION ROMEO S & ELSIE N		2110 TOWER BRIDGE RD
BEAZER HOMES TEXAS LP		10235 W LITTLE YORK RD STE 200
BEAZER HOMES TEXAS LP		10110 W SAM HOUSTON PKWY N STE A-100
BENNETT LAURA MARIE		2133 TOWER BRIDGE RD
BETANCOURT HERMAN		4828 LOOP CENTRAL DR
BIESZKE STEVEN		2102 TOWER BRIDGE RD
BRAZORIA COUNTY	COURTHOUSE WEST ANNEX	451 N VELASCO ST
BRUCE STEVEN		2114 TOWER BRIDGE RD
CARLSON CRAIG & DE'ANNA		2124 TOWER BRIDGE RD
CISNEROS IRMA		2111 TOWER BRIDGE RD
CISNEROS LIVIA		2109 TOWER BRIDGE RD
CITY OF PEARLAND		3519 LIBERTY DR
COLLINS WILLIAM M & APRIL M		2204 SAINT JAMES PL
CONE ANDREW & GABRIELLA		108 TANAGER LN
COTTON ASHLEY DAWN		2138 TOWER BRIDGE ROAD
CROUCH MARTHA ALEXANDER		235 W SEALY ST
DILWORTH RODNEY RICK		3131 RUBY FALLS CT
DIMAS ROBERTO & BECKY		2128 TOWER BRIDGE RD
ELLIS DWAYNE ALBERT		2001 WESTMINISTER ST
ENDRIS ROBERT T JR & PEIHONG DONG ENDRIS		3210 LONDON CT
FREITAG GILBERT ALAN & EMILIA E		
FULLER KEVIN		2105 TOWER BRIDGE RD
GEORGIU JOSEPH & GLORIA		2004 TOWER BRIDGE RD
GILMER HENRY G III & MONICA		2129 TOWER BRIDGE RD
GOSS MARSHELLE D		2130 TOWER BRIDGE RD
GUERRIERE THOMAS A & MADELEINE		3201 LONDON CT
HAMILTON TRAVIS S & AMY J		2002 WESTMINISTER ST

HARDY RONALD R & SHELLEY	2108 TOWER BRIDGE RD
HARRIS THOMAS R	2201 MANCHESTER LN
HECKMAN RONALD W & KIM T	2001 TOWER BRIDGE RD
HINTON JOHN J & JEREMY	2118 TOWER BRIDGE RD
INGEBREDTSEN THOMAS & TONI	2123 TOWER BRIDGE RD
JUBERT DUANE C & AMANDA M	3208 LONDON CT
KENNEY STEVE & DANA	2116 TOWER BRIDGE RD
KENNEY STEVE & GERALD	2116 TOWER BRIDGE RD
KING GEORGE R & SANDRA W	2008 TOWER BRIDGE RD
LAFLEUR MELISSA MICHELLE & MATTHEW WAYNE ROSE	2003 TOWER BRIDGE RD
LAROWE LOTTIE NELL REV TRST	4325 LAUREN LN
LAUDANO JOSEPH JR	2124 MANCHESTER LN
LE KEVIN & THANH KIM PHAM	3206 LONDON CT
LOPEZ JOSE & LUZ M LOPEZ	2203 MANCHESTER LN
LOZANO ANSELMO JR & SANDRA	3213 LONDON CT
MACK GARY A	3212 LONDON CT
MANZANO ROBERT L & CYNTHIA	2006 TOWER BRIDGE RD
MARCONTELL DOUGLAS E & SUSAN C	3209 LONDON CT
MARESH LARRY G & EVELYN	3207 LONDON CT
MCCREADY GEORGE S & MAGINA	2115 TOWER BRIDGE RD
MORENO JOEANN & BIANCA Y	2101 TOWER BRIDGE RD
MORRISON JONATHAN P	2202 SAINT JAMES PL
NGUYEN CUONG QUOC	3205 LONDON CT
NGUYEN VINH VAN & LENDI THI	2202 MANCHESTER LN
NUNN BARNETT G	3204 LONDON CT
PERRY ZACHARY & FANNIE P	3009 LONDON CT
PETERS GREGORY F & MELISSA	2120 TOWER BRIDGE RD
PORTER RIKKI S & ALLISON	2106 TOWER BRIDGE RD
POWERS MICHAEL & ROBLES-POWERS JOAQUINA	2113 TOWER BRIDGE RD
RAMIREZ ROGELIO E	2203 ALEXANDER LN
RATHJE MATTHEW L & DEANNA	2125 ALEXANDER LN
RATLIFF CLYDE ANTHONY & DALY MELISSA RENE	939 MANZANO ST NE
REDLINGER JAMES WILLIAM	2201 ALEXANDER LN
RENDON KATY	2126 TOWER BRIDGE RD

RESTIVO GEORGE J & MARGARET D
RINGROSE ROY M & LYNETTE
RIVERA EDGAR & LAURA ZEPEDA
ROBINSON CHARLENE B
RUDELL GARRY D & DONNA J
SANDSTRUM DONALD W & JANICE K
SKLENARIK CLARENCE F & PAULA
SLOMINSKI EDWARD M & LUCY
SPESHOCK CARL H & ANGELES C
SPOZIO RONALD CRAIG
STUEBER JAMES H & CLAIRE
THIRD COAST RESOURCES I LTD
VERA ROBERT & LISA
VILLEJOIN DAVID
WATKINS ROBERT E & PHYLLIS
WEST JEFFERY R & PAMELA
WIGINTON MARCUS E
WILLIAMS OPAL A
WITTMAN WENDY A
WOLLAM RYAN A & AMANDA M
WOODARD JAMES M
ROBERT ALEXANDER
SALIM OBEID
A.J. CROUCH

LJA ENGINEERING

2002 TOWER BRIDGE RD
2132 TOWER BRIDGE RD
3211 LONDON CT
3203 LONDON CT
2144 TOWER BRIDGE RD
2121 TOWER BRIDGE RD
3214 LONDON CT
2005 TOWER BRIDGE RD
2112 TOWER BRIDGE RD
2119 TOWER BRIDGE RD
3202 LONDON CT
606 WHITEHURST CT
2136 TOWER BRIDGE RD
PO BOX 717
2142 TOWER BRIDGE RD
2125 TOWER BRIDGE RD
2007 TOWER BRIDGE RD
2104 TOWER BRIDGE RD
2127 TOWER BRIDGE RD
2122 TOWER BRIDGE RD
2003 WESTMINISTER ST
219 TIMBER VIEW DR
2929 BRIARPARK
235 SEALY ST

	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77584
	PEARLAND	TX	77581
	KATY	TX	77450
	PEARLAND	TX	77581
	PEARLAND	TX	77588
	PEARLAND	TX	77581
	BOERNE	TX	78006
600	HOUSTON	TX	77042
	ALVIN	TX	77571

Planned Development for Pearland Marketplace

Prepared For
Milestone Properties

LJA Engineering, Inc.
July 2014

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6. Fencing	
7. Corridor Overlay District.	
B. Refer to Design Plan and describe which aspects of plan are precise and which are general.	
C. A specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD district.	
D. All requirements of the Unified Development Code will be met, unless specifically mentioned in this Planned Development.	
IV. REQUIRED DEDICATIONS OF LAND OR PUBLIC IMPROVEMENTS	6
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VI. EXHIBITS	
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I. INTRODUCTION

A. Description of the Subject Property

Pearland Marketplace is located at the south corner of the intersection of Pearland Parkway and Barry Rose Road. The site is a 26.524 Acre property out of ±46.0 acres bounded the southeast by the existing Banbury Cross Section IV subdivision, bounded on the southwest by the existing Alexander Landing Section 4 subdivision, bounded on the northeast by Pearland Parkway and bounded on the northwest by Barry Rose Road. The site is currently vacant. Milestone Properties has contracted to buy and develop the site. Refer to Exhibit A -- Project Location.

B. Description of Proposed Development.

Pearland Marketplace will be developed as a mix of neighborhood service retail and pad sites that will be anchored with a grocery store. The site is designed to maximize the separation of pedestrian and vehicular circulation allowing safe and easy access to these services while enhancing the overall development. Key elements of the overall site plan include:

1. Vehicular access to the site will include two primary entry driveways located along Pearland Parkway and two located along Barry Rose Rd., which allow easy vehicular access throughout the site. These primary driveways are accented with special paving, landscaping, signage and monumentation at the entrances, intersections and terminus creating points of interest at the main activity nodes throughout the site creating a cohesive development with a unified theme. Other areas accented with special paving, landscaping and/or monumentation include the secondary driveway entrances, pedestrian crossings, and main entrances to the grocery store. Special paving shall consist of Pave Stone pavers or equal. Refer to Exhibit E - Special Paving Images. The location and number of entry driveways is subject to change upon review and approval of a traffic impact analysis.
2. The primary retail plaza is located close to Pearland Parkway and will provide the development with an accessible outdoor urban public space that will be accented with landscaping, site furnishings and is adjacent to an open space area. The plaza is located on the Northeast end of the retail building providing shade in the afternoon making it suitable location for a restaurant or café that provides outdoor dining. It is a generous size and will function as a multi-use area. The opposite end of the retail building includes a smaller plaza with access to and views of the trail along the detention basin. This location with access to the trail would also be ideal for outdoor dining, café or a coffee house. Refer to Exhibit G - Examples of Site Furnishings
3. Pedestrians can access the site along Pearland Parkway and Barry Rose Rd. at the primary and secondary driveways. Access is provided for the neighborhood to the South at the end of Westminster Rd. tying in with the primary retail plaza. Primary pedestrian circulation through the site is along a 6' wide sidewalk located along one side of the primary and secondary driveways. The retail building and grocery store also provide pedestrian circulation and paving along their façade.
4. A 6' wide concrete pathway will be located along the edge of the detention basin providing additional access and recreational opportunities for the retail center and the adjacent neighborhood. This pathway will also tie into Barry Rose Rd. along the access road. The pathway will be planted with shade trees along the path and accented with flowering trees.

5. While the approach to the landscape design is typical for this type of development, the planting strategy and the amount of planting exceed what is typical enhancing the development and making it unique. The landscape design includes tree lined driveways and sidewalks creating an "avenue" effect that is pleasant for pedestrians and vehicles. Driveway entrances, key intersections, pedestrian crossings and pedestrian plazas are accented with flowering shrubs and trees. The parking lots are primarily planted with shade trees while high activity areas are accented with flowering trees. Shrubs screen the parking areas from the main driveways and the public street.
 6. The landscaping area will include a combination of shrubs and trees near the detention facility and will enhance the screening of the center along the southeastern property line. The detention ponds have been strategically located to provide the maximum buffering from the proposed development to the adjoining residential area coupled with the park like walking trails along the pond.
 7. Proposed tenants will include a 120,000 square foot anchor grocer, fast food restaurants, national retail tenants and multiple pad sites occupied by national restaurants, banks, and/or stand alone retail uses. There will be two reserve sites for future development by uses included within the PD.
 8. All parking areas will be constructed of concrete to enhance the quality and longevity of the project and specific areas will receive decorative paving for site enhancement and connectivity.
 9. The proposed landscaping and open space shown on the site plan will be 15% of the total gross area of the project including the proposed detention ponds and various pockets of landscaping.
- C. Describe the area of land in acreage.**
The total land area is 26.524 acres. Refer to Exhibit A – Site Location and Exhibit B – Survey and Legal Description.
- D. A statement as to the purpose and intent of the PD district established therein.**
The purpose and intent of the PD district is to facilitate the design and implementation of a retail development that is designed to aesthetically complement the adjacent residential and commercial areas.

II. ZONING AND LAND USE

- A. Describe the existing zoning districts and the boundaries of said districts.**
There are four existing zoning areas for the tract consisting of an Office-Professional PD prepared for New Life Lutheran Church, R-2, general business (GB), and office-professional (OP). Refer to Exhibit C –Existing Zoning Map.
- B. Describe the base zoning district(s) to be overlaid.**
The PD is proposed to be based upon general business zoning district (GB).
- C. The general standards applicable to development within the district**
The site, regardless of zoning district, is located on Pearland Parkway, a designated corridor within the Corridor Overlay District. The Corridor Overlay District affects any tract located along specified major thoroughfares in Pearland. The project complies with the GB and the COD districts. The COD is discussed further in Section III of this document. Other aspects

of the project such as the parking, signage, lighting, etc. are discussed further in Section III of this document.

The management of the project will be overseen by a professional commercial property manager with expertise in maintenance and continuity of the common areas. The phasing plan is discussed further in Section V of this document.

Standards within Zoning District Table

	GB
Density	None listed
Lot Area (Min.)	22,500 sq. ft.
Lot Width (Min.)	150'
Lot Depth (Min.)	125'
Lot Coverage	None listed
Building Height	45'
Front Setback	25'
Side Setback	10' or 25' if abuts residential
Rear Setback	25'

1. Provide the percentage of use in each zoning classification.

The land use in the overall project is 100% commercial/retail/detention and will be in accordance with the land uses permitted in GB zone, except for prohibited uses listed below. There is no parkland dedication requirement, and there are no public streets located internally to the project.

2. Prohibited Uses

Currently, the GB zone allows for several uses that are not suited for a retail development. Exhibit F is a list of all the prohibited uses that otherwise are allowed in the GB zone.

- D. The permitted, conditional and accessory uses authorized in the district, the location of such uses, the residential densities or other measurements of development intensity associated with base districts or phases of the development in conformance with the approved Design Plan.**

Pearland Marketplace is a proposed retail/commercial project and at this time, the tenants have not been selected. A detention pond is proposed to retain storm water for this site as required by Brazoria Drainage District 4 and the City of Pearland.

III. DESIGN STANDARDS APPLICABLE TO THE DEVELOPMENT

- A. Design Standards.** Specific design standards, including signage, building height, landscaping, fencing, parking, etc., that are applicable to this development are the standards set forth for the GB zoning district which are listed in Chapter 2, Article 4, Division 4, Section 4 of the UDC and the design standards for the Corridor Overlay District, as listed in Chapter 2, Article 4, Division 5, Section 1 of the UDC. Refer to Exhibit D – Design Plan.

1. Building Materials

The project complies with the current UDC standards. Beyond minimum standards, buildings within this project will be required to include two types of materials for each store front and multi-tenant pad site, a stucco, tilt-wall or concrete masonry building. Each building will include a percentage of stone &/or brick material. This minimum is 30% of the non-transparency area of the building. In addition to the two types of materials, architectural enhancements, such as towers, pilasters, and canopies will also be included on each building. Other architectural enhancements shall be reviewed and approved by City Pearland Planning and Zoning department during permit review.

2. Landscape Enhancements:

While the approach to the landscape design is typical for this type of development, the planting strategy and the amount of planting exceed what is typical enhancing the development and making it unique. The landscape design includes tree lined driveways and sidewalks creating an "avenue" effect that is pleasant for pedestrians and vehicles. Driveway entrances, key intersections, pedestrian crossings and pedestrian plazas are accented with flowering shrubs and trees. The parking lots are primarily planted with shade trees while high activity areas are accented with flowering trees. Shrubs screen the parking areas from the main driveways and the public street.

3. Plaza

The primary retail plaza is located close to Pearland Parkway and will provide the development with an accessible outdoor urban public space that will be accented with landscaping, site furnishings and is adjacent to an open space area. The plaza is located on the Northeast end of the retail building providing shade in the afternoon making it suitable location for a restaurant or café that provides outdoor dining. It is a generous size and will function as a multi-use area. The opposite end of the retail building includes a smaller plaza with access to and views of the trail along the detention basin. This location with access to the trail would also be ideal for outdoor dining, café or a coffee house. Refer to Exhibit D- Design Plan.

4. Sidewalks

The sidewalk located along Pearland Parkway complies with the width and material standards stated in the current UDC 2.4.5.1(1). Primary pedestrian circulation through the site is along a 6' wide sidewalk located along one side of the primary and secondary driveways. The retail building and grocery store also provide pedestrian circulation and paving along their façade. A 6' wide concrete pathway will be located along the edge of the detention basin providing additional access and recreational opportunities for the retail center and the adjacent neighborhood. This pathway will also tie into Barry Rose Rd, along the access road. Refer to Exhibit D -Design Plan for general location and proposed alignment of the sidewalks.

5. Parking, Vehicular Circulation, and Lighting

The project complies with the current UDC. This section also includes standards of lighting of the parking lot and sidewalks. The lighting height will be a cohesive plan with a maximum of 20 foot height around. However, no light pole will be taller than the building it serves. Refer to Exhibit D - Design Plan for general layout of the parking lot and the vehicle circulation plan.

6. Fencing

The tracts to the southeast and southwest are currently zoned residential, which requires masonry fencing or a 25' landscape buffer. The required 25' buffer will be

maintained, with the exception that the detention ponds will be allowed within the landscape buffers.

7. Corridor Overlay District

The project complies with the current UDC standards for the COD. These standards apply because the project abuts Pearland Parkway. Included within these standards are requirements for building articulation and building material, increased building line and landscape enhancements along the street and the increased screening standards along any parking areas.

B. Refer to Design Plan and describe which aspects of plan are precise and which are general.

The Design Plan in this document is included for the sole purpose of establishing general design guidelines as to the basic character and physical relationships of the planned uses and facilities. The ideas and plans represent the intent of the developer and the quality and character of the development. Adjustments to the Design Plan that do not introduce or remove new public facilities, do not deviate from the Design Plan and otherwise comply with the intent of the various requirements within the Pearland Marketplace PD and other city ordinances and regulations in effect at the time this document is adopted shall not require separate or additional approvals from City Council or the Planning & Zoning Commission. It is essential to the success of the Pearland Marketplace PD to maintain flexibility in the site plan process in order to respond to ever changing market conditions and retail demand. Listed below are criteria to further define the flexibility with respect to the Master plan.

- The location of the open space may shift within the project to accommodate specific change in the dimensions of buildings, parking and pad sites so long as the basic concept and intent of the Master plan remains intact.
- In general, it is the intent that the variations and offsets be constructed as shown in these exhibits. In no case shall there be a continuous facade longer than 400 feet of the collective building and each offset shall be no less than a minimum of 3 feet.
- The location of buildings including pad sites may shift or be altered in size and dimension. Such changes may be made without separate or further approvals from the City Council or the Planning and Zoning Commission so long as the movements and changes are less than 10 feet or 10% in size.

C. A specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD district.

The intent of the proposed plan is to comply with the standards of the GB zoning district for the entire project with the exception of those items listed below.

1. Signage

Section 4.2.5.4 (b)(2) places a maximum of two multi-user/multi-tenant signs per street frontage separated by a minimum of 600' for an integrated business development. The frontage the project possesses along Pearland Parkway is ±1,100 feet. The project abuts approximately 3,470 feet along Barry Rose Road. Due to the size of the property and the number of tenants proposed for this development, an additional multi-tenant sign, for a total of four signs, is required to accommodate signage for all of the tenants. Two of the multi-tenant signs will accommodate the tenants in the rear of the property along Barry Rose, while the last two multi-tenant

signs will accommodate the multiple tenants in the building sites adjacent to Pearland Parkway. Each building site will hold approximately three to five tenants. All signs will be consistent in material and style. The multi-user/multi-tenant signs will comply with maximum height and maximum area as stated in the current UDC. We request that signage requirements apply to the PD rather than to the parcels of land within the PD that may fall under separate ownership. Refer to Exhibit – D Design Plan, for sign locations and call-outs on-site.

D. All requirements of the Unified Development Code will be met, except those specifically mentioned above in Section III C of this Planned Development.

IV. REQUIRED DEDICATIONS OF LAND OR PUBLIC IMPROVEMENTS

Pearland Marketplace is solely commercial and does not require dedication of land for parkland or public improvements to any roadways, unless required by the City.

V. PHASING SCHEDULE FOR THE PROJECT

The project is divided into three phases. The development of the Grocer Anchor building, parking lot and fuel station are Phase I. Phase II will consist of development of the strip retail center. Phase III will consist of the development of the pad sites.

