

Ordinance No. 2000M-245

An Ordinance of the City Council of the City of Pearland, Texas, amending Ordinance No. 2000M, the zoning map of the City of Pearland, Texas, for the purpose of changing the classification of certain property; being a tract or parcel of land containing 22.6277 acres of land or 985,662 square feet, located in the H.T. & B.R.R. Co. Survey, Abstract 547, Harris County, Texas, Said 22.6277 acre tract being out of and a part of a called 8.7166 acre tract of record in the name of Magnolia 8.7166 Acres, L.P. in Brazoria County Clerk's File Number 200913537, being out of and a part of a called 22.4075 acre tract of record in the name of Signature, Eubanks & Associates, Ltd. in Brazoria County Clerk's File Number 2006028088 and being all of Lot 2 in the Minor Plat of Magnolia Commons, a subdivision duly of record in Document Number 2019059903 in the Map Records of Brazoria County, Texas; Said Lot 2 of record in the name of Magnolia 15.512 Acres, Ltd. in Brazoria County Clerk's File Number 2007012458 (**located at the southwest quadrant of Magnolia Parkway and Manvel Road**). Zone Change Application No. ZONE 22-29, a request by Sean Ratterree, CTC Residential, LLC., applicant, on behalf of Signature Eubanks & Associates Ltd. and Magnolia 8.716 Acres Ltd., owner, for approval of a zone change from **General Business (GB) District to Planned Development (PD) District**, to accommodate a proposed mixed-use development consisting of Multifamily and General Business; providing for an amendment of the zoning district map; containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

WHEREAS, Sean Ratterree, CTC Residential, LLC., applicant, on behalf of Signature Eubanks & Associates Ltd. and Magnolia 8.716 Acres Ltd., owner, is requesting approval for a zone change from General Business (GB) District to Planned Development (PD) District, to accommodate a proposed mixed-use development consisting of Multifamily and General Business, on approximately 22.62 acres of land; said property being legally described in the legal description attached hereto and made a part hereof for all purposes as Exhibit "A," and more graphically depicted in the vicinity map attached hereto and made a part hereof for all purposes as Exhibit "B"; and

WHEREAS, on the 12th day of December 2022, a public hearing was held before the Planning and Zoning Commission of the City of Pearland, Texas, notice being given

by online publication on the City website, a copy of which being attached hereto and made a part hereof for all purposes as Exhibit "C," said call and notice being in strict conformity with provisions of Section 1.2.2.2 of Ordinance No. 2000T; and

WHEREAS, the Planning and Zoning commission having fully heard the testimony and argument of all interested parties, and having been fully advertised in the premises, submitted its report and recommendation to the City Council regarding the proposed zone change from General Business (GB) District to Planned Development (PD) District, said recommendation attached hereto and made a part hereof for all purposes as Exhibit "D"; and

WHEREAS, upon receipt of the report from the Planning and Zoning Commission, City Council considered this application and the recommendation of the Planning and Zoning Commission at their regular meeting on the 12th day of December 2022; and

WHEREAS, on the 9th day of January, 2023, the City Council having fully heard the testimony and argument of all interested parties, and having been fully advised in the premises, finds that in the case of the application for approval of a zone change from General Business (GB) District to Planned Development (PD) District, presented which, in the judgment of the City Council, would justify the approval of said application; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:

Section I. The following described property located within the corporate City Limits of the City of Pearland, Texas, and presently being located within the General

Business Retail (GB) District, is hereby granted approval for Planned Development (PD) District, in accordance with all conditions and requirements of the current Unified Development Code and the amendments approved by the City Council; said amendments attached hereto and made a part hereof for all purposes as Exhibit "E"; and such property being more particularly described as:

Legal Description: Being a tract or parcel of land containing 22.6277 acres of land or 985,662 square feet, located in the H.T. & B.R.R. Co. Survey, Abstract 547, Harris County, Texas, Said 22.6277 acre tract being out of and a part of a called 8.7166 acre tract of record in the name of Magnolia 8.7166 Acres, L.P. in Brazoria County Clerk's File Number 200913537, being out of and a part of a called 22.4075 acre tract of record in the name of Signature, Eubanks & Associates, Ltd. in Brazoria County Clerk's File Number 2006028088 and being all of Lot 2 in the Minor Plat of Magnolia Commons, a subdivision duly of record in Document Number 2019059903 in the Map Records of Brazoria County, Texas; Said Lot 2 of record in the name of Magnolia 15.512 Acres, Ltd. in Brazoria County Clerk's File Number 2007012458.

