JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, JANUARY 4, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2015-13Z

A request of Stream Reality c/o Greg Patch, LJA Engineering Inc., applicant; on behalf of The Settegast Family c/o Beeman Strong & Co., Inc., owner; for approval of a change in zoning from the Single Family Residential-2 (R-2) zoning district, to a Planned Development known as The Center at Pearland Parkway; on approximately 13.2572 acres of land, to wit:

Legal Description: A Tract or Parcel containing 13.2572 acres of land being the residue of a called 118.755 acre tract of land as conveyed to Marion E. Settegast Jr. ET AL as recorded in Volume 1421, Page 25 of the Brazoria County Deed Records, Being situated in the Thomas J. Green Survey, abstract No. 198, Brazoria County, Texas.

General Location: The 2600 Block of Pearland 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.

Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: December 23, 2015

Re: Zone Change Application Number 2015-13Z

A request of Stream Reality c/o Greg Patch, LJA Engineering Inc., applicant; on behalf of The Settegast Family c/o Beeman Strong & Co., Inc., owner; for approval of a change in zoning from the Single Family Residential-2 (R-2) zoning district, to a Planned Development known as The Center at Pearland Parkway; on approximately 13.2572 acres of land.

General Location: The 2600 Block of Pearland Parkway, Pearland, TX

Summary of Request

The applicant proposes an expansion of the existing 28-acre Planned Development (PD) known as the Center at Pearland Parkway by adding approximately 13.25 acres, as a PD addendum. The area to be added is located to the north of the current Planned Development and is proposed to be rezoned from Single Family Residential-2 (R-2) to a (PD). The expansion will create a total 41.25-acre retail center with an enhanced small retail component along Pearland Parkway that will ensure continuity with the existing development by matching the character of the center. The existing center is a mix of neighborhood service and retail establishments that are designed and situated to accommodate customers and their vehicles, while simultaneously focusing on internal and external pedestrian activity.

Site History

The site was annexed into the city in 1960 and is currently vacant. Zoning was initiated in 1986 and the property has been zoned Single Family Residential-2 (R-2) since that time.

The site is part of the larger 100-acre tract located along Pearland Parkway, between Broadway and Barry Rose Road, of which 50 acres is developed with the HEB development and The Center at Pearland Parkway. The first phase of the Center at Pearland Parkway site was originally part of the Pearland Commons PD, a larger 53-acre tract approved in 2008. In 2010, HEB purchased the 22 acres located at the corner of Broadway and Pearland Parkway for a grocery store, fuel station and a few pad sites and their 22-acre site was rezoned from PD to General Business (GB)

zone. Subsequently, of the remaining 31 acres of the original Pearland Commons PD, a 28-acre site was rezoned to the Center at Pearland Parkway PD by Stream Realty in 2013.

Recommendation

Staff recommends approval of Zone Change 2015-13Z, an Addendum to the Center at Pearland Parkway Planned Development with conditions, for the following reasons:

1. The proposed PD will bring the property into compliance with the approved Future Land Use Plan.

2. The proposed PD will result in a unified development for the entire 41.25 acre site, as opposed to a piece-meal, fragmented development, by continuing the landscaping, pedestrian amenities, façade enhancements, and other design elements established in the initial PD.

3. Approval of the PD will allow for higher quality development with more amenities that would not normally be required for a development in a traditional zoning district, such as plazas, walkways, benches, pavers, additional landscaping, building façade upgrades, and connectivity between buildings and public areas of the development.

4. The proposed PD will not have any significant negative impact on the surrounding properties and developments as it will be a continuation of the existing retail and service uses and zoning. The PD provides adequate buffers from the residential development to the west and excludes 55 uses permitted in the GB zoning district that would not be appropriate in this location that is adjacent to residential and serves as a major entryway to the City. The site is to the east of an existing 85 foot wide Brazoria Drainage District #4 drainage easement which provides approximately 130 feet of separation from an existing residential neighborhood. Additionally, the proposal indicates a line of trees on the west side of the property adjacent to the drainage easement, and restricts the height of lighting to mitigate the impact of this development on adjacent residential. The property to the north is currently vacant.

Conformance to Comprehensive Plan

The 2015 Comprehensive Plan classifies this area as “Retail, Offices, and Services.” Retail, Office and Services provides for a variety of office and retail development. The area is currently zoned as Single Family Residential-2 (R-2). The R-2 zoning district does not allow retail and office uses. The proposed base zoning district of General Business (GB) would be consistent with Comprehensive Plan.

Conformance with Thoroughfare Plan

The subject property has frontage on Pearland Parkway. Pearland Parkway which is designated as a major thoroughfare in the City’s Thoroughfare Plan and has been constructed as such. Major thoroughfares require a minimum right-of-way of 120 feet in width and primarily function to provide regional mobility with a smaller element of providing access. The Traffic Impact Analysis has been submitted and is under review. No new streets are proposed.

Conformance with Unified Development Code

The subject property is surrounded by residential and commercial land uses and zoning districts, as illustrated by the table below.

	ZONING	LAND USE
NORTH	Single Family-2 (R-2)	Undeveloped
SOUTH	The Center at Pearland Parkway PD (Base Zoning GB)	Retail, Office and Services
EAST	Single Family-2 (R-2)	Single Family Residential
WEST	Single Family-2 (R-2)	Single Family Residential

The applicant is proposing a Planned Development (PD). PD districts are intended to "implement generally the goals and objectives of the City's Comprehensive Plan." PD districts are intended to encourage flexible and creative planning to ensure the compatibility of land uses and result in a higher quality development than conventional zoning districts. The subject property is designated as "Retail, Offices and Services" in the Future Land Use Plan (FLUP). The General Business District (GB), proposed as the base zoning for the PD is considered as an appropriate zone for the FLUP designation. The GB zone is intended to permit an extensive variety of commercial uses including retail trade, personal and business service establishments, office and commercial recreational uses of limited scope but may display merchandise wholly under a permanent part of the main structure. However, Exhibit L of the Center at Pearland Parkway PD lists 55 uses which are specifically prohibited in the PD. The uses excluded are some of the more intense uses that would not be appropriate in a pedestrian environment or where outdoor areas are provided for gathering. Additionally, any uses allowed by the PD but requiring approval of a Conditional Use Permit (CUP) in the UDC for the GB zoning district, will also require approval of a CUP. This will exclude uses that may be detrimental and deemed inappropriate to this site.

A 30-foot buffer is required by the UDC between non-residential and residential uses and zoning districts along the northern property line. The PD is seeking a variation from this requirement, since the buffer varies from 35 feet to 10 feet. The applicant is proposing a six (6) foot concrete sidewalk and landscaping along sidewalk on the northern property line. Staff recommends, as stated earlier, increasing the width of the sidewalk extending from the rear building to the plaza area near Pearland Parkway from six feet to eight feet to enhance the central walkway, in lieu of the sidewalk shown along the northern property line that does not provide any connectivity.

Pearland Parkway is located within the Corridor Overlay District (COD) and all requirements of the COD and UDC will be met.

Platting Status

Platting will be required for the proposed development prior to the issuance of building permits and Certificates of Occupancy.

Availability of Utilities

There is an existing 12-inch waterline and fire hydrants along the southern property line, according to GIS. There is also existing water and sewer along Pearland Parkway. This is not part of any Municipal Utility District (MUD).

Impact on Existing and Future Development

The proposed PD would create a superior development by providing the following:

- Continuity of the existing development matching in kind and character to the existing landscaping, building facades, and circulation patterns that will prevent a generic strip center feel. Generic strip centers lack a sense of place; there are generally no amenities provided such as benches; buildings are box type structures with no specific architectural style or aesthetic appeal.

- Public gathering and play areas around an additional plaza space with pedestrian connectivity to other parts of the development.

- An enhanced entry feature emphasizing the sense of place with a landscaped median and walkway leading from Pearland Parkway and continuing to the buildings along the back of the development.

- Meandering walkways to ensure pedestrian access and connectivity to all areas of the existing and new development.

- Continuation of walkways along rear building enhanced with plantings, façade design, and materials for a more aesthetically appealing environment and in harmony with the existing center to create a unified development.

- Concrete pavement and brick pavers utilized to vary the design and enhance quality.

- Light poles will be limited to 20 feet in height and lights along the rear of the development will be mounted on the building at a height less than 20 feet, to control light pollution on residential properties to the rear.

- Enhanced facades and building materials - as with the existing PD, all structures will be required to include two different building materials for the façade to prevent monotonous appearance. Stone is required for a percentage of each building façade; metal and EIFS is only permitted as trim.

- The existing 130 foot wide drainage ditch and proposed landscaping consisting of shade and ornamental trees, will provide a buffer between this development and the adjoining Banbury Cross subdivision.

This development as proposed would be a compliment to the existing development and the adjoining subdivision.

Public Notification

Staff sent 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 proposed zone change. Additionally, a legal notice of the public hearing was published in the local newspaper, and the applicant placed a notification sign on the property.

Opposition to or Support of Proposed Request

As of the date of this report, Staff has not received any returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Current Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Addendum to The Center at Pearland Parkway and Exhibits

Exhibit 1

AERIAL MAP

2015-13Z

Center at Pearland Parkway

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 = 354 feet

DECEMBER 2015
PLANNING DEPARTMENT

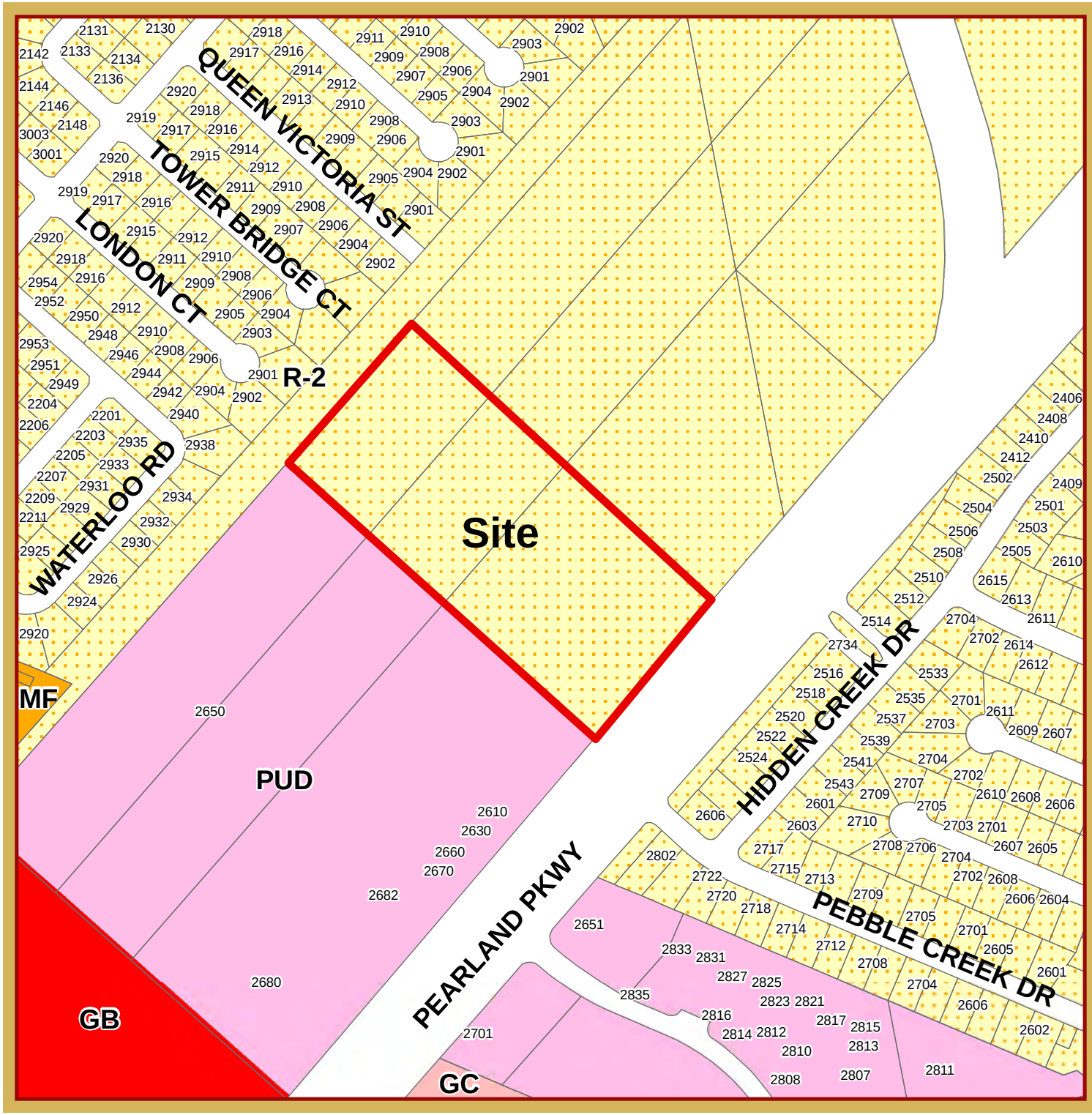

Exhibit 2

ZONING MAP

2015-13Z

Center at Pearland Parkway

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1 inch = 354 feet

DECEMBER 2015
PLANNING DEPARTMENT

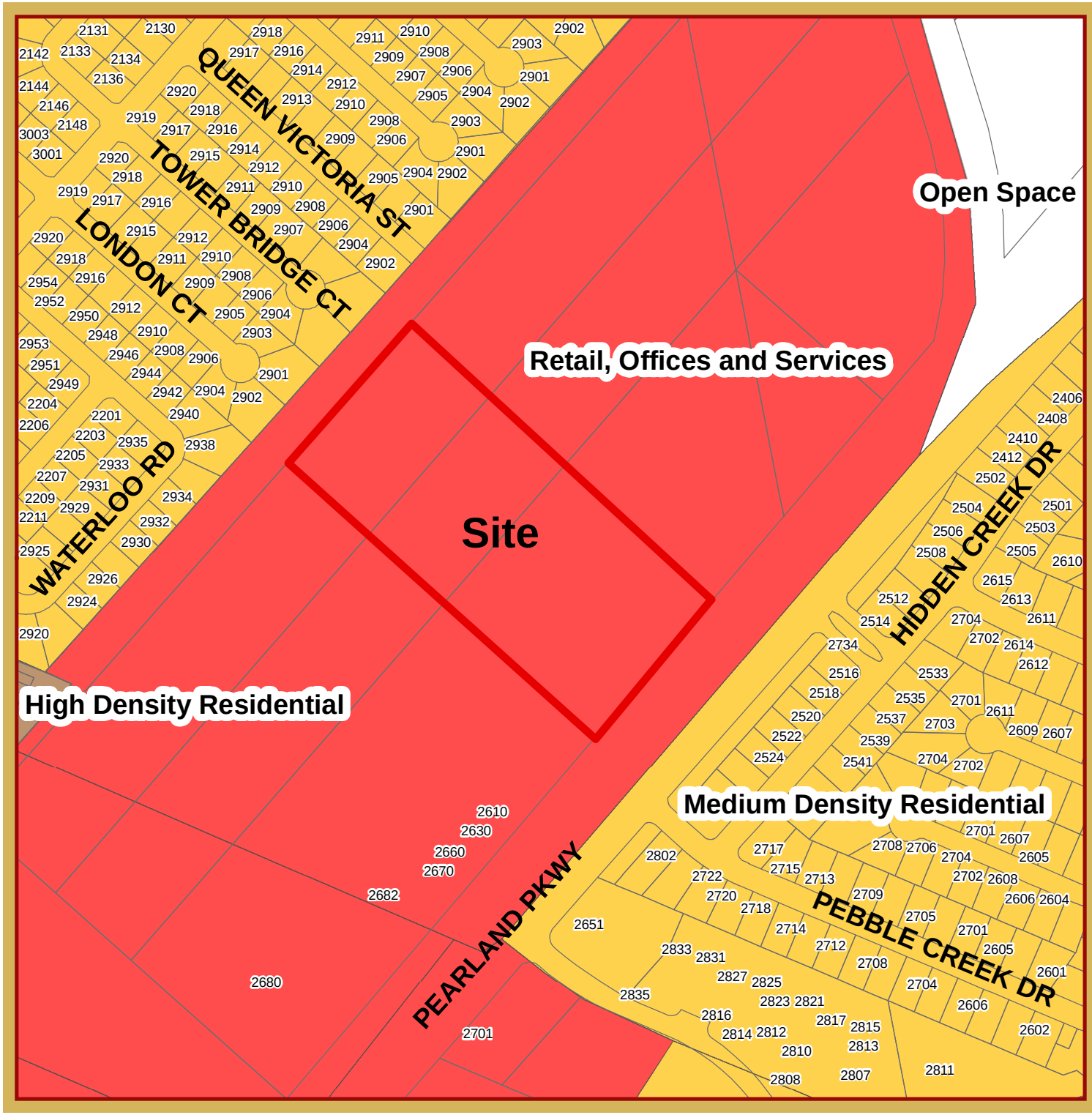

Exhibit 3

FLUP MAP

2015-13Z

Center at Pearland Parkway

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1 inch = 354 feet

DECEMBER 2015
PLANNING DEPARTMENT

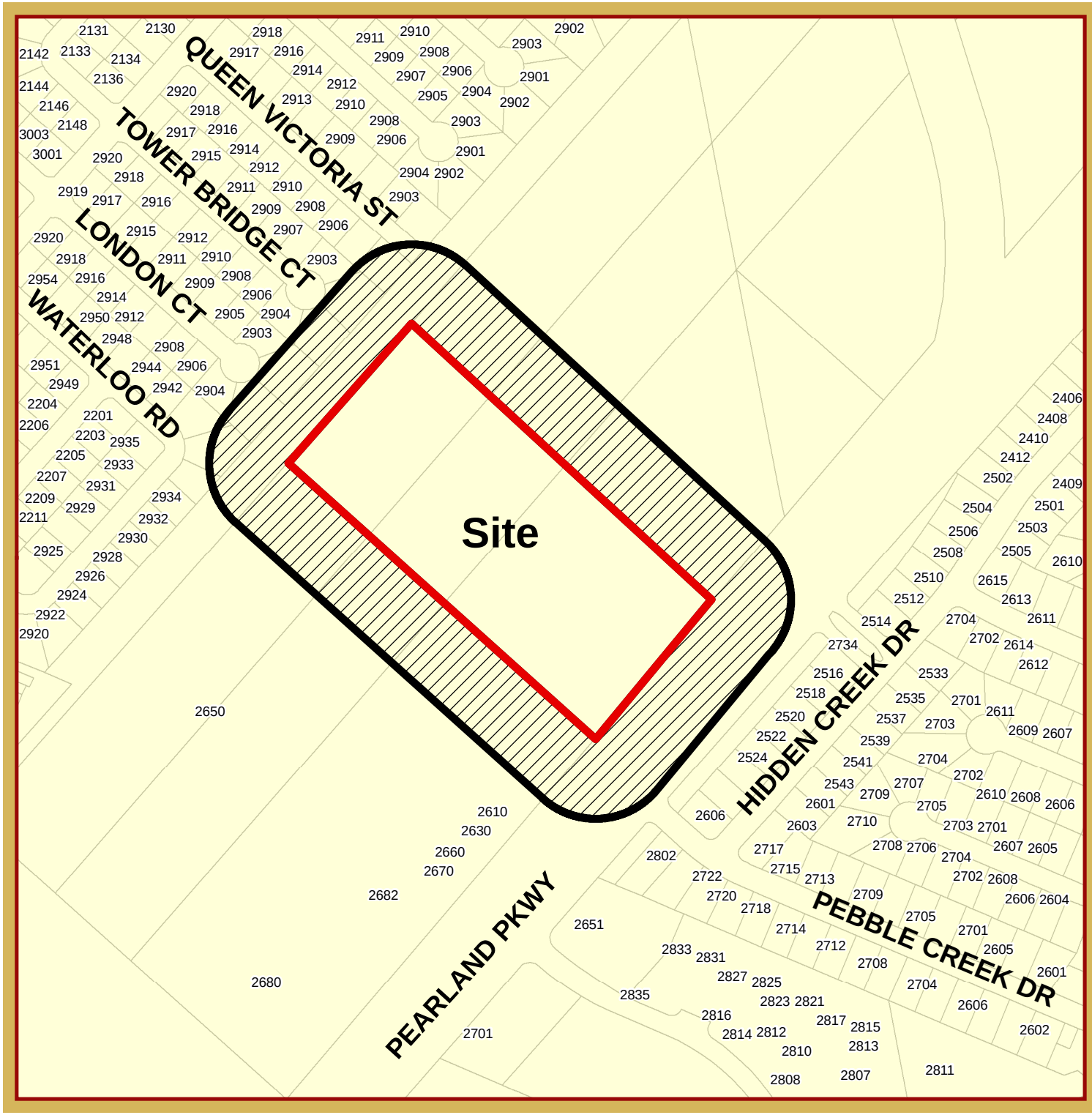

Exhibit 4

NOTIFICATION MAP

2015-13Z

Center at Pearland Parkway

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1 inch = 354 feet

DECEMBER 2015
PLANNING DEPARTMENT

Exhibit 5

Zone Change 2015-13Z - Center at Pearland Parkway

Owner	Address	City	State	Zip
GONZALES LARRY	2901 QUEEN VICTORIA ST	PEARLAND	TX	77581
MILLS JASON M	2938 WATERLOO RD	PEARLAND	TX	77581
CROCKER BRANDON W & DANIELLE	2936 WATERLOO RD	PEARLAND	TX	77581
GISBERT RAMON & MARIA	2902 QUEEN VICTORIA ST	PEARLAND	TX	77581
KING KIMBERLY C	2901 LONDON CT	PEARLAND	TX	77581
LEAL DAVID	2940 WATERLOO RD	PEARLAND	TX	77581
STEPHENS WILLIAM R & TAMARA L	2901 TOWER BRIDGE CT	PEARLAND	TX	77581
TISDEL JERRY D & MARY B	2902 TOWER BRIDGE CT	PEARLAND	TX	77581
GREG PATCH, LJA ENGINEERING	2929 BRIARPARK STE 600	HOUSTON	TX	77042
BEEMAN STRONG & CO	1300 POST OAK BLVD STE 1650	HOUSTON	TX	77056

Planned Development for

Center at Pearland Parkway

December 2015 Addendum

Prepared For

Stream Realty

LJA Engineering, Inc.
December 23, 2015

FORWARD

The 2015 PD addendum is provided to add the abutting 41.25 acre tract to the originally approved PD as depicted further in this addendum. The addendum includes the site plans and illustrative drawings of the added parcel and applies to only the added tract. In addition the addendum does not alter or modify any requirements imposed on the lands as approved in the original PD or the additional tract with the only exception of the additional signage proviso of the added tract. All other conditions remain unchanged.

CENTER AT PEARLAND
PARKWAY ADDENDUM
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B. Description of Proposed Development

II. ZONING AND LAND USE 1

A. Describe the existing zoning districts and the boundaries of said districts
B. Describe the base zoning district(s) to be overlaid
C. The general standards applicable to development within the district

III. DESIGN STANDARDS APPLICABLE TO THE DEVELOPMENT 1

A. Specific Design Standards
   1. Building Materials
   2. Landscape Enhancements
   3. The Patio
   4. Fencing
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.

IV. EXHIBITS

A. Legal Description
B. Project Location
C. Land Use Map
D. Existing Zoning Map
E. Conceptual Development Plan
   Exhibit 1
   Exhibit 2
   Exhibit 3
   Exhibit 4
F. Signage Exhibit

APPENDIX
   Original Approved PD

I. INTRODUCTION

A. Description of the Subject Property

The 13.25 acre tract is being added to the north of the existing +28.0 acre Center at Pearland Parkway located on Pearland Parkway north of Broadway (FM 518). The expansion will create a 41.25 acre center. The site is currently vacant as is the property to the north. Stream Realty Partners has contracted to buy and develop the site. Refer to Exhibit A – Project Location.

B. Description of Proposed Development

The proposed expansion of the center will provide continuity of the development matching in kind and character of the existing landscaping; building facades, plant material and drive patterns. An enhanced small retail component will be added along Pearland Parkway (Exhibit E1, E2, E3 and E4) with added focus on internal and external pedestrian activity. Interconnectivity will occur within the parking lot to allow vehicles and pedestrians to move throughout the project.

II. ZONING AND LAND USE

A. Describe the existing zoning districts and the boundaries of said districts.

The 13.25 acre tract is current zoned R2.

B. Describe the base zoning district(s) to be overlaid

The proposed 13.25 expansion will be added to the PD overlay with a base zoning of GB.

C. The general standards applicable to development within the district

The sites will adhere to the conditions of the existing PD and continue the land use of the overall project being 100% commercial/retail and prohibited uses are unchanged. There are no accessory uses associated with this project and no parkland dedication requirements, or public streets located internally to the project.

III. DESIGN STANDARDS APPLICABLE TO THE DEVELOPMENT

A. Design Standards

There are no changes proposed to the design standards.

1. **Building Materials**

   There are no changes proposed to the building materials.

2. **Landscape Enhancements**

   There are no changes proposed to landscaping. Landscaping will be provided to match and complement the exist center. The small retail component will provide landscaping in accordance with the illustrative noted in Exhibit E4.

3. **The Retail Patio-Sidewalks**

   The two small retail buildings will provide additional open space and seating areas that can accommodate restaurant seating, pedestrian window shopping and general seating intended to encourage pedestrian use and social interaction. In addition a

walkway will run the depth of the added tract and provide a gateway to connect the center with anchor tenants to the rear as well as interconnect the existing center. Refer to Exhibit F- the Patio area.

4. **Fencing**

   The project contemplates an expansion of land through the purchase of the adjacent tract to the north. However, at this time; the adjacent tract is zoned residential, which requires masonry fencing or a 25' landscape buffer. Since the development will be enlarged in the future, the 25' landscape buffer will be included in the future development.

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

No changes are proposed to The Design Plan as outlined in the original PD

C. A specific list of deviations from the original PD 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 and Corridor Overlay District zoning districts for the entire project with the exception of those items listed below.