DESCRIPTION OF
26.524 ACRES
PROPOSED ZONE BOUNDARY

Being 26.524 acres of land located in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas, more particularly being a portion of the residue of that certain called 140.6899 acre tract conveyed to Martha Alexander Crouch by instrument of record in Volume 1595, Page 422 of the Deed Records of said Brazoria County (B.C.D.R.) and a portion of the residue of that certain called 172.0566 acre tract conveyed to Robert L. Alexander by instrument of record in Volume 1725, Page 193 (B.C.D.R.), said 26.524 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of Banbury Cross Section IV, a subdivision of record in Volume 19, Page 487-488 of the Plat Records of said Brazoria County (B.C.P.R.), being the north corner of Block 11, Lot 13 of said Banbury Cross Section IV, being in an easterly line of the residue of said 172.0566 acre tract, from which a found 5/8-inch iron rod bears South 46° 29' 44 West, 4.90 feet;

Thence, South 41° 43' 28" West, along said easterly line and the northwesterly line of said Banbury Cross Section IV, 604.43 feet to a 5/8-inch iron rod found for the most northerly common corner of Lot 4 and Lot 5, Block 11 of said Banbury Cross Section IV;

Thence, North 47° 01' 13" West, departing said easterly line acres and the northwesterly line of said Banbury Cross Section IV, 768.74 feet to 5/8-inch iron rod with cap stamped "RPLS 1718", found on the south line of that certain called 3.644 acre tract (Parcel 3) conveyed to City of Pearland by instrument of record under Document Number 20050118363 of the Official Records of said Brazoria County, B.C.O.R.;

Thence, North 41° 40' 30" East, along the south line of said 3.644 acres, the south line of that certain called 4.137 acres tract (Parcel 5) conveyed to City of Pearland by instrument of record under File Number 04-003782, B.C.O.R. and the south line of that certain called 0.149

acre tract (Tract 1) conveyed to City of Pearland by instrument of record under File Number 01-032032, B.C.O.R., 1,262.37 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for corner, same being an angle point on the south line of said 0.419 acre tract;

Thence, South $86^{\circ} 04' 59''$ East, along the south line of said 0.419 acre tract, 43.93 feet to a point for corner on the south line of that certain called 2.739 acres tract conveyed to City of Pearland, by instrument of record in File Number 98-054852, B.C.O.R. and a point on the south right-of-way line of Pearland Parkway (130 feet wide), from which a 5/8-inch iron rod with cap stamped "Wilson" bears North $75^{\circ} 20' 20''$ East, 0.47 feet;

Thence, along the south line of said 2.739 acres, the westerly line of that certain called 1.164 acre tract conveyed to City of Pearland, by instrument of record under File Number 98-054881, B.C.O.R. and Pearland Parkway the following two (3) courses;

1. South $48^{\circ} 23' 21''$ East, 367.45 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for corner, the beginning of a curve;
2. 532.98 feet along the arc of a tangent curve to the right, having a radius of 1805.00 feet, a central angle of $16^{\circ} 55' 06''$, and a chord which bears South $39^{\circ} 55' 48''$ East, 531.05 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for corner;
3. South $31^{\circ} 28' 15''$ East, 208.12 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for the northwest corner of that certain called 0.299 acre tract conveyed to City of Pearland, by instrument of record under File Number 99-013566, B.C.O.R. and being on a northerly line of a called 100 feet wide Drainage Easement conveyed to Brazoria County Drainage District Number Four (4) by instruments of record in Volume 1736, Page 884, B.C.D.R. and in Volume 1760, Page 655, B.C.D.R.;

26.524 acre

April 18, 2014
Job No. 1727-7002

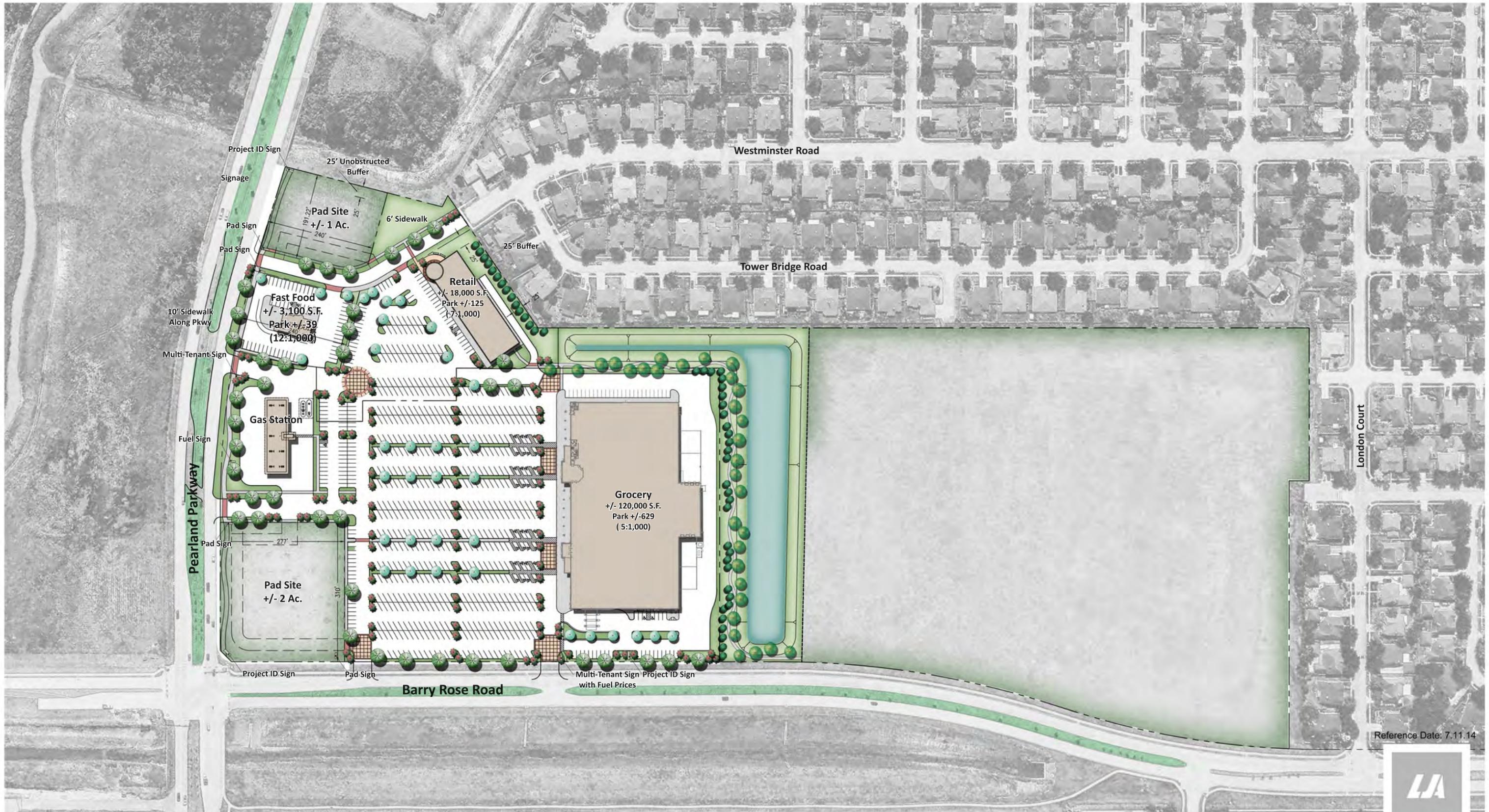
Thence, South 56° 00' 19" West, departing the south line of said Pearland Parkway and the south line of said 1.164 acre tract, along a northerly line of said 100 feet wide Drainage Easement, 359.97 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for corner;

Thence, South 18° 03' 06" East, along a westerly line of said 100 feet wide Drainage Easement, 30.04 feet to the northeast corner of aforementioned Banbury Cross Section IV, and being the northeast corner of Block 8, Lot 86 of said Banbury Cross Section IV, from which a found 5/8-inch iron rod, bears North 20° 47' 07" West, 0.60 feet;

Thence North 82° 38' 01" West, along the northeasterly line of said Banbury Cross Section IV, 356.54 feet to the POINT OF BEGINNING and containing 26.524 acres of land.



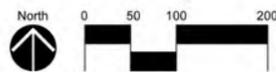
LJA Engineering, Inc.



Reference Date: 7.11.14

Exhibit D Design Plan

Proposed Barry Rose Pearland Parkway Development City of Pearland, Texas



Planning & Landscape Architecture
Sustainable Design
Community Planning
Urban Design
Landscape Architecture

LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3763
713.953.5200 F 713.953.5026

25231 Grogan's Hill Road, Suite 330
The Woodlands, Texas 77380
281.210.1750 F 281.210.1799

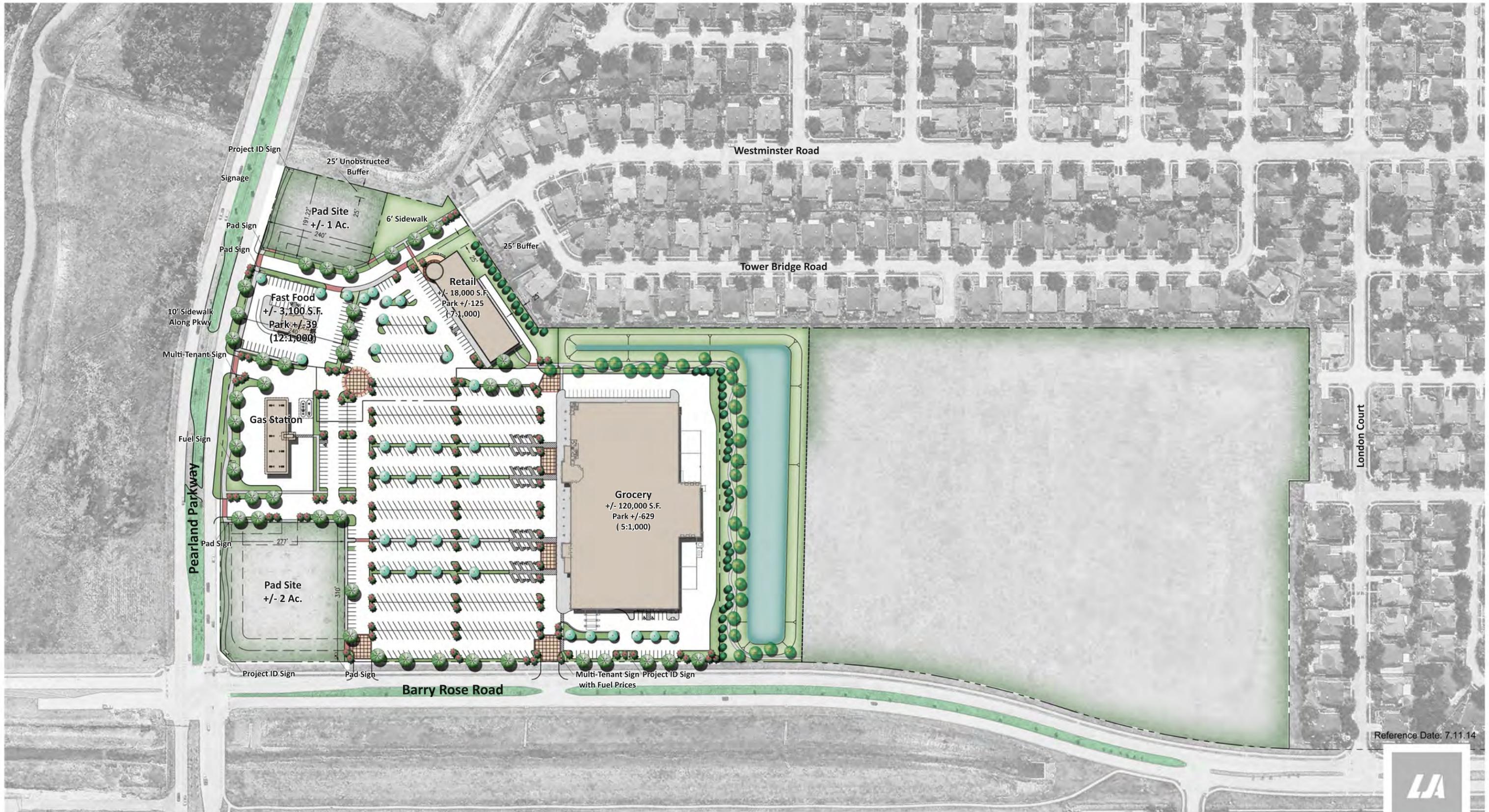
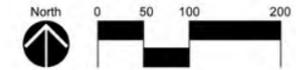


Exhibit D
Design Plan



Proposed Barry Rose
Pearland Parkway Development
City of Pearland, Texas

Reference Date: 7.11.14



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EXHIBIT E
SPECIAL PAVING IMAGES



Vehicular



Plaza



Driveway Intersection



Intersection



Retail Front

EXHIBIT F
PROHIBITED USES LIST

Agriculture (Field or crop)
Agriculture Animal Husbandry
Farm (Ranch or Livestock)
Feed & grain store supply (C)
Boarding or Rooming House
Farm Accessory Building
Guest, caretaker or security quarters (C)
Off street parking incidental to residential main use
Social & Recreational building (homeowners association, neighborhood recreation center
Country Club, private or public golf course
Fairgrounds, Rodeo grounds (C)
Swimming pool private (Resident Use Only)
Tennis or swim club (Private, for Profit)
Tennis Court (private/lighted)(C)

Auto uses

All terrain vehicles (go-carts & motor cycles) dealer/ sales
Auto glass repair/tinting (C)
Auto interior shop/upholstery (C)
Auto Parts Sales with outside storage or Display (C)
Auto Parts Sales (Indoors Only; with repair bays) (C)
Auto Rental (C)
Auto repair minor (C)
Auto sales/dealer (new –in building, auto servicing and used auto sales as accessory uses only)
 Combined auto lease
Auto wash (full service, detail shop)
Commercial transit terminal
Parking lot or garage for passenger cars and trucks of less than one ton capacity

Office uses

Credit agency
Office, parole-probation, bail bonds
Office/Clinic Veterinarian (Animal Hospital with Outside Pens)
Telemarketing agency (C)
Ambulance service (C)
Bed & breakfast inn
Check Cashing Service
Extended stay motel/hotel
Funeral Home (including crematorium (C)
Laundromat (self service laundry)
Rehabilitation care facility (halfway house)
Rehabilitation care institution (commercial)
Astrology, hypnotists or psychic arts
Bakery (wholesale)
Convenience Store (without gasoline)
Garage and/or yard sales (C)
General Retail Store, other than listed
Market – Open Air (Flea Market)(C)
Medical Appliances & Sales
Piano and Musical Instruments (retail only)

Institutional and government uses

Adult day care (business)
Assisted living facility

Auction house
Child day care (business)
Child Day Nursery
Church, temple, or place of worship
Civic center (municipal)
Civic club
Convent or monastery
Day camp (for children)
Fraternal Organization
Fraternity or sorority house
Governmental building or use
Home of alcoholic, narcotic or psychiatric patients (C)
Hospital (for profit or not for profit)
Institution of religious, education, or philanthropic nature
Library, public or museum (indoor)
Mortuary/cemetery
Municipal public administration offices
Nursing/Convalescent Home (Skilled Nursing facility)
School — elementary, junior or high school
School — other than public or parochial
Sheltered care facility (C)
Studio or radio and or television (no towers)

Utility and Related Uses

Cellular Communications Tower/PCS (C)
Electric Substation (C)
Franchised Private Utility (other than those listed)(C)
Gas Transmission & Metering Station (C)
Radio or Television or Microwave Towers (C)
Radio or Television Transmission Station (C)
Satellite Dish (Private, greater than 4' diameter)
Telephone Exchange Switching relay & Transmitting Equipment (C)

Commercial and related uses

Cabinet business
Cannery Wholesale (C)
Dance hall or night club (C)
Drive in theater (C)
Exterminator service/company (no outdoor sales or storage)(C)
Heating and air conditioning sales/service (C)
Mini warehouse/self storage (C)
Moving and storage company (C)
News printing/book binding (C)
Outside Storage (C)

Industrial uses

Airport and helipad landing field (C)
Animal-processing(C)
Asphalt batching plant (C)
Asphalt/concrete batching plant (C)
Commercial extraction of soil, sand or gravel (C)
Petroleum or petroleum product extraction (C)



Sidewalk Bench



Bike Rack



Trash Receptacle

Exhibit G

Examples of Site Furnishings

Proposed Barry Rose Pearland Parkway Development

City of Pearland, Texas

Reference Date: 7.11.14



**Planning &
Landscape Architecture**
Sustainable Design
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Urban Design
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JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, JULY 21, 2014, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2014-10Z

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

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

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

III. APPLICATION INFORMATION AND CASE SUMMARY

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

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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



Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 21, 2014

Re: Zone Change Application Number 2014-10Z

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

Proposal

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

Background

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Recommendation

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

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

Exhibits

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



Exhibit 1 Staff Report

Summary of Request

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

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

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

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

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

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

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

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

1. Land Use

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

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

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

2. Lot and Bulk Requirements

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

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

3. Parking Lot Landscaping

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

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

4. Future Land Use Designation

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

Discussion Items/Staff Concerns

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

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

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

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

Site History

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

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

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

trails, plaza/pavilion, fountains • 29.5 acres		
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5. The applicant was asked to specify any flexibility allowed and/or minor deviations permitted within the PD that can be approved by the Planning Director. The UDC allows for flexibility and minor deviations in the design plan to be approved by the Planning Director. Unless otherwise specified in the ordinance for the PD, minor deviations, as specified in Section 2.2.2.6 of the UDC are defined. Major deviations must be submitted to the Planning and Zoning Commission and the City Council as an amendment to the PD. The applicant referenced the UDC.
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The foot print/building pad of any multi-tenant building shall not exceed 35,000 square feet. The foot print/building pad for any single tenant building will not exceed 75,000 square feet.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conformance with the Thoroughfare Plan

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

Conformance with the Unified Development Code

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

Platting Status

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

Availability of Utilities

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

Impact on Existing and Future Development

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

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

Additional Comments

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

Public Notification

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

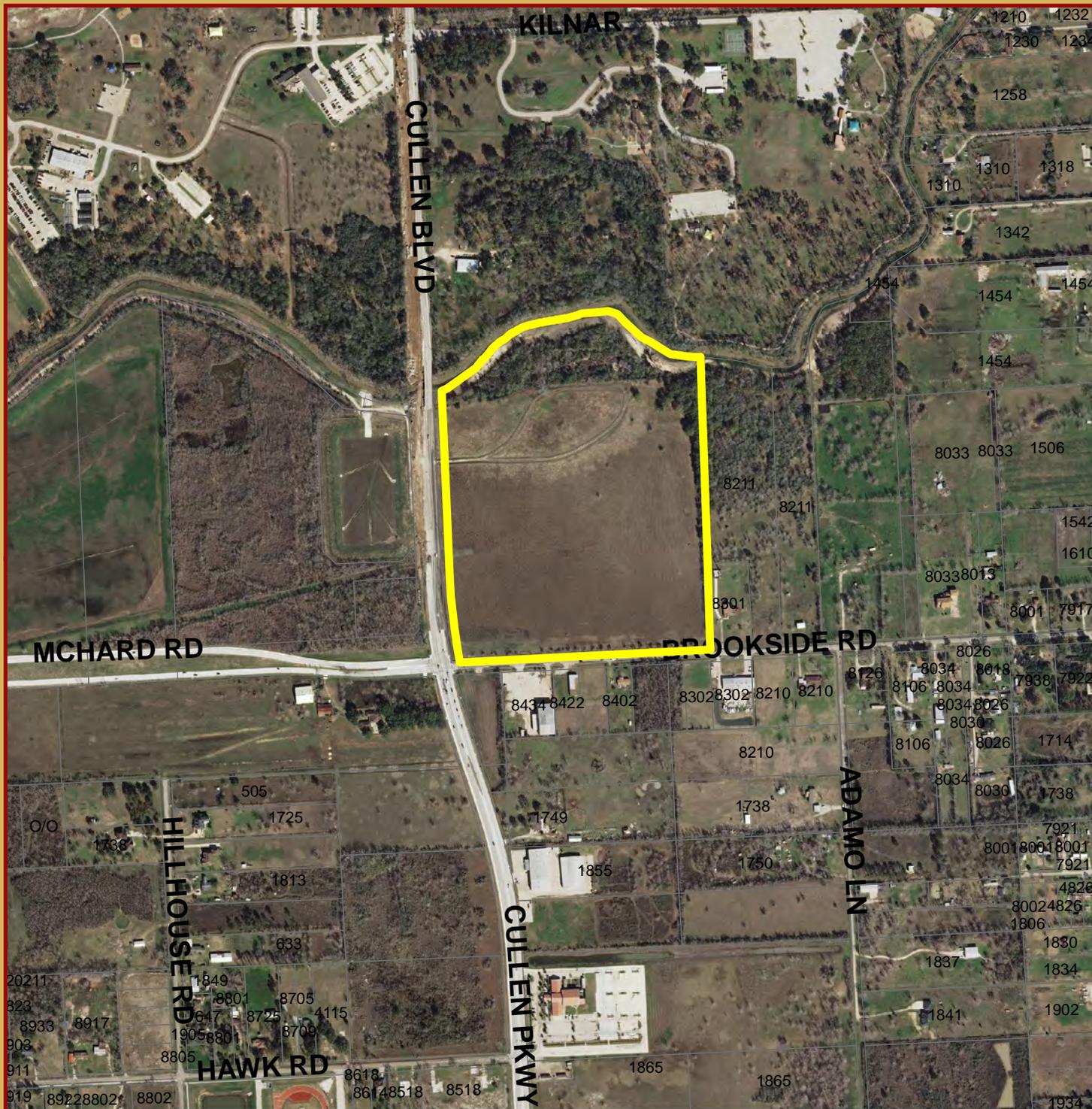
Opposition to or Support of Proposed Request