General Location: Southwest Quadrant of Magnolia Parkway and Manvel Road.

Section II. The City Council of the City of Pearland finds and determines that the recitations in the preamble hereof are true and that all necessary prerequisites of law have been accomplished and that no valid protest of the proposed change has been made. The City Council further finds and determines that there has been compliance with the mandates of law in the posting and presentation of this matter to the Planning and Zoning Commission for consideration and decision.

Section III. The City Council of the City of Pearland finds and determines that the amendment adopted herein promotes the health, safety, and general welfare of the public and is a proper valid exercise of the City's police powers.

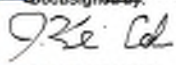
Section IV. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of

competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section V. All rights and remedies, which have accrued in the favor of the City under this Ordinance and its amendments thereto, shall be and are preserved for the benefit of the City.

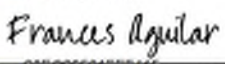
Section VI. This Ordinance shall become effective after its passage and approval on second and final reading.

PASSED, APPROVED, and ADOPTED on First Reading this 9th day of January 2023.

DocuSigned by:

04801A81502F4F2

J. KEVIN COLE
MAYOR

ATTEST:

DocuSigned by:

02EC02631FFF415

FRANCES AGUILAR, TRMC, MMC
CITY SECRETARY

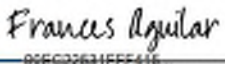
PASSED, APPROVED, and ADOPTED on Second and Final Reading this 23rd
day of January 2023.

DocuSigned by:

04801A81502F4F2

J. KEVIN COLE
MAYOR

ATTEST:

DocuSigned by:

02EC02631FFF415

FRANCES AGUILAR, TRMC, MMC
CITY SECRETARY

APPROVED AS TO FORM:

DocuSigned by:

02C0208857F180

DARRIN M. COKER
CITY ATTORNEY



Exhibit "A"

Legal Description

Being a tract or parcel of land containing 22.6277 acres of land or 985,662 square feet, located in the H.T. & B.R.R. Co. Survey, Abstract 547, Harris County, Texas, Said 22.6277 acre tract being out of and a part of a called 8.7166 acre tract of record in the name of Magnolia 8.7166 Acres, L.P. in Brazoria County Clerk's File Number 200913537, being out of and a part of a called 22.4075 acre tract of record in the name of Signature, Eubanks & Associates, Ltd. in Brazoria County Clerk's File Number 2006028088 and being all of Lot 2 in the Minor Plat of Magnolia Commons, a subdivision duly of record in Document Number 2019059903 in the Map Records of Brazoria County, Texas; Said Lot 2 of record in the name of Magnolia 15.512 Acres, Ltd. in Brazoria County Clerk's File Number 2007012458.

Exhibit "B"