1. **Signage**

   The PD addendum will require additional signage to meet the tenant needs of the two retail buildings along Pearland parkway. The general theme of the two buildings would allow tenants along the rear of each building with no visible signage on Pearland Parkway. The additional signage will encourage tenant interest on the rear building spaces if adequate signage identification is provided on a multitenant sign. The 13.25 acre site will be permitted signage per the attached Exhibit F.

2. **Buffer to Residential**

   Section 2.4.4.5(k) requires a 25' landscape buffer adjacent to residential use or district. The vacant land along Pearland Parkway and north of this tract is most likely to be developed for retail/commercial. Additionally, this development may expand in the future into the adjacent tract at which time; any open space buffer would be removed. The buffer has been adjusted as noted on the site plan Exhibit E-4 to 35', 20' and 10' respectively.

Windrose Land Services, Inc
3200 Wilcrest Drive, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management and GIS Services
Firm Registration No. 10108800

Exhibit A

DESCRIPTION OF
13.2572 ACRES OR 577,485 SQ. FT.

A TRACT OR PARCEL CONTAINING 13.2572 ACRES OR 577,485 SQUARE FEET OF LAND BEING THE RESIDUE OF A CALLED 118.755 ACRE TRACT OF LAND AS CONVEYED TO MARION E. SETTEGAST JR. ET AL AS RECORDED IN VOLUME 1421, PAGE 25 OF THE BRAZORIA COUNTY DEED RECORDS, BEING SITUATED IN THE THOMAS J. GREEN SURVEY, ABSTRACT NO. 198, BRAZORIA COUNTY, TEXAS. SAID 13.2572 ACRE TRACT, BEING MORE DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT AN "X" CUT FOUND FOR THE MOST EASTERLY CORNER OF LOT "A" OF THE AMENDING PLAT OF DEVELOPMENT PLAT OF THE CENTER AT PEARLAND PARKWAY AS RECORDED IN PLAT NO. 2014046177 OF THE BRAZORIA COUNTY PLAT RECORDS AND BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PEARLAND PARKWAY (CALLED 130 FOOT WIDE RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO'S. 95008361, 95042077, 2013028163 AND 2011029757;

THENCE, ALONG AND WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT "A" AND RESERVE "A" OF SAID AMENDING PLAT OF DEVELOPMENT PLAT OF THE CENTER OF PEARLAND PARKWAY, THE FOLLOWING COURSES AND DISTANCES:

NORTH 48 DEGREES 04 MINUTES 19 SECONDS WEST, A DISTANCE OF 326.70 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "HALFF" FOUND MARKING AN EXTERIOR CORNER OF SAID LOT "A";

SOUTH 41 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 152.44 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "HALFF" FOUND MARKING AN ANGLE POINT OF SAID LOT "A";

SOUTH 86 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 28.28 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "HALFF" FOUND MARKING AN ANGLE POINT OF SAID LOT "A";

NORTH 48 DEGREES 04 MINUTES 19 SECONDS WEST, PASS AT A DISTANCE OF 743.67 FEET, A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" FOUND MARKING THE MOST EASTERLY CORNER OF 0.3957 ACRE TRACT CONVEYED TO BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4, AS RECORDED IN PLAT NO. 2014008915 OF THE BRAZORIA COUNTY PLAT RECORDS, AND CONTINUING IN ALL A TOTAL DISTANCE OF 773.67 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "HALFF" FOUND MARKING THE MOST NORTHERLY CORNER OF SAID 0.3957 ACRE TRACT, BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WHITEHEAD ROAD (CALLED 30' FEET WIDE);

THENCE, NORTH 41 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WHITEHEAD ROAD, AND NORTHWESTERLY BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 565.91 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 48 DEGREES 04 MINUTES 19 SECONDS EAST, DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WHITEHEAD ROAD, THROUGH AND ACROSS SAID RESIDUE TRACT, A DISTANCE OF 1,120.32 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PEARLAND PARKWAY;

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Windrose Land Services, Inc
3200 Wilcrest Drive, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management and GIS Services
Firm Registration No. 10108800

THENCE, SOUTH 41 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 393.48 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13.2572 ACRES OR 577,485 SQUARE FEET OF LAND AS SHOWN ON JOB NO. 52689, PREPARED BY WINDROSE LAND SERVICES INC.

MIKE KURKOWSKI
R.P.L.S. NO. 5101
STATE OF TEXAS

11/04/2015
DATE

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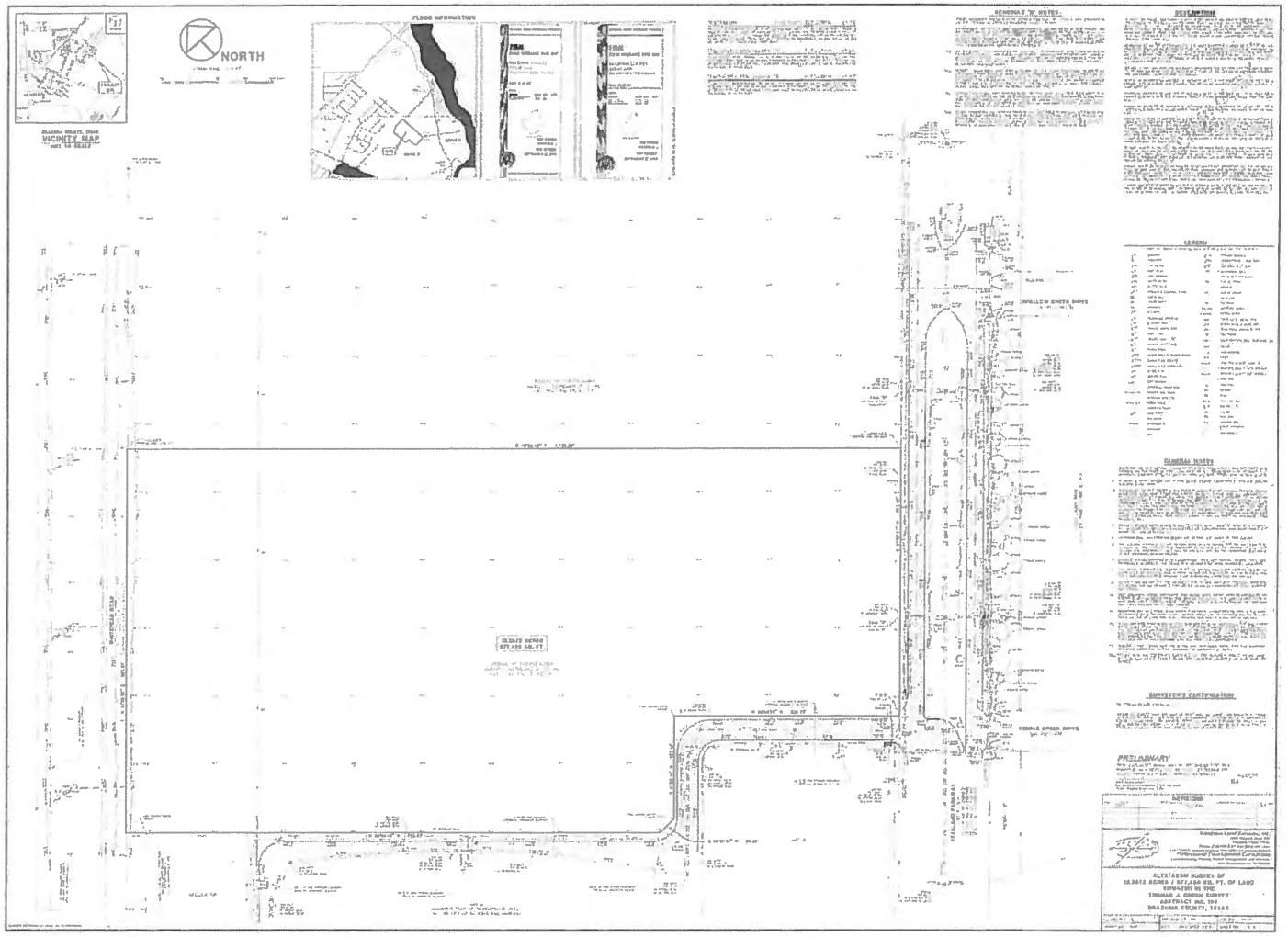
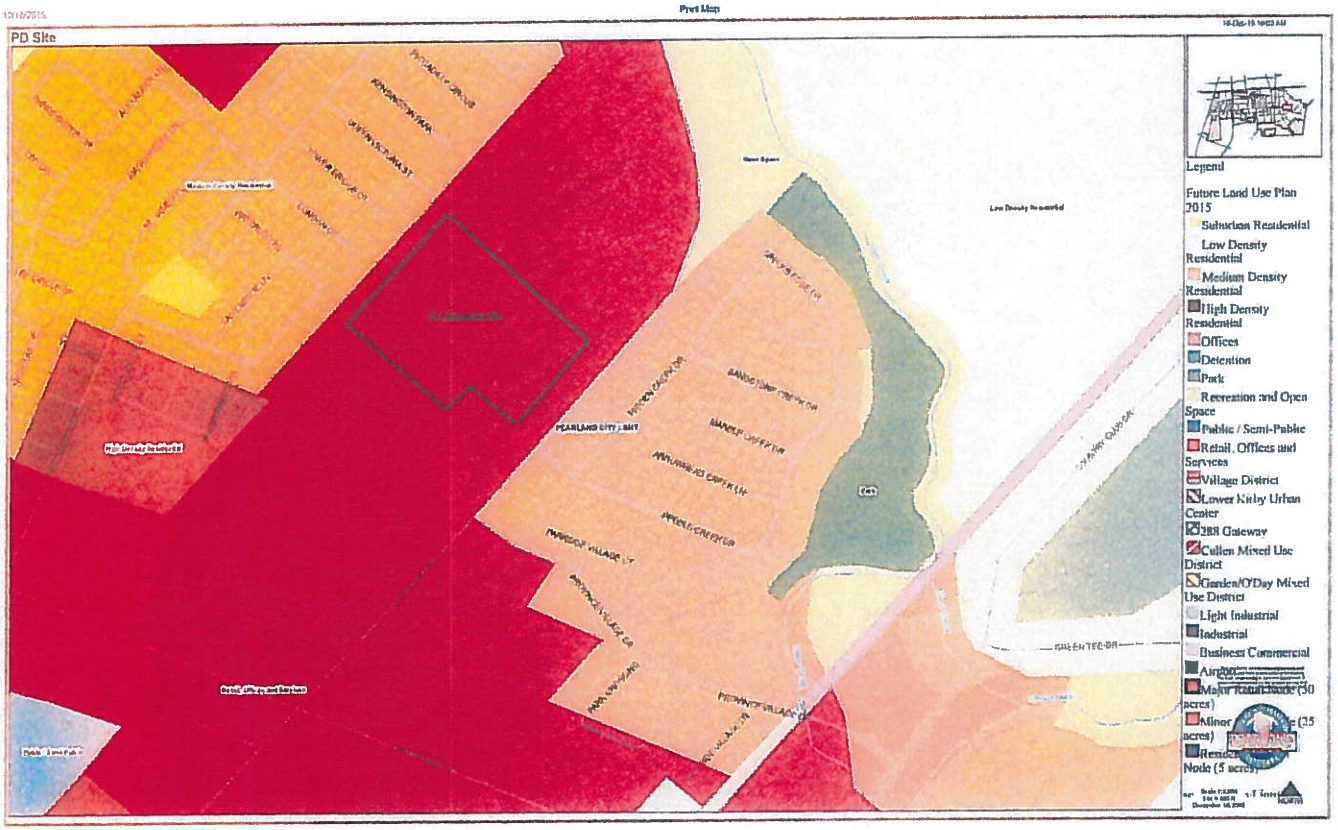

VICINITY MAP
NORTH
FLOOD INFORMATION
GENERAL "B" NOTES
DESCRIPTION
LEGEND
GENERAL NOTES
SURVEYOR'S CERTIFICATION
PRELIMINARY
REVISIONS
ALTA/ACSM SURVEY OF
THOMAS A. GREEN SURVEY
ABSTRACT NO. 394
BRAZORIA COUNTY, TEXAS

Exhibit B

NORTH
Scale 1:8,227
1 inch = 686 ft.
Feet
0 1,000 2,000 4,000 6,000 8,000
Disclaimer:
This map is for informational purposes only. Its accuracy is based on the source data used to compile it. The City of Bellevue assumes no responsibility for its accuracy or for any use or misuse of the information.

Exhibit C


Print Map
PD Site
Low Density Residential
Medium Density Residential
High Density Residential
Park
Open Space
PEARLAND CITY LIMIT
Legend
Future Land Use Plan 2015
Suburban Residential
Low Density Residential
Medium Density Residential
High Density Residential
Offices
Detention
Park
Recreation and Open Space
Public / Semi-Public
Retail, Offices and Services
Village District
Lower Kirby Urban Center
288 Gateway
Cullen Mixed Use District
Garden/O'Day Mixed Use District
Light Industrial
Industrial
Business Commercial
Airport
Major Retail Node (50 acres)
Minor Retail Node (25 acres)
Residential Node (5 acres)
NORTH

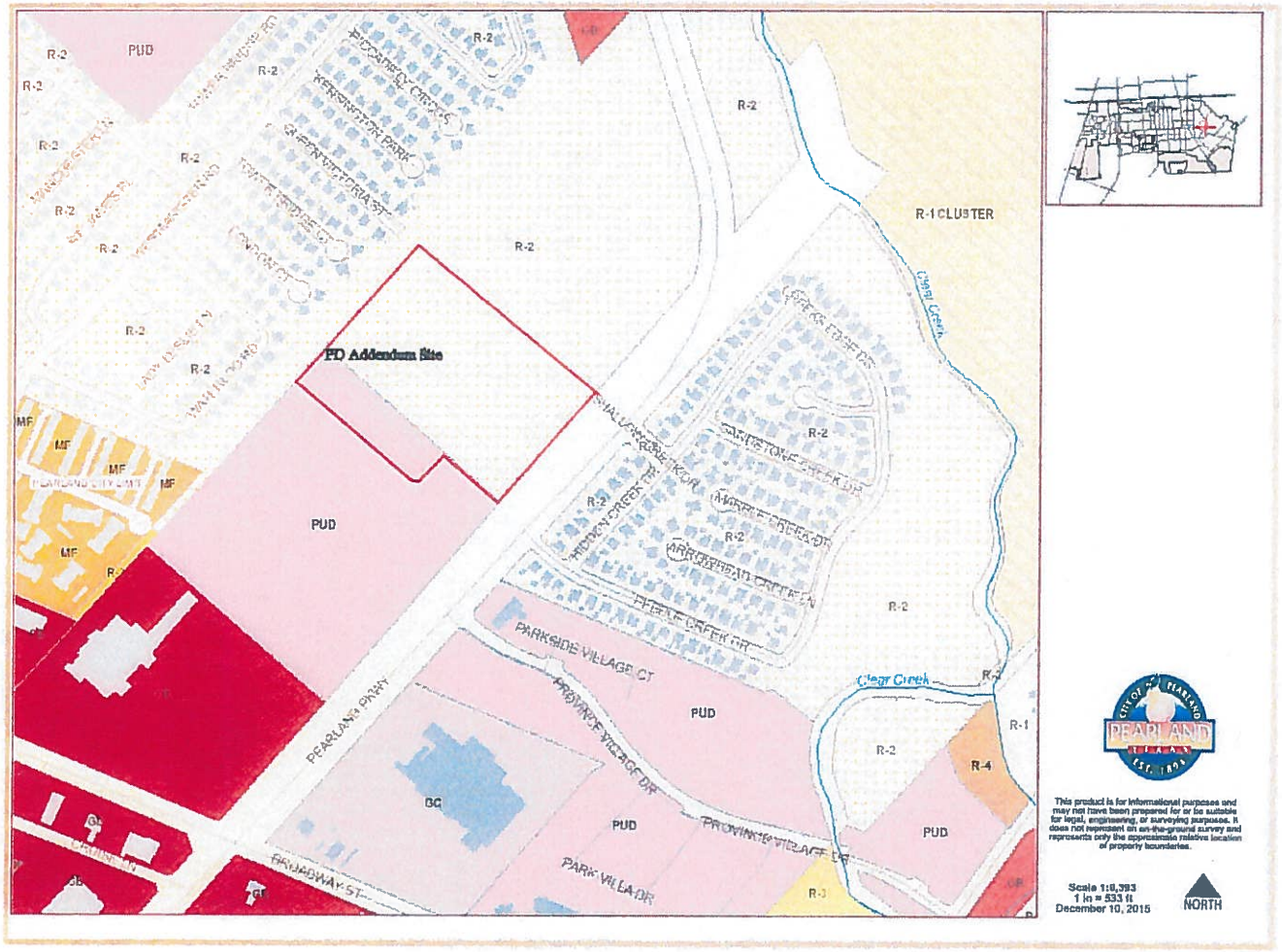
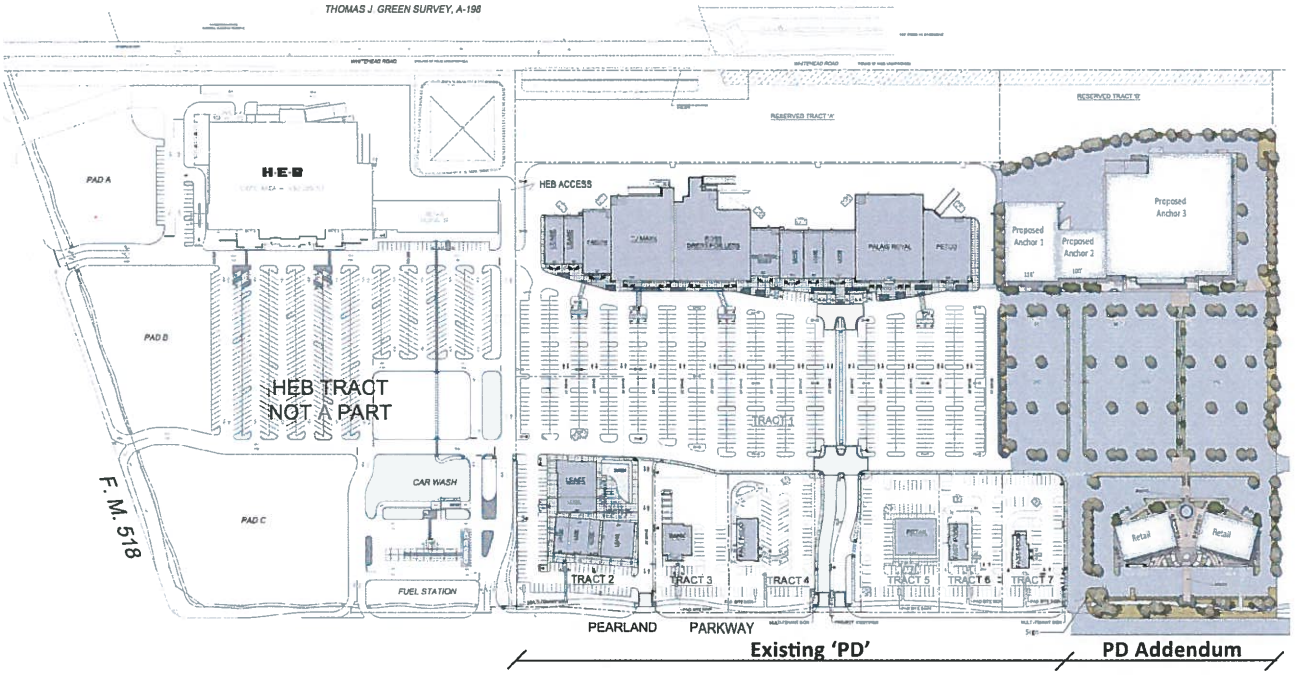

PD Addendum Site
PUD
R-2
R-1 CLUSTER
R-1
R-4
MF
BG
PEARLAND PKWY
BROADWAY ST
PARKSIDE VILLAGE CT
PROVINCE VILLAGE DR
PARK VILLA DR
Clear Creek
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Scale 1:6,393
1 in = 533 ft
December 10, 2015
NORTH

Exhibit D



The Center at Pearland Parkway
City of Pearland, Texas

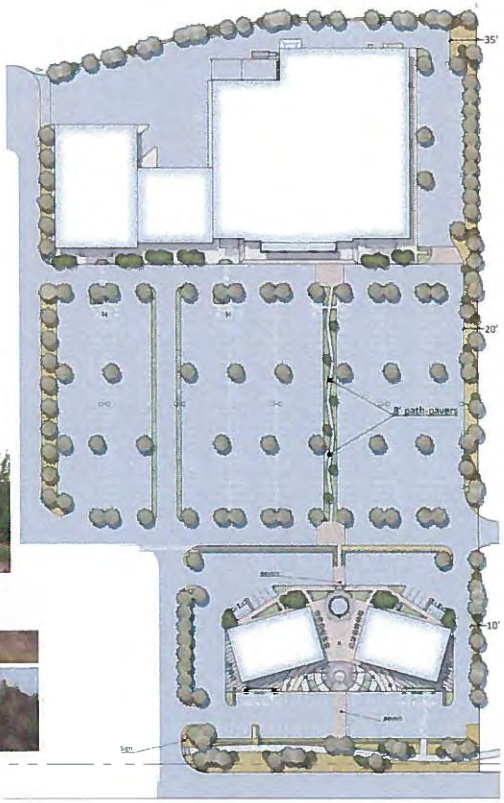
Exhibit E-1

Ref. Date: 12.22.15

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
713.953.5200
ljaengineering.com

Site Furnishings

Plant List



Concept Images

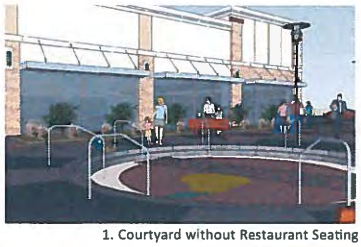
Pavers / Decorative Concrete

The Center at Pearland Parkway
City of Pearland, Texas

Exhibit E-2

Ref. Date: 12.22.15

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
713.953.5200
lja-eng@lja-eng.com

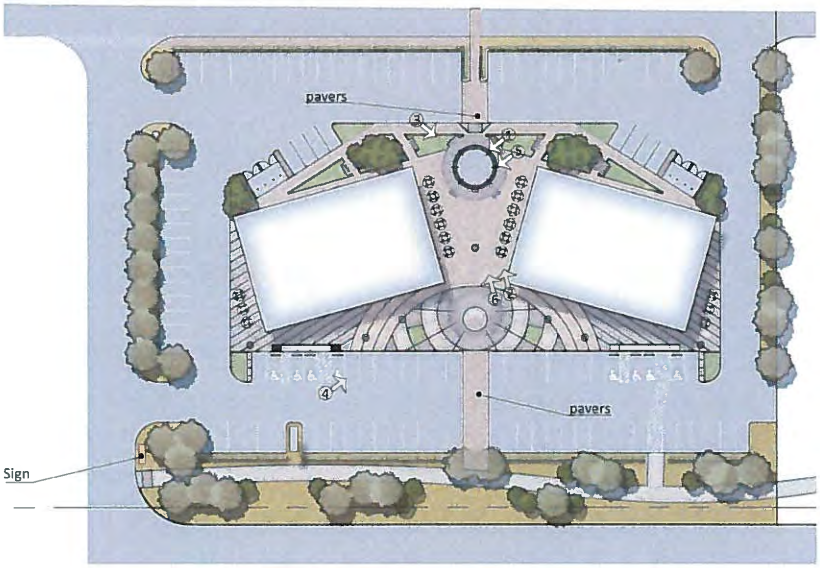


1. Courtyard without Restaurant Seating

2. Courtyard without Restaurant Seating

3. Retail Concept

4. Retail Concept



5. Courtyard with Restaurant Seating

6. Courtyard with Restaurant Seating

The Center at Pearland Parkway
City of Pearland, Texas

Exhibit E-3

Ref. Date: 12 09 15

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 300
Houston, Texas 77042
713.953.5200
ljaengineering.com

PLANTING SCHEDULE

SHADE TREES

SYM.	Botanical Name	Common Name		Units	Size	Cal.	Height	Spread	Remarks
LI	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle	-	EA	45 Gal.	2 1/2"	10'	6'	Full, well branched. (3 Cane Only)
MC	Myrica cerifera	Wax Myrtle		EA	30 Gal.		8'	3'	Full, well branched
QV	Quercus virginiana	Live Oak	-	EA	100 Gal	4"	14'	8'	Full, well branched. No central leader
UC	Ulmus crassifolia	Cedar Elm		EA	65 Gal.	3"	12'	6'	Full, well branched

PERENNIAL PLANTINGS

SYM.	Botanical Name	Common Name		Units	Size	Height	Spread	Spacing	Remarks
BF	Bulbine frutescens 'Tony Tangerine'	Tangerine Stalked Bulbine		EA	1 Gal	14"	10"	18" o.c.	Full plants rooted to container
EC	Eragrostis curvula	Weeping Lovegrass		EA	1 Gal	14"	12"	18" o.c.	Full plants rooted to container
MC1	Myrica cerifera 'Pumila'	Dwarf Wax Myrtle		EA	3 Gal	24"	22"	30" o.c.	Full plants rooted to container
MG	Muhlenbergia capillaris	Gulf Coast Muhly	-	EA	1 Gal	18"	12"	24" o.c.	Full plants rooted to container

SEEDING

SYM.	SEEDING	Common Name		Units					Remarks
-	Cynodon dactylon	Bermuda Turf	-	SF					(NEF Specs.)