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

Recommendation

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

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



AERIAL MAP

**2014-10Z
PEARLAND'S
LAKE PARK PD**

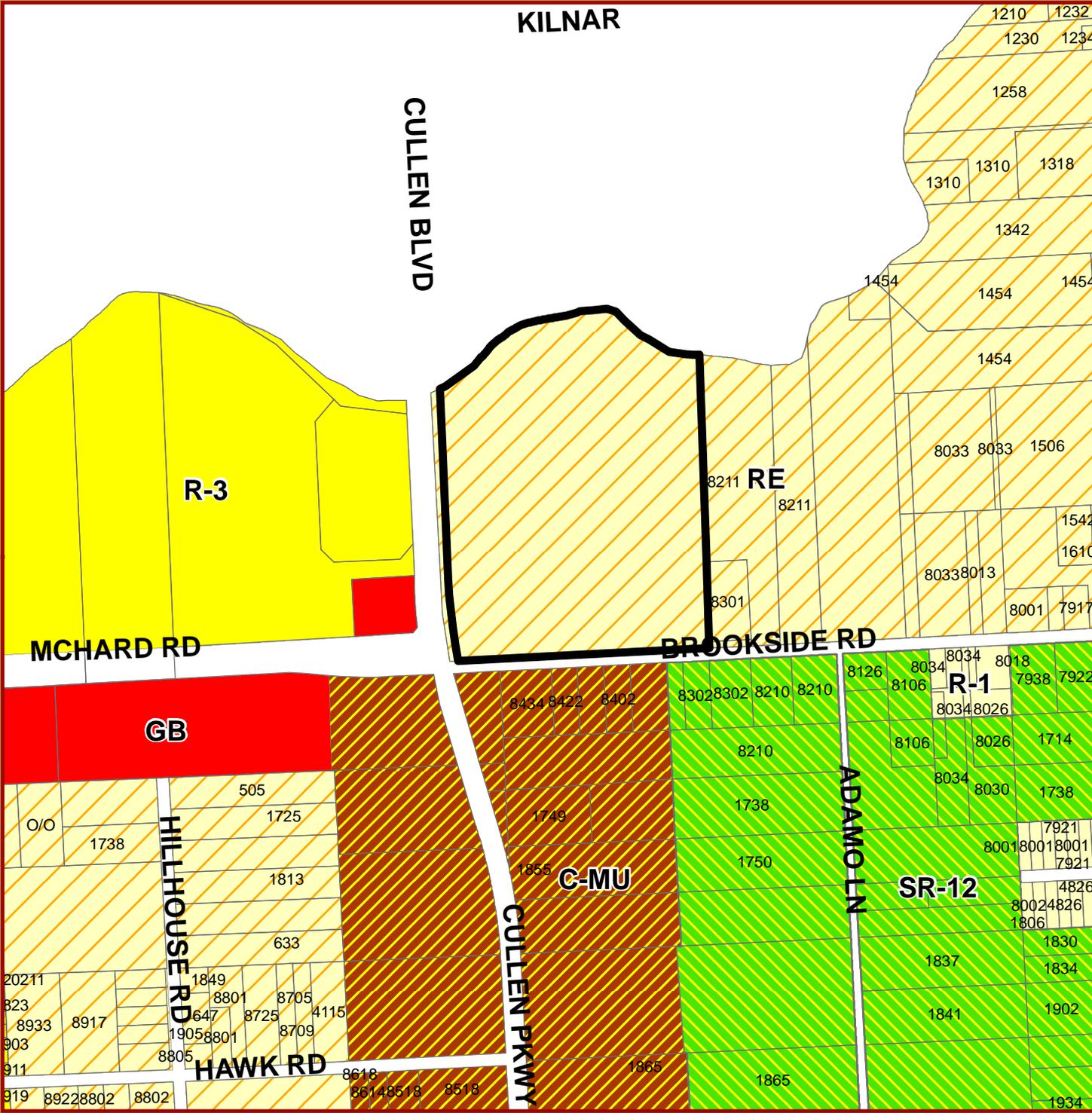


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 703 feet

22 MAY 2014
PLANNING DEPARTMENT





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

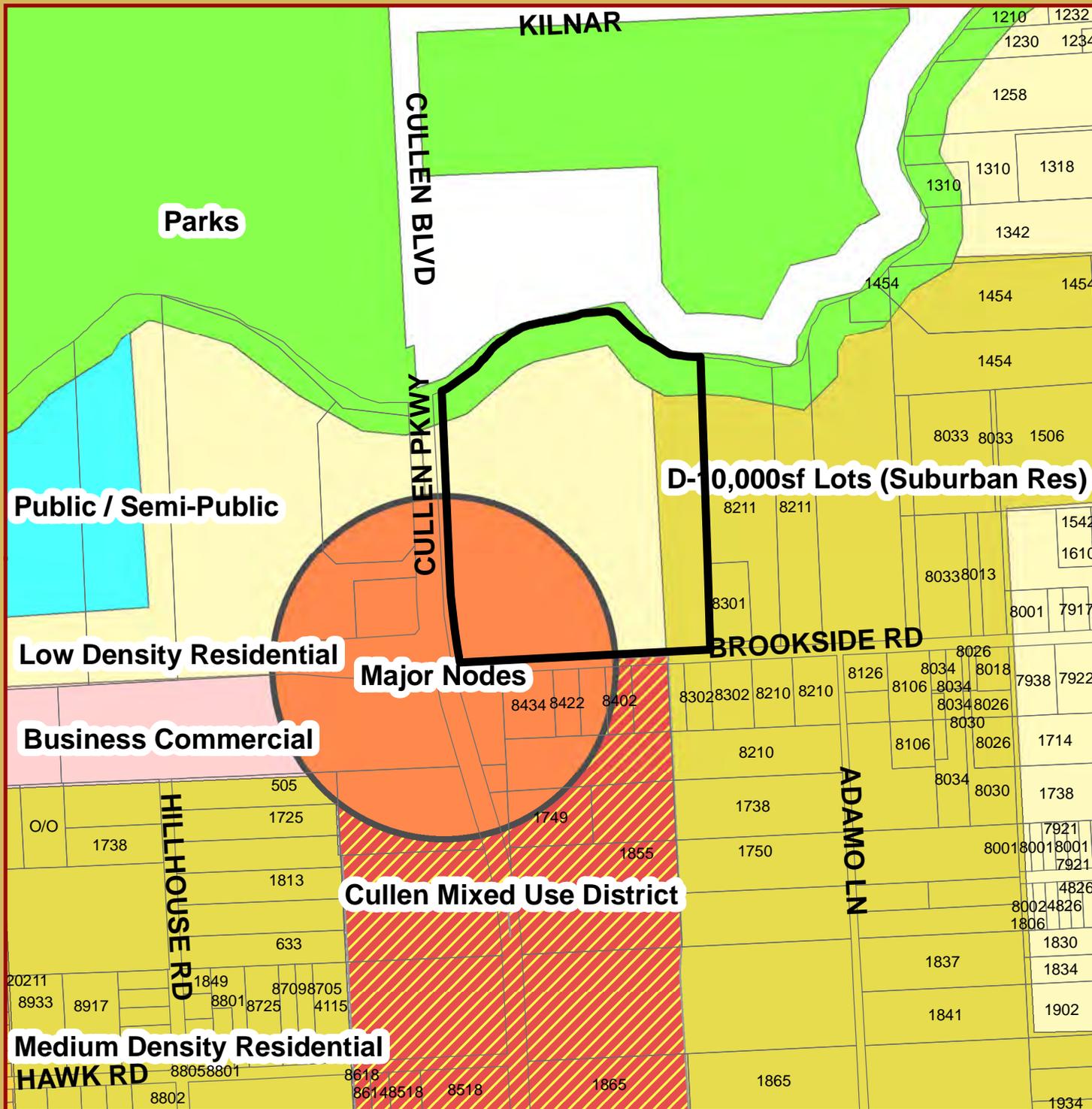


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 703 feet

22 MAY 2014
 PLANNING DEPARTMENT





FLUP MAP

2014-10Z PEARLAND'S LAKE PARK PD



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1 inch = 703 feet

22 MAY 2014
PLANNING DEPARTMENT



**ZONE CHANGE 10Z
NOTIFICATION LIST**

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

Pearland's

Lake Park

Lake Park Pearland, Ltd.

June, 2014

Table of Contents:

Section I.....Area Map

Section II.....PD Guidelines and Regulations

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

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

Section V.....Parkland and Open Space

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

Section VII.....Survey

Section VII.....Exercise Brochure

Section I



an area map for

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

Pearland's Lake Park

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ANY CONTRACTING OR CONSTRUCTION PURPOSES. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

EXHIBIT A

KERRY B. GILBERT & ASSOCIATES, INC.
 Land Planning Consultants
 25001 Cinco Ranch Blvd.
 Suite 7120
 Houston, TX 77058
 (281) 578-0200
 Fax (281) 578-0212

SEPTEMBER 2011
 NCA 16-272

NOT TO SCALE

Section II

Lake Park

I. Introduction to *Lake Park*:

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

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

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

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

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

II. Location and Use:

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

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

III. Ideals, Goals, and Objectives:

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

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

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

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

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

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

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

IV. Open Space:

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

Parkland Requirements:

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

Walkways, Sidewalks and Trails:

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

Corridor Overlay District:

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

V. Authorized Uses:

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

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

VI. Authorized Uses:

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

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

a. Numbers 2 and 3 – TH / MF

b. Number 4 – GB & OP

VII. Development Standards and Amenities:

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

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

VII. Amenities:

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

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

VIII. Fencing.

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

IX. Residential Densities.

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

X. GB and O/P overall square footage.

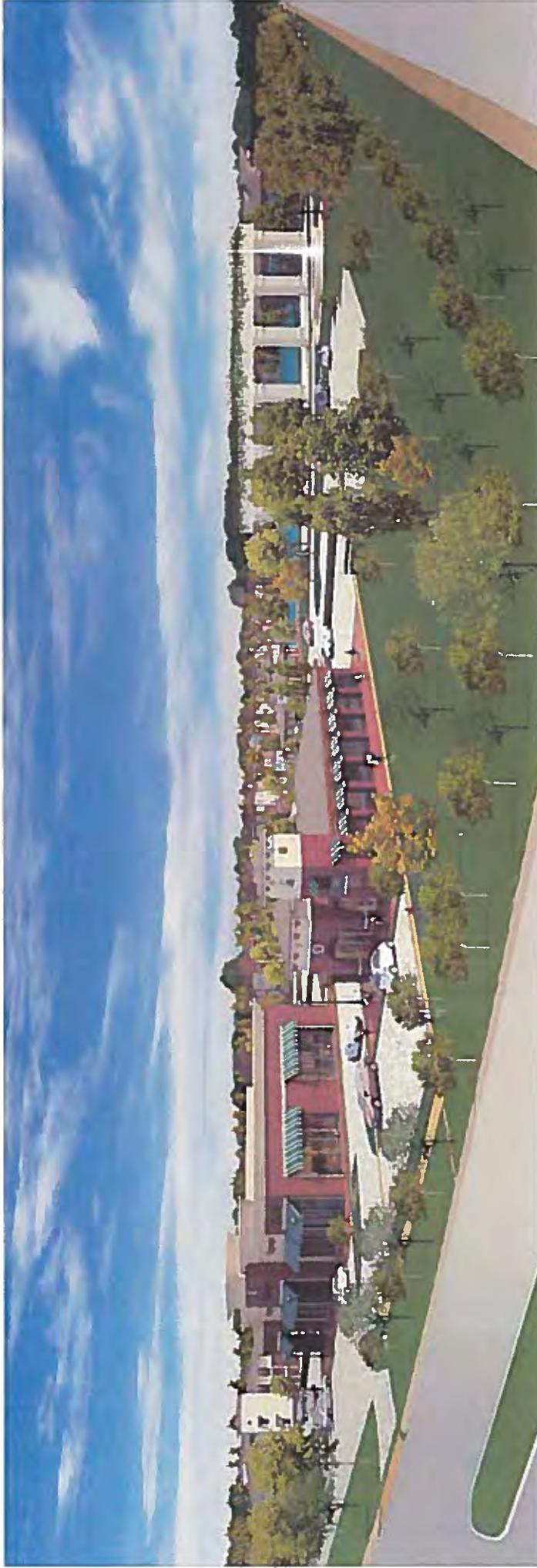
(See residential density and multi-tenant square footage table)

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

Land Use Table:

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

Section III



PROJECT #:
11-043

LAKE PARK

AERIAL PERSPECTIVE

Exhibit F





PROJECT #:
11-043

LAKE PARK
Perspective - Colonnade

Exhibit G



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PROJECT #:
11-043

LAKE PARK

Entry at Cullen Rd.

Exhibit G - 1



10000 West 10th Avenue, Suite 1000, Denver, CO 80202



PROJECT #:
11-043

LAKE PARK

Entrance at Brookside/McHard Rd.

Exhibit G-2



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PROJECT #:
11-043

LAKE PARK
Perspective - Townhomes Lake View

Exhibit H



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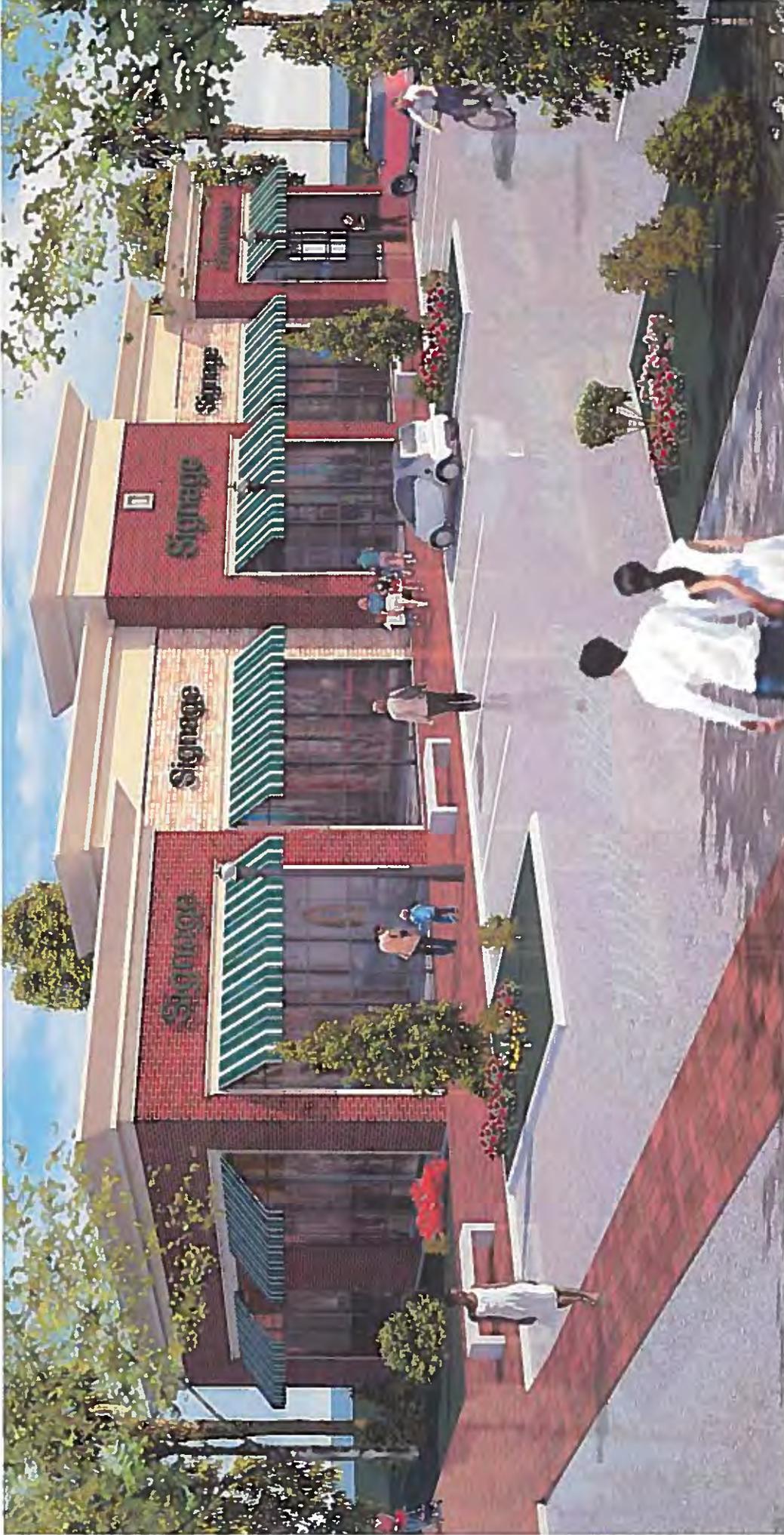