Vicinity Map

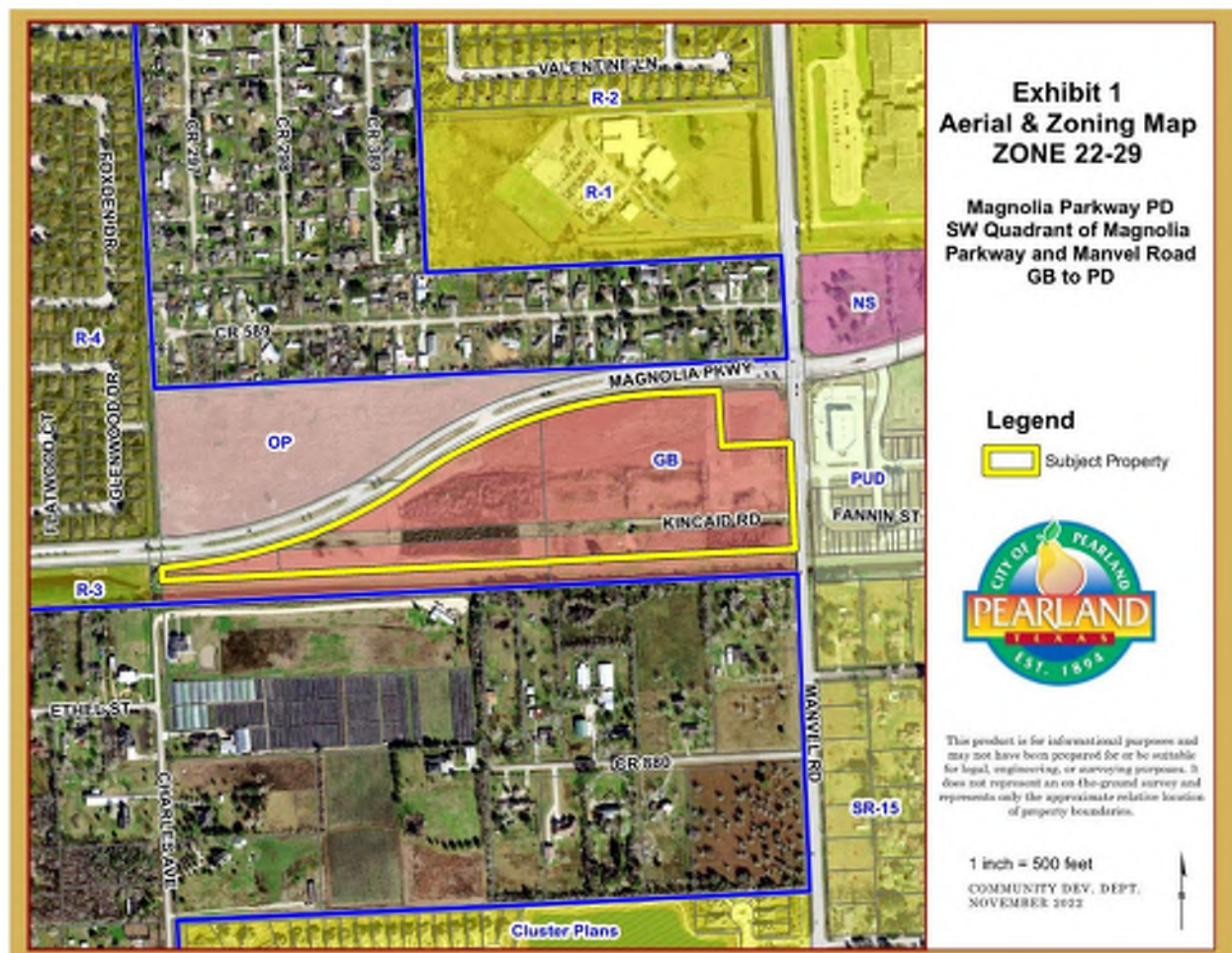


Exhibit "C"

Legal Advertisement

**NOTICE OF PUBLIC HEARINGS OF
THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL
OF THE CITY OF PEARLAND, TEXAS**

Notice is hereby given that the Planning and Zoning Commission of the City of Pearland, in Brazoria, Harris and Fort Bend Counties, Texas, will hold a public hearing on Monday, **December 12, 2022**, at 6:30 p.m., at City Hall, 3519 Liberty Dr., Pearland, Texas 77581; and that the City Council of the City of Pearland will hold a public hearing and first Ordinance adoption consideration on Monday, **January 9, 2023**, at 6:30 p.m., at City Hall, 3519 Liberty Dr., Pearland, Texas 77581, for the following cases:

1. Zone Change Application No. ZONE22-21: A request by Jennifer Curtis, META Planning & Design LLC., applicant, on behalf of Michael Harrington, owner, for approval of a zone change from Planned Development (PD) District to PD District, replacing the old Promenade Shops Lifestyle Center PD with a proposed mixed-use development consisting of a variety of land uses on approximately 93.443 acres of land, to wit:

Legal Description: Lot A, Block 1 of The Promenade Shops at The Spectrum, a subdivision of 93.443 acres of land in the City of Pearland, Texas, according to the Plat recorded in County Clerk's File No. 610201 in the Map Records of Harris County, Texas.

General Location: Southwest corner of State Highway 288 and Sam Houston Tollway.