All requirements of the Corridor Overlay District will be met

LEGEND

TREES

STREET AND PARKING LOT TREES

SHRUBS

- TANGERINE STALKED BULBINE
- WEEPING LOVEGRASS
- GULF COAST MUHLY GRASS
- DWARF WAX MYRTLE

GRASSES

- BERMUDA TURF

CITY OF PEARLAND
LANDSCAPE CALCULATIONS

PLEASE SHOW THE FOLLOWING INFORMATION ON LANDSCAPE PLANS

PERCENTAGE OF GROSS LANDSCAPE AREA = 15% (15% REQUIRED)

LARGE STREET TREES: REQUIRED: MINIMUM 3" CALIPER – 1" / 10' OF FRONTAGE
400 LF / 10' = 40 CALIPER INCHES
PROVIDED: 42 CALIPER INCHES

ORNAMENTAL STREET TREES: REQUIRED: MINIMUM 2" CALIPER – 1" / 15' OF FRONTAGE
400 LF / 15' = 27 CALIPER INCHES
PROVIDED: 28 CALIPER INCHES

SHRUBS: REQUIRED: NUMBER OF SHRUBS = 5X TOTAL CALIPER INCHES OF TREES
STREET TREES 40 X 5 = 200 SHRUBS
PROVIDED: 203 SHRUBS

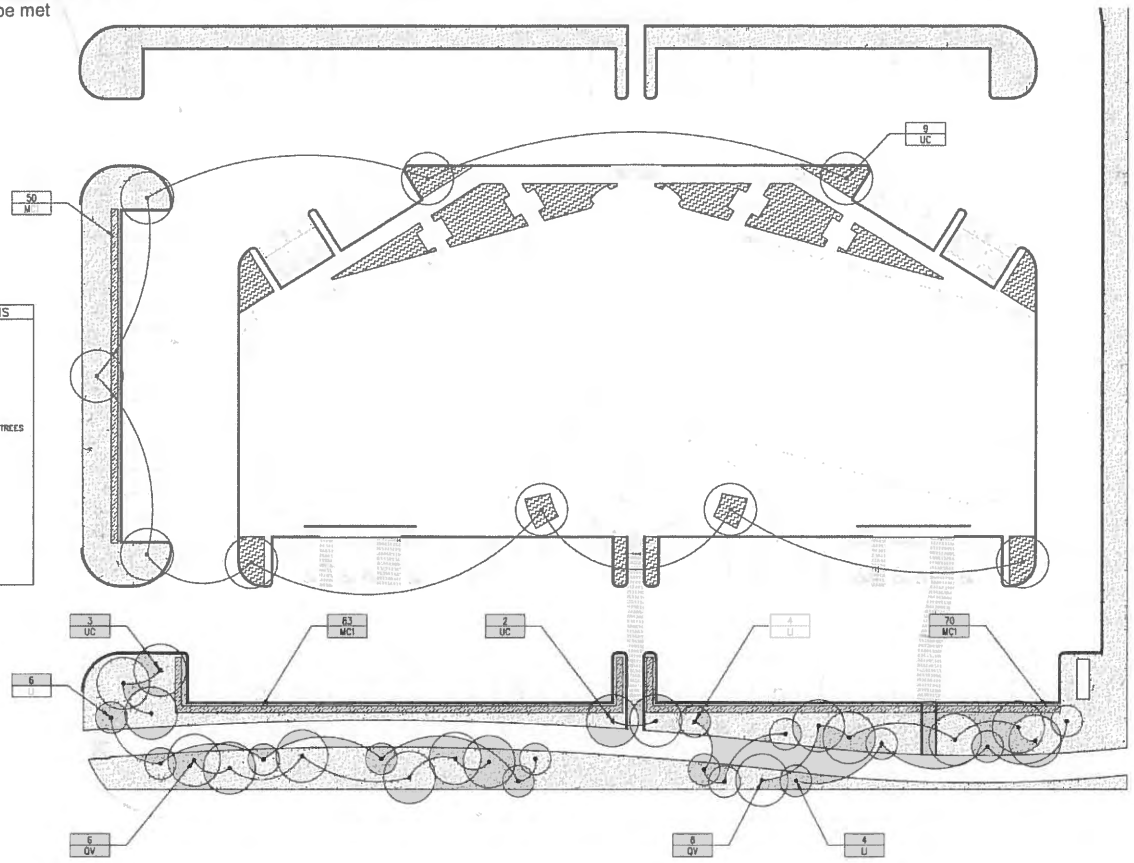
PARKING LOT TREES: REQUIRED: MINIMUM 2" CALIPER – 1" / 5 PARKING SPACES
PARKING SPACES = 586 / 5 = 117 CALIPER INCHES
PROVIDED: 162 CALIPER INCHES

NO PARKING SPACE SHALL BE GREATER THAN 50' FROM A TREE

LANDSCAPE AREAS WITH TREES = 36 SQ. FT. MINIMUM, WITH MINIMUM DIMENSION OF 6' WIDE.

ISLANDS WITHIN PARKING LOT = 162 SQ. FT., MINIMUM DIMENSION OF 8', MINIMUM OF 4' BETWEEN TREE AND EDGE OF ISLAND.

LANDSCAPE AREAS WITH TREES = 36 SQ. FT. MINIMUM, WITH MINIMUM DIMENSION OF 6' WIDE.



1 PLANTING PLAN
SCALE: AS NOTED

P:\RPS\RPS5501 Cntr @ Pearland Pkwy Ph2\2 Ongoing\LJA15_12-18 Entry Plan Exhibit\E4 PLANTING PLAN.dwg | ROJIVER (ARCH D (24.00 X 36.00 INCHES) | 12/18/2015

CENTER AT PEARLAND PARKWAY PHASE 2

PEARLAND, TEXAS

Client

STREAM REALTY
515 POST OAK BLVD, SUITE 100
HOUSTON, TX 77027

Landscape Architect

swa

1245 West 18th Street
Houston, Texas
77008-3342
United States
www.swagroup.com
+1.713.868.1878 o

Consultant

CONSULTANT NAME
CONSULTANT INFORMATION

Stamp

Revisions

1
2
3
4
5

Date
12.22.15
Phase
ISSUE FOR PERMIT
Job Number
RPS-501

Scale
0 20' 40'
1" = 20'

North

Drawing Title

PLANTING PLAN

L1 PLANTING GENERAL SHEET

Drawing Number

NOT FOR CONSTRUCTION

E4

© 2015 SWA

SIGN TYPE A — QTY: 1

FABRICATE AND INSTALL ONE DOUBLE FACED MULTI TENANT ID SIGN

- TOP SECTION: ALL ALUMINUM CONSTRUCTION, FINISH P1
- TENANT SECTION: INDIVIDUAL CHANGEABLE 177" 7328 WHITE POLYCARBONATE FACES WITH 2" X 2" RETAINER & 2 ¾" DIVIDERS PAINTED P2
- ACCENTS: ALUMINUM SUB FRAME WITH DUROCK CLADDING STONE FACADE ATTACHED TO DUROCK **STONE PROVIDED AND INSTALLED BY CLIENT** FINISH SIDES INDICATED ATTACHED TO DUROCK
- BASE: ALL ALUMINUM FINISH P1
- CONCRETE PAD: 3" BIGGER ALL AROUND THAN SECTION ABOVE MIN 3" HIGH

ILLUMINATION: INTERNALLY LIT BY OHO LAMPS

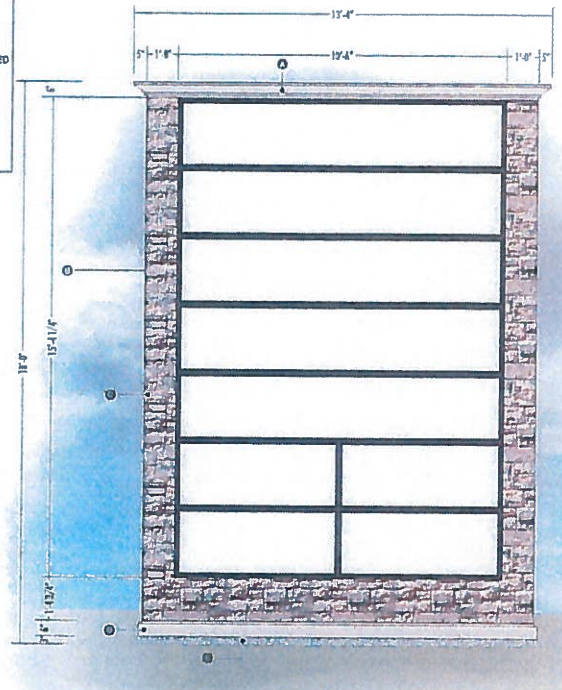
FINISH SCHEDULE

PANEL COLOR - SATIN FINISH

P1 FINISH BRONZE 230-49

P2 FINISH BLACK

APPROVED BY: _____



SIGN ELEVATION
SCALE: 3/8" = 1'-0"

Page 1 of 2

CLIENT APPROVAL SIGNED: DATE:

LANDLORD APPROVAL SIGNED: DATE:

SALES APPROVAL

National Signs

2711 E. LAMAR
HOUSTON, TX 77003
713 223 7446 • FAX 713 223 7446
www.NationalSigns.com

PROJECT: THE CENTER AT PEARLAND PARKWAY
LOCATION: PEARLAND PKWY @ FM 518
CITY/STATE: PEARLAND, TX 77581
SALES REP: HALEY LEE
DATE: 10.26.15
DRAWN BY: TIFFANY TOSKY
DRAWING#: NS15 25283

5-Year Warranty ON ALL PARTS, ALL LABOR, ALL SIGNAGE. NationalSigns

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120-277 VOLT ELECTRICAL SERVICE

ELECTRICAL SERVICE: _____
20 AMP CIRCUITS: _____

REVISIONS

A	10.28.15 INCREASE TO 14'X12'	TT
B	10.28.15 ADD 2 MORE PANELS	TT
C	10.29.15 REDUCE SIDES TO 1'-0"	TT

INSTALLATION REQUIREMENTS

Exhibit F

APPENDIX

Original Approved PD

Planned Development

for

Center at Pearland Parkway

Prepared For

Stream Realty

Kerry R. Gilbert & Associates, Inc.

April 2013

Center at Pearland Parkway
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I. Introduction

A. Description of the Subject Property

The Center at Pearland Parkway is located on Pearland Parkway north of Broadway (FM 518) and directly next to the future HEB grocery store located at the corner of Broadway and Pearland Parkway. The site contains ±28.0 acres situated to the east of an existing 85 foot wide Brazoria Drainage District #4 drainage easement which provides approximately 130 feet of separation from an existing multi-family complex and the rear side of a single-family residential neighborhood. The site is currently vacant as is the property to the north. Stream Realty Partners has contracted to buy and develop the site. Refer to Exhibit A – Project Location.

B. Description of Proposed Development.

The Center at Pearland Parkway will be developed as a mix of neighborhood service retail establishments in clusters and pad sites that are designed and situated such that the resulting center conveniently accommodates customers and their vehicles while focusing on internal and external pedestrian activity. Originally, the site was part of the Pearland Commons PD, a larger ±53.3 acre tract, approved by the City in 2008. However, in 2010, HEB purchased the 22.0 acres located at the hard corner for a grocery store, fuel station and a few pad sites. Although there is separate ownership, the intent of our retail development is to interconnect in a cohesive fashion with the HEB site so that they are one project, and not two different projects. Interconnectivity will occur within the parking lot to allow vehicles and pedestrians to move throughout the project. The architectural style of our project will compliment the style to be established by the HEB site. Key elements of the overall site plan include:

1. Primary project entry located on Pearland Parkway at the entry across from Providence Village Drive near the center of the overall site. Project identifier and enhanced landscaping will occur at this entrance.

2. The primary entrance transforms into a landscaped, linear walkway with landscaping, special paving treatments, and a sidewalk for pedestrian connectivity to the retail space in the rear of the development. The median width will be twenty (20) feet wide with a meandering six (6) foot wide sidewalk and enhanced landscaping on either side of the sidewalk. Trees, shrubs and the seasonal plantings will provide some shade and buffer from the parking lot. Refer to Exhibit E – Conceptual Plan.

3. The Plaza, an outdoor playground, deck and/or grassy, open area with covered patio areas is nestled among a cluster of eateries and boutique shopping site located centrally to the shopping and the HEB site. This area is designed to create a Plaza that is accessible via pedestrian walkways throughout the project. Internal and external plazas will accompany these specialty restaurant and retail sites providing a perfect complement to the deck/grassy, open area. The Plaza is nestled among three buildings, each of which will include multiple small retail establishments.

4. Driveways along Pearland Parkway are limited to essential locations and are coordinated with existing driveways and esplanade openings. The one exception to this is the proposed driveway near the northern boundary on Pearland Parkway. This driveway has been situated to line up with Pebble Creek Drive to allow for a new esplanade opening. The location of all of the driveways will ensure traffic entering and exiting the project is accommodated in the most efficient and safe manner.

5. A 30' wide landscape buffer is provided along the entire frontage of Pearland Parkway. This area will contain landscaping, shrubbery and walkways designed to screen the adjacent parking areas from the abutting roadways with naturally aesthetic appeal.

6. The rear facade of the buildings within the center will be a continuation of the underlying architectural theme of the project consisting of a textured paint treatment coupled with the variation of building depths and offsets in the rear elevations of the various buildings in the center. 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 western property line.

7. Proposed tenants include more than a half dozen national tenants ranging in size up to 26,000 square feet; multiple pad sites occupied by national restaurants, banks, and /or stand alone retail uses; approximately 20,000 square feet of specialty and/or in–line retail space.

8. All parking areas will be constructed of concrete rather than asphalt to enhance the quality and longevity of the project.

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 covered patio, playground and deck area along with the various pockets of landscaping.

C. Describe the area of land in acreage.
The total land area is ±28.0 acres. Refer to Exhibit B – Site Location and Exhibit C – 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 retail development that is designed to aesthetically and harmoniously complement the adjacent residential and commercial areas.

II. Zoning and Land Use

A. Describe the existing zoning districts and the boundaries of said districts.
The existing zoning is the Pearland Commons PD overlay on a GB District. This was part of a larger ±53.3 acre PD. Since then, HEB purchased ±22.0 acres and with approval from City Council, removed the acreage from the PD. Refer to Exhibit D – Existing Zoning.

B. Describe the base zoning district(s) to be overlaid.
The current zoning is a PD overlay on the GB district.

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 Depth (Min.)	125'
Lot Width (Min.)	150'
Lot Coverage	None listed
Building Height	45'
Building Elevation	Variation required
Front Setback	25'
Side Setback	10' or 25' if abut Major Thoroughfare
Rear Setback	25'

1. **Provide the percentage of use in each zoning classification.**
   The land use in the overall project is 100% commercial/retail 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 L 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.

The Center at Pearland Parkway is a proposed retail project and at this time, the tenants have not been selected. There are no accessory uses associated with this project. The intent of the development is to incorporate the design and architectural style of the adjacent HEB site, however, at this time this information is not available.

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 E – Conceptual 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, or tilt-wall, building with a stone material. 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 will also be included on each building. No outside storage will be permitted regardless of use.

2. **Landscape Enhancements**: The project complies with the current UDC. The project will also incorporate landscape enhancements above the minimum standards on the primary entry median and along the façade of the buildings. The central median will be landscaped. The western median segment is twenty (20) feet wide will be enhanced with trees, shrubs and plantings along with a six (6) foot sidewalk and the eastern median segment is twelve (12) feet wide. The medians will be landscaped with a combination of hardwood and ornamental trees, at one inch of caliper per one foot of median. Refer to Exhibit G for sizes and location. The project identifier will be located in the entry median. The material for the monument will be a stone or brick material. Additionally, the store fronts will incorporate plantings and benches along the sidewalk in front of the store fronts providing a pleasant walking experience. These are additional amenities unique to this site.

3. **The Plaza**: A park area, not required for retail developments, has been incorporated to allow for families and friends to gather in a passive park setting next to small eatery and boutique shops. Adjacent to the three multi-tenant buildings, this is an ideal location to gather with friends and family after shopping or eating at one of the restaurants. The location is central to the shopping in both this development and the HEB development. Proximity to the activity associated with HEB is important to the energy of The Plaza. Refer to Exhibit F- The Plaza.

4. **Sidewalks**: The sidewalk located along Pearland Parkway complies with the width and material standards stated in the current UDC 2.4.5.1(l). The sidewalk in the primary boulevard median is six (6) feet wide and will meander throughout the twenty (20) foot wide median. The sidewalks that compose the internal pedestrian circulation, as shown on Exhibit E, will be a minimum of six (6) feet in width and will be a defined sidewalk by utilizing concrete with pavers at the cross-section. Refer to Exhibit E – Conceptual Plan for general location and proposed curved 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. Although not required, the project is designed to provide interconnectivity for vehicles and pedestrians between this project and the HEB site for a cohesive development plan. The lighting height will be a cohesive plan with a maximum of 20 foot height around the pad sites and the 39 foot height in the middle section of the development. However, no light pole will be taller than the building it serves. Refer to Exhibit E - Conceptual Plan for general layout of the parking lot and the vehicle circulation plan and to Exhibit K – Lighting Plan.

6. **Fencing**: The project contemplates an expansion of land through the purchase of the adjacent tract to the north. However, at this time; the adjacent tract is zoned residential, which requires masonry fencing or a 25' landscape buffer. Since the development will be enlarged in the future, the 25' landscape buffer will be included in the future development. The project will blend with the HEB tract to the south and the future expansion tract to the north, to give the appearance of one large retail development.

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 substantially from the Design Plan and otherwise comply with the intent of the various requirements within The Center at Pearland Parkway 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 Center at Pearland Parkway 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, or lack thereof, 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. The actual variation and offsets will be determined in the future as each tenant is decided upon, but in no case shall there be a continuous facade longer 400 feet of the collective building and each offset shall be no less than a minimum of 5 feet.

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 ±1,172 feet. Due to the number of tenants proposed for this development, an additional multi-tenant sign, for a total of three 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, while the third multi-tenant sign will accommodate the multiple tenants in the three

building sites adjacent to The Plaza. Each building site will hold approximately three to five tenants. All three 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 – J Signage Exhibit.

2. **Buffer to Residential**: Section 2.4.4.5(k) requires a 25' landscape buffer adjacent to residential use or district. The vacant land along Pearland Parkway and north of this tract is most likely to be developed for retail/commercial. Additionally, this development may expand in the future into the adjacent tract at which time, any open space buffer would be removed.

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

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

V. A phasing schedule for the project

The project is divided into two phases. The development within this PD is Phase I.

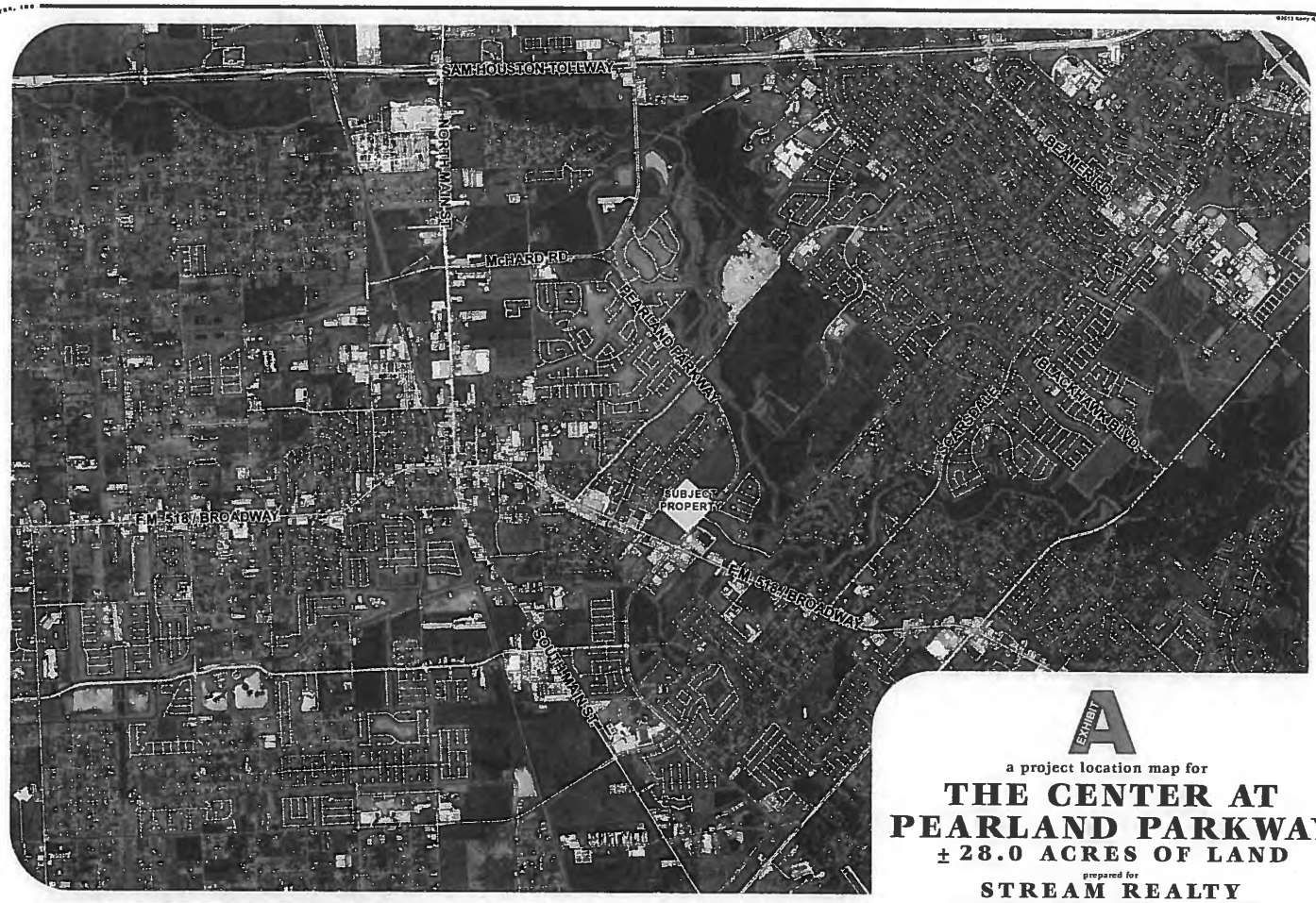

EXHIBIT A

a project location map for

THE CENTER AT PEARLAND PARKWAY

± 28.0 ACRES OF LAND

prepared for

STREAM REALTY

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 578-0340
Fax (281) 578-8212

NOT TO SCALE

MARCH 2013
KGA M-215A

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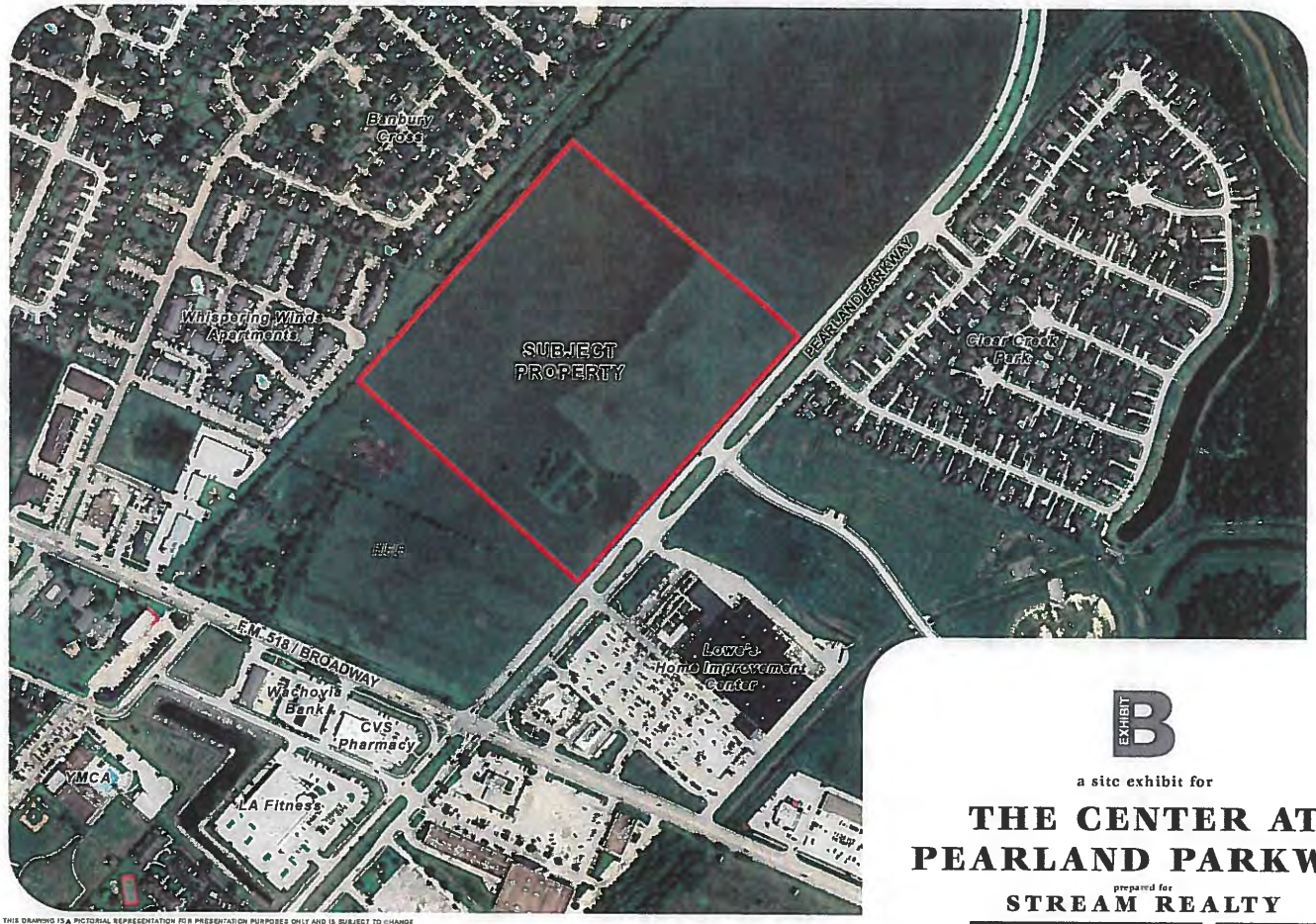

EXHIBIT B

a site exhibit for

THE CENTER AT PEARLAND PARKWAY

prepared for

STREAM REALTY

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8210

SCALE

MAY 2013
KGA #-215A

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HALFF

LEGAL DESCRIPTION

BEING a 30.7935 acre (1,341,365 square foot) tract of land situated in the Thomas J. Green Survey, Abstract Number 198 in Brazoria County, Texas, and being out of and a part of the called 118.775 acre tract of land described in deed to Marion E. Settegast, et al as recorded in Volume 1421, Page 25 of the Brazoria County Deed Records, said 30.7935 acre tract of land being more particularly described as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8 inch iron rod with cap stamped "TERRA SURVEYING" found in the southwesterly right-of-way line of Whitehead Road (30 feet wide, unimproved) for the north corner of a 22.3385 acre tract of land described in deed to HEB Grocery Company, LP as recorded under Brazoria County Clerk's File Number 2011030072 and being the west corner of the herein described tract of land;