PROJECT #:
11-043

Exhibit I

LAKE PARK

Perspective - Townhomes From Street

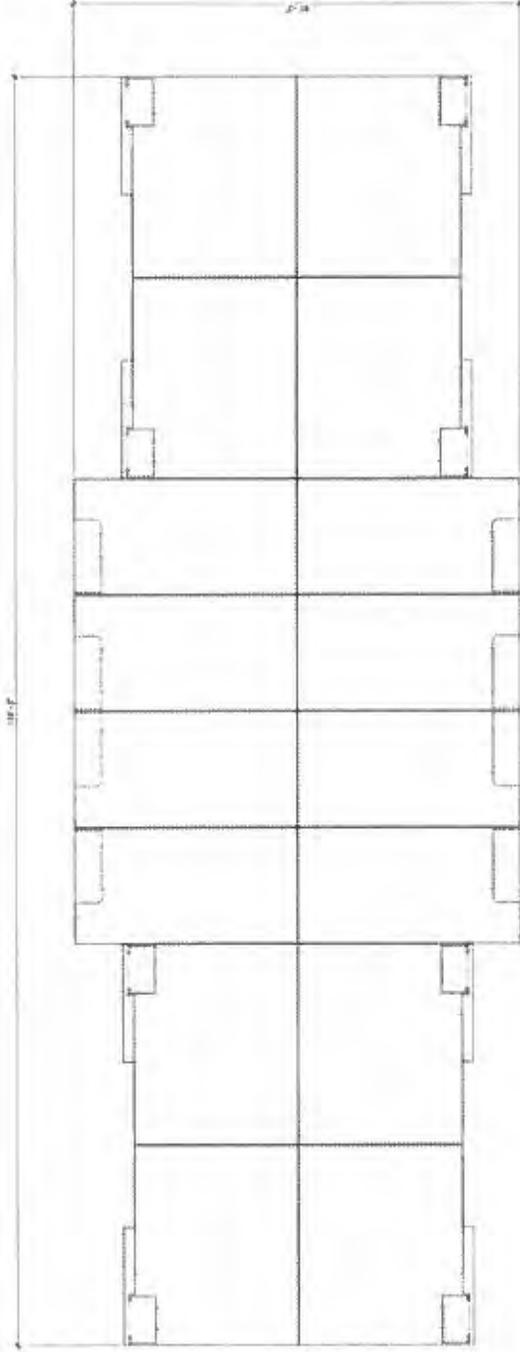


PROJECT #:
11-043

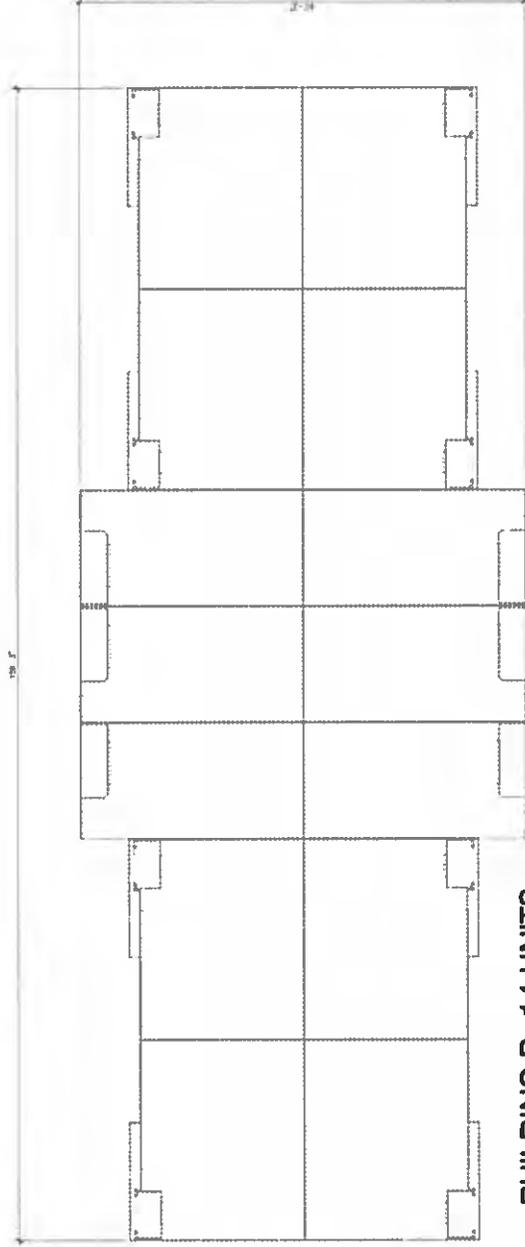
LAKE PARK

Perspective - Retail

Exhibit J



BUILDING A - 16 UNITS



BUILDING B - 14 UNITS

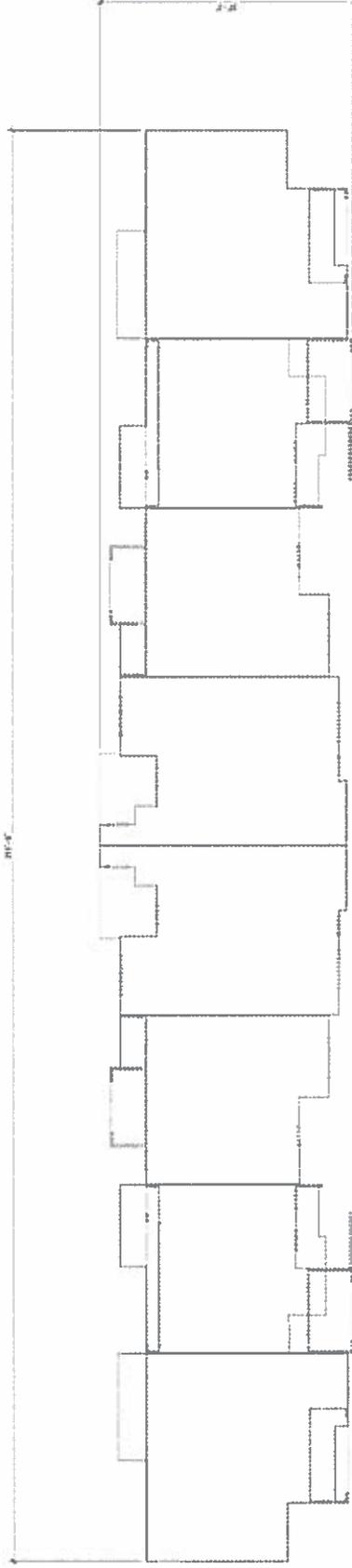
PROJECT #:
11-043

LAKE PARK
BUILDING EXHIBIT

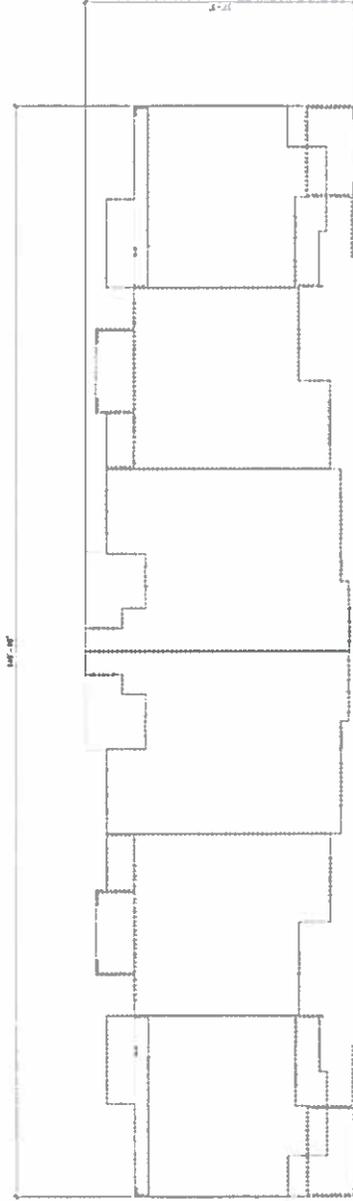
EXHIBIT Q

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BUILDING C - 10 UNITS



BUILDING D - 8 UNITS

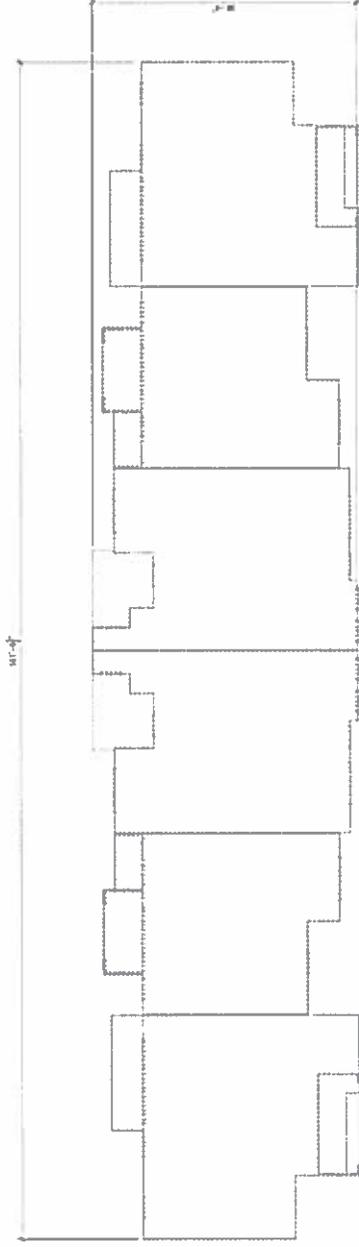
PROJECT #:
11-043

LAKE PARK
BUILDING EXHIBIT

EXHIBIT R



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BUILDING E - 6 UNITS

PROJECT #:
11-043

LAKE PARK
BUILDING EXHIBIT

EXHIBIT S

Section IV



SITE LEGEND

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



RESIDENTIAL PARKING

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



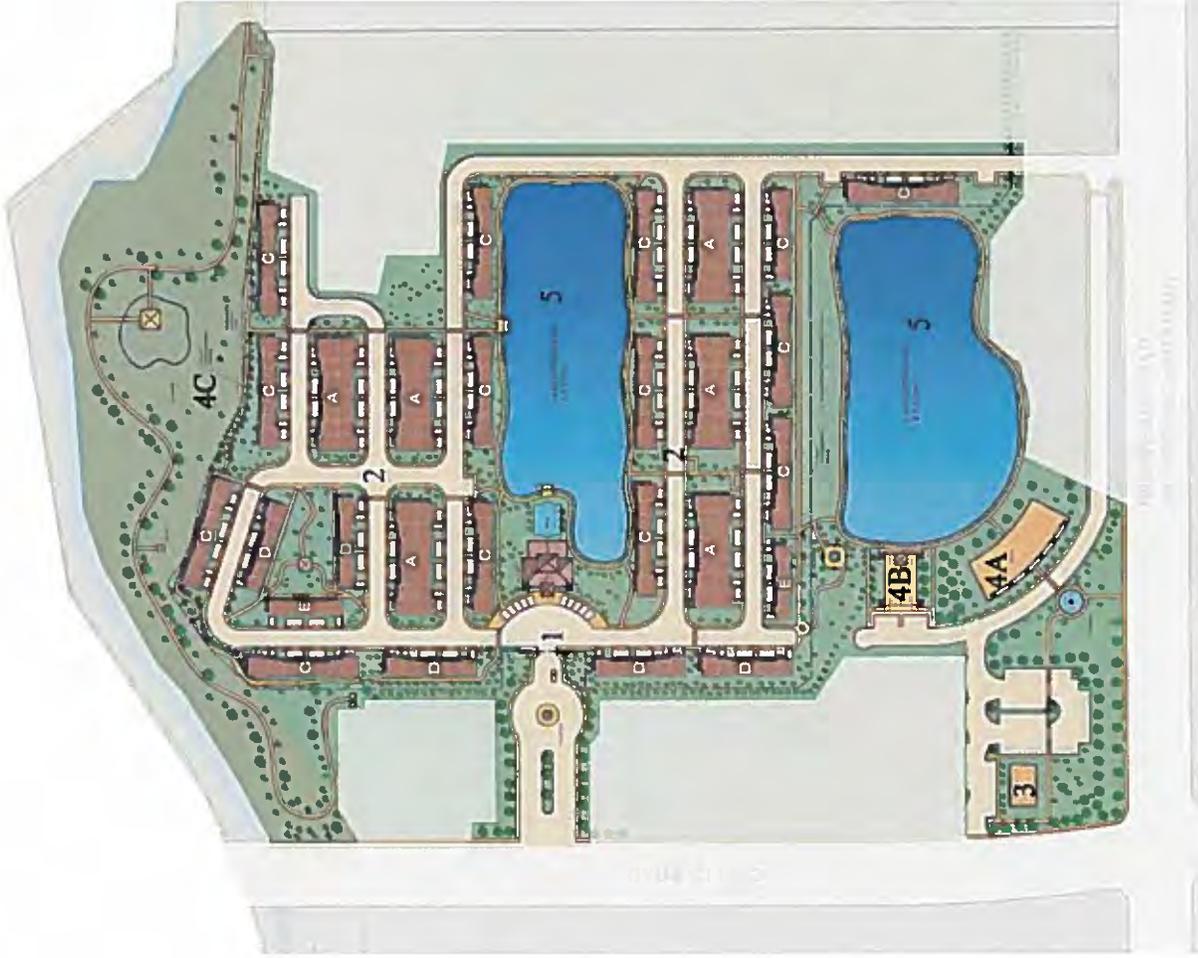
PROJECT #:
11-043

LAKE PARK
Overall Land Plan

Exhibit B



Exhibit B of Site, Planning & Design Collaborative, LLP



SITE LEGEND

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



PROJECT #:
11-043

LAKE PARK
PHASE I LAND PLAN

Exhibit C



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SITE LEGEND

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



Pearland, Texas
for
Vivcor, LLC.

Exhibit D

PROJECT #:
11-043

LAKE PARK
PHASE II LAND PLAN

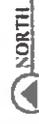


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SITE LEGEND

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



Pearland, Texas
for
Vivcor, LLC.

Exhibit E

PROJECT #:
11-043

LAKE PARK
PHASE III LAND PLAN



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Section V

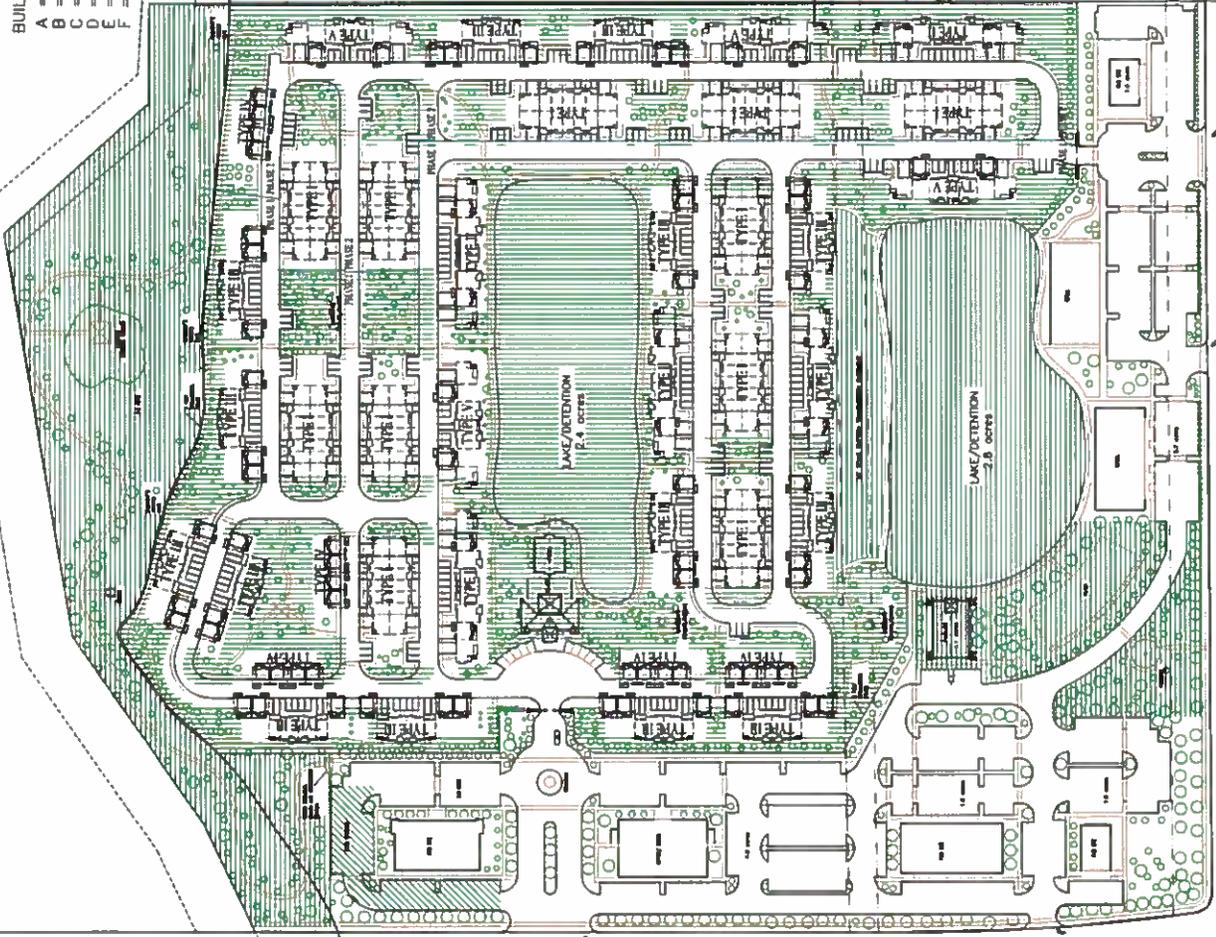
BUILDING TYPES

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

OPEN SPACE: 10.52 ACRES 22%

PARKLAND: 10.56 ACRES 22%

TRAIL HEAD



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

Steinberg
 Design
 Collaborative LP

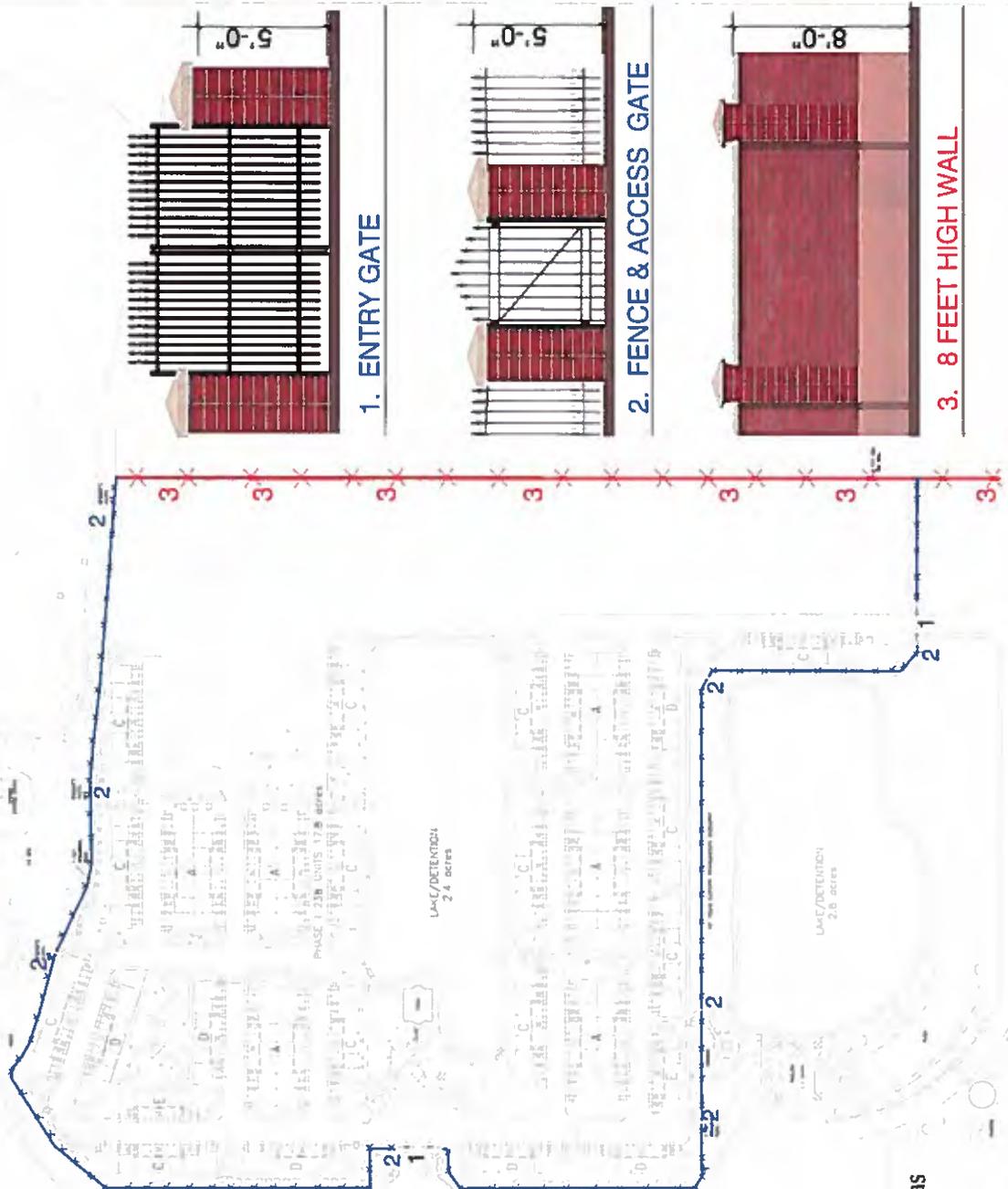
Cullen Road at McHard
 Pearland, Texas

Submitted: Steinberg
 AIA

2011 (A1)
 EXHIBIT K

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

Section VI



1. ENTRY GATE

2. FENCE & ACCESS GATE

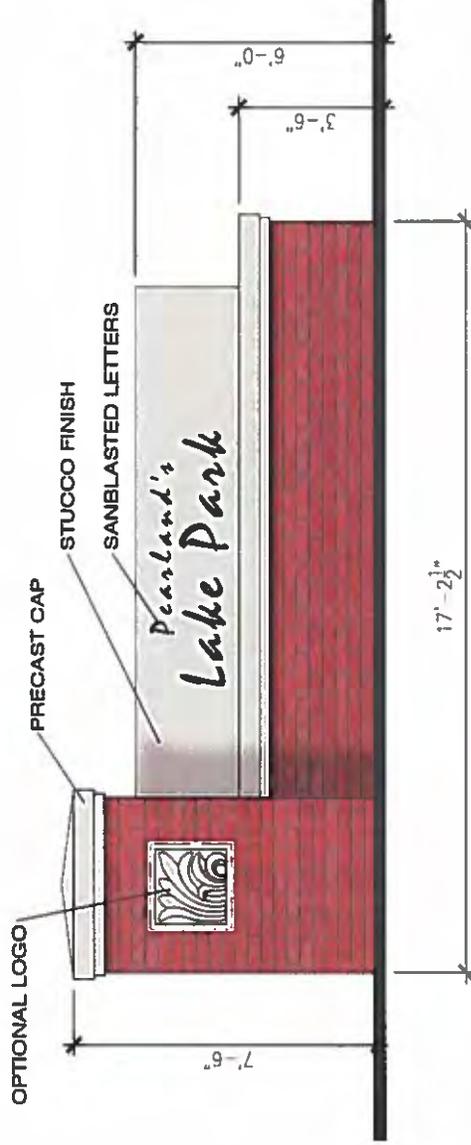
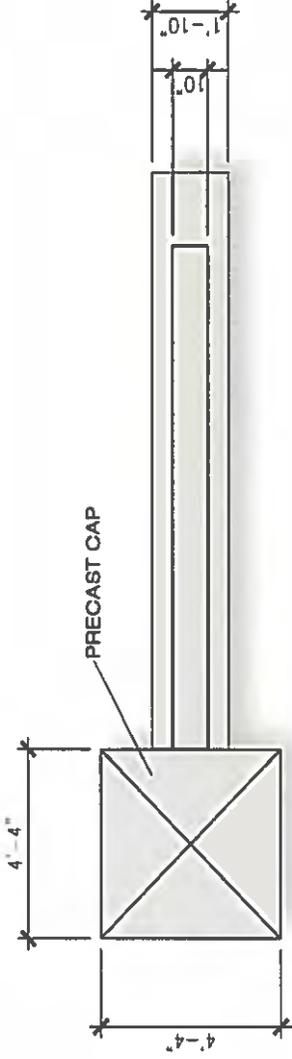
3. 8 FEET HIGH WALL

Fence Exhibit L

Lake Park
Land Plan
Pearland, Texas

ISSUED FOR
(PAGE NUMBER 234)

TOTAL 47.7 ACRES

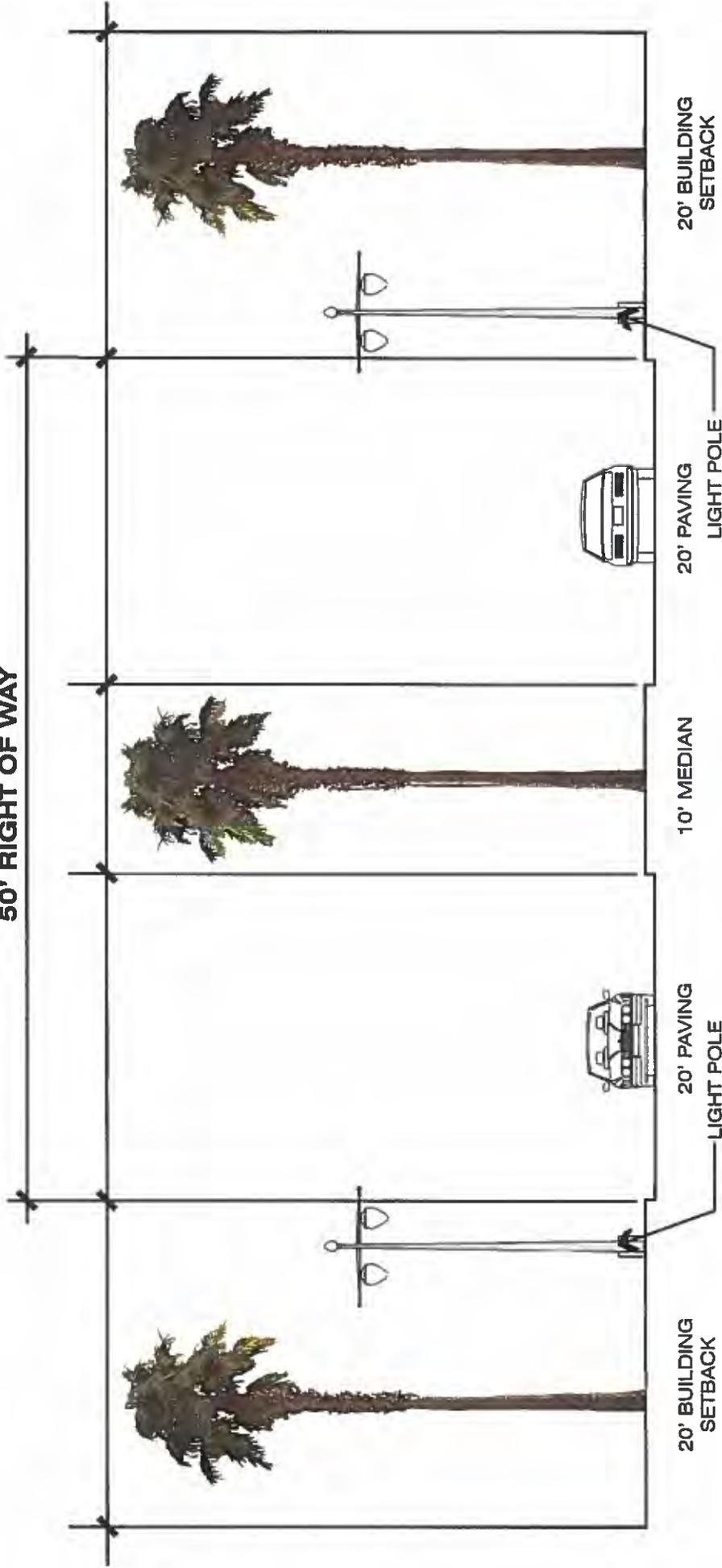


PROJECT #:
11-043

LAKE PARK
Monument Exhibit

EXHIBIT M

50' RIGHT OF WAY



20' BUILDING
SETBACK

20' PAVING
LIGHT POLE

10' MEDIAN

20' PAVING
LIGHT POLE

20' BUILDING
SETBACK

PROJECT #:
11-043

LAKE PARK
Entrance Cross Section

EXHIBIT N

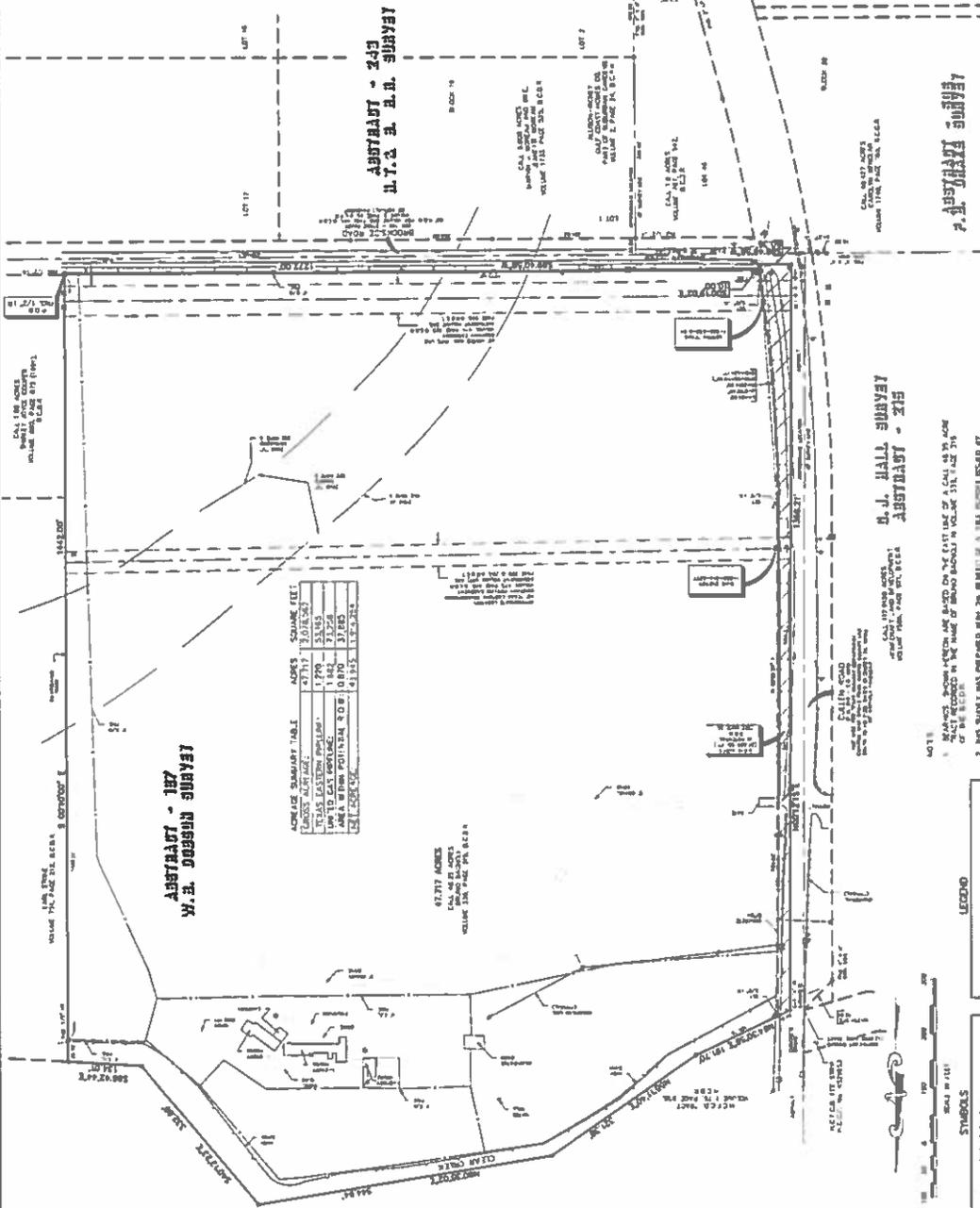
Section VII



VICINITY MAP N.T.S.