2. Zone Change Application No. ZONE22-29: A request by Sean Battenrea, CTC Residential, LLC., applicant, on behalf of Signature Eubanks & Associates Ltd. and Magnolia 8.718 Acres Ltd., owner, for approval of a zone change from General Business (GB) District to Planned Development (PD) District, to accommodate a proposed mixed-use development consisting of Multifamily and General Business components, on approximately 22.62 acres of land, to wit:

Legal Description: Being a tract or parcel of land containing 22.6277 acres of land or 985,862 square feet, located in the H.T. & B.F.R. Co. Survey, Abstract 547, Harris County, Texas. Said 22.6277 acre tract being out of and a part of a called 8.7186 acre tract of record in the name of Magnolia 8.7186 Acres, L.P. in Brazoria County Clerk's File Number 200919537, being out of and a part of a called 22.4075 acre tract of record in the name of Signature Eubanks & Associates, Ltd. in Brazoria County Clerk's File Number 2008028068 and being all of Lot 2 in the Minor Plat of Magnolia Commons, a subdivision duly of record in Document Number 2019059903 in the Map Records of Brazoria County, Texas; Said Lot 2 of record in the name of Magnolia 15.512 Acres, Ltd. in Brazoria County Clerk's File Number 2007012456.

General Location: Southwest Quadrant of Magnolia Parkway and Marvel Road.

3. Zone Change Application No. ZONE22-36: A request by Nolan Tiersch, applicant, on behalf of Welcome Real Estate Services, LLC., owner, for approval of a zone change from Spectrum-3 (S-3) District to Planned Development (PD) District, incorporating approximately 16.92 acres of land into the existing LNR Clear Lake Planned Development, to wit:

Legal Description: Tract (1): 11.0244 acres (480,224 square feet) of land, being a portion of Lots 58, 59, 60 and 61 in Block K of the Allison Richey Gulf Coast Homes Subdivision, as recorded in Volume 3, Page 40, in the Harris County Maps Records, and located in the James Hamilton Survey, Abstract No. 876, Harris County, Texas. **Tract (2):** 5.8912 acres (257,055 square feet) of land, being a portion of Lots 59 and 60 in Block K of the Allison Richey Gulf Coast Homes Subdivision, as recorded in Volume No. 3, Page No. 40, in Harris County Maps Records, and located in the James Hamilton Survey, Abstract No. 876, Harris County, Texas.

General Location: Northwest Quadrant of Kirby Drive and Frugo Road.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. For additional information, please contact the Community Development Department at 281-662-1765.

Mohamed A. Bizeima, AICP
Senior Planner

Exhibit D
Planning and Zoning Commission Recommendation Letter



Planning & Zoning Commission

Recommendation Letter

December 28, 2022

Honorable Mayor and City Council Members
3519 Liberty Drive

Re: Recommendation on Zone Change Application No. ZONE 22-29

Honorable Mayor and City Council Members:

At their regular meeting on December 12, 2022, the Planning and Zoning Commission considered the following request:

Request: Sean Ratterree, CTC Residential, LLC., applicant, on behalf of Signature Eubanks & Associates Ltd. and Magnolia 8.716 Acres Ltd., owner, for approval of a zone change from General Business (GB) District to Planned Development (PD) District, to accommodate a proposed mixed-use development consisting of Multifamily and General Business components, on approximately 22.62 acres of land.

Legal Description: 4 Being a tract or parcel of land containing 22.6277 acres of land or 985,662 square feet, located in the H.T. & B.R.R. Co. Survey, Abstract 547, Harris County, Texas, Said 22.6277 acre tract being out of and a part of a called 8.7166 acre tract of record in the name of Magnolia 8.7166 Acres, L.P. in Brazoria County Clerk's File Number 200913537, being out of and a part of a called 22.4075 acre tract of record in the name of Signature, Eubanks & Associates, Ltd. in Brazoria County Clerk's File Number 2006028088 and being all of Lot 2 in the Minor Plat of Magnolia Commons, a subdivision duly of record in Document Number 2019059903 in the Map Records of Brazoria County, Texas; Said Lot 2 of record in the name of Magnolia 15.512 Acres, Ltd. in Brazoria County Clerk's File Number 2007012458.

General Location: Southwest Quadrant of Magnolia Parkway and Manvel Road.