THENCE with the southwesterly right-of-way line of said Whitehead Road, North 41 degrees 52 minutes 28 seconds East, a distance of 1,199.55 feet to the north corner of the herein described tract of land;

THENCE departing the southwesterly right-of-way line of said Whitehead Road, South 48 degrees 04 minutes 19 seconds East, a distance of 1,120.56 feet to the northeasterly right-of-way line of Pearland Parkway (a variable width right-of-way) for the east corner of the herein described tract of land;

THENCE with the northeasterly right-of-way line of said Pearland Parkway the following courses and distances:

> South 41 degree 55 minutes 41 seconds West, a distance of 947.88 feet to an angle point in the herein described tract of land;
>
> South 46 degrees 30 minutes 07 seconds West, a distance of 150.48 feet to an angle point in the herein described tract of land;
>
> South 41 degrees 55 minutes 41 seconds West, a distance of 101.67 feet to the east corner of the aforesaid 22.3385 acre tract of land and the south corner of the herein described tract of land;

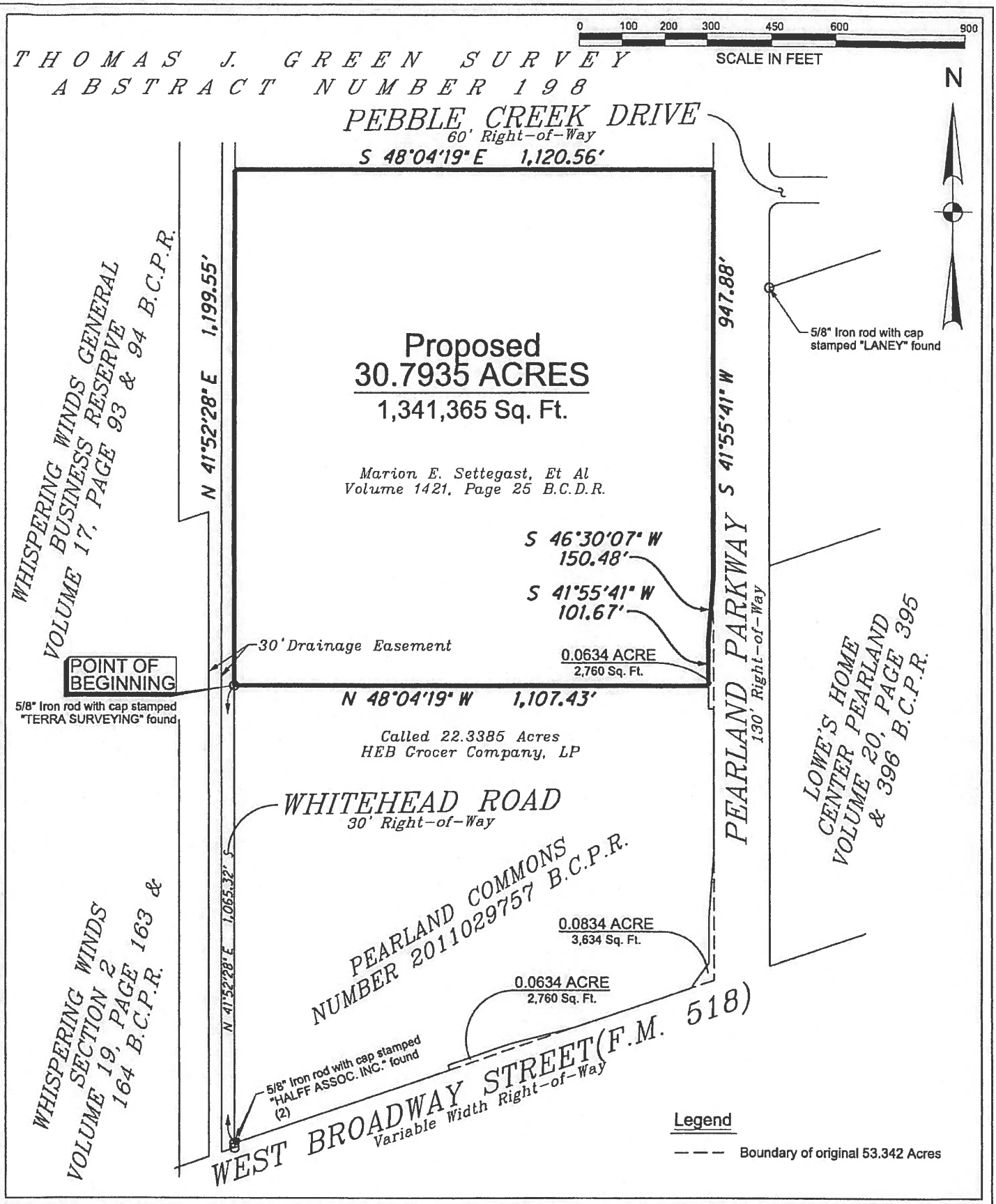
THENCE departing the northeasterly right-of-way line of Pearland Parkway with the northerly line of said 22.3385 acre tract, North 48 degrees 04 minutes 19 seconds West, a distance of 1,107.43 feet to the **POINT OF BEGINNING** and containing 30.7935 acres (1,341,365 square feet) of land.

HALFF ASSOCIATES, INC.

14800 ST MARY'S LANE, SUITE 160
HOUSTON, TX 77079-2943

TEL (713) 588-2450
FAX (713) 588-2488

WWW.HALFF.COM



HALFF
TBPE FIRM# F-312
14800 ST. MARY'S LANE, SUITE 160
HOUSTON, TEXAS 77079-2943
TEL (713) 588-2450
FAX (281) 310-5259

AN EXHIBIT OF THE PROPOSED REZONING TRACT

IN THE THOMAS J. GREEN SURVEY,
ABSTRACT NUMBER 198
BRAZORIA COUNTY, TEXAS

Project No.:	29175
Issued:	02/14/2013
VEXH002-PARC-29175.dgn	
2 of 2	

3/14/2013 10:37:41 AM ah2151 HALFF I:\29000s\29175\CAD\DIV\EXH002-PARC-29175.dgn Design W_IR2200_MON_FS_FW.pit

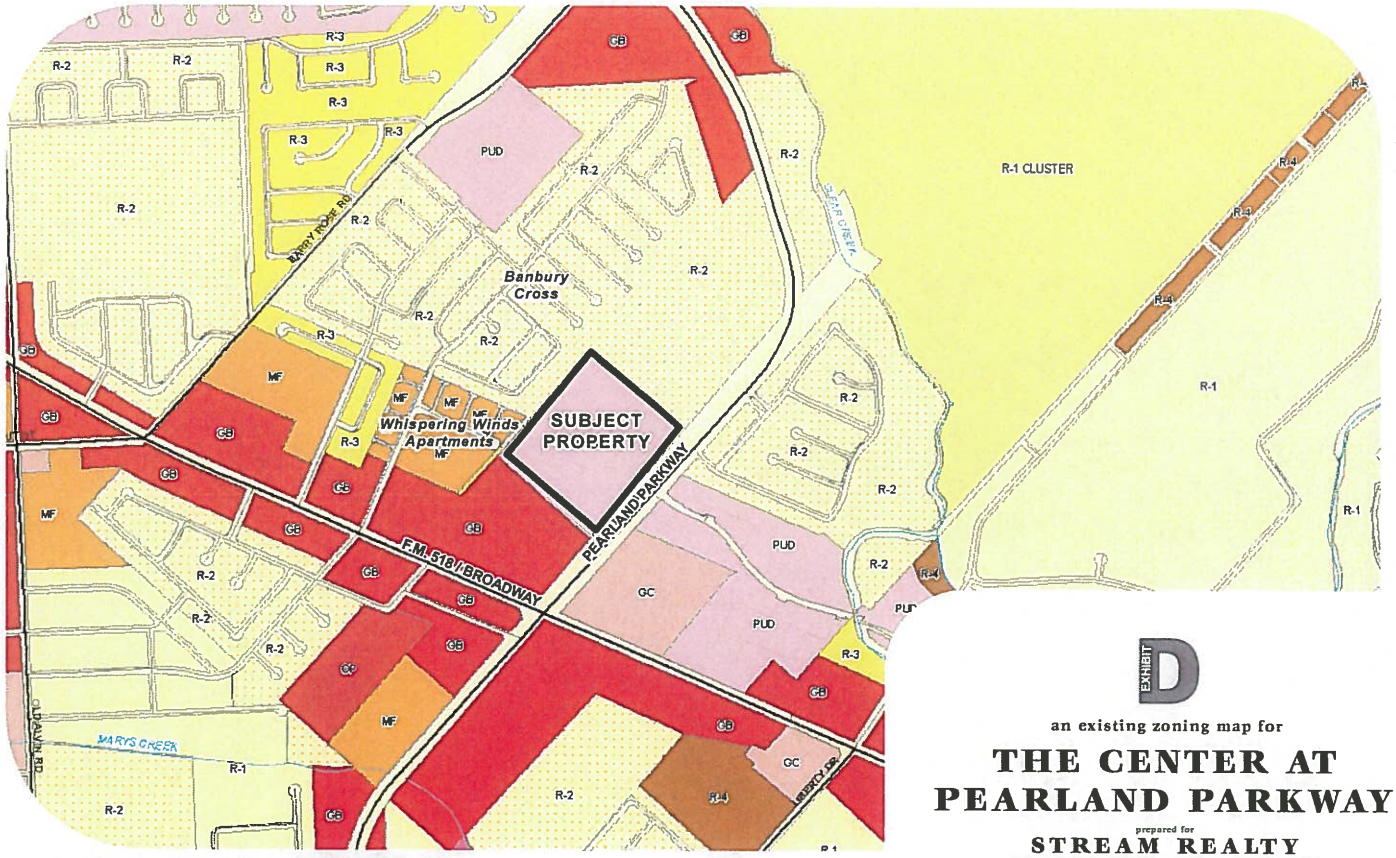


EXHIBIT D

an existing zoning map for

THE CENTER AT PEARLAND PARKWAY

prepared for

STREAM REALTY

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
23501 Cinco Ranch Blvd
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

NOT TO SCALE

MAY 2013
KGA #L-213A

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE FURTHER SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO KERRY R GILBERT & ASSOCIATES, INC BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE NO WARRANTIES EXPRESS OR IMPLIED CONCERNING THE ACTUAL DESIGN LOCATION AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED ADDITIONALLY NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN

©2013 KERRY R GILBERT & ASSOCIATES, INC ALL RIGHTS RESERVED

SCALE 0 50' 100' 200'

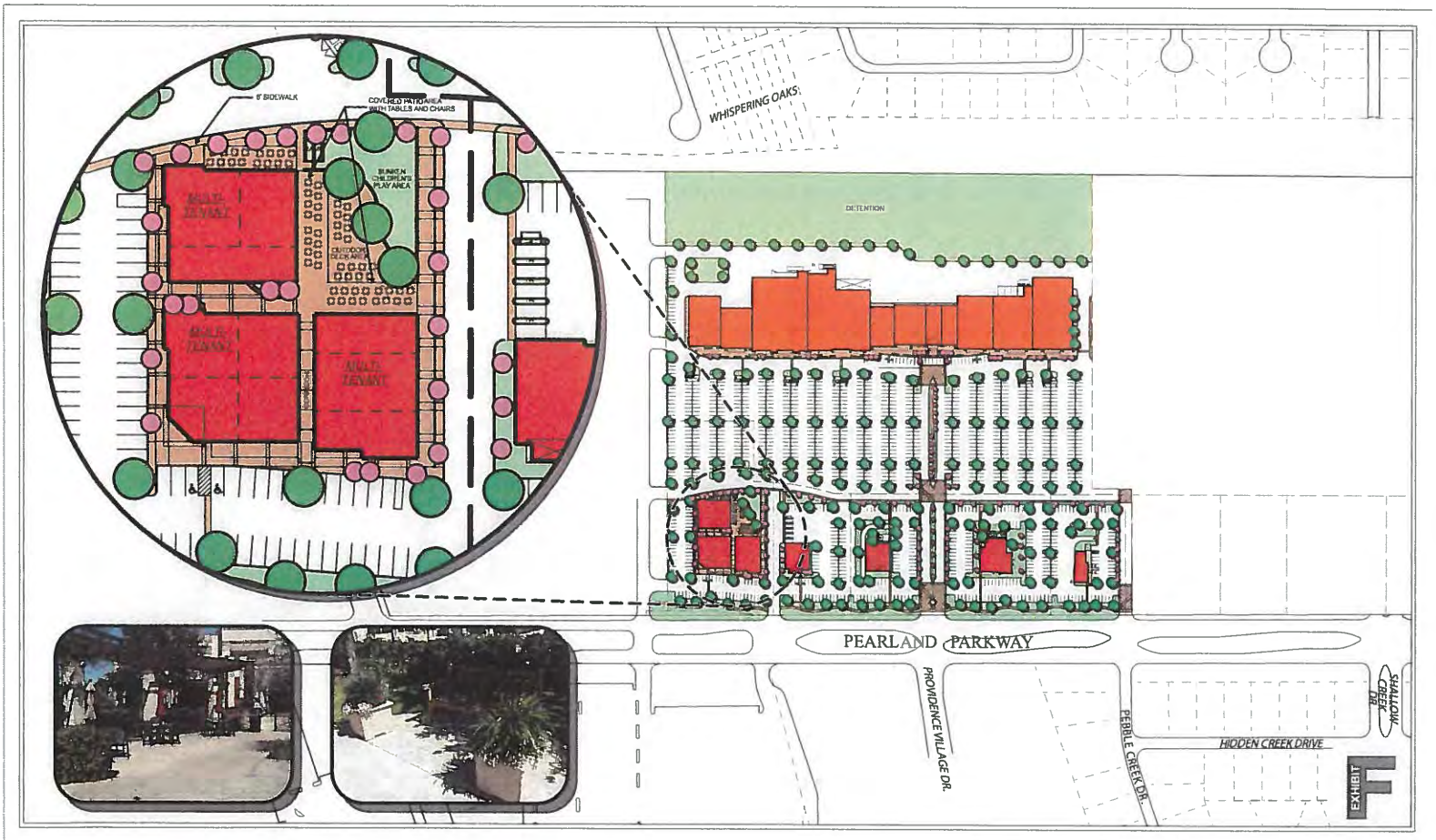
N

THE CENTER AT PEARLAND PARKWAY

CITY OF PEARLAND, TEXAS

05.09.2013

PHASE I



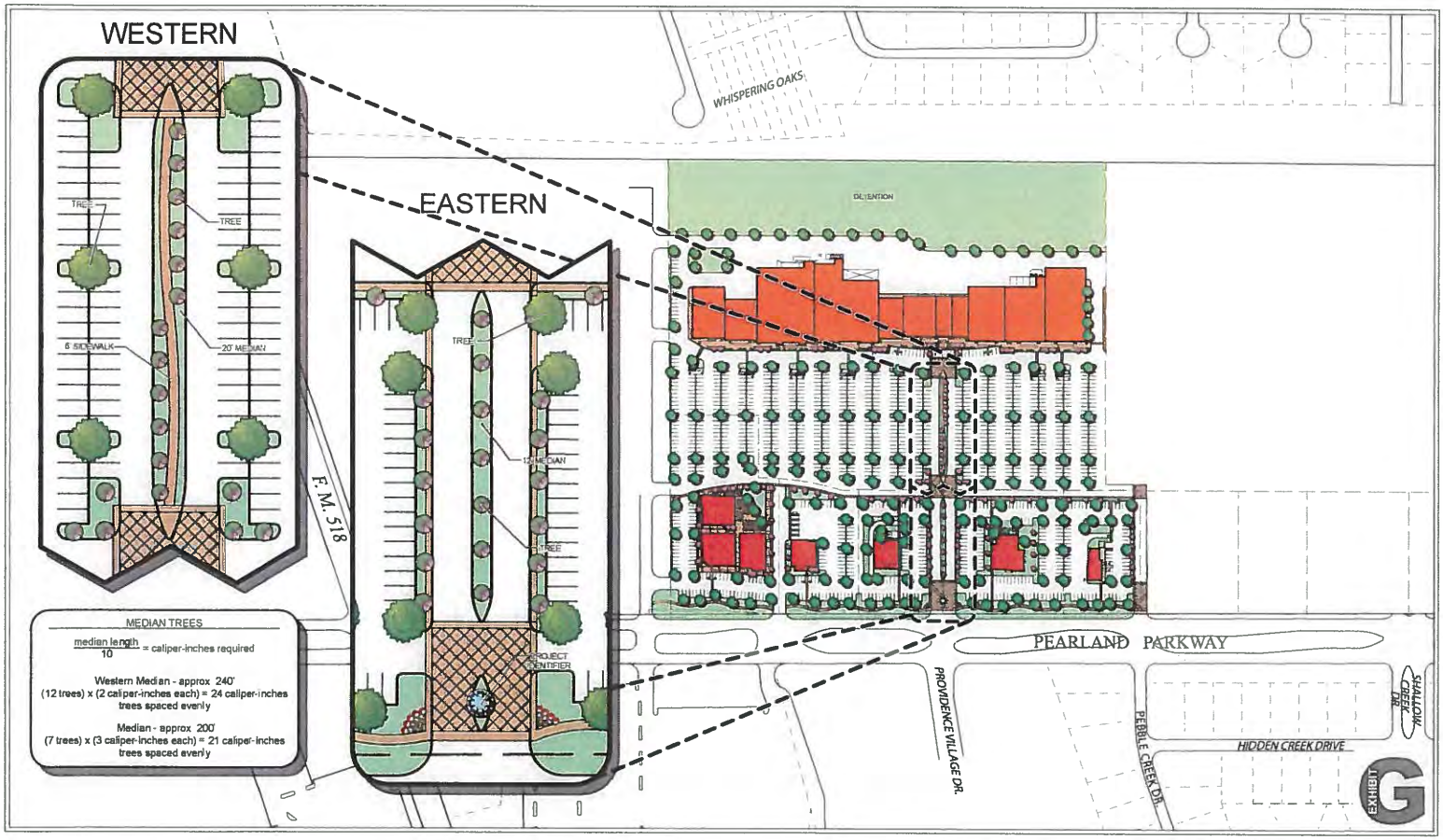
SCALE 0 50' 100' 200'

THE CENTER AT PEARLAND PARKWAY

CITY OF PEARLAND, TEXAS

04.26.2013

PHASE I - 28.0 Acres



SCALE: 0 50' 100' 200'

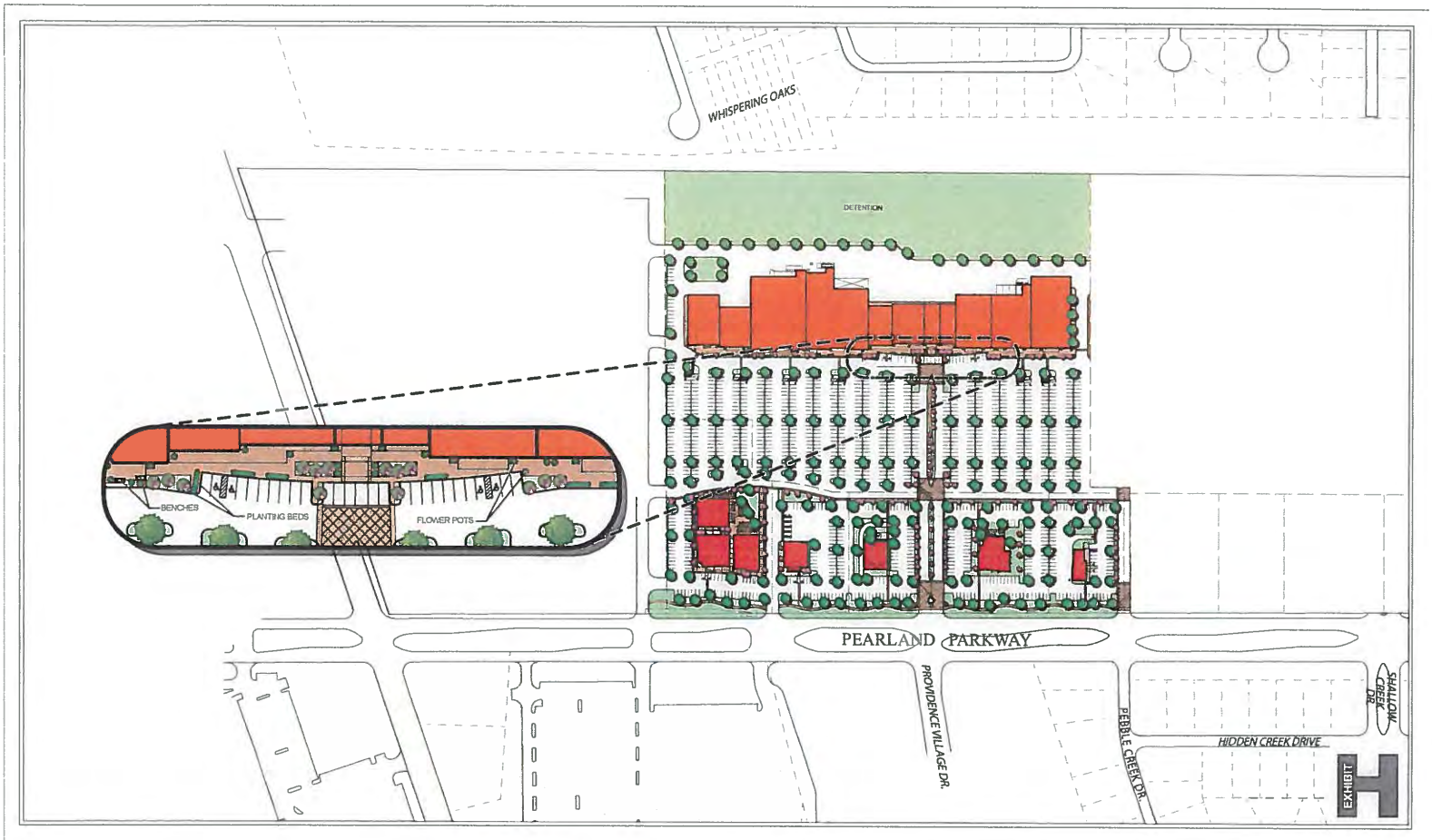
N

THE CENTER AT PEARLAND PARKWAY

CITY OF PEARLAND, TEXAS

04.26.2013

PHASE I - 28.0 Acres



SCALE 0 50' 100' 200'

N

THE CENTER AT PEARLAND PARKWAY

CITY OF PEARLAND, TEXAS

04.28.2013

PHASE I - 28.0 Acres

SCALE 0 50' 100' 200'

N

THE CENTER AT PEARLAND PARKWAY

CITY OF PEARLAND, TEXAS

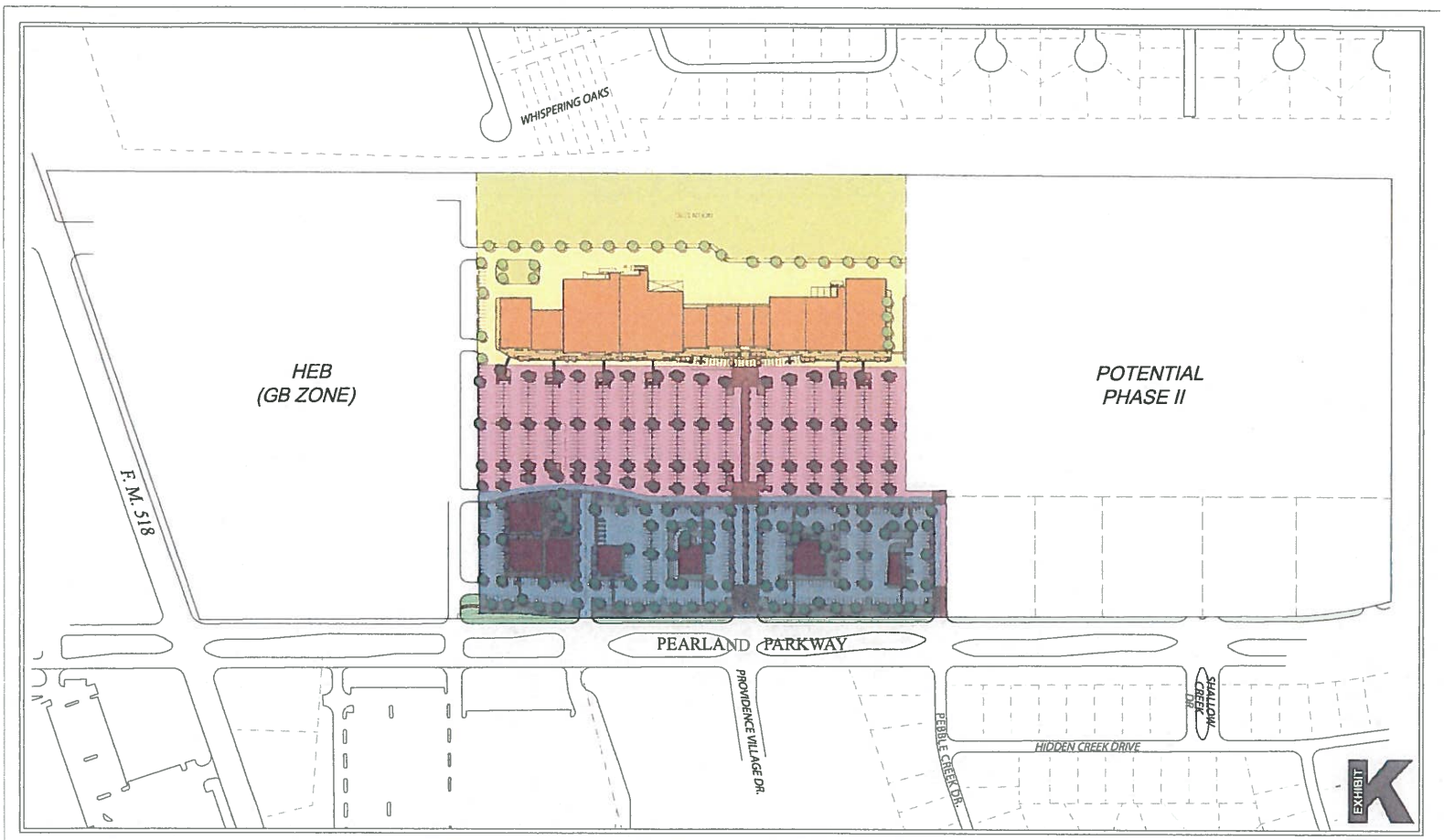
04.26.2013

PHASE I - 28.0 Acres

MULTI-TENANT SIGNAGE

PAD SITE SIGNAGE

PROJECT IDENTIFIER



SCALE: 0 50' 100' 200'

N

THE CENTER AT PEARLAND PARKWAY

CITY OF PEARLAND, TEXAS

04.28.2013

PHASE I - 28.0 Acres

LIGHTING STANDARDS

- BUILDING MOUNTED LIGHTING (MAX. 20FT)
- 39-FOOT LIGHTING STANDARD
- 20-FOOT LIGHTING STANDARD

Prohibited Uses List
Exhibit L

Below is a list of land uses allowed in the General Business Zone, but which will be prohibited specifically within the Center at Pearland Parkway PD. Any CUP listed in GB would still require a CUP request.