FIELD NOTES FOR 47717 ACRES

Sections 4, 12, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



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EXHIBIT

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John L. Miller
 Surveyor General
 License No. 3143

THE SURVEYOR GENERAL OF TEXAS
 HAS REVIEWED THIS SURVEY AND
 CERTIFIES THAT IT IS ACCURATE
 AND CORRECTLY REPRESENTS
 THE ACTUAL SURVEYED LANDS
 AND INTERESTS THEREIN AS
 SHOWN ON THESE PLANS
 AND AS SET FORTH IN THE
 FIELD NOTES AND FIELD BOOKS
 OF THIS SURVEY.
 DATED THIS 19th DAY OF MAY, 2003

W.B. DOBSON SURVEY
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W.B. DOBSON SURVEY
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Section VIII



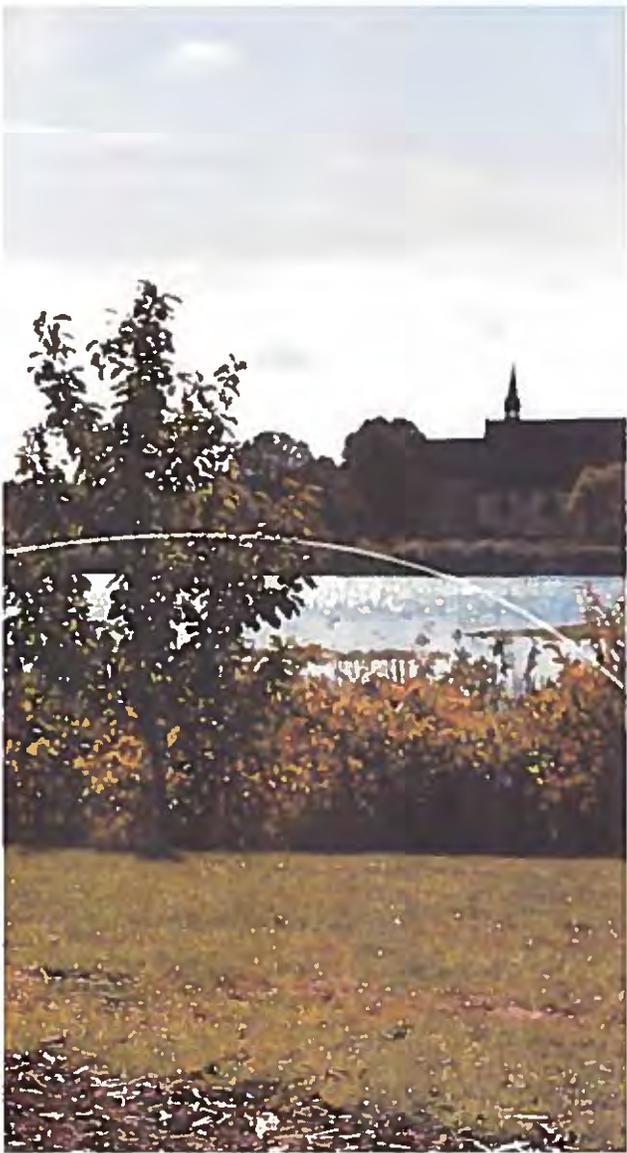
OUTDOOR FITNESS

 **NORWELL**
FORM FUNCTION



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





The family Hempel Barkholt

NORWELL STORY

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

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

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

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

INCONSPICUOUS FITNESS EQUIPMENT THAT ENHANCES NATURAL LANDSCAPES



DESIGNED FOR PEOPLE

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

FORM & FUNCTION

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

HEALTH PROMOTION

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

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

SOCIAL INTEGRATION

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

Norwell fitness parks are the ideal solution!

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



CARDIOVASCULAR

To maintain fitness and stamina

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

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



BALANCE

To strengthen the ability to stretch your body and muscles

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

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



STRENGTH

To train individual muscle groups

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

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



FLEXIBILITY

To train balance and coordination

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

Flexibility helps people to focus on balance.

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

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



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

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





MORE THAN JUST A FOOTBALL CLUB

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

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





FRESH ENERGY TO THE BRAIN

Claus Jensen, Head Teacher, Faaborg High School

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





AESTHETICS ATTRACTS ALL GENERATIONS

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

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

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

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

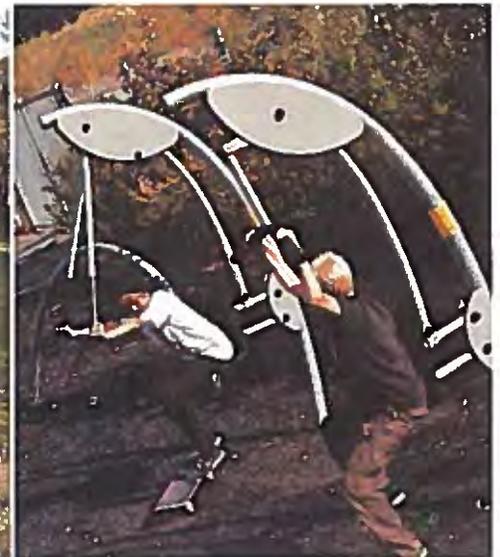
SENIOR CITIZEN CARE HOME – ODENSE, DENMARK

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

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

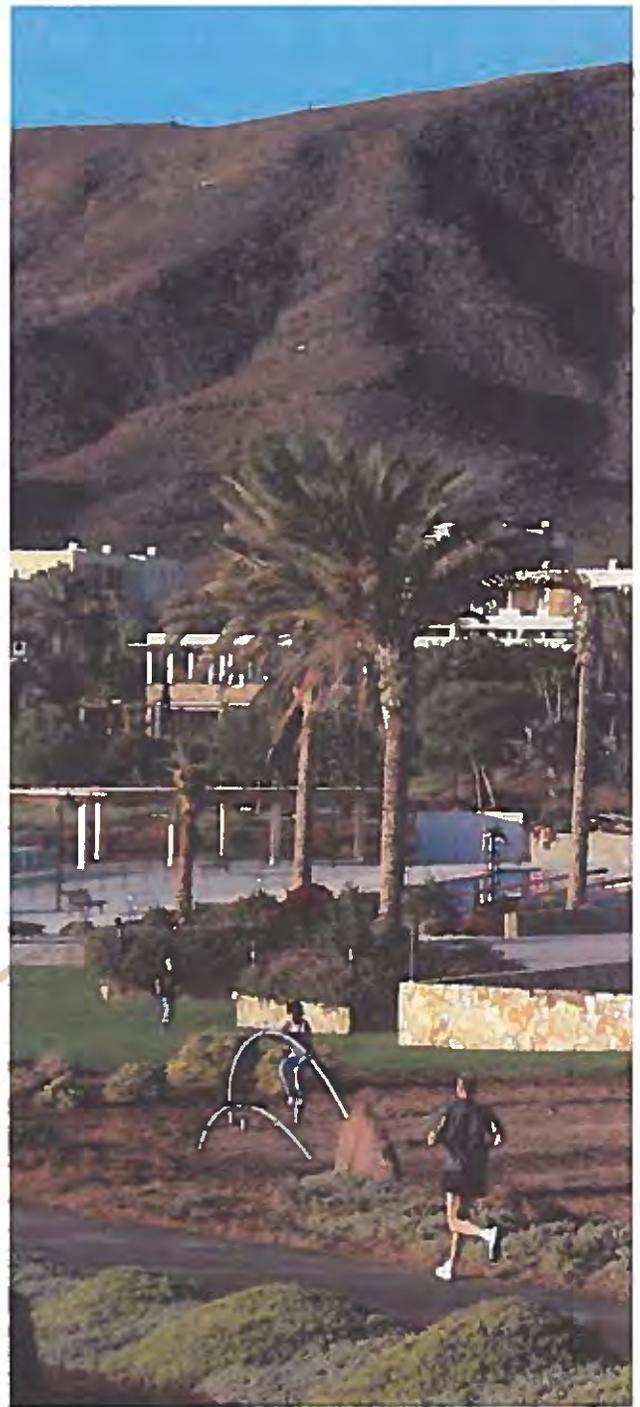
Residents have their own physiotherapist who exercises with them and instructs them on how to use the equipment correctly.

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



THE WORLD'S FIRST SCULPTURAL FITNESS PARK

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



NW101:
Chest
Strength
Outdoor
fitness



NW102:
Back
Strength
Outdoor
fitness



NW103:
Sit Up
Strength
Outdoor
fitness



NW104:
Pull Up
Strength
Outdoor
fitness



NW105:
Bar
Strength
Outdoor
fitness



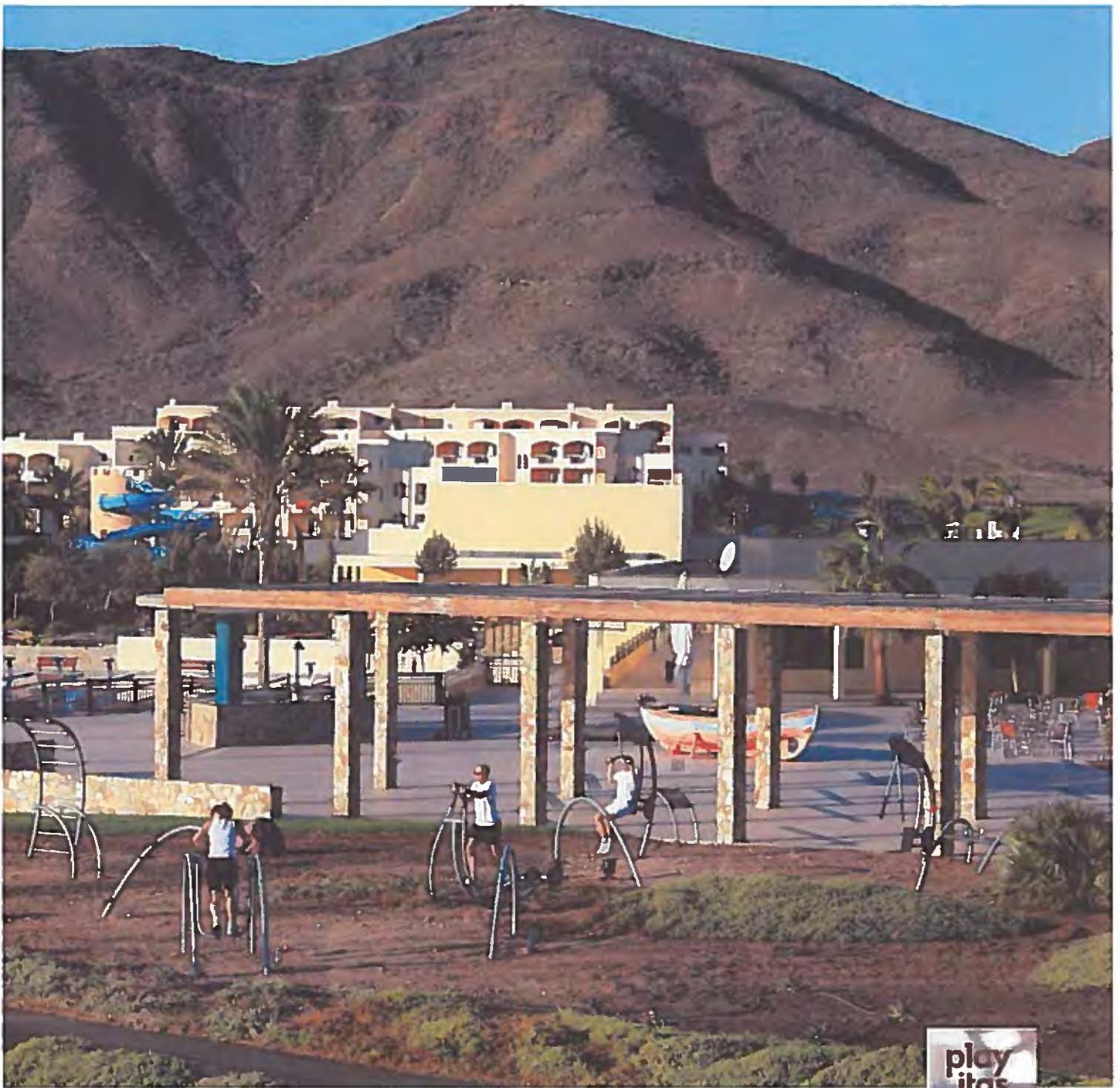
NW106:
Leg
Strength
Outdoor
fitness



NW201:
Air Walker
Cardiovascular
Outdoor
fitness



NW202:
Cross
Cardiovascular
Outdoor
fitness



JAN LOCKHART, MANAGING DIRECTOR, APOLLO TRAVELS

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

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



NW203:
Stepper
Cardiovascular
Outdoor
fitness

NW204
Hip
Cardiovascular
Outdoor
fitness

NW301:
Twister
Balance
Outdoor
fitness

NW302:
Springer
Balance
Outdoor
fitness

NW401:
Stretch
Dexterity
Outdoor
fitness

NW501:
Bench
Dexterity
Outdoor
fitness

NW502:
Pingpong
Dexterity
Outdoor
fitness

NW 503:
Sign
Info sign
Outdoor
fitness



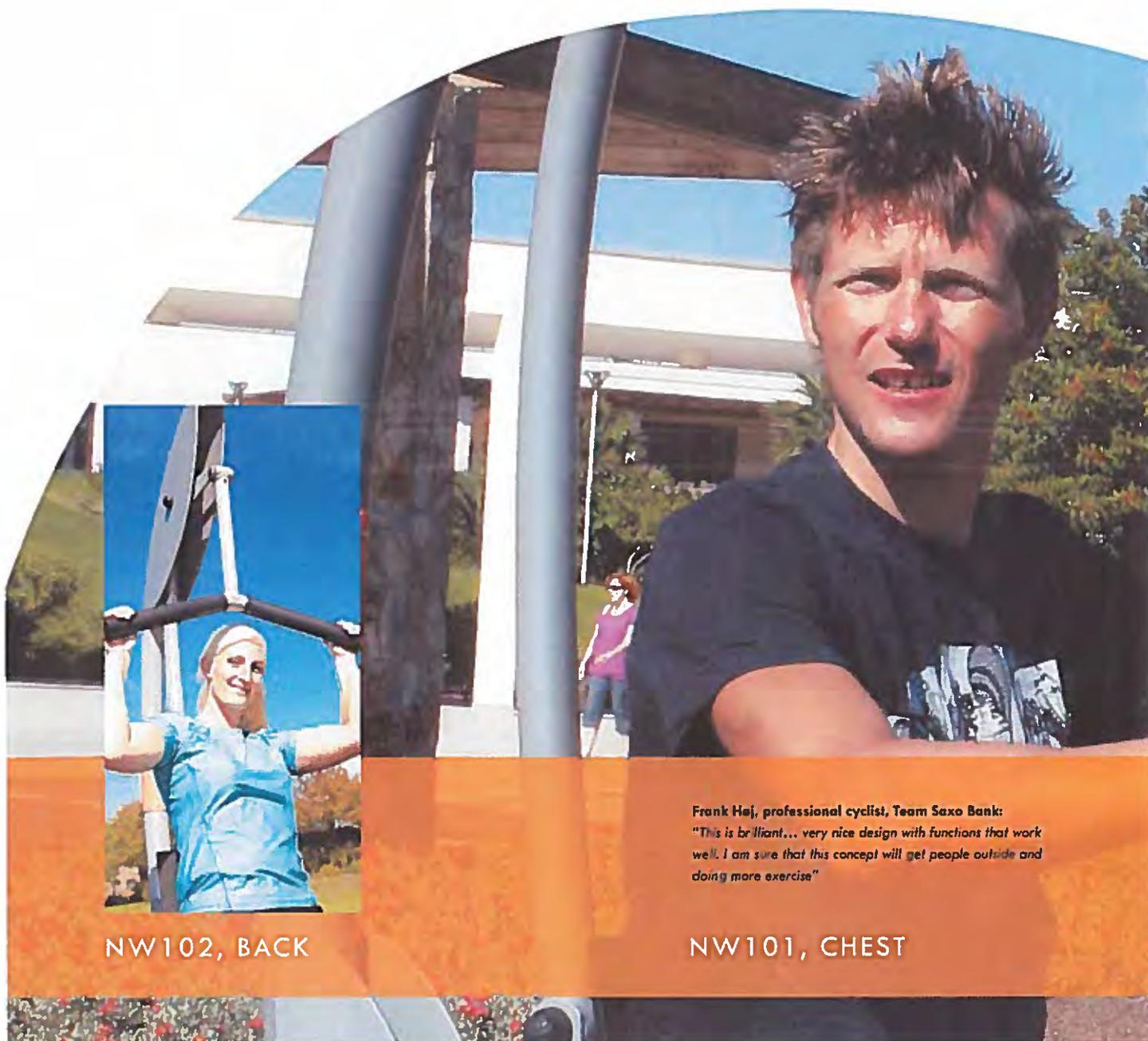
STRENGTH

NW101, CHEST

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

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

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



NW102, BACK

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

NW101, CHEST



NW102, BACK

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

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

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



NW103, SIT UP

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

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



NW103, SITUP



STRENGTH

NW 150 4' PULL UP



NW104, PULL UP



NW105, BAR



NW106, LEG

NW 104, PULL UP

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

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

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

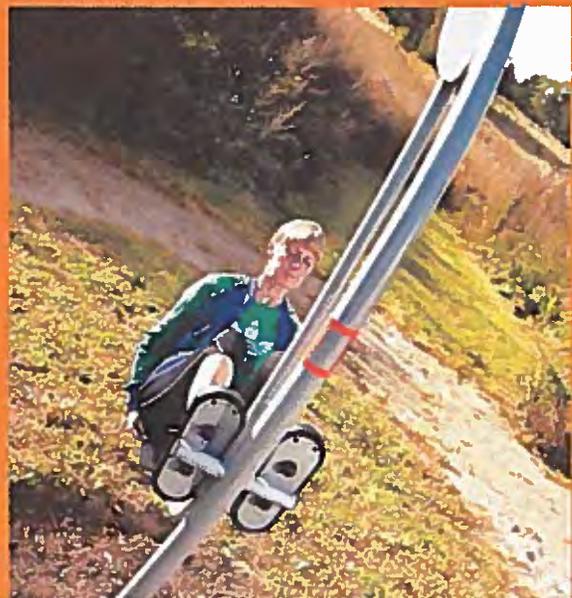
NW105, BAR

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



NW106, LEG

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





NW201, AIR WALKER

NW202, CROSS

NW203, STEPPER

NW204, HIP



NW201, AIR WALKER

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

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

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

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

NW202, CROSS

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

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

NW203, STEPPER

Stepper develops leg muscles and improves cardiovascular endurance.