The Commission conducted a public hearing and discussed the subject request at their regular meeting on December 12. Landowner, Jennifer Evans with Signature Companies spoke and stated that the project was in line with what was desired and presented to City Council and P&Z

Commission at the workshops. The applicant, Sean Ratterree and Travis Donnell with CTC Residential, LLC presented the project to the Commission and shared a short rendering video. He stated that the project would be the best and highest use for the land since it is currently empty and bringing in zero tax revenue.

There were no public speakers during the public hearing portion. The Commission discussed the impact the multi-family development may have on the school district. There was a discussion about a few items regarding the minimum height of buildings, cross access between the multifamily and non-residential portion, and the multifamily unit mix. The applicant stated that they would agree to the requested changes by the Commission, including a minimum of three stories for the front three buildings of the multi-family development and the remainder buildings will be 2 to 4 stories. Commissioner Boswell, Vice Chairperson Fuertes and Chairperson Dansby state that they would like to see market data and a multi-family dwelling unit table before the first City Council hearing. After the discussion, the Commission took a motion to recommend approval of the request and the motion passed by a vote of 6-0. The vote by the Commission constitutes a positive recommendation for Council.

Sincerely,

Mohamed A. Bireima, AICP, Senior Planner
On behalf of the Planning and Zoning Commission

EXHIBIT E
Magnolia Parkway
Planned Development

Introduction

A zoning change from General Business District to a Planned Development (PD) for a 22.8-acre tract of raw land located approximately three (3) miles east of State Highway 288 with ~0.4 miles of frontage along Magnolia Parkway at the intersection of Manvel Road presents an opportunity for the City of Pearland to (i) catalyze commercial development at a Major Retail Node on the City of Pearland Future Land Use Plan that currently has limited existing development; (ii) to realize expansion of the City's trail network with a publicly accessible park /trail-head; (iii) to beautify Magnolia Parkway with superior landscaping; and (iv) to boost tax revenues for the City of Pearland, Pearland ISD, and Brazoria County. The PD will provide for high-density multi-family residential housing with an "urban" aesthetic; a commercial component; improved landscaping along Magnolia Parkway; and a dedication of a public "trail-head" with thirteen (13) parking spaces providing connectivity to the "Mary's Creek Edible Trail" and park facilities to the east.

A. Description of the Property

The 22.8 acre site is generally flat with no existing improvements and is currently used for agricultural purposes to harvest animal feed; accordingly, the property is not generating significant property taxes due to an Ag Exemption. The site maintains approximately ~0.4 miles of frontage along Magnolia Parkway and therefore is subject to the Magnolia Road Corridor Overlay District. The site is bound to the east by Manvel Road, to the south by Mary's Creek, and to the west/north by Magnolia Parkway. The land's southern boundary is the City of Pearland / ETJ dividing line. A portion of the tract is located within the floodplain, however Brazoria Drainage District #4 recently approved a fully engineered onsite detention pond that will be used to fill the site out of the flood plain and detain stormwater onsite before being discharged into Mary's Creek.

The surrounding areas consist of: (a) low density, large lot single family homes both to the north and south, neither of which are in the Pearland city limits; (b) the Emerald Pointe single-family neighborhood to the northwest; (c) Berry Miller Junior High and Rogers Middle School to the northeast; (d) several small commercial buildings, including an adjacent 7-11 convenience store and gas station and a CVS Pharmacy; and a townhome development. Further to the east, the property maintains connectivity vis-a-vis Magnolia Parkway to large regional detention ponds / wetlands and the Delores Fenwick Nature Center.

B. Description of Proposed Development

The proposed design plan for the PD includes (i) the development of up to 360 multi-family residential units with an "urban" modern aesthetic (the "**Multifamily Buildings**"); (ii) a standalone building with a foot print of approximately 6,000 square feet to consist of commercial / office space on the ground-floor with the potential for a second story of multifamily units above to create "live-work" suites; the commercial / office space will be available for rent by the multifamily residents as well as the public

(the "Flex Office / Live-Work Use") ; (iii) completion of site work for two commercial pads totaling 3.28 acres (the "**Commercial Pads**") that will raise the subject commercial pads out of the floodplain and make them suitable for development; and further, the PD will impose design standards that must be applied to the Commercial Pads to provide for a consistent aesthetic upon future development; (iv) the construction of a 3.86-acre detention pond serving the entire 22.8-acre tract; and (v) construction of a 1.6-acre pocket park to serve as a trail-head (the "**Pocket Park**"). The **Design Plan** (i.e. Site Plan) is attached hereto as **Exhibit 3 and 3B**.