Agriculture Field or crop
Agriculture Animal Husbandry
Farm/Ranch livestock
Boarding or Rooming House
Farm Accessory building
Off street parking incidental to residential main house
Social & Recreational building (homeowners association, neighborhood rec center
Country Club, private or public golf course
Swimming pool – private club
Tennis or swim club
Commercial Amusement Outdoor

<u>Auto uses</u>
All terrain vehicles – dealer, sales
Auto Parts Sales with outside storage
Auto sales/dealer (new and used auto sales)
Auto wash (full service, detail shop)
Commercial transit terminal
Parking lot or garage for passenger cars and trucks of less than one ton capacity

<u>Office uses</u>
Credit agency
Office, parole-probation, bail bonds
Bed & breakfast inn
Extended stay motel/hotel
Laundromat (self service laundry)
Rehabilitation care facility (halfway house)
Rehabilitation care institution (commercial)
Astrology, hypnotists or psychic arts
Bakery (wholesale)
Convenience store (without gasoline)
Food store/supermarket
Vet Office with outside pens
Antique Shop with outside storage
Check Cashing Services

<u>Institutional and government uses</u>
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
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
Studio or radio and or television (no towers)

<u>Commercial and related uses</u>
Cabinet business
Exterminator service/company (no outdoor sales or storage)

Exhibit M
Multi-tenant Sign Maximum Dimension

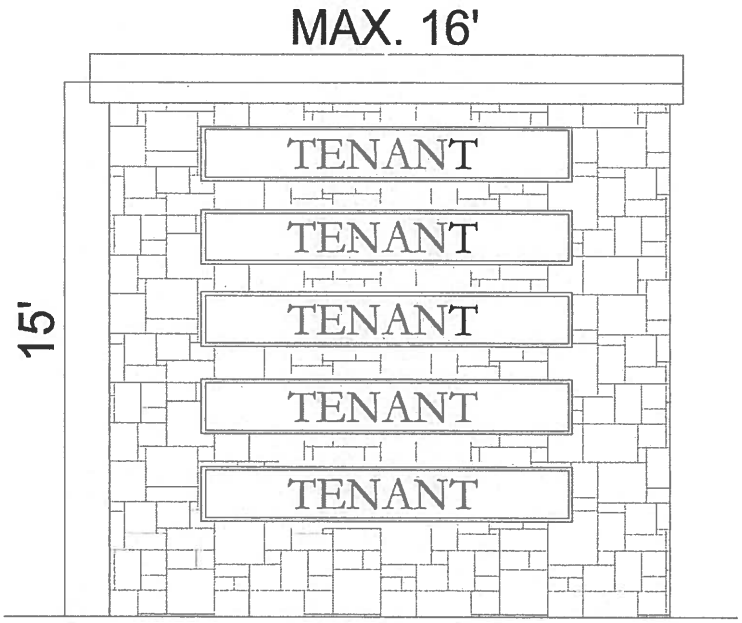


Exhibit N
Multi-tenant Sign Images

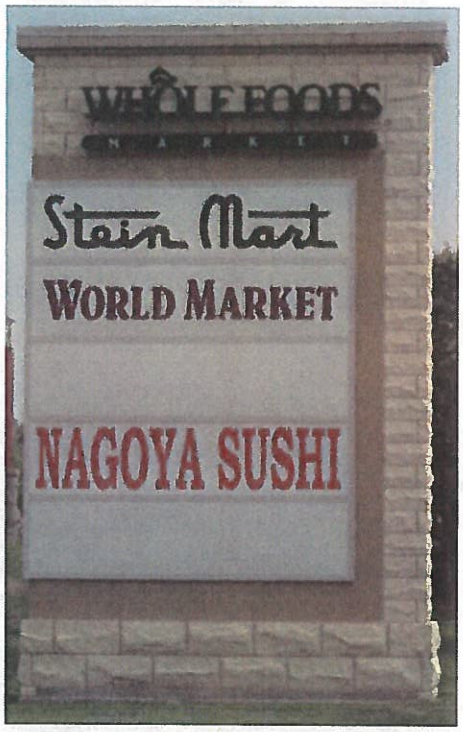
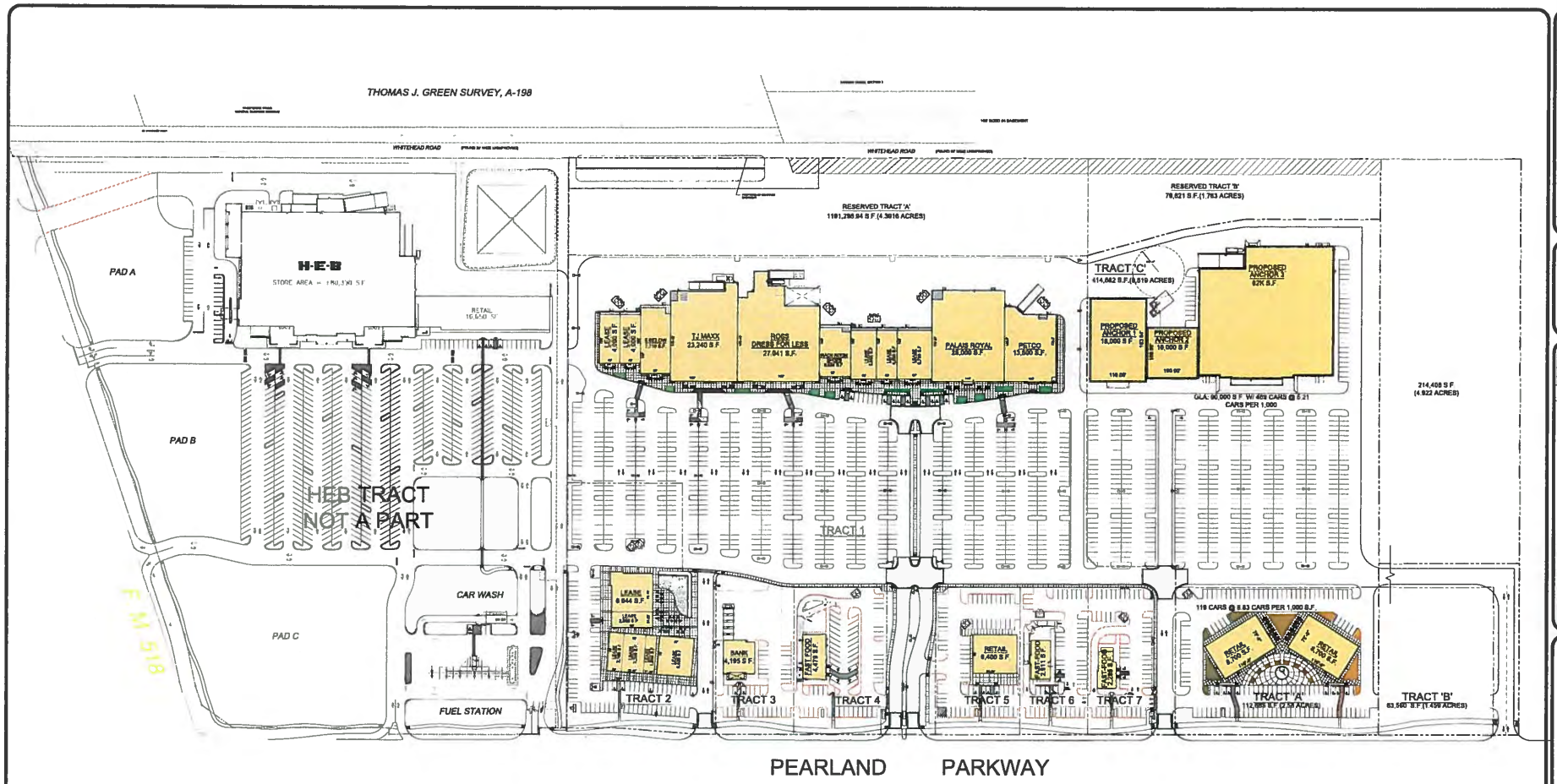


Exhibit O
Images of Project Identifier



SITE PLAN

N

THE CENTER AT PEARLAND PARKWAY

CITY OF PEARLAND, TEXAS

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
Tamim El Hajj, AIA
Date: 08/06/2015

CDA Architects
17200 State Hwy 249, Suite 230
Houston, Texas 77064
832/678-2323 Fax 832/678-2240

STREAM

SCALE:
PROJECT NO
DATE:
SHEET NO SP-16

The Center at Pearland Parkway - PHASE 2
Pearland Parkway near F.M. 518
Pearland, Texas

City of Pearland
Planning Department
Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will **not** be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department for deadlines and anticipated meeting dates for each project type.

RECEIVED DEC 04 2015

TYPE OF APPLICATION:

- [x] Zoning Change
- [x] Cluster Development Plan
- [x] Planned Development Workshop
- [ ] Plat (list type):_____
- [ ] ZBA Variance
- [ ] P&Z Variance
- [ ] Special Exception
- [ ] Conditional Use Permit

PROJECT INFORMATION:

[ ] Residential [x] Commercial [ ] Property Platted [ ] Property Not Platted

Project Name: The Center at Pearland Parkway Tax ID: 0198-0014-000

Project Address/Location: North of Broadway (FM 518) at the corner of Broadway and Pearland Parkway next to HEB.

Subdivision: PD is close to Whispering Winds No. of Lots: 1 Total Acres: 28.0

Brief Description of Project: The application is to amend the existing PUD to incorporate an additional 13.25 acres N of site

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: Settegast Family c/o Beeman Strong & Co., Inc.
Address: 1300 Post Oak Blvd., Suite 1650
City: Houston State: TX Zip: 77056
Phone: (713) 552-1110
Fax: (713) 626-9110
Email Address: bstrong@beemanstrong.com

APPLICANT/AGENT INFORMATION:

Name: Stream Reality C/O Greg Patch, LJA Engineering inc
Address: 2929 Briarpark Dr, Suite 600
City: Houston State: Texas Zip: 77042
Phone: 713-953-5095
Fax: 713-953-5026
Email Address: gpatch@ljaengineering.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: Owner's Representative Date: Nov. 10, 2015

Agent's/
Applicant's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
			APPLICATION NUMBER:

Teresa Olson

From: Christi Settegast [esettegast@sbcglobal.net]
Sent: Wednesday, November 11, 2015 9:04 AM
To: Teresa Olson
Subject: Re: City of Pearland Planning Department Universal Application

Beeman has our permission to sign.

Thanks
Eden and Christi settegast

Sent from my iPhone

> On Nov 10, 2015, at 1:33 PM, Teresa Olson <tolson@beemanstrong.com> wrote:
>
> To All,
>
> Attached is the City of Pearland Planning Department Universal Application form which has been signed by Mr. Strong on behalf of the family. We need an approval of this by each family member.
>
> Please send an email to me stating something to the effect of "I/we approve of Beeman Strong to sign the City of Pearland Planning Department Universal Application on my/our behalf.
>
> We need this from each of you NO LATER than Friday, November 13th. Thank you all very much. Please call with any questions.
>
> Regards,
> Teresa Olson
> Beeman Strong & Co.
> 1300 Post Oak Blvd., Suite 1650
> Houston, TX 77056
> (713) 552-1110
> (713) 333-1610 - Direct
> (713) 626-9110 - Fax
> <20151110133145593.pdf>

Teresa Olson

From: Bert Langdon [bert.langdon@gmail.com]
Sent: Tuesday, November 10, 2015 1:53 PM
To: Teresa Olson
Subject: RE: City of Pearland Planning Department Universal Application
Attachments: 20151110133145593.pdf

On behalf of myself and Brentwood Partners L.P., I approve of Beeman Strong signing the City of Pearland planning application.

Thank you.

Sent from my Windows Phone
From: Teresa Olson
Sent: 11/10/2015 1:33 PM
To: Bert Langdon; Carlita Laurent; Eden Settegast; Gig Settegast; Jennie Smith; Lita Sealy; Marion Sullivan; Sandy Abadie
Cc: Beeman Strong
Subject: FW: City of Pearland Planning Department Universal Application To All,

Attached is the City of Pearland Planning Department Universal Application form which has been signed by Mr. Strong on behalf of the family. We need an approval of this by each family member.

Please send an email to me stating something to the effect of "I/we approve of Beeman Strong to sign the City of Pearland Planning Department Universal Application on my/our behalf.

We need this from each of you NO LATER than Friday, November 13th.
Thank you all very much. Please call with any questions.

Regards,
Teresa Olson
Beeman Strong & Co.
1300 Post Oak Blvd., Suite 1650
Houston, TX 77056
(713) 552-1110
(713) 333-1610 - Direct
(713) 626-9110 - Fax

Teresa Olson

From: J Scott Laurent [s.laurent@sbcglobal.net]
Sent: Wednesday, November 11, 2015 4:47 PM
To: Teresa Olson
Subject: Re: City of Pearland Planning Department Universal Application

I approve of Beeman Strong to sign the City of Pearland Planning Dept. Universal Application on my behalf.
Carlita Laurent

On Tuesday, November 10, 2015 8:56 PM, Teresa Olson <tolson@beemanstrong.com> wrote:

To All,

Attached is the City of Pearland Planning Department Universal Application form which has been signed by Mr. Strong on behalf of the family. We need an approval of this by each family member.

Please send an email to me stating something to the effect of "I/we approve of Beeman Strong to sign the City of Pearland Planning Department Universal Application on my/our behalf.

We need this from each of you NO LATER than Friday, November 13th. Thank you all very much. Please call with any questions.

Regards,
Teresa Olson
Beeman Strong & Co.
1300 Post Oak Blvd., Suite 1650
Houston, TX 77056
(713) 552-1110
(713) 333-1610 - Direct
(713) 626-9110 - Fax

11/10/2015

Marion E. Settegast III
13419 Kingsride Lane
Houston, Texas 77079
713-468-8971

I approve of Beeman Strong to sign the City of Pearland Planning Department Universal Application on my behalf.
Regards,

M.E. Settegast III

Teresa Olson

From: pffinery@hal-pc.org
Sent: Thursday, November 12, 2015 9:25 AM
To: Teresa Olson
Subject: Re: FW: City of Pearland Planning Department Universal Application

I, Marion Sullivan, authorize Beeman Strong to sign any City of Pearland, Texas document on my behalf.

Teresa Olson

From: Lita [lita.sealy@gmail.com]
Sent: Tuesday, November 10, 2015 5:16 PM
To: Teresa Olson
Subject: Re: City of Pearland Planning Department Universal Application

I approve of Beeman strong signing The City of Pearland Universal Application form on my behalf. Sincerely, Carlita S. Sealy On Nov 10, 2015, at 1:33 PM, Teresa Olson <tolson@beemanstrong.com> wrote:

> To All,
>
> Attached is the City of Pearland Planning Department Universal Application form which has been signed by Mr. Strong on behalf of the family. We need an approval of this by each family member.
>
> Please send an email to me stating something to the effect of "I/we approve of Beeman Strong to sign the City of Pearland Planning Department Universal Application on my/our behalf.
>
> We need this from each of you NO LATER than Friday, November 13th. Thank you all very much. Please call with any questions.
>
> Regards,
> Teresa Olson
> Beeman Strong & Co.
> 1300 Post Oak Blvd., Suite 1650
> Houston, TX 77056
> (713) 552-1110
> (713) 333-1610 - Direct
> (713) 626-9110 - Fax
> <20151110133145593.pdf>

JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, JANUARY 4, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2015-15Z

A request by Kent Marsh, Marsh Darcy Partners, applicant; on behalf Marilyn Bullard, owner; for approval of a change in zoning from the Single Family Residential-1 (R-1) zoning district, to a Planned Development known as Midtown at Magnolia; on approximately 11.759 acres of land, to wit:

Legal Description: All that certain 11.759 acres out of Section 16, H.T. & B.R.R., Abstract No. 546, Pearland, Brazoria County, Texas and being a portion of that certain tract described in a deed dated 04-11-2002 from Edwin Hunter Harris, et. ux. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 02-017799 and a portion of that certain tract as described in a deed dated 12-17-1997 from Edwin Hunter Harris, Sr. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 97-044957.

General Location: Southeast corner of Magnolia Road and Manvel Road (FM 1128), 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.

Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: December 16, 2015

Re: Zone Change Application Number 2015-15Z

A request by Kent Marsh, Marsh Darcy Partners, applicant; on behalf Marilyn Bullard, owner; for approval of a change in zoning from the Single Family Residential-1 (R-1) zoning district, to a Planned Development known as Midtown at Magnolia; on approximately 11.759 acres of land.

General Location: Southeast corner of Magnolia Road and Manvel Road (FM 1128), Pearland, TX.

Summary of Request

The applicant proposes to change the zoning of approximately 11.759 acres located at the southeast corner of Magnolia Road and FM 1128/Manvel Road from Single Family Residential-1 (R-1) to a Planned Development (PD), to be known as Midtown at Magnolia for a mixed use development consisting of residential and commercial uses.

The proposed development will consist of three separate tracts.

- Tract 1 is approximately 2.385 acres with a base zoning of Office/Professional (OP) and the proposed site of a CVS Pharmacy.
- Tract 2 is approximately 2.529 acres with a base zoning of Office/Professional (OP). Although there is no proposed use at this time, Tract 2 may be developed with uses permitted in the OP zoning district. Additionally, a restaurant with outdoor seating without a drive-thru, not permitted in an OP zone, is listed as a permitted use.
- Tract 3 is approximately 6.845 acres with a proposed residential use for a maximum of 60 townhomes with a base zoning of Townhouse Residential (TH).

The intersection of Magnolia Road and FM 1128/Manvel Road is designated a Major Retail Node. The Comprehensive Plan recommends concentrating local retail, office, and services in the nodes centered at the intersection of major thoroughfares instead of continuous commercial strips. The Plan also states that medium and higher density residential uses are also appropriate for these nodes. PDs encourage flexible and creative planning to ensure compatibility of land uses that result in a higher quality of development.

Site History

The area was annexed into the city in 1997. The property is currently zoned Single Family Residential-1 (R-1).

Recommendation

Staff recommends approval of Zone Change 2015-15Z, known as Midtown at Magnolia Planned Development for the following reasons:

1. The proposed PD will bring the property into compliance with the approved Future Land Use plan that shows the area as a Major Retail Node. Major retail nodes are designed to concentrate local retail, office, and services at intersections to avoid continuous unconnected commercial areas. Single family residential areas are not appropriate for Major Retail Nodes.

2. Approval of the PD will allow for higher quality development with more amenities such as walking trails, masonry fencing, enhanced (stone and/or brick) building materials, that would not normally be required for a development in a traditional zoning district.

3. Approval of the PD will be compatible with the surrounding existing and future uses and zoning. The proposed PD will not have any significant negative impact on the surrounding properties and developments. The adjacent City owned detention facility provides a buffer between this property and the residential land use located to the east. The location of Mary's Creek and the topography between the proposed townhome area and residential area south of Mary's Creek serves as a buffer.

4. Within the PD, the proposed townhomes will be screened and buffered from the retail, office uses with a masonry fence and adequate landscaping.

Conformance to Comprehensive Plan

The 2015 Comprehensive Plan recommends concentrating local retail, office, and services into nodes centered at the intersection of major thoroughfares instead of continuous commercial strips. The Plan also states that medium and higher density residential uses are also appropriate for these nodes. The intersection of Magnolia Road and FM 1128/Manvel Road is shown as a Major Retail Node. The area is currently zoned as Single Family Residential-1 (R-1). The R-1 zoning district would allow low density single family homes which would not be in conformance with the Major Retail Node. The proposed base zoning districts of Office and Professional (OP) and Townhomes (TH) would be in conformance with the Comprehensive Plan.

Conformance with Thoroughfare Plan

As stated before, the subject property has frontage on Magnolia Road. According to the City of Pearland Thoroughfare Plan, Magnolia is a secondary thoroughfare and has been constructed as such. Magnolia Road is parallel to and south of FM 518/Broadway and serves as a reliever route for FM 518/Broadway. FM 1128/Manvel Road is designated as a Major Thoroughfare that needs to be widened. A Traffic Impact Analysis is required but has not been submitted as of this date.

Conformance with Unified Development Code

The subject property is surrounded by residential land uses and zoning districts, as illustrated by the table below.

	ZONING	LAND USE
NORTH	Neighborhood Services (NS)	Undeveloped
SOUTH	Mary's Creek and Suburban Residential-15 (SR-15)	Mary's Creek and Single Family Residential
EAST	Single Family-1 (R-1)	City Regional Storm Water Detention Facility
WEST	General Business (GB)	Undeveloped

Planned Development Districts (PDs) are intended to "implement generally the goals and objectives of the City's Comprehensive Plan." PD Districts are intended to encourage flexible and creative planning to ensure the compatibility of land uses and result in a higher quality development than conventional zoning districts. Only permitted and accessory uses allowed in the TH zoning classification will be allowed on Tract 3. On Tracts 1 and 2, only permitted and accessory uses allowed in the OP zoning classification will be allowed, with a deviation to allow a restaurant with outdoor seating being permitted on Tract 2. All uses requiring a conditional use permit (CUP) in the OP and TH zones may permitted with approval of a CUP in those zones.

Screening is required by the UDC between non-residential and residential uses and/or zoning districts. The PD requires a masonry wall with a 25-foot landscape reserve.

Magnolia Road is located within the Corridor Overlay District and requires a minimum 30-foot wide, unobstructed landscaped buffer along the road frontage. This buffer is intended to accommodate front yards of commercial uses along Magnolia Road, for aesthetic reasons. FM 1128/Manvel Road is not subject to the corridor overlay requirement. However, the PD proposes to conform to the corridor overlay requirement on both Magnolia Road and FM 1128/Manvel Road.

Platting Status

Platting will be required for the proposed development prior to the issuance of building permits and Certificates of Occupancy.

Availability of Utilities

There is an existing waterline along Magnolia Road and FM 1128/Manvel Road according to GIS. There is also an existing sewer line along Magnolia Road. This area is not within a Municipal Utility District (MUD).

Impact on Existing and Future Development

The proposed PD would create a superior development by providing the following:

1. The PD offers two options to comply with the Open Space and Park Dedication fee requirement for Tract 3:
   Option 1. The City and Tract 3 developer would enter a mutually acceptable agreement for all or part of the open space requirement and park dedication fee to be met with offsite improvements. Off-site improvement would consist of amenities to the City owned detention area adjacent to the residential townhome development and may include items such as trails, benches and waste cans as per any agreement. Option 2. Provide open space on site and pay parkland dedication fees.

2. Where internal sidewalks cross private streets, colored concrete or pavers will be provided.

3. Bike spaces will be provided on the non-residential tract at twice the number required.

4. A masonry wall and 25 foot landscape reserve will provide a buffer between the commercial and residential uses. Ornamental wrought iron will be used as fencing adjacent to the detention pond and Mary's Creek.

5. Both tracts fronting on Magnolia Road and FM 1128/Manville Road will conform to the corridor overlay district requirements (sidewalks, parking lot screening, street trees, transparency, etc.). The UDC does not include FM 1128/Manville Road in the corridor overlay district currently.

6. Parking lots will be screened with a double row of hedge consisting of a minimum of two species. The UDC only requires one row of landscaping with no requirement to use different species of plantings.

7. Curvilinear sidewalk standard will apply to FM 1128/Manvel Road also.

8. Site lighting in parking areas and along the private street and access easement will follow the character of the existing ornamental traffic signal lights at Magnolia and FM 1128/Manvel Road (Union Metal "Nostalgia" style). Along Magnolia Street, the height of the lighting will be 12 feet along the hike/bike trail.

9. Structures on Tracts 1 and 2 will consist of stone, brick or ornamental materials with a maximum of 10% EIFS for trim on all four elevations. The transparency requirement will also apply to the west elevation of Tract 1. Front elevations for the Townhomes will be at least 90% brick and stone; and, side elevations will be at least 50% brick and stone. All townhome elevations adjacent to a public right-of-way will have at least 90% brick or stone, regardless of whether it is the front, side or rear elevation.

This development as proposed would be a compliment to the surrounding areas and may serve as a catalyst for high quality development at this Major Retail Node.

Public Notification

Staff sent 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 parcel under consideration for the proposed zone change. Additionally, a legal notice of the public hearing was published in the local newspaper, and the applicant placed a notification sign on the property.