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

NW204, HIP

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



NW301, TWISTER

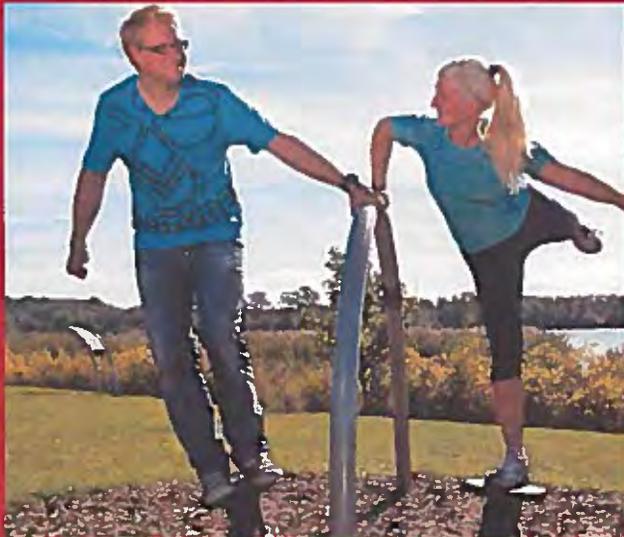
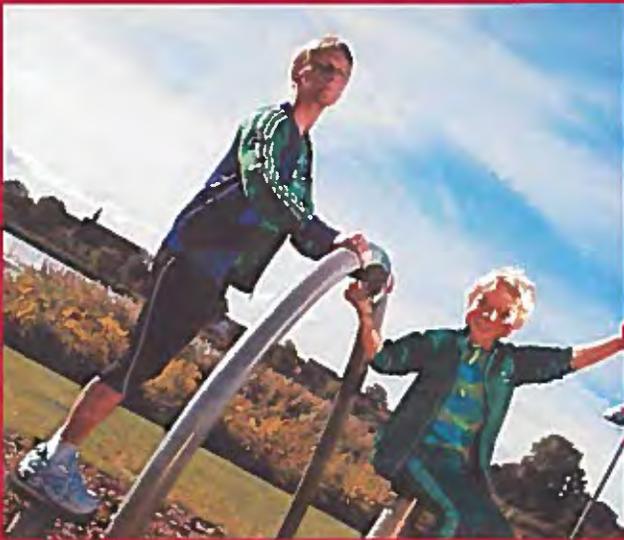
Twister combines muscle development in the back and helps improve flexibility and balance. Body rotation improves flexibility in the back and hip and stimulates abdominal and lower back muscle development.

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

NW302, SPRINGER

Springer strengthens ankles and knees as well as developing balance.

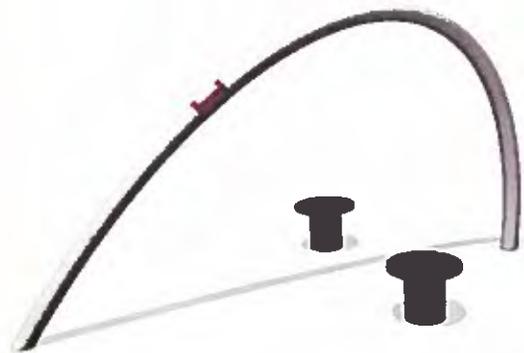
Springer comes with a soft and hard spring for various levels of training.



NW301, TWISTER



NW302, SPRINGER



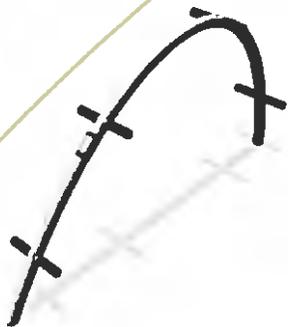
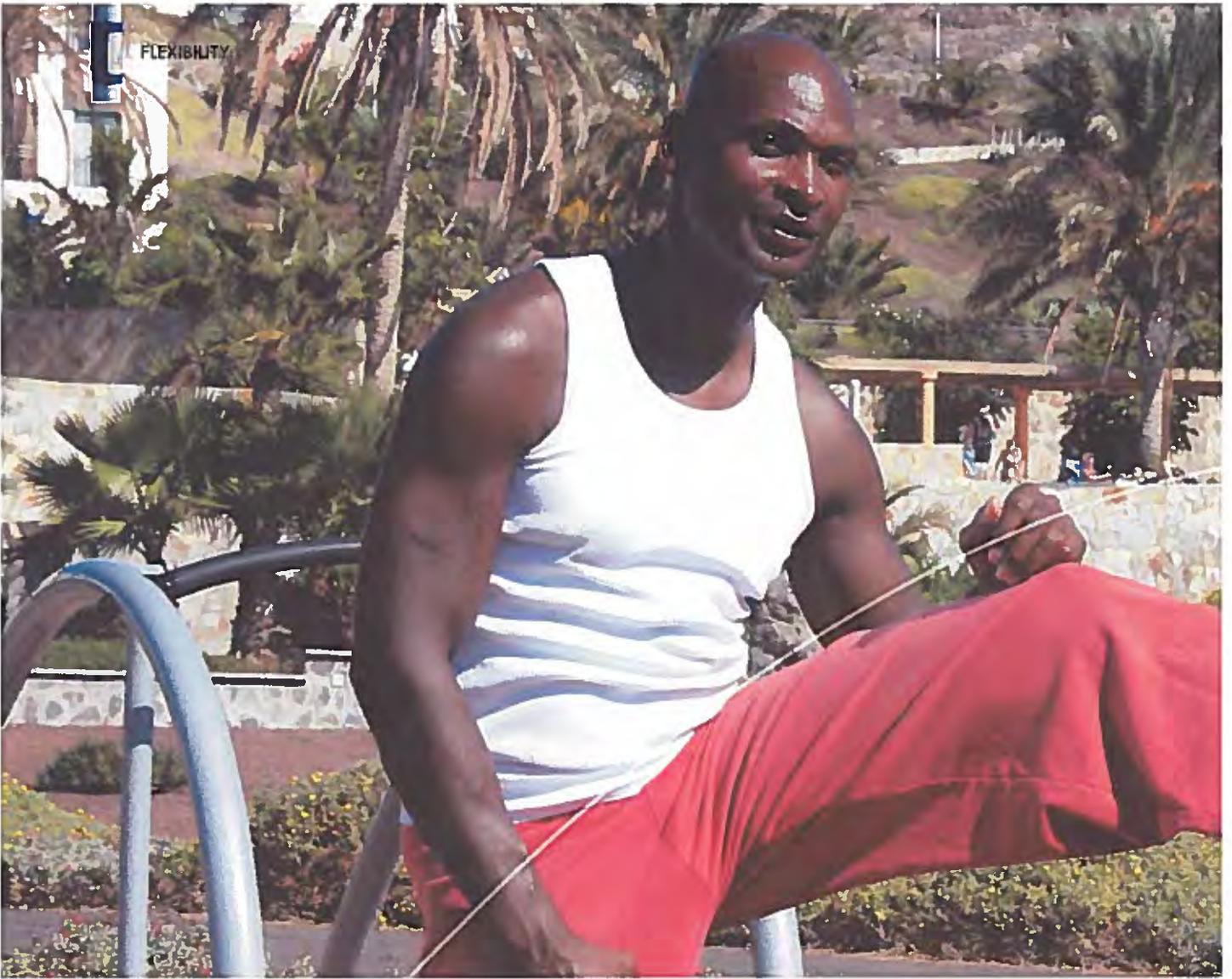


Pat Vidal, Physiotherapist, Spain:

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



FLEXIBILITY



NW401, STRETCH



NW501, BENCH



NW502, PINGPONG



NW503, SIGN



NW401, STRETCH

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

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

NW501, BENCH

Bench is shaped for both rest and function.

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

NW502, PINGPONG

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

Pingpong is manufactured in sturdy, maintenance free materials.

NW503, SIGN

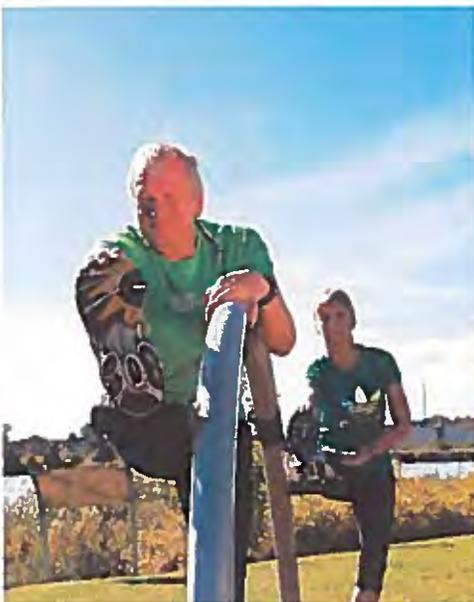
Sign explains the philosophy and concepts behind training and how the park should be used.



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

Former Karate world champion

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





NORWELL
CO₂ FREE
FITNESS GYM

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

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

THE OPPORTUNITY OF EXERCISE

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

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

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

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



FOR ALL PEOPLE AND ALL SEASONS



SCANDINAVIAN DESIGN -- WITH FUNCTIONALITY

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

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

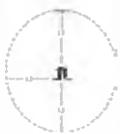
"At Dok 54 we always give due consideration to all aspects of the product, including the production process, method of handling, choice of material and design. We have set out to create equipment that is tasteful in appearance and will visually enhance the landscape. We are very proud of the result and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

Thomas Brinch-Moller and Jacob Moller Lund





PRODUCT DIMENSIONS



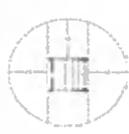
NW101: Chest
 Height: 7' 9"
 Length: 3' 7"
 Width: 2' 9"
 Footing: 0' 10"
 Weight: 172 lbs
 Zone: 129 ft²



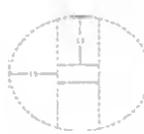
NW102: Back
 Height: 7' 9"
 Length: 3' 7"
 Width: 2' 4"
 Footing: 0' 10"
 Weight: 161 lbs
 Zone: 129 ft²



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



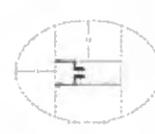
NW104: Pull Up
 Height: 7' 9"
 Length: 4' 3"
 Width: 3' 3"
 Footing: 1' 4"
 Weight: 181 lbs
 Zone: 151 ft²



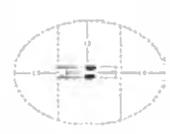
NW105: Bar
 Height: 2' 10"
 Length: 3' 7"
 Width: 1' 8"
 Footing: 0' 10"
 Weight: 66 lbs
 Zone: 135 ft²



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



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



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



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

3 YEARS WARRANTY

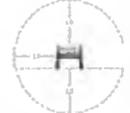
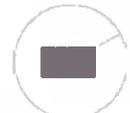
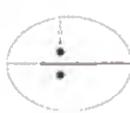
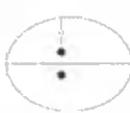
On all moving parts, plastic and rubber.

15 YEARS WARRANTY

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



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



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

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

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

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

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

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

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

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



 **NORWELL**
FORM FUNCTION

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



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

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit Application No. 2014-05

A request of Raymond JJ Zhuo, applicant for Houston Chinese Church, owner, for approval of a Conditional Use Permit to allow for a Church, Temple, or Place of Worship in the Single Family Residential (R-1) Zoning District, on the following described property, to wit:

Legal Description: Being 5.00 acres out of the G.T. & B.R.R. Company Survey, A-304 in Brazoria County, Texas. Being the same land described as 5.00 acres in a warranty deed from Steven C. Muth to Houston Chinese Church, dated July 5, 2007 and recorded as document No. 2007039242, official records of Brazoria County, Texas.

General Location: 2500 Block of Miller Ranch Rd.

III. APPLICATION INFORMATION AND CASE SUMMARY

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

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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



Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 21, 2014

Re: Conditional Use Permit Application Number 2014-05

A request of Raymond JJ Zhuo, applicant for Houston Chinese Church, owner, for approval of a Conditional Use Permit to allow for a Church on approximately 5.00 acres of land generally at the 2500 Block of Miller Ranch Rd. Pearland, TX.

Proposal

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct a church campus on 5.00 acres of land. The applicant has plans to construct the church campus in 3 phases. Phase 1 will consist of roughly 7,500 square feet dedicated to worship and classroom space. Per the site plan, the site will be heavily landscaped and include approximately 277 parking spaces. The applicant has an existing CUP for the same use that was approved on August 26, 2013. Due to unforeseen issues, the applicant has yet to proceed with the proposed project. The Unified Development Code (UDC) states that if an approved CUP is unable to be acted on within a year, the CUP may be extended for up to one year or it shall become void. The applicant is seeking a one (1) year extension of the originally approved CUP.

Background

The property is currently undeveloped and is not platted. Platting of the property will be required prior to development. The property was annexed into the City of Pearland in 1997. The site is located within the Single Family Residential -1 (R-1) zoning district. Surrounding uses include single family to the north, east, west and south. The property directly to the north and west is developed as a single family subdivision. The property directly to the south and east is undeveloped but is currently in the platting stages for a single family subdivision with the proposed detention area being located adjacent to the southern property line of the subject property.

A Conditional Use Permit (CUP) for a Church was approved for the site on August 26, 2013; and is about to expire, as the permit was not acted upon. The applicant is requesting an extension of the existing CUP.

Public notices, comment forms, and a vicinity map were mailed to the applicant as well as property owners within 200 feet of the subject property under consideration for the CUP. Additionally, a legal notice of public hearing was published in the local newspaper and notification signs were placed on the property by the applicant.

Recommendation

Staff recommends approval of the CUP 2014-05 to allow for the construction of a church on the approximately 5.00 acres of land for the following reasons:

1. The proposed church should not negatively impact surrounding properties or developments. A Traffic Impact Analysis is required as part of the platting process in order to determine if any improvements would be required to mitigate any adverse impacts as it relates to traffic.
2. The subject property is adjacent to single family on the north, east, south, and west. The building setback requirements in addition to the residential adjacency requirements will ensure minimal impacts to the existing and future residential developments. Pursuant to Section 4.2.4.1, because the applicant proposes a vegetative screen, a 30-foot buffer area is required dense enough to be completely opaque year round, which is at least four feet (4') tall at the time of planting and at least eight feet (8') tall within twelve (12) months. The applicant proposes to use new and existing trees.
3. As illustrated by the site plan, the applicant proposes to exceed the required 15% landscaped area.

Conditions

1. The site is developed in accordance with the attached site plan provided by the applicant.

Exhibits

1. Staff Report
2. Site Plan (Revised)
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Notification Map
7. Notification List
8. Applicant Packet



Exhibit 1 Staff Report

Summary of Analysis

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct a church campus on 5.00 acres of land. The applicant has plans to construct the church campus in 3 phases. Phase 1 will consist of roughly 7,500 square feet dedicated to worship and classroom space. Per the site plan, the site will be heavily landscaped and include approximately 277 parking spaces. The applicant has an existing CUP for the same use that was approved on August 26, 2013. Due to unforeseen issues, the applicant has yet to proceed with the proposed project. The Unified Development Code (UDC) states that if an approved CUP is unable to be acted on within a year, the CUP may be extended for up to one year or it shall become void. The applicant is seeking a one (1) year extension of the originally approved CUP.

Trees will be planted along Miller Ranch Road to satisfy the street tree requirement and a vegetative screen with a 30 foot landscaped buffer along the north, east and south property lines as required to meet residential adjacency requirements. At least fifteen percent (15%) of the gross site area is required to be maintained in landscaped area. As illustrated by the site plan, the applicant proposes to exceed the requirement. Access will be provided from Miller Ranch Road and 6 foot sidewalks will be constructed.

Surrounding Zoning and Land Uses

Surrounding uses include single family to the north, east, south and west. The property directly to the north and west is developed as a single family subdivision. The property directly to the south and east is undeveloped but is currently in the platting stages for a single family subdivision with the proposed detention area being located adjacent to the southern property line of the subject property.

	Zoning	Land Use
North	Suburban Residential – 12 (SR-12)	Single Family
South	Single Family Residential 3 (R-3)	Detention Pond (Future)
East	Single Family Residential 1 and 3 (R-1, R-3)	Undeveloped Land
West	Single Family Residential 3 (R-3)	Single Family

Conformance with the Unified Development Code

The subject property is located within the Single Family Residential 1 (R-1) zoning district. The proposed use is permitted with approval of a Conditional Use Permit. A non-residential use located within a residential zone is required to meet the regulations of the Neighborhood Services (NS) zone. The NS zone requires a 25' setback in the front, 15' on the side' and 15' in the rear. The nonresidential use of a church or place of worship will be subject to all

commercial screening requirements. This includes a 25' buffer with a masonry wall or a 30' buffer with a vegetative wall for all areas that abut residential property. The landscape buffer shall remain open and unobstructed (i.e., no parking, driveways or other use of the buffer area.) The applicant is proposing a 30 foot buffer with screening being achieved through vegetation as opposed to fencing.

The below table illustrates the above regulations and how the site will comply:

NS Requirements		Subject Property
Minimum Lot Area	12,500 square feet	217,800 square feet
Minimum Lot Width	100 feet	255 feet
Minimum Lot Depth	100 feet	852 feet
Minimum Front Yard	25 feet	302 feet
Minimum Side Yard	15 feet	90 feet
Minimum Rear Yard	10 feet	410 feet
Minimum Landscaped Area	15%	>15%
30 feet	30 feet	30 feet

All other requirements will be met including façade requirements, dumpster screening, platting, etc.

Site History

The subject property was annexed into the City of Pearland in 1998. When a property is annexed into the City, the default zoning is Suburban Development (SD) district. As a result of the adoption of the Unified Development Code in 2006, the site was rezoned to R-1. The property is undeveloped and is not platted. A Conditional Use Permit (CUP) for a Church was approved for the site on August 26, 2013; however is about to expire, as the permit was not acted upon. The original CUP was approved with the condition that the site be developed in accordance with the submitted Site Plan (as seen in Exhibit 8).

Platting Status

The site is not platted. Platting will be required prior to development and the release of any permits. Platting will trigger right-of-way dedication, the installation of 6-foot sidewalks along the frontage of the property, various easements such as water and sewer easements, fire hydrants, detention facilities and a Traffic Impact Analysis (TIA).

Conformance with the Comprehensive Plan

The site is located within the Low Density Residential future land use designation, and was added to the Comprehensive Plan (The Plan) as a result of the 2004 update. The Plan recommends single family residential within this designation and zoning districts Residential Estate (RE), Suburban Residential 15 (SR-15), Suburban Residential 12 (SR-12), and Single Family Residential 1 (R-1). The existing zoning designation is in compliance with the Future Land Use Plan. The proposed use will is not in compliance with the Future Land Use designation

designation. In these situations, The Plan recommends that these developments should be evaluated on their own merit, on a case-by-case basis.

Conformance with the Thoroughfare Plan

The subject property has frontage on Miller Ranch Road; a local street, which requires a minimum of 60 feet of right-of-way. Miller Ranch Road is not in conformance with the thoroughfare plan, as the width of the roadway in this location is 40 feet. Additional right-of-way will be dedicated at the time of platting.

Availability of Utilities

The subject property has access to public water and public sewer. The applicant is responsible for extending lines onto the subject property, if necessary.

Impact on Existing and Future Development

The subject property is surrounded by single family zoning on all four sides. There are residential subdivisions to the west, which is separated by Miller Ranch Road, and to the north. The property to the south and east is zoned for single family dwellings and is in currently being platted as a single family subdivision. The property adjacent to the south will be utilized solely as detention and park space for the new subdivision. Residential adjacency standards apply to the north, east, and south of the subject property, which will help to mitigate any negative impacts on the existing and future single family developments. The applicant proposes a 30 foot vegetative screen along the northern and southern property lines, using existing and new trees.

Additionally, a traffic impact analysis is required prior to development. This process will determine if improvements may be required to mitigate any traffic issues.

Additional Comments

A Pre-Development Meeting was held with the applicant on April 17, 2013. Additionally, the request has been reviewed by the Development Review Committee (DRC) and there were no additional comments from the DRC at the time of this report.

Public Notification

Public notices, comment forms, and a vicinity map were mailed to the applicant as well as property owners within 200 feet of the subject property under consideration for the CUP. Additionally a legal notice of public hearing was published in the local newspaper and notification signs were placed on the property by the applicant.

Opposition to or Support of Proposed Request

Staff has not received any comments either in opposition or in support of the CUP at the time of this report.

Staff recommends approval of the CUP 2014-05 to allow for the construction of a church on the approximately 5.00 acres of land for the following reasons:

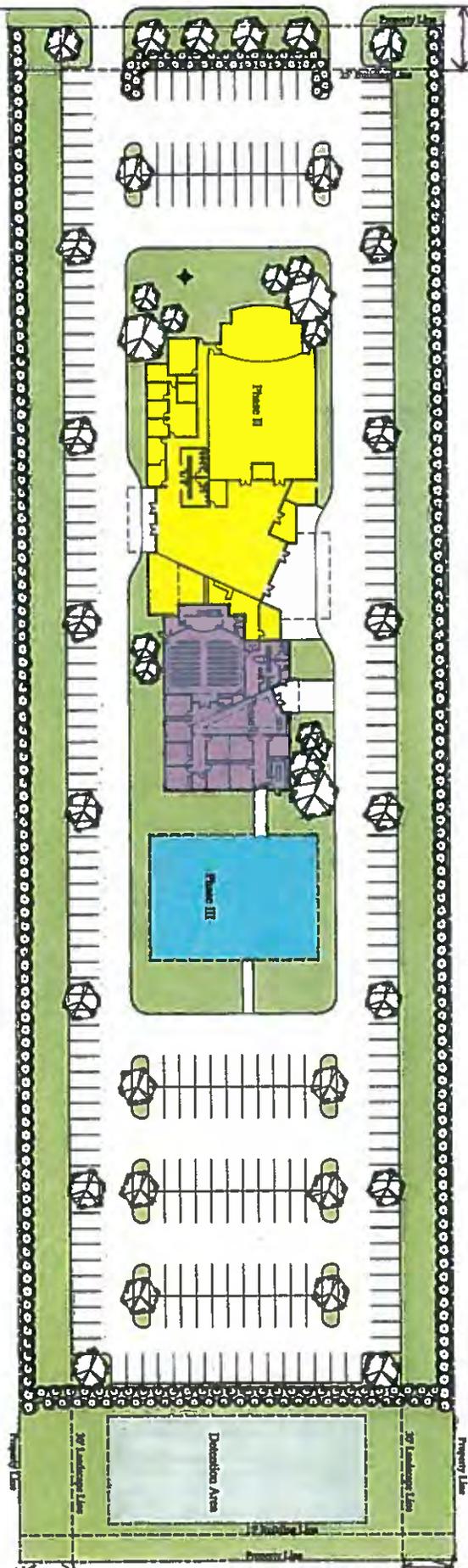
1. The proposed church should not negatively impact surrounding properties or developments. However increased traffic may be an issue. A Traffic Impact Analysis is required as part of the platting process in order to determine if any improvements would be required to mitigate any adverse impacts as it relates to traffic.
2. The subject property is adjacent to single family on the north, east, south, and west. The building setback requirements in addition to the residential adjacency requirements will ensure minimal impacts to the existing and future residential developments. Pursuant to Section 4.2.4.1, because the applicant proposes a vegetative screen, a 30-foot buffer area is required dense enough to be completely opaque year round, which is at least four feet (4') tall at the time of planting and at least eight feet (8') tall within twelve (12) months. The applicant proposes to use new and existing trees.
3. As illustrated by the site plan, the applicant proposes to exceed the required 15% landscaped area.