Opposition to or Support of Proposed Request

Staff has not received any returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Current Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Midtown at Magnolia PD Document and exhibits
7. Application

Exhibit 1

AERIAL MAP

2015-15Z

Midtown at Magnolia

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 = 236 feet

DECEMBER 2015
PLANNING DEPARTMENT

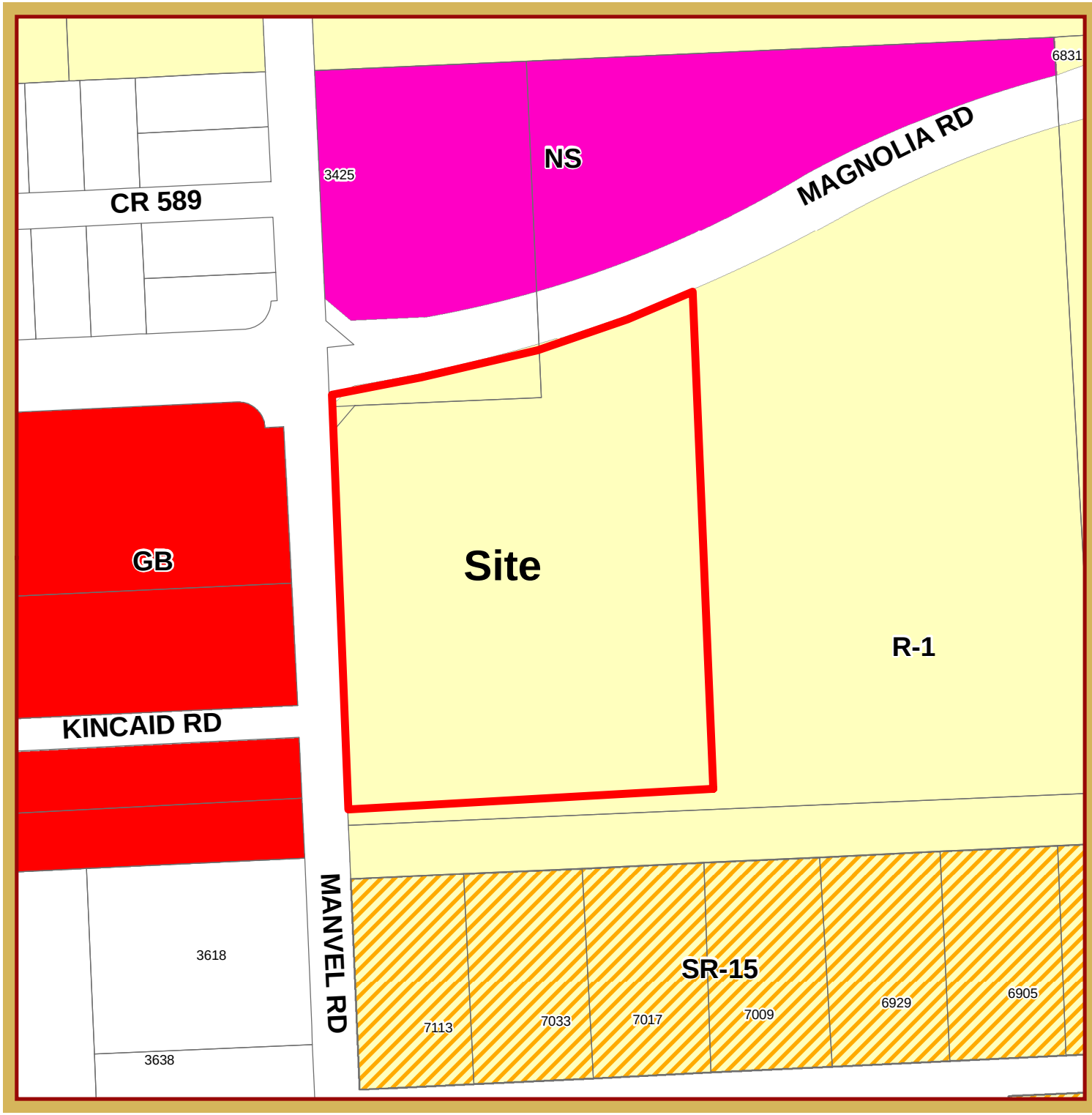


Exhibit 2

ZONING MAP

2015-15Z

Midtown at Magnolia

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 = 236 feet

DECEMBER 2015
PLANNING DEPARTMENT

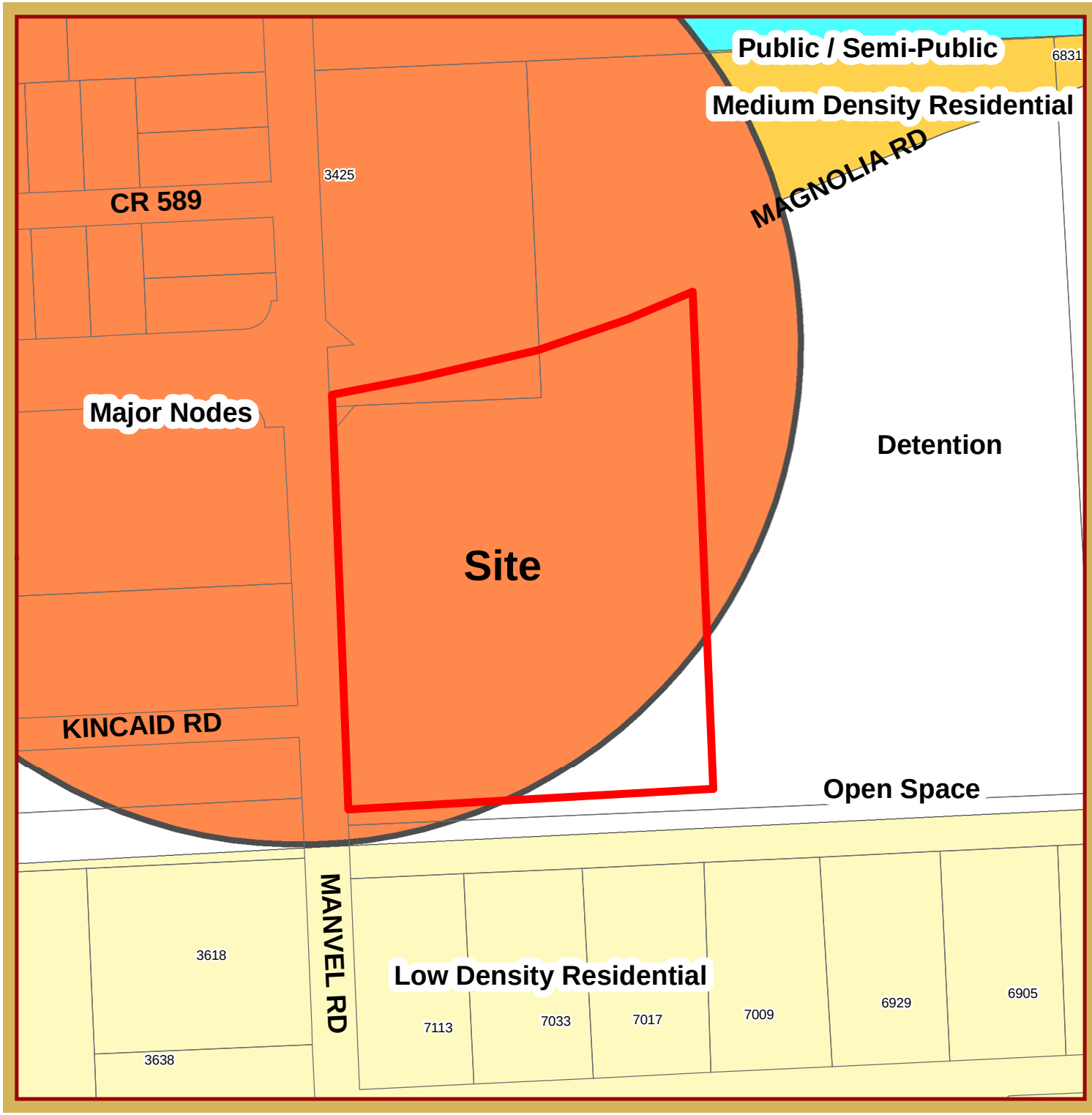


Exhibit 3

FLUP MAP

2015-15Z

Midtown at Magnolia

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 = 236 feet

DECEMBER 2015
PLANNING DEPARTMENT

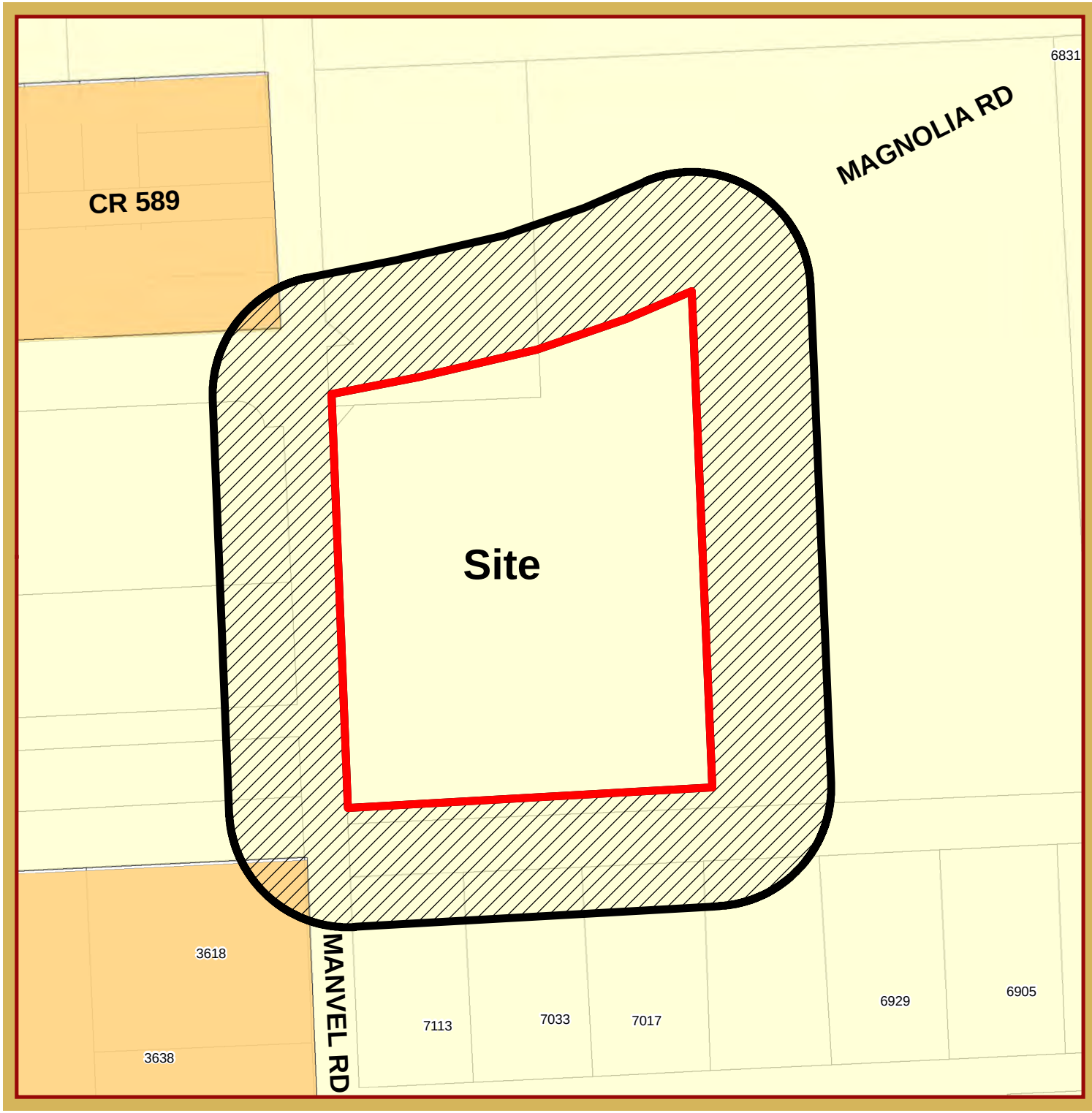


Exhibit 4

NOTIFICATION MAP

2015-15Z

Midtown at Magnolia

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 = 236 feet

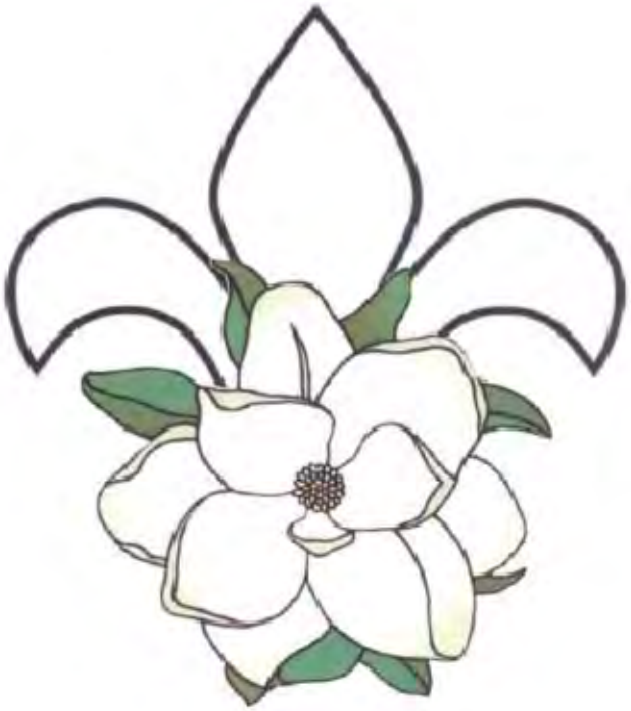
DECEMBER 2015
PLANNING DEPARTMENT

Exhibit 5

Zone Change 2015-15Z - Midtown at Magnolia

Owner	Address	City	State	Zip
BULLARD MARILYN LOUISE	PO BOX 14	PEARLAND	TX	77588
FRESS GEORGE L & ELENA	7017 MEADOW LN	PEARLAND	TX	77584
LUND KATHILEEN SUE ROY & TIMOTHY	6929 MEADOW LN	PEARLAND	TX	77584
MAGNOLIA 15.152 ACRES LTD c/o SIGNATURE CO.	9337B KATY FWY	HOUSTON	TX	77024
MUTINA LOUIS JR ET UX	3618 MANVEL RD	PEARLAND	TX	77584
NGUYEN THU THI & VU DUC TIEN	5222 BLUE SAGE DR	PEARLAND	TX	77584
POWELL DAVID E	7113 MEADOW LN	PEARLAND	TX	77584
SIGNATURE EUBANKS & ASSOCIATES	1433 SUMMITRIDGE DR	BEVERLY HILLS	CA	90210
WELLS RODNEY & SHARON	7033 MEADOW LN	PEARLAND	TX	77584
MARSH DARCY PARTNERS	8955 KATY FRWY STE 215	Houston	TX	77024

Midtown at Magnolia
11.76 Acres
Magnolia Road @ FM 1128



December 15, 2015

Midtown at Magnolia
Planned Development
11.759 Acres – Magnolia Road @ FM 1128

I Introduction

The proposed Midtown at Magnolia development located on 11.76 acres at the southeast corner of Magnolia Road and FM 1128 is ideally situated to set a unique, positive tone for new development in the midtown area of southern Pearland. This PD will set out use restrictions and design guidelines intended to further the goals of the Comprehensive Plan and result in a superior development that could not be achieved through the conventional zoning classifications.

A. Description of the Property

The property is currently undeveloped and vacant. The tract is bounded on the west by FM 1128 (also known as Manvel Road), on the north by Magnolia Road, on the south by Mary's Creek, and on the east by a City regional detention pond.

B. Description of Proposed Development

The proposed project consists of a three separate, but interrelated parcels as shown on **Exhibit 2**. Tract 1 is approximately 2.385 acres proposed Office Professional uses; Tract 2 is approximately 2.529 acre proposed for future Office Professional development; Tract 3 is approximately 6.845 acres proposed for future townhome uses. All three tracts are included in this PD and subject to its terms. See **Exhibit 3** for the proposed site plan.

C. Description of the Land

The land consists of 11.759 acres as shown in **Exhibit 10**.

D. Purpose

The location of this property is unique for three reasons. First, it is one of three undeveloped corners created by the relatively recent construction of Magnolia Road providing the opportunity to anchor and set the tone for future development at this intersection. Second, it is directly adjacent to a large City of Pearland regional storm water detention facility that has been constructed with a natural wetlands appearance. Third, it is adjacent to a major City of Pearland hike and bike trail along Magnolia Road. The proposed development plan intentionally integrates the existing trail and adjacent detention/wetlands with pedestrian access points as shown on **Exhibit 6**, creating an iconic image for this important corner.

A unique theme will be developed as an architectural place maker style that will identify this project with a higher-quality design. The purpose of this PD is to ensure that development on this corner is of a superior quality that could not be achieved through conventional zoning classifications and which will capitalize on and enhance the unique features of its location.

E. Comprehensive Plan Conformance

The Comprehensive Plan and the Future Land Use Plan denote this location as a "major node". A mixed use retail/service and townhome development is fully consistent with the concept of a major node. The requirements specified in this PD in lieu of traditional zoning classifications will provide further assurance of compliance with the Comprehensive Plan.

F. Applicability

To be eligible for a PD a property must meet only one or more of the eight criteria established in UDC Section 2.2.2.1 (b). The tract meets six of the possible eight requirements as described below and is, therefore, a qualified candidate for PD zoning:

1. The land is adjacent to the large-lot West Lea subdivision, a well-established acreage community.

2. The land is adjacent to an ecologically enhanced City of Pearland regional storm water detention pond constructed with a natural wetlands appearance.

3. The land is proposed as a mixed use residential/retail development requiring flexible design standards and obligations.

4. Not applicable – the land is not within the Old Town Site.

5. The land will serve as a transition between the "major node" anticipated for the Magnolia/FM 1128 corner and the West Lea single family residential subdivision

6. Not applicable – the site is not proposed as a major office, retail, commercial, or industrial employment center.

7. The land is located at a major intersection created by the relatively recent construction of Magnolia Road; therefore character, size, and location of the tract are such that it is in the community's best interests to encourage the high quality development that will be consistent with the City's goals for Magnolia Road and its related hike/bike trail.

8. The land is unusually configured in that it is bound on two sides by parcels from which vehicular access is impossible (Mary's Creek and regional storm water detention facility) and thus has limited vehicular access points.

Additionally, the 11.76-acre size exceeds the minimum three acres required for mixed use planned developments.

II Zoning and Land Use

A. Existing Zoning

The property is currently zoned R-1 as shown on **Exhibit 1**.

B. Proposed Base Zoning Districts

The proposed base zoning districts are Office Professional (OP) and Townhouse (TH) as shown in Table 1 and **Exhibit 2**. The Design Plan is shown in **Exhibit 3**.

Table 1
Base Zoning Districts

Tract	Base Zoning District	Acreage
1	OP	2.385
2	OP	2.529
3	TH	6.845
Total		**11.759**

C. Standards and Land Use Summary

Land uses within the tract will conform to the underlying OP and TH categories. However, if the townhomes are constructed facing a common open space (not fronting on a traditional street) with rear-loaded garages with a common alley serving units on both sides of the alley, then the "Alternate Standard" in Table 2 will apply. The TH open space and park dedication requirements will conform to the UDC, unless superseded by the separate development agreement described in Section III.C.4 of this PD.

Table 2
TH Variations applicable to rear-loaded garage products

Parameter	Standard	Alternate Standard
TH Lot Width	30 feet	25 feet
TH Lot Size	3000 square feet	2,500 square feet
TH Front Setback	20 feet	0 feet
TH Rear Setback	10 feet	12.5 feet

.

1. Land Use Summary

The land use summary for the tract is shown in Table 3 below:

Table 3
Land Use Summary Table

Use	Acres	% of Total	Zoning District
Townhome	6.845	58%	TH
Office Professional	4.914	42%	OP
Parkland to be dedicated to the City	0	0%	NA
Common open spaces/trails/recreation to be maintained by the HOA (1)	0	0%	TH
Detention (2)	0	0%	NA
Thoroughfares/ROW	0	0%	NA
Internal streets/vehicular circulation	0	0%	NA
Total	**11.759**	**100%**	

(1) All or a portion of the required TH open space requirement and parkland dedication or fee requirement may be met by offsite improvements as described in Section III.C.2 of this PD.

(2) Detention is proposed to be provided in the adjacent regional detention facility as detailed elsewhere in this PD.

The breakdown of open space and landscape reserves is shown on **Exhibit 9** and below in Table 4. "Open space" consists of the park area within the TH tract and other qualifying areas. "Landscape reserves" includes setbacks along roadway and other areas. There are no planned public park dedications within the development.

Table 4
Open Space, Park Dedication, and Landscape Reserves

Zone	Acres	% of Total
Open Space (1)	1.52	22.2%
Landscape Reserves	1.28	10.9%
Park Dedication	0	0%

(1) Percentage based on TH 6.845 acres.

2. Residential Density

Table 5 illustrates the densities based on the projected maximum of 60 TH units. The density calculations are based on the following definitions from the UDC:

Density, Net: The number of dwelling units per net acre. Net density calculations are made using net acreage, exclusive of thoroughfare rights-of-way and retention/detention areas, and public or private streets that are platted or are to be platted as part of the development of the property, but inclusive of open space, recreational areas, or parks.

Density, Gross Residential: The number of dwelling units per gross acre used for residential use. All density calculations shall be made using gross acreage dedicated for residential use, exclusive of easements and thoroughfare rights-of-way, and inclusive of retention/detention areas, public or private streets that are platted or will be platted as part of the development of the property, open space, recreational areas, and parks provided within the development.

Table 5
Residential Density

# Units	Net Residential (Based on 6.845 acres)	Gross Residential (Based on 6.845 acres) (1)	Overall PD (Based on 11.759 acres)
60	8.76	8.76	5.10

Note 1: Gross acreage is same as net because the plan contains no land uses defined as exclusions from the gross density definition.

D. Permitted, Conditional and Accessory Uses

Only permitted and accessory uses as may be allowed in the OP and TH zoning classification are allowed as permitted and accessory uses; restaurants with outdoor seating are additionally permitted on Tract 2 by right. All uses that require a Conditional Use Permit (CUP) in OP and TH zones may be permitted by an approval of a CUP in those zones.

III Design Standards

A. Design Commitments

Development on the site will conform to this PD.

1. Signage

a. **Project Monumentation:** A site identification monument at the corner of Magnolia and FM 1128 will be built concurrently with the development of Tract 1. Placement of such monumentation in the right of way, subject to standard City permitting, is hereby approved. Refer to rendering in **Exhibit 7 (Monument Plan).** No company-specific information or logos may be placed on the monumentation.

b. **Site Signage:** All site signage will conform to underlying City requirements except as described in this PD.

c. **Building Signage:** Building signage will be confined to a graphic band as shown on **Exhibit 10.**

2. Landscaping

Landscaping on the property will conform to **Exhibit 4**. Landscaping will be installed on each tract as that tract is developed.

3. Fencing

The following fence materials will be utilized as further shown on **Exhibit 5:**

- Between Tract 1 and Tract 3: Masonry wall with 25-foot landscape reserve
- Between Tract 2 and Tract 3: Masonry wall with 25-foot landscape reserve
- East side of Tract 2 and Tract 3: Ornamental Iron
- South side of Tract 3: Ornamental Iron
- West side of Tract 3: Masonry wall with 25-foot landscape reserve

4. Access/Parking

Parking requirements for each tract will be met individually on a stand-alone basis.

The private street/access easement from Magnolia Road will provide mutual access to all three tracts. The private street/access easement will extend into Tract 3 and terminate in a cul de sac or other approved turn-around design.

5. Screening

Tracts fronting on both Magnolia Road and FM 1128 will conform to the corridor overlay requirements as augmented or amended by this PD. A landscaped 25-foot reserve will be provided along the FM 1128 frontage. Internally, Tract 3 will be buffered from Tracts 1 and2 as described herein. Parking lots will be screened on public roadway frontages by a double row hedge consisting of a minimum of two species.

The height restriction of UDC Section 2.4.4.1(d) and Exhibit 2-1(b) will apply to the sides of Tracts 1 and 2 that are adjacent to Tract 3.

6. Trees

Street trees along both the Magnolia Road and FM 1128 frontages will confirm to the following:
Large trees: Number of caliper-inches equal to 1.33 caliper-inches per 10 feet of frontage.
Ornamental trees: Number of caliper-inches equal to 1.33 caliper-inches per 15 feet of frontage.

7. Lighting

Site lighting (parking lots and along private street/access easement) will follow the character established by the existing traffic signals lights at the Magnolia/FM 1128 intersection utilizing the "Nostalgia" style manufactured by Union Metal or comparable.

8. Building Materials

The building elevations for Tract 1 are shown in **Exhibit 9**. Each elevation for commercial buildings on Tract 1 and 2 will be composed of only brick, stone, or ornamental iron, and up to 10% EIFS for trim locations. The building materials and colors for Tract 2 and 3 will be consistent with Tract 1. For the townhomes on Tract 3, the front elevation will be at least 90% brick or stone; the exterior side building elevations will be at least 50% brick or stone. Townhome elevations adjacent to a public right of way will have at least 90% brick or stone.

B. Design Plan Elements

Refer to the Design Plan in **Exhibit 3,** the Landscaping Plan in **Exhibit 4, and** the Building Elevations Plan in **Exhibit 10** for more detail. Locations and quantities shown on the Design Plan are approximate and will conform to requirements in other sections of the PD document. Table 6 lists the overlay requirements that would normally only apply to the Magnolia frontage with the additional enhancement commitments that will also be applied to the FM 1128 frontage and other specified locations.