Conditions

1. The site is developed in accordance with the attached site plan provided by the applicant.

MILLER RANCH ROAD

30' Landscape



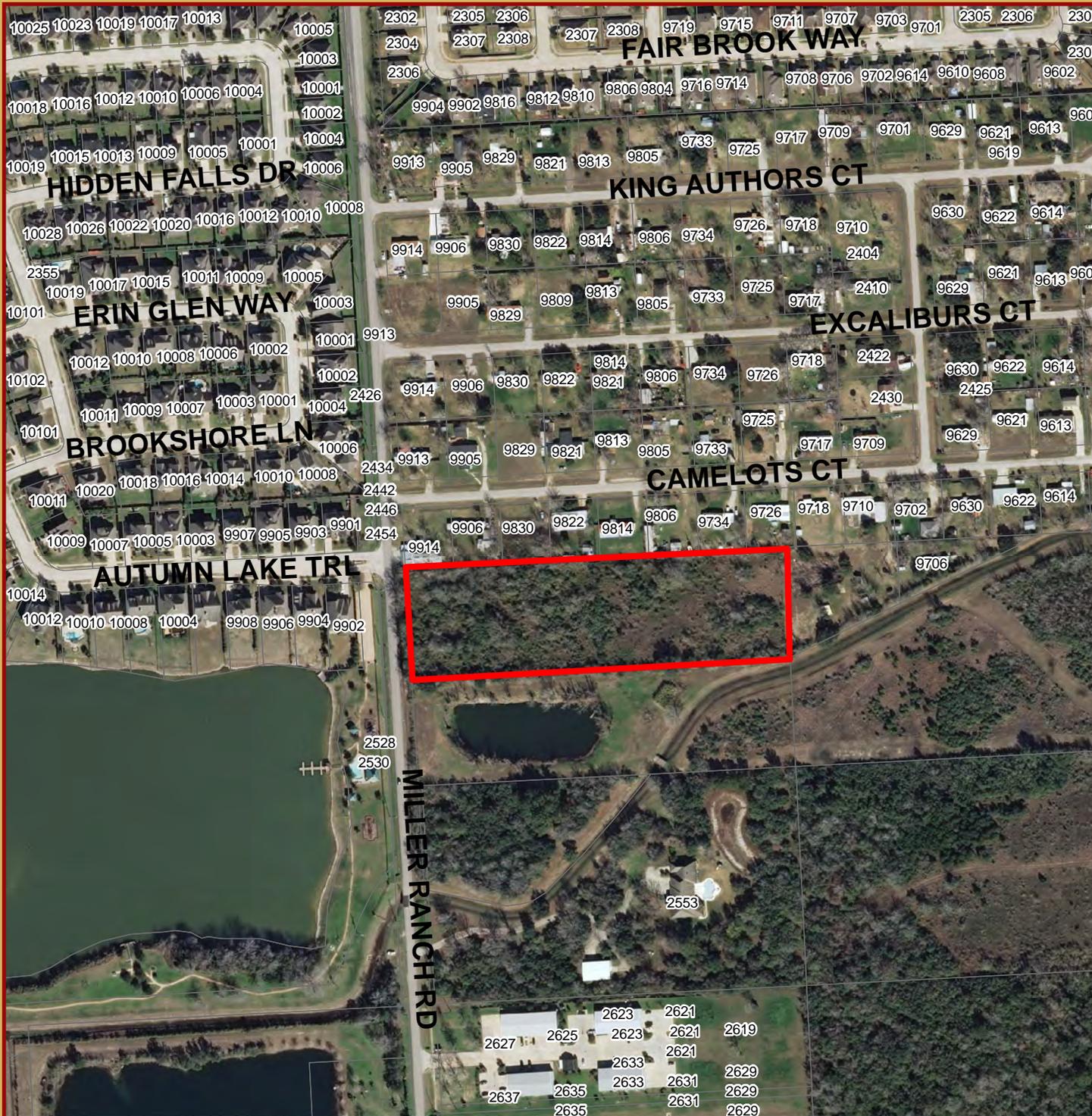
HCC PEARL LAND CAMPUS
LAND USE PLAN



- Phase I
- Phase II
- Phase III

30' Landscape

30' Landscape



AERIAL MAP

CUP 2014-05

2500 BLOCK OF MILLER RANCH

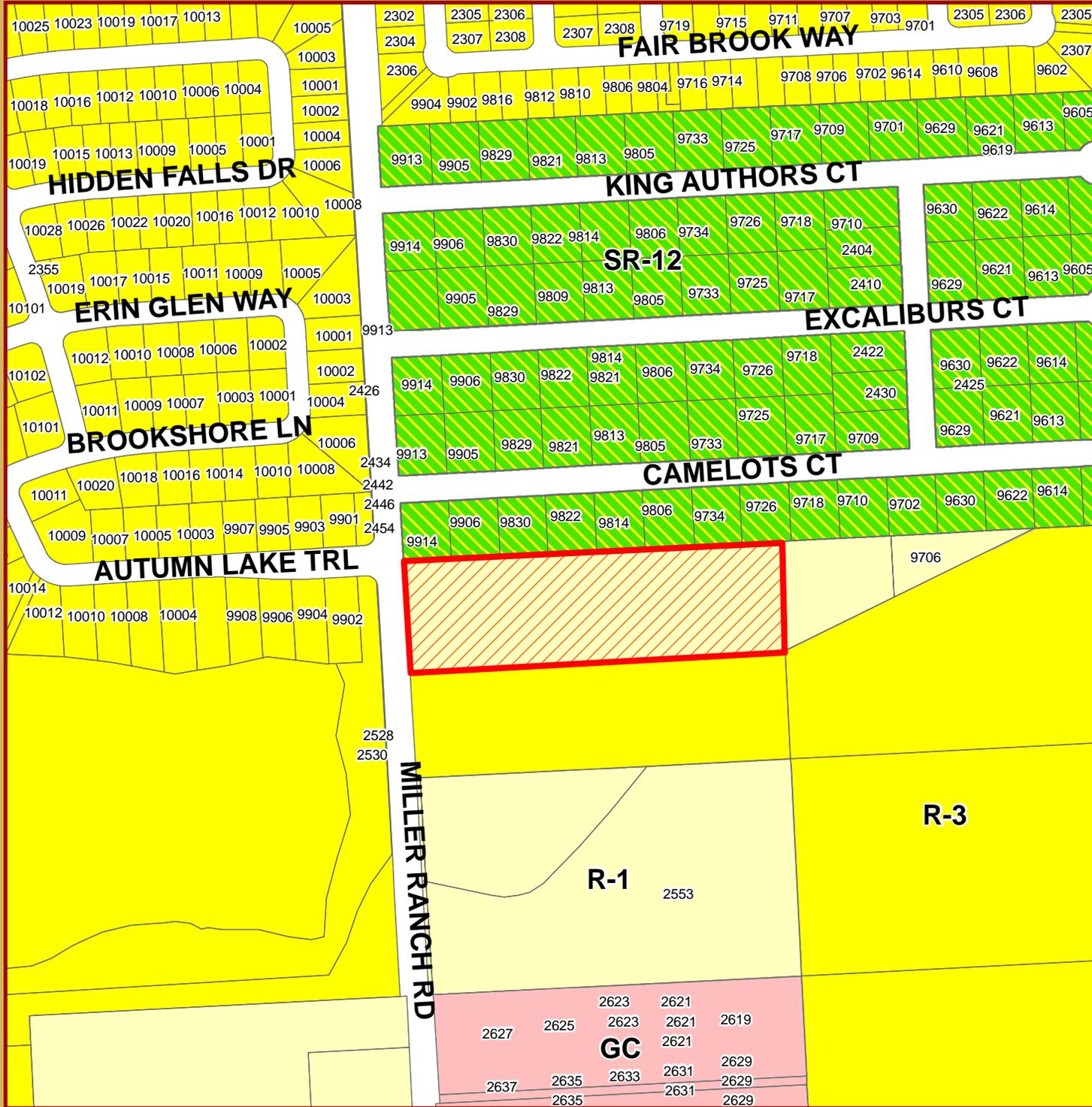


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 327 feet

MAY 2014
PLANNING DEPARTMENT





ZONING MAP

CUP 2014-05

2500 BLOCK OF MILLER RANCH

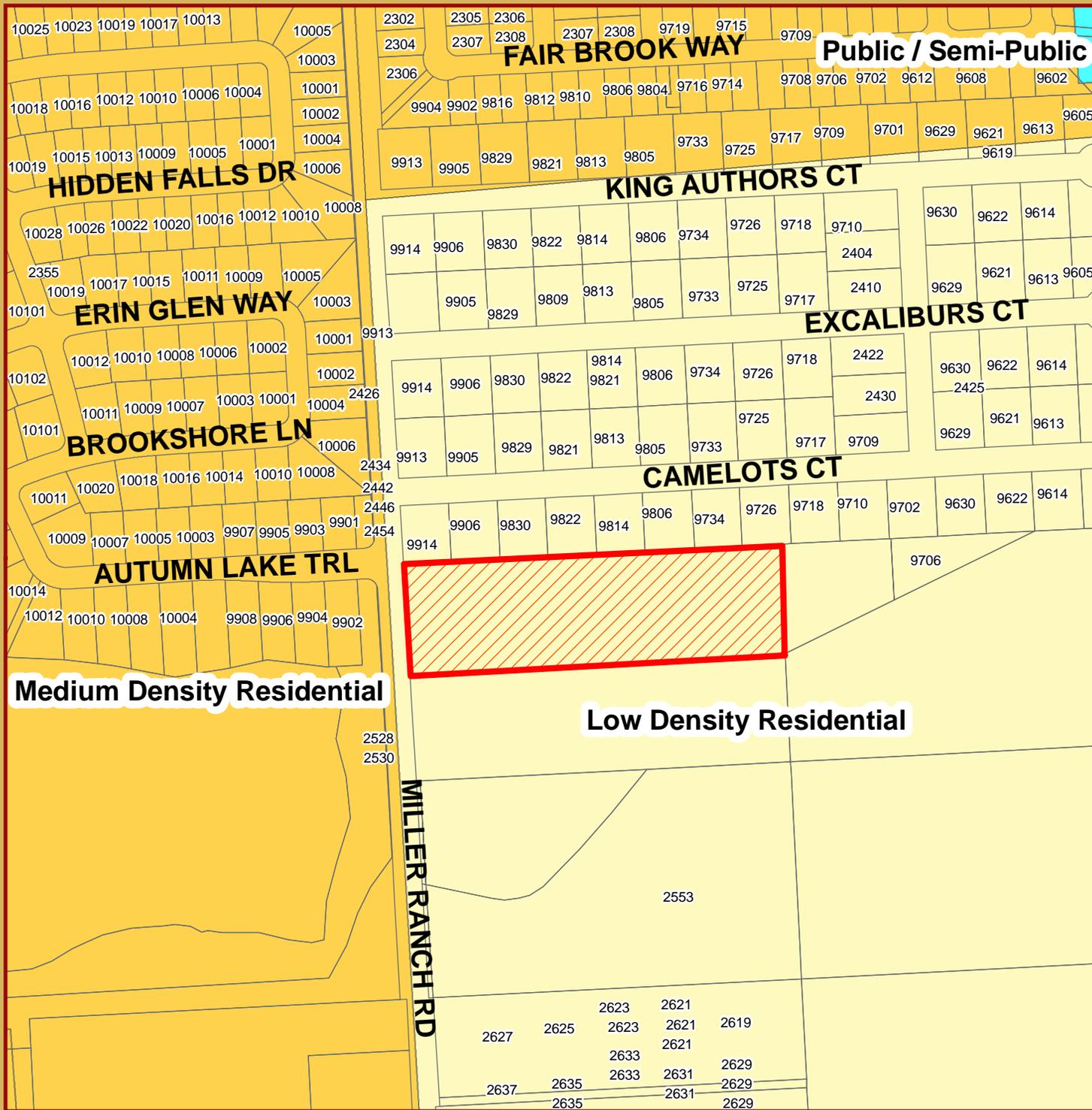


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1 inch = 327 feet

MAY 2014
PLANNING DEPARTMENT





FLUP MAP

CUP 2014-05

2500 BLOCK OF MILLER RANCH



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1 inch = 327 feet

MAY 2014
PLANNING DEPARTMENT





Abutter Map

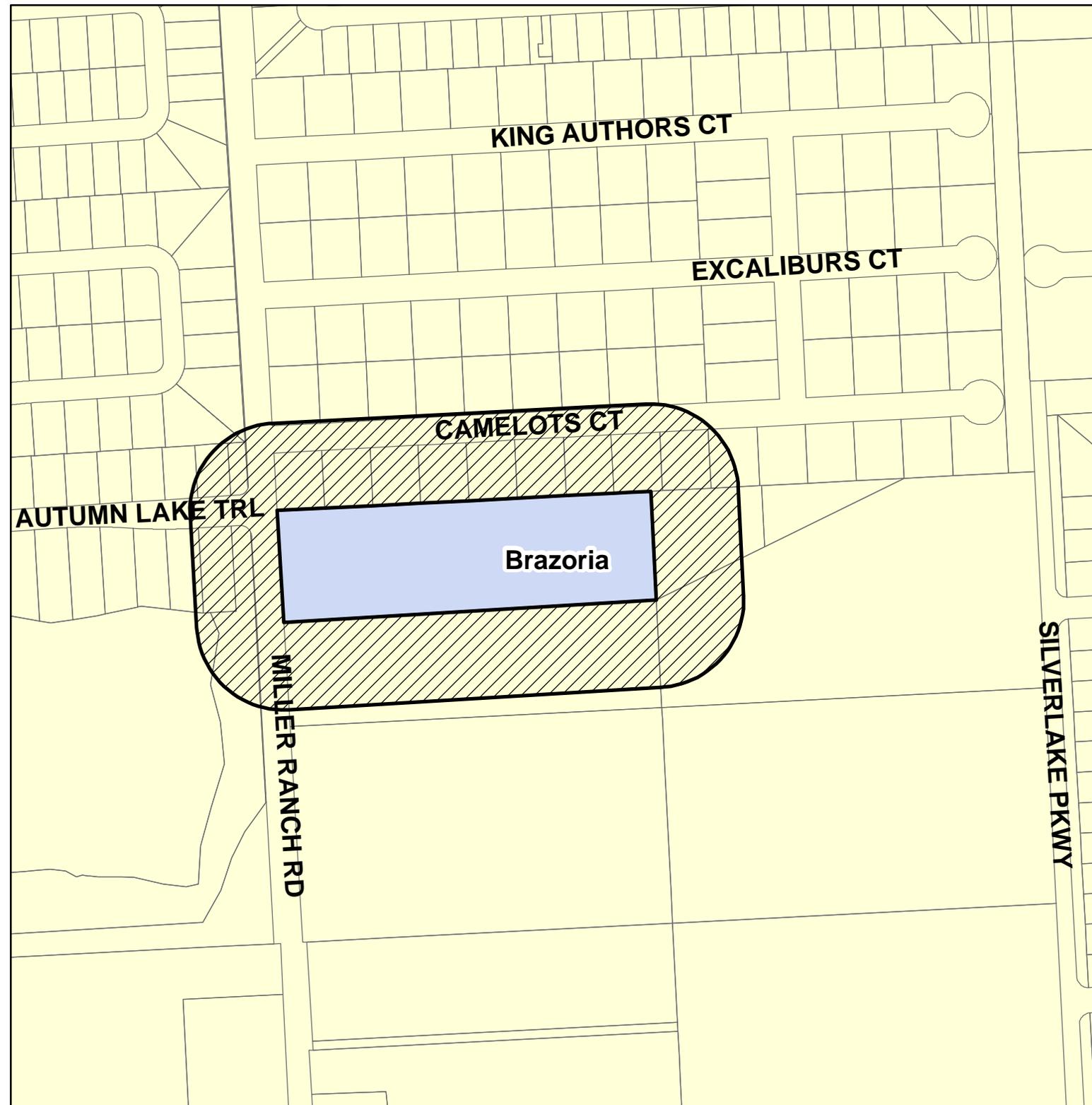
CUP 2014-05

2500 Block of Miller Ranch

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.

N

0 75 150 300 Feet



CUP 2014-05

2500 Block of Miller Ranch Rd. - Church Temple, Place of Worship

NAME	ADDRESS	CITY	STATE	ZIP
CRUZ GERARDO	9726 CAMELOTS CT	PEARLAND	TX	77584-8521
GOLDEN RICHARD SYLVAN II	9904 AUTUMN LAKE TRL	PEARLAND	TX	77584-3053
RITCHEY KAREN	3110 BRUNO WAY	PEARLAND	TX	77581
BRAZORIA COUNTY MUD NO 19	3200 SOUTHWEST FWY STE 260	HOUSTON	TX	77027-7537
PEREZ GUADALUPE & BETZAIDA	9734 CAMELOTS CT	PEARLAND	TX	77584-8521
GRIFFITH BILL D	7235 PALMETTO ST	MANVEL	TX	77578-4753
TABORA REINA XIOMARA	9814 CAMELOTS CT	PEARLAND	TX	77584
AUTUMN LAKE PROPERTY	17049 EL CAMINO REAL STE 100	HOUSTON	TX	77058-2611
CARRANZA JESUS & GUADALUPE	3702 GRASSMERE ST	HOUSTON	TX	77051-3261
BROWN CHARLES D JR & MYRIS M	9901 AUTUMN LAKE TRL	PEARLAND	TX	77584-3054
GONZALEZ JOSE JR	1018 COUNTY ROAD 712B	ALVIN	TX	77511
ELUMIR ARTEMIO	9903 AUTUMN LAKE TRL	PEARLAND	TX	77584-3054
WHITWORTH KENNETH M	9906 CAMELOTS CT	PEARLAND	TX	77584-8525
MACKINNON ALEXANDER	275 SHIN OAK WAY	KERRVILLE	TX	78028-2084
RITCHEY KAREN	3110 BRUNO WAY	PEARLAND	TX	77581
TREADWAY GEORGANNE & J C	2302 ANTHONY LN	PEARLAND	TX	77581-3711
HOUSTON CHINESE CHURCH	10305 MAIN ST	HOUSTON	TX	77025-5509
WILLIAMS DAVID & CONSTANCE	9902 AUTUMN LAKE TRL	PEARLAND	TX	77584-3053
RAMIREZ OLGA V	9701 BERKSHIRE TRCE	PEARLAND	TX	77584-3058
FERNANDEZ EDWARD	16503 NIGHTENGALE FALLS CT	CYPRESS	TX	77429
GARCIA GUADALUPE	9733 CAMELOTS CT	PEARLAND	TX	77584
MARTINEZ BEATRIZ	9805 CAMELOTS CT	PEARLAND	TX	77584-8524
CLARK JEFFREY	9813 CAMELOTS CT	PEARLAND	TX	77584-8524
BISHOP JEFFERY A & ELIZABETH C	9821 CAMELOTS CT	PEARLAND	TX	77584-8524
OKORO EMMANUEL & ANNETTE	9905 CAMELOTS CT	PEARLAND	TX	77584-8526
HAYES BOBBY D & STEPHANIE SAU HAYES	4706 PECAN GROVE DR	PEARLAND	TX	77584-8602
MCGAHEE JAMES & JENNIFER	10006 BROOKSHORE LN	PEARLAND	TX	77584-3059
MCCLURE JASON R & CYNTHIA FREDRICK	10008 BROOKSHORE LN	PEARLAND	TX	77584-3059
GOSSETT KENNETH	9718 CAMELOTS CT	PEARLAND	TX	77584-8521



APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com



Conditional Use Permit Request for: church

(list proposed use from the Table of Uses of the UDC)

Current Zoning District: R-1

Property Information:

Address or General Location of Property: Miller Ranch RD. CR93 5.00 Acres.
H0304 HT & BRR, Tract 45, Acres 5.00

Tax Account No. 0304-0051-000

Subdivision: _____ Lot: _____ Block: _____

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME Houston Chinese Church
ADDRESS 10305 Main St.
CITY Houston STATE Tx ZIP 7758X
PHONE (713) 663-7550
FAX() _____
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME Raymond Zhuo
ADDRESS 10002 Autumn Lake Trl
CITY Pearland STATE Tx ZIP 7758X
PHONE (713) 503-888X
FAX() _____
E-MAIL ADDRESS raymond_zhuo@yahoo.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: Andy Chang Date: 6/16/2014

Agent's/
Applicant's Signature: Raymond J Date: 6/18/2014

OFFICE USE ONLY:

FEES PAID: <u>\$250.00</u>	DATE PAID: <u>19 June 14</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>263463</u>
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Application No. CUP2014-05

May 15, 2014
City of Pearland
Community Development
3523 Liberty Drive
Pearland, TX 77581

RE: Letter of Intent – CUP Request

Proposed Project: Houston Chinese Church – Pearland Church Building

Subject Property: Property ID 168307

Existing Zoning: Residential

To Whom It May Concern,

On behalf of Houston Chinese Church (thereafter HCC), we hereby apply for a Conditional Use Permit (CUP) for the subject property with the intent to build and establish a church.

HCC has had a vision of Pearland ministry for a long time. Our first small group meeting in Pearland started in 1998, where throughout the years we have witnessed the growth of Chinese populations in this area. Based on an unofficial survey in 2007, there were more than 800 Chinese families in Pearland. As our Church leaders recognized the need of gospel for those Chinese families, HCC purchased a 5 acre lot in 2007 for our future church building. In May 2011, we started the Pearland Campus and held the Sunday service in Pearland area. It is exciting that we have witnessed the Pearland congregation growth in both of number of attendant and faith. We just recruited a full time pastor to minister the Pearland congregation and he will start in June 2013.

God has appealed us to start the next milestone of Pearland ministry, the church building. We have established a multiple-stages plan for the Pearland church. The 1st stage will be a building of around 6,000 square feet and is expected to be finished by the end of 2015. The 1st Stage will include a multi-function fellowship, classrooms, kitchen, office rooms, and sanitary facilities. It will host our future Sunday service, Sunday school, children programs, fellowship activities, and some religious events.

We are grateful if you will take consideration of our needs and approve the application. Please don't hesitate to contact us if you need more information.

Sincerely,

Raymond Zhuo

A handwritten signature in black ink, appearing to read "Raymond Zhuo", with a long horizontal flourish extending to the right.



HOUSTON CHINESE CHURCH

10305 S. Main Street, Houston, TX 77025
Tel: (713) 663-7550 (800) 663-6691 Fax: (713) 663-6896
hccoffice@hcchome.org www.hcchome.org

曉
士
頓
中
國
教
會

May 11, 2013

To Whom It May Concern:

Raymond Zhuo and Andy Chang are authorized by the Houston Chinese Church Council to sign documents on behalf of Houston Chinese Church with regards to the Pearland Campus building, land development, and related needs up to the \$25,000.00 budget allocated. In the event Mr. Zhuo and Mr. Chang are not available to sign, any Trustee of Houston Chinese Church can sign the necessary documents.

Very Truly Yours,

Karen Ho, 2013 Deaconess, General Affairs
2013 HCC Council Chair



Texas Star Surveying

15502 Old Galveston Rd Suite# 706 Webster, TX 77598

281-331-8414 Fax 281-486-0642

FIELD NOTE DESCRIPTION

**5.000 ACRE TRACT, G. T. AND B. R. R. COMPANY SURVEY,
ABSTRACT NO. 304
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G. T. AND B. R. R. COMPANY SURVEY, ABSTRACT NO. 304 IN BRAZORIA COUNTY, TEXAS. BEING THE SAME LAND DESCRIBED AS 5.000 ACRES IN A WARRANTY DEED FROM STEVEN C. MUTH TO HOUSTON CHINESE CHURCH, DATED JULY 5, 2007 AND RECORDED AS DOCUMENT NO. 2007039242, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 5.000 ACRE TRACT. SAID POINT FORMERLY BEING THE NORTHEAST CORNER OF THE NORTH HALF OF LOT 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 85 IN SAID SURVEY, RECORDED BY PLAT, IN VOLUME 2, PAGE 107, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE SOUTH, 247.50 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

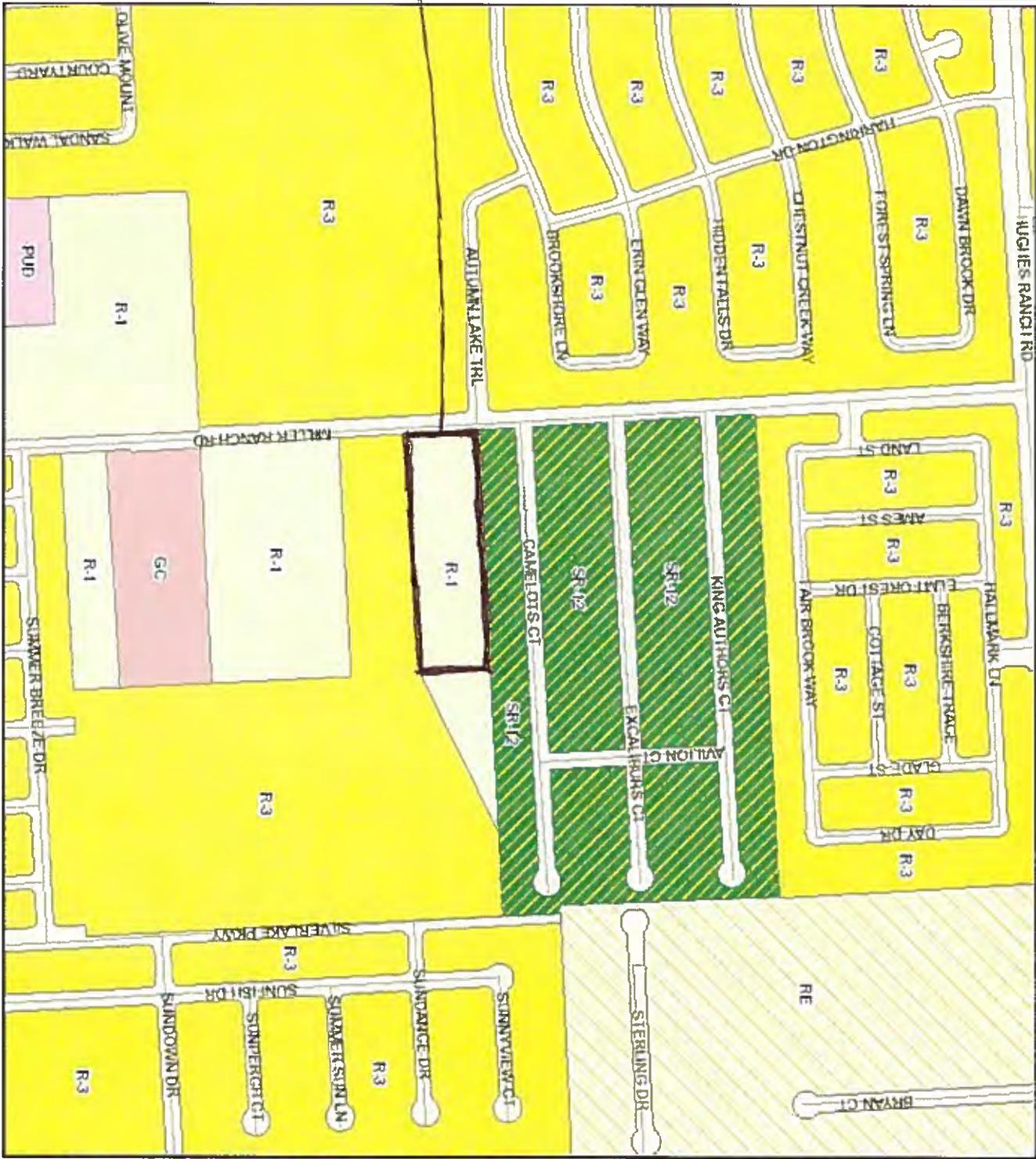
THENCE WEST, 880.00 FEET TO A POINT FOR CORNER IN THE CENTER OF MILLER ROAD (60' RIGHT OF WAY). A 5/8" IRON ROD FOUND FOR REFERENCE BEARS EAST 30.00 FEET;

THENCE NORTH, WITH THE CENTER OF MILLER ROAD, SAME BEING THE WEST LINE OF SAID 5.000 ACRE TRACT, 247.50 FEET TO A POINT FOR CORNER IN SAME, AND BEING THE NORTHWEST CORNER OF SAID 5.000 ACRE TRACT. A 1/2" IRON ROD FOUND FOR REFERENCE BEARS EAST 30.00 FEET;

THENCE EAST WITH THE NORTH LINE OF 5.000 ACRE TRACT, 880.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.



W
Level.

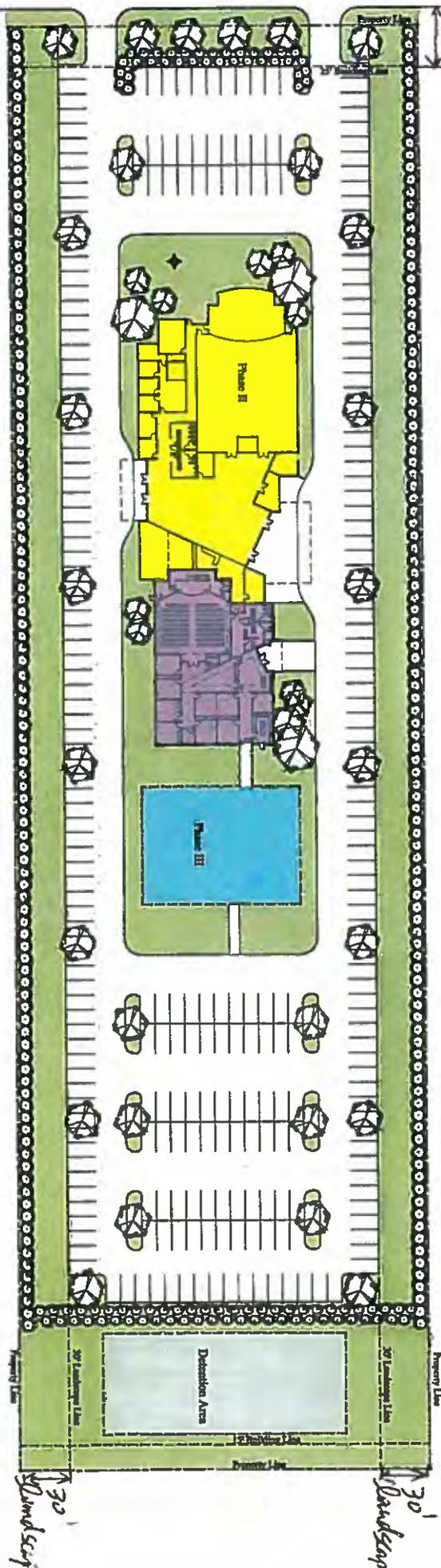


Legend

- Zoning**
- TH
 - SR-15
 - SR-12
 - SP5
 - SP4
 - SP3
 - SP2
 - SP1
 - SD
 - RE
 - R-4
 - R-3
 - R-2
 - R-1 CLUSTER
 - R-1
 - PUD
 - OT-R
 - OT-MU
 - OT-GB
 - OP
 - NS
 - MH
 - MF
 - M-2
 - M-1
 - GC
- Scale 1:5,793
1 in = 483 ft

MILLER RANCH ROAD

30' Landscape



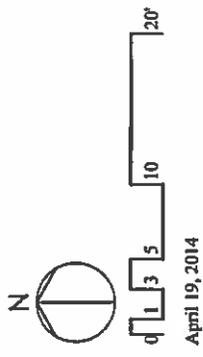
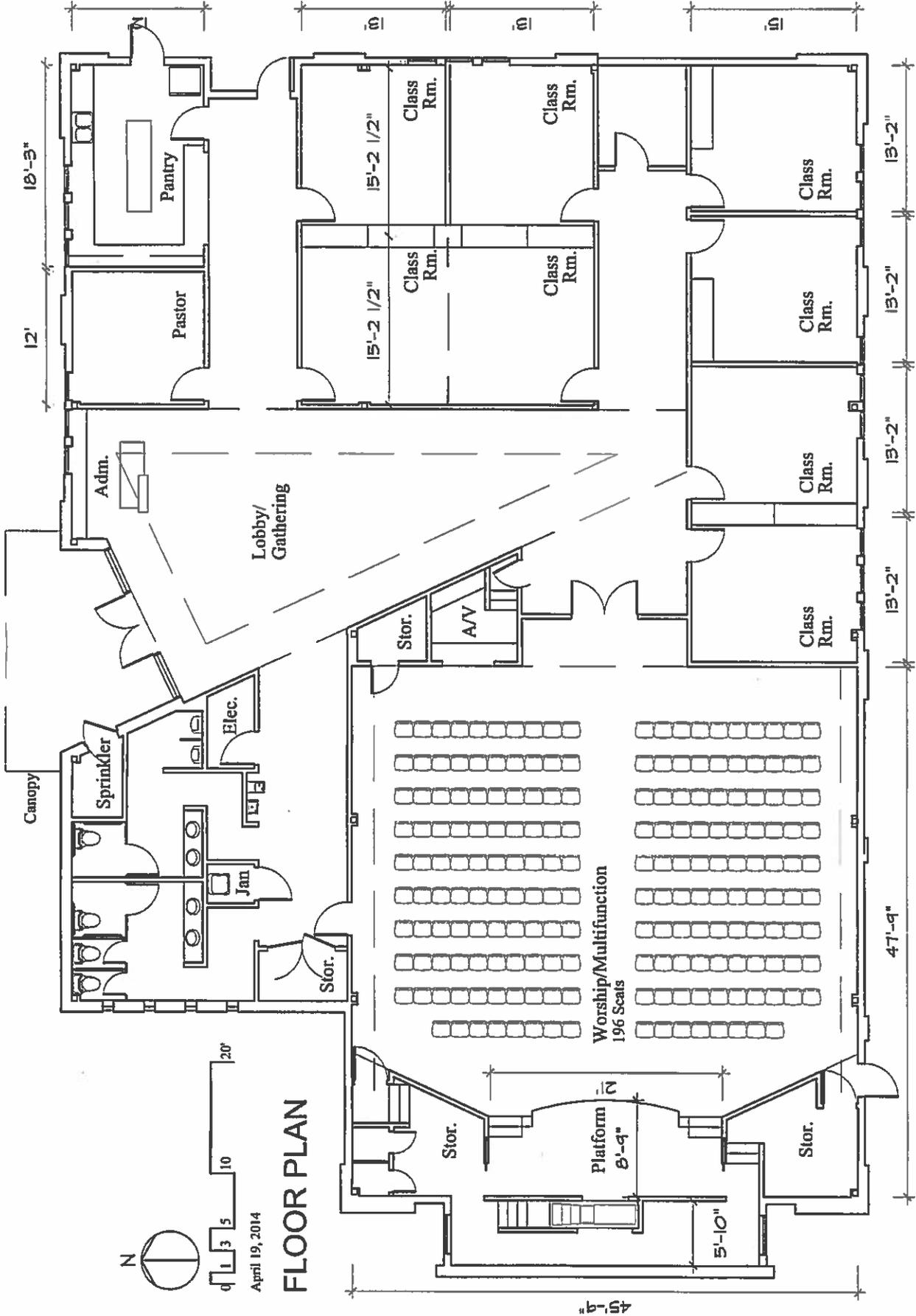
HCC PEARLAND CAMPUS
LAND USE PLAN

- Phase I
- Phase II
- Phase III



30' Landscape

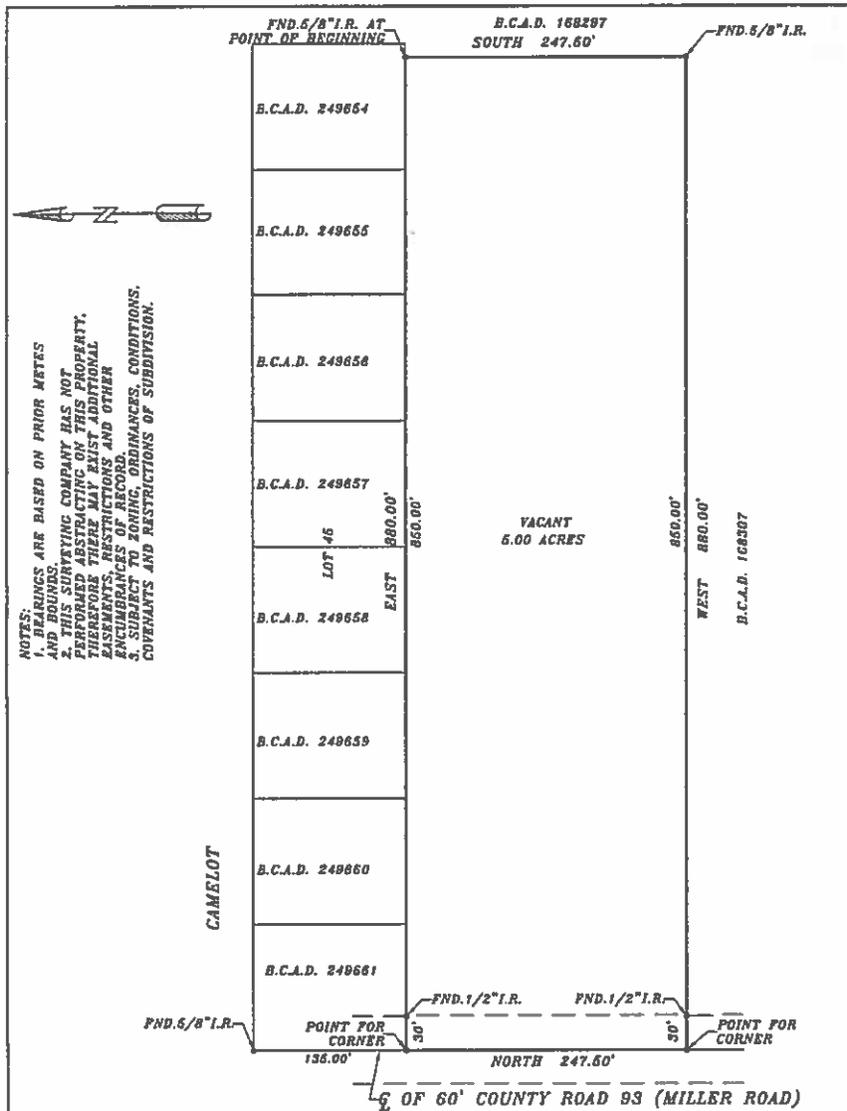
30' Landscape



April 19, 2014

FLOOR PLAN

40'-9"



NOTES:
 1. BEARINGS ARE BASED ON PRIOR METES AND BOUNDS. SURVEYING COMPANY HAS NOT FORWARDED ABSTRACT ON THIS PROPERTY. THEREFORE THERE MAY BE ADDITIONAL ENCUMBRANCES, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD. SUBJECT TO ZONING, ORDINANCES, CONDITIONS, COVENANTS AND RESTRICTIONS OF SUBDIVISION.

BORROWER: HOUSTON CHINESE CHURCH
 ADDRESS: 0 MILLER ROAD - PEARLAND, TEXAS 77584
 LEGAL DESCRIPTION: 5.000 ACRES OUT OF THE G. T. & B. R. R. COMPANY SURVEY, A-304, BRAZORIA COUNTY, TEXAS, STEVEN C. MUTH TO HOUSTON CHINESE CHURCH DATED JULY 5, 2007, DOCUMENT NO. 2007039243 O. R. BRAZORIA COUNTY, TEXAS.
 (N. 1/2 OF LOT 45, ALLISON RICHEY CULP COAST HOME COMPANY SUBD.)
 (SEE METES AND BOUNDS)

This lot DOES NOT lie in the 100 year flood plain and is not located as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 240188 0040 dated 08-11-88. No responsibility assumed for Flood Plain Determination or Floodway.

LENDER: _____ TITLE COMPANY: _____

I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in C. F. No. _____ This survey is certified for this transaction only.



Robert J. Creel
 TEXAS STAR SURVEYING

18802 Old Calveston Road, Webster, Texas 77598
 PHONE (281) 331-8414 FAX (281) 488-0642

C.F. NO. _____
 SCALE: 1"=100'
 DATE: 05-14-13
 JOB NO. 051213-57

**POSTING OF ZONING NOTIFICATION SIGNS
ON PROPERTY UNDER CONSIDERATION
FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)**

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

- (1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.
- (2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.
- (3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.
- (4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.
- (5) The signs shall be as follows:
 - A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
 - At least 2 feet above the ground
 - Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
 - Message content as follows:



PROPOSED (SPECIFY REQUEST)
Contact City of Pearland
281-652-1768

***Signs must be professionally made; handwritten signs are not allowed.**

***Signs must be freestanding and cannot be attached to a tree, fence, or building.**

TAX CERTIFICATE



RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
ZHUO RAYMOND
10002 AUTUMN LAKE TRAIL
PEARLAND, TX 77584

Legal Description:
A0304 H T & B R R, TRACT 45, ACRES 5.000

Fiduciary Number: 23239308

Parcel Address: MILLER RANCH RD CR 93
Legal Acres: 5.0000

>--
Account Number: 0304-0051-000
Certificate No: 220856302
Certificate Fee: \$10.00

Print Date: 06/16/2014
Paid Date: 06/16/2014
Issue Date: 06/16/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2013. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
HOUSTON CHINESE CHURCH
10305 MAIN ST
HOUSTON, TX 77025-5509

Table with 2 columns: Description and Amount. Rows include 2013 Value (78,750), 2013 Levy (\$2,180.45), 2013 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Handwritten signature of Amber Cook in blue ink.

OFFICIAL TAX RECEIPT
ROVIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Account No. 0304-0053-000
Certified Owner: HOUSTON CHINESE CHURCH
2012 VALUE: 78,750

FIRST CLASS
U.S. POSTAGE PAID
PERMIT NO. 4
ANGLETON TX

A03C4 H T & B R R, TRACT 45, ACRES 5 000

Jr	Year	Levy Paid	P&I	Parcel Address: MILLER RANCH RD CR 93
1	2012	335.36	0.00	Legal Acres: 5.0000
9	2012	47.25	0.00	Appr No: 168307
28	2012	1,117.78	0.00	Deposit No: 21231104024
54	2012	122.85	0.00	Paid Date: 01/23/2013
96	2012	555.27	0.00	Total Paid: \$2,178.51
				Check No: 00017614
				Balance Due: 50.00

Exemption(s): NONE

INT

HOUSTON CHINESE CHURCH
10305 MAIN ST
HOUSTON, TX 77025-5509

OFFICIAL TAX RECEIPT
ROVIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515
Account No: 0304-0051-000
Certified Owner: HOUSTON CHINESE CHURCH
2013 VALUE: 78,750

FIRST CLASS
U.S. POSTAGE PAID
PERMIT NO. 4
ANGLETON TX
A0304 H T & B R R, TRACT 45, ACRES 5.000

Jr	Year	Levy Paid	P&I	Parcel Address: MILLER RANCH RD CR 93
1	2013	340.22	0.00	Legal Acres: 5.0000
9	2013	47.25	0.00	Appr No: 168307
28	2013	1,114.86	0.00	Deposit No: 31221106094
54	2013	122.85	0.00	Paid Date: 01/22/2014
96	2013	555.27	0.00	Total Paid: \$2,180.45

Check No: 00019357
Balance Due: \$0.00
Exemption(s): NONE

HOUSTON CHINESE CHURCH
10305 MAIN ST
HOUSTON, TX 77025-5509