Table 6
Enhanced Overlay Commitments

UDC	Topic	Summary of Overlay Requirements for Magnolia Frontage	Additional Commitment
2.4.5.1(d)	Building Façade Stds	Listed standards including articulation and materials apply only to side facing Magnolia	1) Building elevations on Tract 1 will be consistent with the design depicted on **Exhibit 9**. 2) Building elevations on Tract 2 will be consistent with the concepts depicted on **Exhibit 9** and will be submitted for final approval with a building permit application for Tract 2. 3) Specified building material and color requirements will apply to all four elevations of commercial buildings on Tracts 1 and 2.
2.4.5.1(d)(2)(c)	Transparency	25% of exterior wall facing Magnolia must be transparent	1) The transparency requirement will also apply to the west elevation on Tract 1. 2) The bottom sill of windows on the north and west elevations on Tract 1 will be no higher than 36" from base; bottom portion of windows may be "faux" windows with non-transparent glass, but will otherwise be included in the transparency calculation.
2.4.5.1(f)	Bicycle parking	Bike spaces equal to 5% of required vehicular spaces	Bike spaces will be equal to 10% of required vehicular spaces (for non-residential tracts).
2.4.5.1(g)(3)	Trees	For the Magnolia frontage: large trees: one caliper-inch per 10' of frontage; ornamental trees: one caliper-inch per 15' of frontage	1) The overlay standard will also be applied to the FM 1128 frontage. 2) Specify large trees as equal to 1.33 caliper-inches/10'. 3) Specify ornamental trees at 1.33 caliper-inches/15'.
2.4.5.1(h)	Lighting	Various criteria for parking, walkway, and accent lighting	1) Specify parking lot and private street/access easement light fixtures to match the character established by the existing traffic signals lights at the Magnolia/FM 1128 intersection utilizing the "Nostalgia" style light fixture manufactured by Union Metal or comparable. 2) For Tracts 1 and 2 along Magnolia Street, 12' height lighting along the

			hike/bike trail adjacent to Tracts 1 and 2 will be installed as each Tract is developed.
2.4.5.1(i)(1)(c)	Refuse screening	Dumpster enclosed with solid wall minimum 6' height	The enclosure will match the architectural materials and color of the building and the access gate will be opaque metal
2.4.5.1(i)(5)	Fences around detention ponds	Decorative wrought iron when visible from a public or private street	All site fencing adjacent to the detention pond or Mary's Creek will be ornamental iron.
2.4.5.1(j)(2)(c)	Parking lot screening	Shrubbery having year-round foliage	Screening will consist of a minimum of two shrub types planted in a double row. On FM 1128, parking will be setback 25 feet to accommodate the parking lot screening (30 feet on Magnolia).
2.4.5.1(L)(3)	Sidewalks	Curvilinear sidewalk standard applies only to Magnolia frontage; minimum width 6'	The overlay standard will also be applied to the FM 1128 frontage.
2.4.5.1(L)(5)	Pedestrian connection to building	Six-foot sidewalk must connect the street sidewalk to the building	Where the sidewalk crosses the parking lot, distinct paving materials will be used to delineate the pedestrian path

Table 7 lists the additional design enhancements, amenities, and recreational facilities included in this PD.

Table 7
Additional Design Enhancements, Amenities, and Recreational Facilities

Item	Description
Building Signage	All building signage shall be confined to a graphic band
Pedestrian Connectivity	Pedestrian linkages will be provided as shown on **Exhibit 6**. At all locations where internal sidewalks cross the internal private street, crosswalks consisting of colored concrete or pavers will be provided. A pedestrian easement within the Mary's Creek easement will also be provided.
Subdivision Monumentation	Place-making monument at southeast corner of Magnolia/FM 1128 (see **Exhibit 7**)

Recreational Improvements	Required improvements will conform to the UDC and this PD.
Non-residential building materials	Each elevation for commercial buildings on Tract 1 and 2 will be composed of only brick, stone, or ornamental iron, and up to 10% EIFS for trim locations.
Residential building materials	The front elevation will be at least 90% brick or stone; the side exterior elevations will be at least 50% brick or stone. Townhome elevations adjacent to a public right of way will have at least 90% brick or stone.
FM 1228 Residential Setback	A 25-foot landscape reserve will be provided along FM 1128 adjacent to Tract 3.

C. Deviations

1. **Detention:** Storm water detention requirements will be provided in the adjacent City regional storm water detention facility by payment of the appropriate capacity purchase fee.

2. **Open Space and Park Fees: Option A:** The required common open space for Tract 3 will be defined and dedicated at the time of platting of Tract 3. The park fees for Tract 3 will be paid at the time of platting of Tract 3. **Option B:** Upon mutual agreement between the City and the Tract 3 developer, any portion of the required common open space and/or park fees may be offset by the construction of offsite improvements as agreed to by the City and the Tract 3 developer.

   Open space and park fees will be calculated on the actual number of units platted. By example, for the maximum 60 townhome units, the required common open space @ 900 square feet per unit would be 56,000 square feet (1.2 acres), as noted on **Exhibit 6**, and the park dedication fees at $750 per unit would be $45,000.

3. **Driveway Spacing:** The shared driveway on Magnolia Road is approximately 300 feet from FM 1128, which is less than the typically required 350 feet for driveways and 600 feet for median openings. When the driveway is constructed, the developer will construct the median opening and left turn lane for joint use and will close the existing median opening at the pump station driveway. Tract 2 will not have a separate median opening to Magnolia Road.

4. **Allowable Uses:** On Tract 2, in addition to all permitted OP uses, restaurants with outdoor seating are allowed.

5. **Signage:** The shared signage shown on Exhibit 7 at the intersection of Magnolia Street and the private street/access easement may contain advertising related to all three tracts as per multi-user sign regulations in the UDC.

D. Unified Development Code Compliance

The property will conform to the requirements of the Unified Development Code unless specifically called out in this PD.

IV Required Dedications

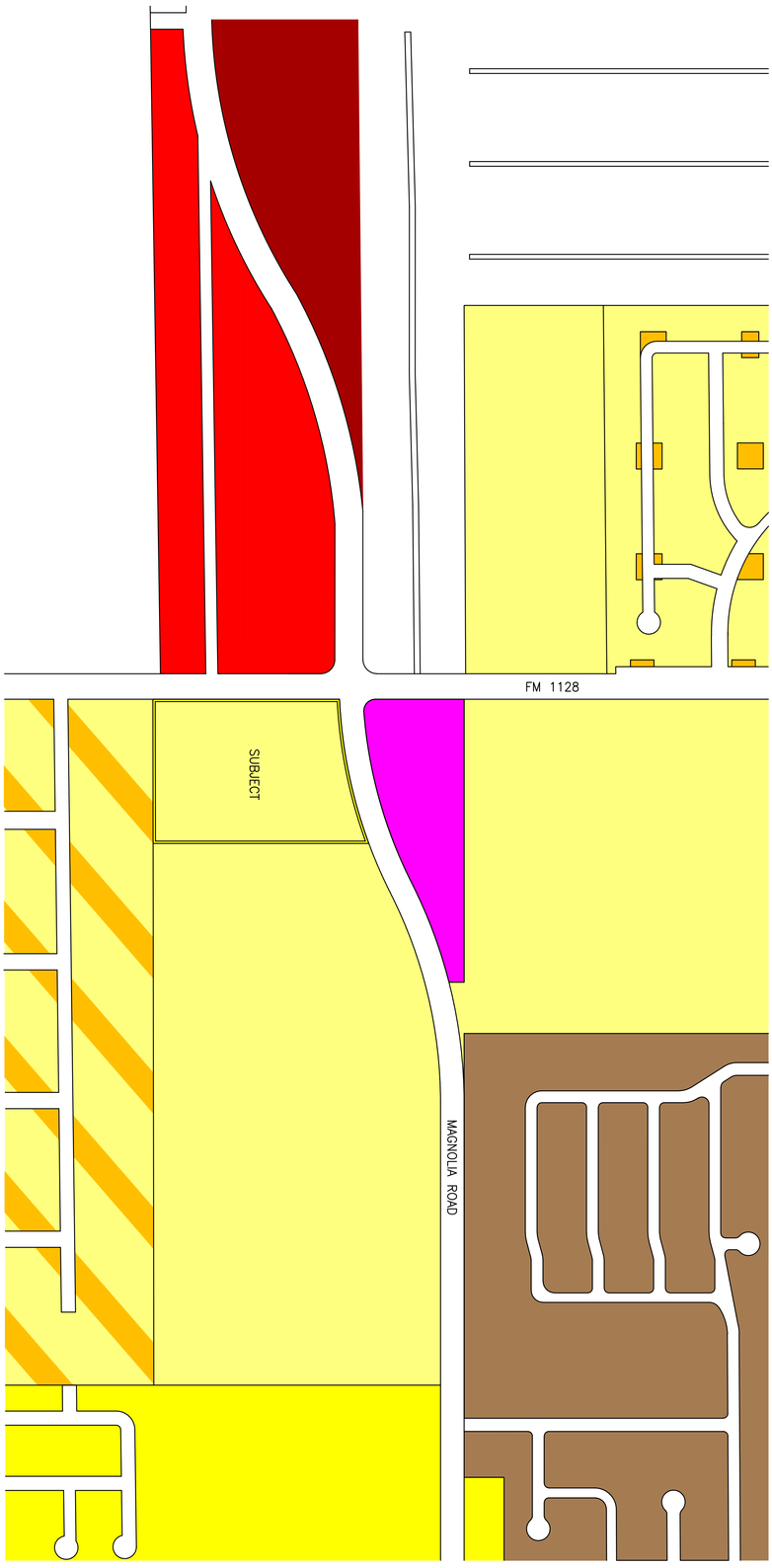
A 100-foot drainage easement along the southern portion of Tract 3 will be dedicated to Brazoria Drainage District #4. Within and along the northern 25-feet of that easement a 25-foot pedestrian access easement will be dedicated. There are no other planned public dedication requirements.

V Phasing

The property is expected to be developed in multiple phases beginning with Tract 1 as shown on **Exhibit 8**. Tracts 2 and 3 will be developed later. Actual sequence for Tracts 2 and 3 is subject to market demand.

VI Exhibits

1. Existing Zoning
2. Proposed Zoning Designations
3. Design Plan
4. Landscaping Plan
5. Fencing Plan
6. Sidewalk & Open Space/Reserves Plan
7. Corner Monument Plan
8. Phasing Plan
9. Tract 1 Building Elevations
10. Metes and Bounds Description



LEGEND

- EXISTING BOUNDARY
- GENERAL BUSINESS RETAIL DISTRICT (GB)
- SUBURBAN RESIDENTIAL-15 DISTRICT (SR-15)
- OFFICE AND PROFESSIONAL DISTRICT (OP)
- SINGLE FAMILY RESIDENTIAL 1 DISTRICT (R-1)
- SINGLE-FAMILY RESIDENTIAL-2 DISTRICT (R-2)
- SINGLE FAMILY RESIDENTIAL-3 DISTRICT (R-3)
- SINGLE FAMILY RESIDENTIAL-4 DISTRICT (R-4)
- NEIGHBORHOOD SERVICE DISTRICT (NS)

marshdarcy
PARTNERS 8955 KATY FREEWAY SUITE 215, HOUSTON, TEXAS 77024 713 647 9880

MIDTOWN AT MAGNOLIA

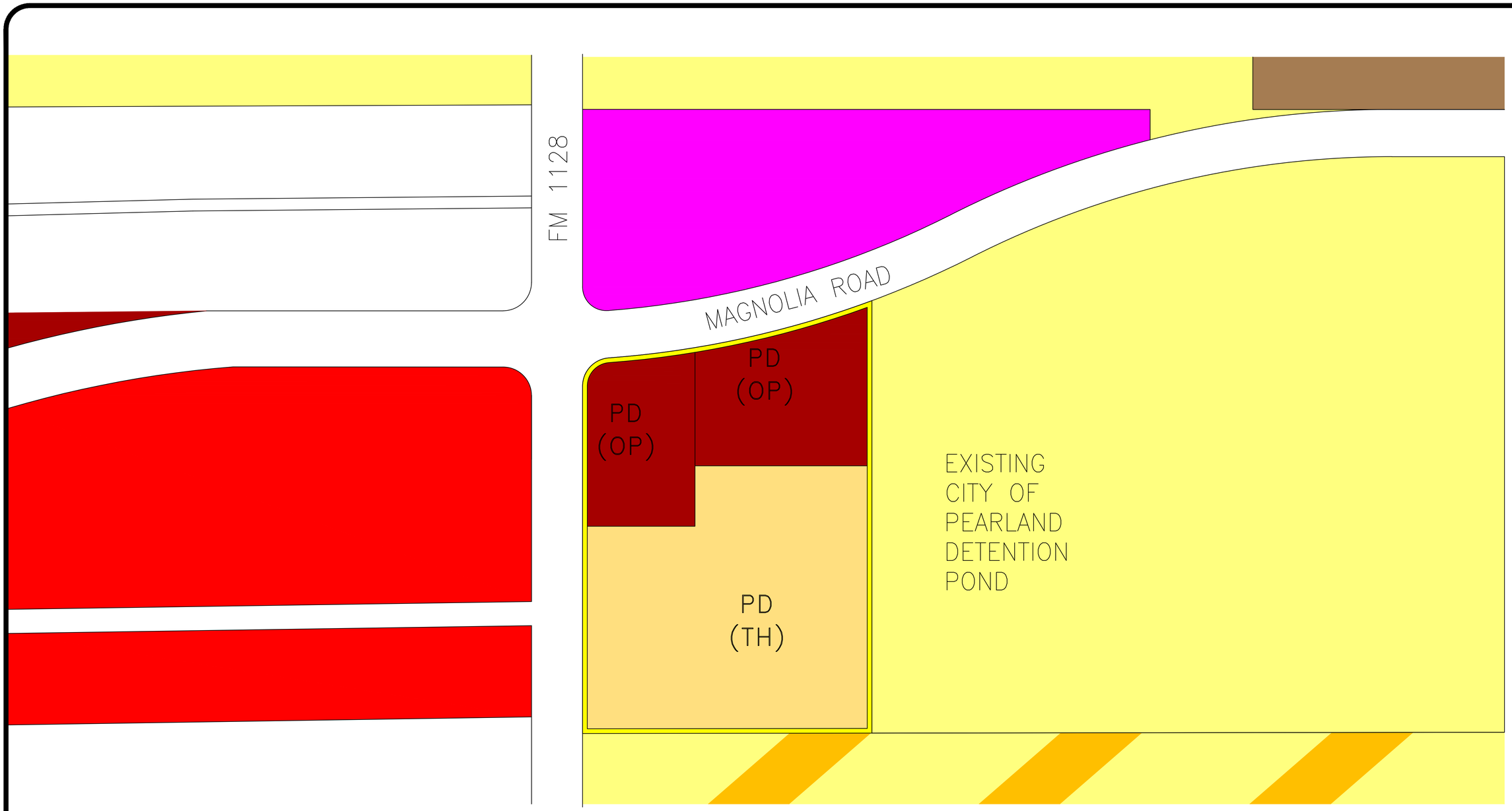
MAGNOLIA ROAD AT FM. 1128, PEARLAND TEXAS–11.76 ACRES

EXHIBIT 1
EXISTING ZONING
11–9–15

NORTH

GRAPHIC SCALE
300 0 150 300
1 inch = 300 ft.

NOVEMBER 2015



NOVEMBER 2015

NORTH

GRAPHIC SCALE

100 0 50 100

1 inch = 100 ft.

EXHIBIT 2
PROPOSED ZONING
11-9-15

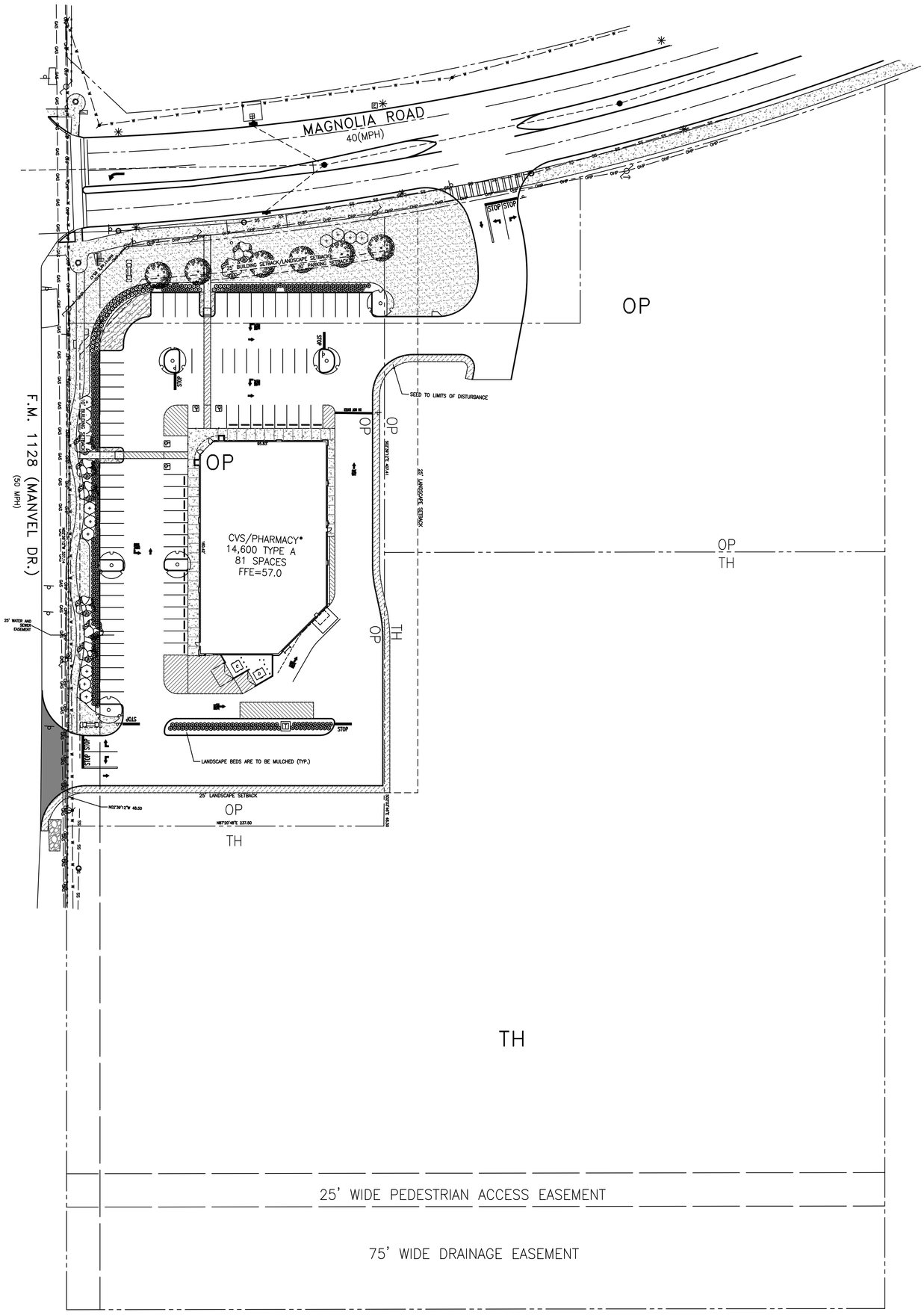
LEGEND

- PROPOSED BOUNDARY
- GENERAL BUSINESS RETAIL DISTRICT (GB)
- SUBURBAN RESIDENTIAL-15 DISTRICT (SR-15)
- OFFICE AND PROFESSIONAL DISTRICT (OP)
- TOWNHOUSE RESIDENTIAL DISTRICT (TH)
- SINGLE FAMILY RESIDENTIAL 1 DISTRICT (R-1)
- SINGLE FAMILY RESIDENTIAL-4 DISTRICT (R-4)
- NEIGHBORHOOD SERVICE DISTRICT (NS)

marshdarcy PARTNERS
8955 KATY FREEWAY SUITE 215, HOUSTON, TEXAS 77024 713 647 9880

MIDTOWN AT MAGNOLIA

MAGNOLIA ROAD AT FM. 1128, PEARLAND TEXAS-11.76 ACRES



ESTIMATED PROJECT DATA:
APPROX. 11.759 AC. SITE
OPEN SPACE REQUIRED: 20%
OPEN SPACE PROVIDED: 21%

NOVEMBER 2015

NORTH

marshdarcy PARTNERS 8955 KATY FREEWAY SUITE 215, HOUSTON, TEXAS 77024 713 647 9880

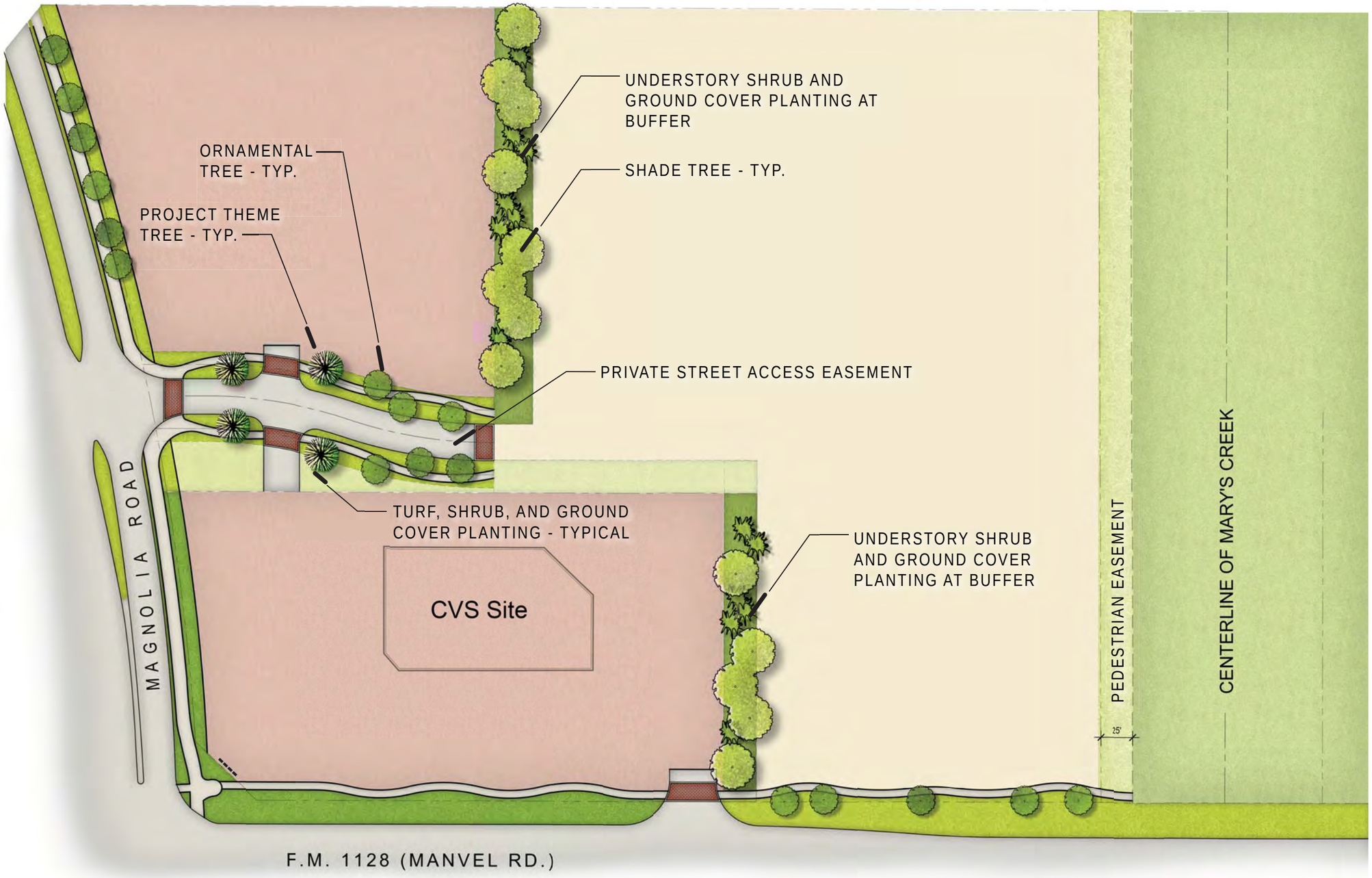
MIDTOWN AT MAGNOLIA

MAGNOLIA ROAD AT FM. 1128, PEARLAND TEXAS–11.76 ACRES

EXHIBIT 3
DESIGN PLAN
11–9–15

GRAPHIC SCALE
1 inch = 40 ft.

KGA DEFOREST.DESIGN,LLC
LANDSCAPE ARCHITECTURE
23501 Cinco Ranch Boulevard, Suite A-250, Katy, Texas 77494
Phone 281.646.1602 281.646.1641 Fax



Legend

Shade Trees
A- Live Oak
B- Nuttall Oak

Project Theme Tree
C- Southern Magnolia

Ornamental Trees
D- Little Gem Magnolia
E- Crape Myrtle
F- Japanese Blueberry
G- Savannah Holly

Shrubs
H- Coppertone Loquat
I- Dwarf Waxmyrtle
J- Knockout Rose
K- Dwarf Yaupon Holly
L- Boxwood
M- Wax Ligustrum
N- Podocarpus

Groundcovers
O- Bicolor Iris
P- African Iris
Q- Foxtail Fern
R- Asian Jasmine
S- Agapanthus
T- Big Blue Lily Turf
U- Variegated Flax Lily
V- Variegated Ginger
W- Seasonal Color/Annuals

0 20' 40' 80'

Exhibit '4'

Planting - 11.09.2015

Midtown at Magnolia

Magnolia Road at F.M. 1128, Pearland, TX - 11.76 Acres

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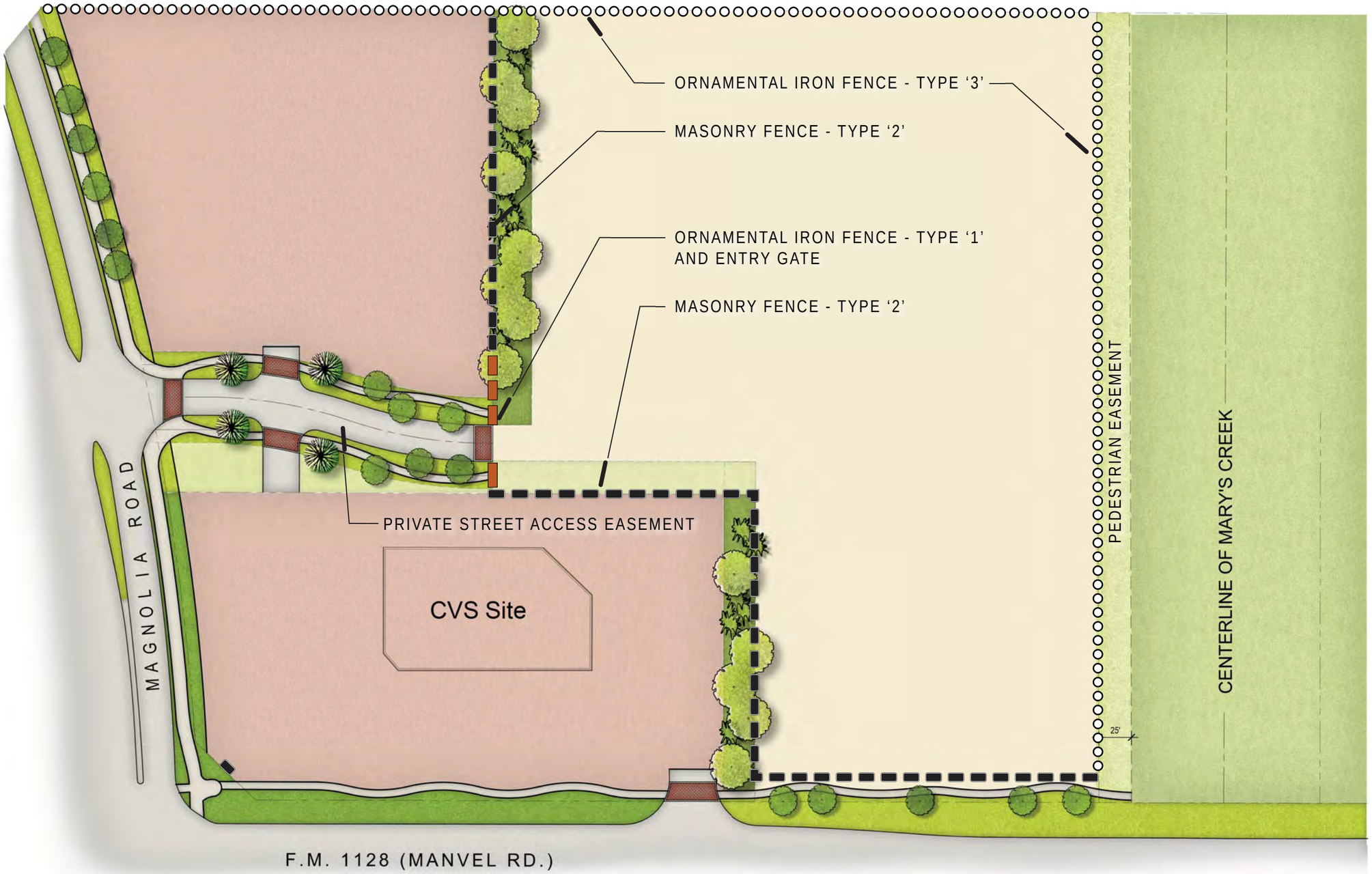
23501 Cinco Ranch Boulevard, Suite A-250, Katy, Texas 77494
Phone 281.646.1602 281.646.1641 Fax



Legend

Fence - Type '1'

6 ft. height - Ornamental iron with with 'fleur de lis' finials, and brick columns. See precedent image's

Fence - Type '2'

6 ft. height - Brick thinwall system with decorative brick and columns. See precedent images

Fence - Type '3'

6 ft. height - Ornamental Iron (no finials, or brick columns). See precedent images

FENCE - TYPE '1'

FENCE - TYPE '2'

FENCE - TYPE '3'

0 20' 40' 80'

Exhibit '5'

Fencing Plan - 11.09.2015

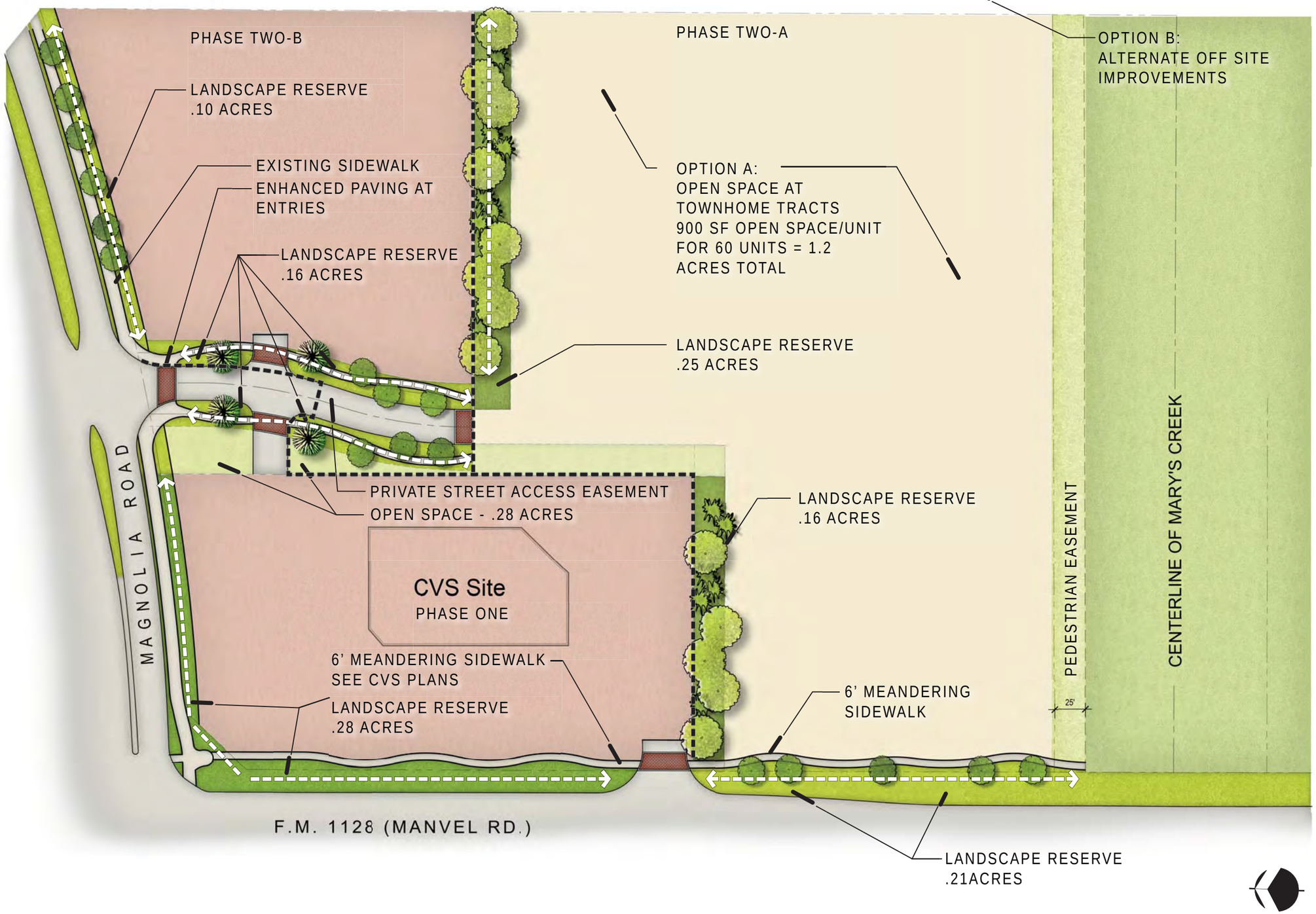
Midtown at Magnolia

Magnolia Road at F.M. 1128, Pearland, TX - 11.76 Acres

KGA DEFOREST.DESIGN,LLC
LANDSCAPE ARCHITECTURE
23501 Cinco Ranch Boulevard, Suite A-250, Katy, Texas 77494
Phone 281.646.1602 281.646.1641 Fax

Exhibit '6'

Sidewalk and Open Space Plan - 12.16.2015



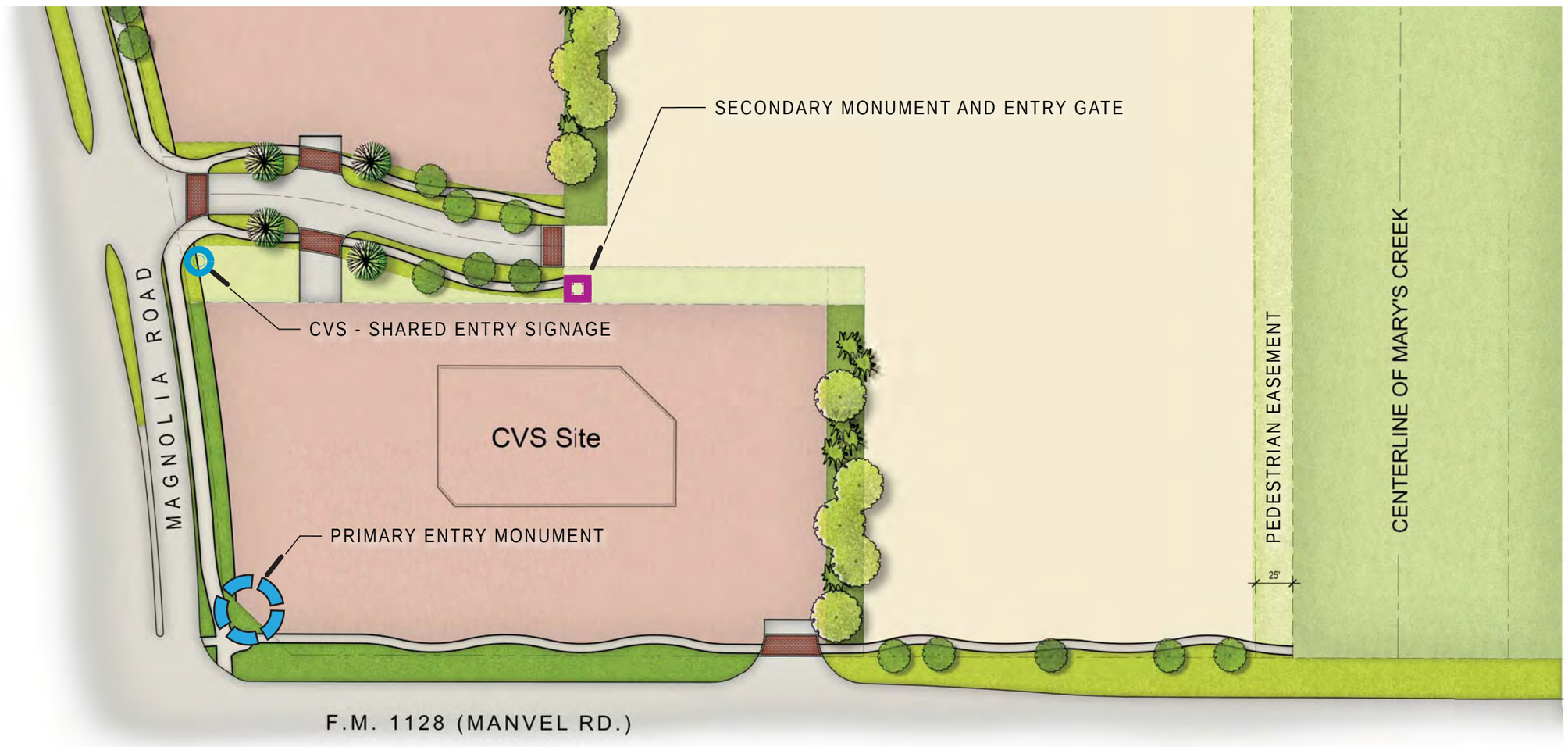
Midtown at Magnolia

Magnolia Road at F.M. 1128, Pearland, TX - 11.76 Acres

KGA DEFOREST.DESIGN,LLC
LANDSCAPE ARCHITECTURE
23501 Cinco Ranch Boulevard, Suite A-250, Katy, Texas 77494
Phone 281.646.1602 281.646.1641 Fax

PRIMARY ENTRY MONUMENT

SECONDARY MONUMENT AT ENTRY GATE

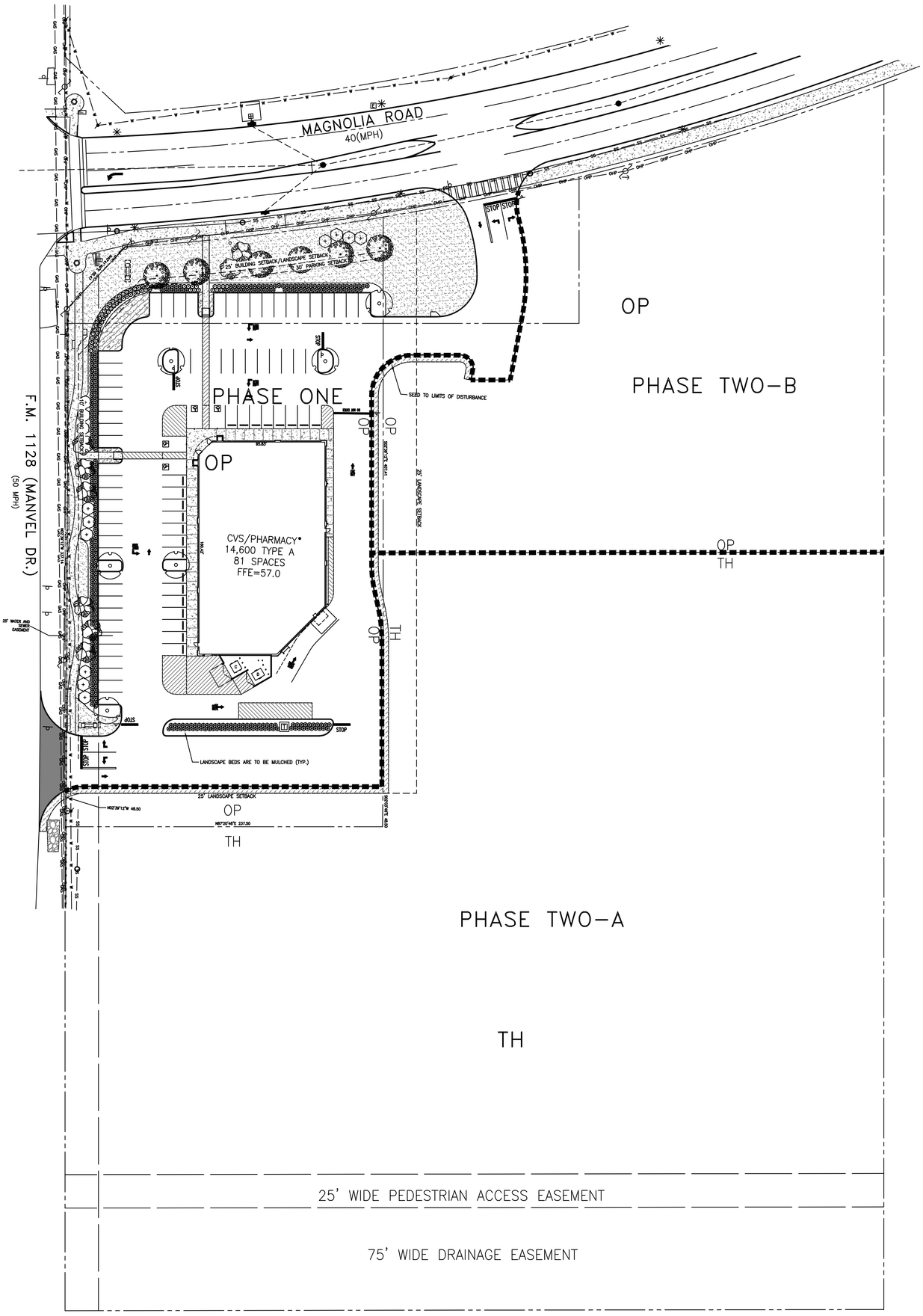


Midtown at Magnolia

Magnolia Road at F.M. 1128, Pearland, TX - 11.76 Acres

Exhibit '7'

Monument Plan - 11.09.2015



NOVEMBER 2015

NORTH

marshdarcy PARTNERS 8955 KATY FREEWAY SUITE 215, HOUSTON, TEXAS 77024 713 647 9880

MIDTOWN AT MAGNOLIA

MAGNOLIA ROAD AT FM. 1128, PEARLAND TEXAS–11.76 ACRES

EXHIBIT 8
PHASING PLAN
11–9–15

GRAPHIC SCALE
1 inch = 40 ft.

MAGNOLIA ST.

MANVEL RD.

CVS/pharmacy

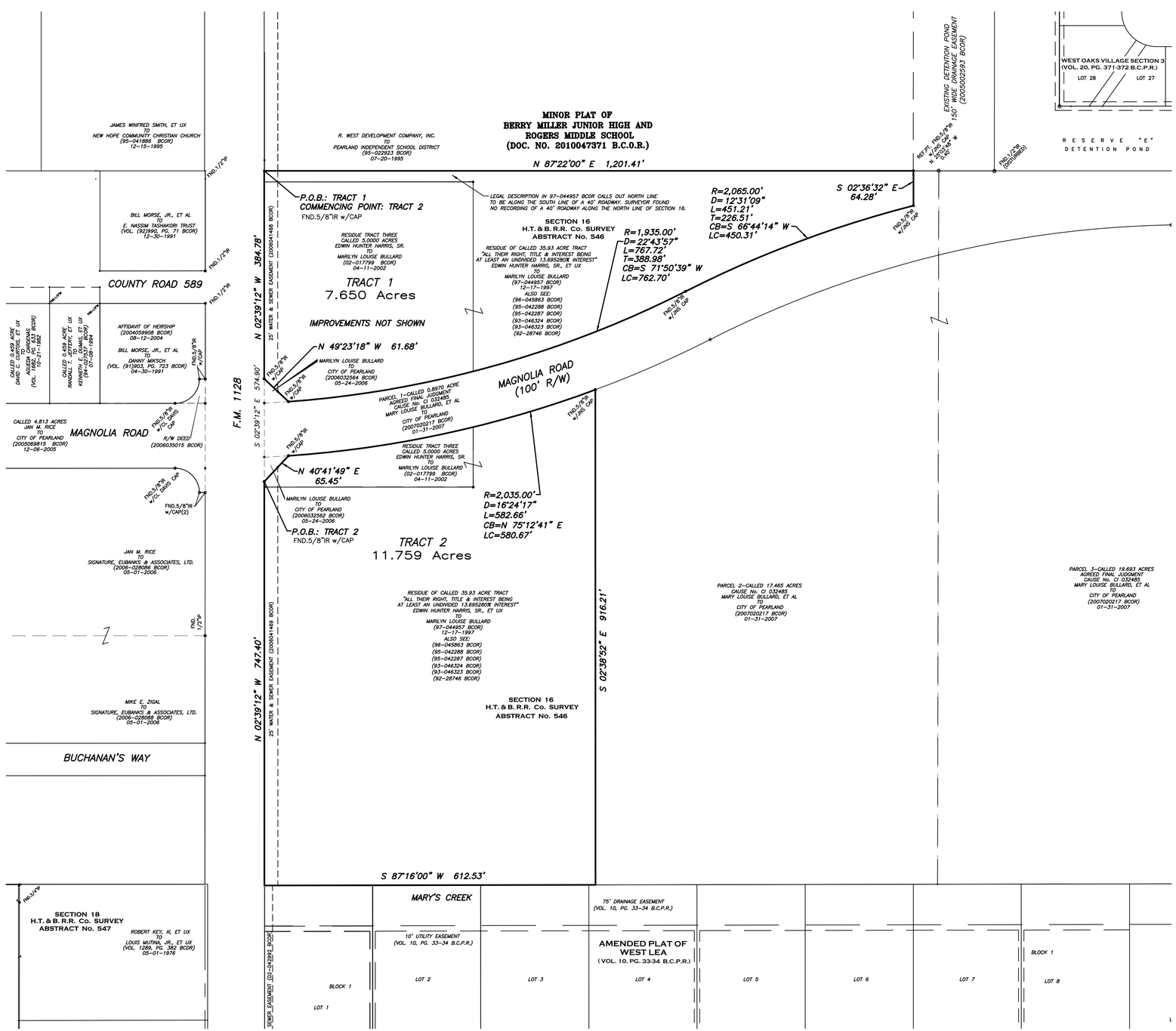
CVS 10908 - Magnolia

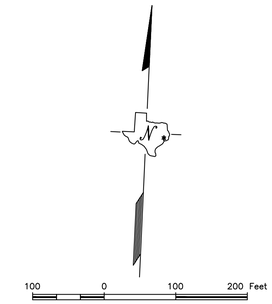
Pearland, TX

Exhibit 9

ELEVATIONS RENDERING

Proposed Finishes





NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY BUT HAS RELIED ON TOP ABSTRACT SERVICES OF HOUSTON TO PROVIDE DEED COPIES OF THE SUBJECT PROPERTY AND ADJOINERS.
2. THE BASIS OF BEARINGS SHOWN IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. TRACT SHOWN HEREON SUBJECT TO CITY OF PEARLAND BUILDING ORDINANCE.
4. THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION PER TEXAS BOARD OF PROFESSIONAL LAND SURVEYOR'S "GENERAL RULES OF PROCEDURES AND PRACTICES" SECTION 663.19(9).
5. CAPPED RODS STAMPED C.L. DAVIS, R.P.L.S. NO. 4464.

C.L. DAVIS & CO.
LAND SURVEYING
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281-482-9490
FAX 281-482-1294

ZONING EXHIBIT

2 TRACTS OUT OF H.T. & B. R.R. CO. SURVEY, A-546 PEARLAND, BRAZORIA COUNTY, TEXAS

DATE: 10-10-2012	SCALE: 1" = 100'	JOB NO.: 11-421-34

DWG FILE: 11-421-34-MAGNOLIA BASE DWG\BULLARD

TRACT 2
METES AND BOUNDS DESCRIPTION
11.759 ACRES OUT OF
SECTION 16, H.T. & B. R.R. COMPANY SURVEY
ABSTRACT NO. 546
PEARLAND, BRAZORIA COUNTY, TEXAS

All that certain 11.759 acres out of Section 16, H.T. & B. R.R. Company Survey, Abstract No. 546, Pearland, Brazoria County, Texas and being a portion of that certain tract described in a deed dated 04-11-2002 from Edwin Hunter Harris, et ux. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 02-017799 and a portion of that certain tract as described in a deed dated 12-17-1997 from Edwin Hunter Harris, Sr. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 97-044957 and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone);

COMMENCING at a found 5/8" iron rod marking the southwest corner of the Minor Plat of Berry Miller Junior High and Rogers Middle School according to the plat thereof as filed in the Official Public Records of Brazoria County at Document Number 2010047371; Thence S 02° 39' 12" E – 574.90' with the east right-of-way line of F.M. 1128 to a found 5/8" iron rod with cap marking a POINT OF BEGINNING of herein described tract;

1. Thence N 40° 41' 49" E – 65.45' to a found 5/8" iron rod marking a point on a curve to the left having a radius of 2,035.00' and a central angle of 16° 24' 17";

2. Thence with said curve and the south right-of-way line of Magnolia Road (width varies) as established by that certain Parcel 1 described in a deed dated 01-31-2007 from Marilyn Louise Bullard to City of Pearland filed in Official Records of Brazoria County Clerk's File No. 2007020217 an arc distance of 582.66' and a chord bearing and distance of N 75° 12' 41" E – 580.67' to a found 5/8" iron rod with cap for corner;

3. Thence S 02° 38' 52" E – 916.21' with the west line of that certain Parcel 2 described in a deed dated 01-31-2007 from Mary Louise Bullard, et ux. to City of Pearland as filed in the Official Records of Brazoria County at Clerk's File No. 2007020217 to a point for corner;

4. Thence S 87° 16' 00" W – 612.53' with the North line of Block 1, Amended Plat of West Lea as filed in Volume 10, Page 33-34 Brazoria County Plat Records to a point for corner;

5. Thence N 02° 39' 12" W – 747.40' with the east right-of-way line of F.M. 1128 to the POINT OF BEGINNING and containing 11.759 acres of land more or less.

City of Pearland
Planning Department
Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will **not** be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- [x] Zoning Change
- [ ] Cluster Development Plan
- [ ] Planned Development Workshop
- [ ] Plat (list type): _____
- [ ] ZBA Variance
- [ ] P&Z Variance
- [ ] Special Exception
- [ ] Conditional Use Permit

PROJECT INFORMATION:

[x] Residential [x] Commercial [ ] Property Platted [x] Property Not Platted

Project Name: Midtown at Magnolia Tax ID: 0546-0012-110

Project Address/Location: Southeast corner Magnolia/FM 1128

Subdivision: Abstract 546 HTBRR Survey Tract 1, 1A No. of Lots: 2-OP/60-TH Total Acres: 11.759

Brief Description of Project: Mixed use office/professional and townhome uses

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: Marilyn Bullard

Address: ~~PO Box 14~~ 2411 Walker Court

City: Pearland State: TX Zip: ~~77584~~ 77581

Phone: 281-485-2597

Fax: --

Email Address: ~~mbullard@att.net~~ m.bullard@att.net

APPLICANT/AGENT INFORMATION:

Name: Kent Marsh/Marsh Darcy Partners

Address: 8955 Katy Freeway, Suite 215

City: Houston State: TX Zip: 77024

Phone: 713-647-9880

Fax: 713-647-6448

Email Address: kmarsh@marshdarcypartners.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: Marilyn Bullard Date: November 20, 2015

Agent's/ Applicant's Signature: J. Kent Marsh Date: 11.23.2015

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
			APPLICATION NUMBER:

Date 9/30/15

City of Pearland
3519 Liberty Dr.
Pearland TX 77581

RE: Planned Development Representation

To Whom It May Concern:

The undersigned affirms that I am the owner of a 11.759-acre tract of land (Tax ID # 0546-0012-110) at the southeast corner of Magnolia road and FM 1128 in Pearland, Texas. I hereby authorize Marsh Darcy Partners, principally represented by Kent Marsh, to act on my behalf regarding the planned development application on said tract. This representation may be withdrawn at any point prior to final approval of the action by the city of Pearland.

Sincerely,

Marilyn Bullard

Marilyn Bullard
PO Box 14
Pearland, TX 77584

TRACT 2
METES AND BOUNDS DESCRIPTION
11.759 ACRES OUT OF
SECTION 16, H.T. & B. R.R. COMPANY SURVEY
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5. Thence N 02° 39' 12" W – 747.40' with the east right-of-way line of F.M. 1128 to the POINT OF BEGINNING and containing 11.759 acres of land more or less.