A material consideration and guiding force of design for the PD is achieving excellent curb appeal and thoughtful design for the portions of the project facing Magnolia Parkway. As shown in the Design Plan, the project will feature three large multifamily buildings running lengthwise along Magnolia Parkway with no parking between Magnolia Parkway and the Multifamily Buildings, but rather an enhanced landscape buffer as shown on the **Tree Plan** (attached hereto as **Exhibit 8**). All parking for the PD will be screened from Magnolia Parkway. There will be two access points to the PD as shown in the Design Plan, (i) one along Magnolia Parkway; and (ii) one along Manvel Road. In addition to the Multifamily Buildings, the Flex Office / Live-Work Use and one of the Commercial Pads will front Magnolia Parkway. The second Commercial Pad will front Manvel Road. Amenities within the multi-family portion of the project will include a clubhouse, a swimming pool, a barbeque area, 24-hour fitness center, outdoor sports courts, parcel lockers, and billiards area.

The PD's urban design and enhanced landscaping along Magnolia Parkway, extension of Mary's Creek Edible Trail and construction of the Pocket Park is the focal feature of this community. Approximately 2,353 linear feet of enhanced trails will bridge a gap between the subdivisions west of the property to the trails/nature centers to the east.

Entry monumentation (Exhibit 7) is provided at the primary entrance. The design motif of the monumentation seeks to respect historic red brick theme used on other buildings in the immediate area. Upgraded fencing comprised of a combination of masonry, tubular steel, and upgraded wood is provided.

All buildings will have minimum masonry requirements as further defined in this PD.

C. Description of the Land

The land consists of 22.8 acres as described by the metes and bounds in **Exhibit 9 and shown in Exhibit 10**.

D. Purpose

The purpose of this PD is to establish development regulations and design guidelines such that development of the tract will be of a higher quality than would result from the use of conventional zoning districts, compatible with surrounding uses, and will encourage and catalyze positive development of other parcels at the intersection of Magnolia Parkway and Manvel Road. The character of the PD provides for a high-quality development that enhances the built environment at this intersection and furthers the City's goals of developing a mixed use urban-style environment at this intersection. The multi-family residences are designed to serve the current and long term housing demands of the Pearland community and provides for a density of rooftops (up to 360 units) that will help to establish

this intersection as a suitable Major Retail Node as contemplated on the Future Land Use Plan, and to generate demand for retail and non-residential uses at the intersection.

The PD will provide for cohesive design guidelines that provide for the appropriate balance of buffering and connectivity relative to the surrounding properties.

The benefits derived from this PD that would not otherwise be attainable include:

- An elegantly designed, modern and urban Class A multi-family community and a mix of commercial uses with enhanced design guidelines that further the City's goals for enhancement of Magnolia Parkway
- Dedication to City of Pearland of a 1.6-acre tract for construction of a Pocket Park serving as a Major (Type 1) "Trail Head" with public parking, benches, and shaded seating areas that will enhance access for the broader Pearland community to the existing trail network.
- Landscape enhancement of approximately 2,352 linear feet of trails along Magnolia Parkway bordering the property
- Application of specific architectural design guidelines that provide for a more cohesive and connected aesthetic for the intersection of Magnolia Parkway and Marvel Road.
- Residential uses consistent and sensitive to the existing surrounding land uses.
- A significant development density increase that will dramatically increase property tax revenues for the City, County, Pearl ISD, and other local tax authorities. The current tax base is very low due to current use of the property for agricultural purposes and accompanying property tax Ag Exemption.
- A significant population density increase that will act as a catalyst for commercial development at the intersection of Magnolia Parkway and Marvel Road.

E. Consistency with Comprehensive Plan

The proposed PD zoning for Magnolia Parkway meets numerous goals of the City's Comprehensive Plan, and the UDC, as described in the following sections.

2. Comprehensive Plan

The most recently adopted comprehensive plan, the 2015 Comprehensive Plan, contains several goals and recommendations related to housing. The Magnolia Parkway PD contributes towards the following goals:

- Mobility: Upgrades to the sidewalk network in and around neighborhoods, to encourage walking and make it a safer and more enjoyable experience.
- Architectural Design: Provide multi-family residential uses in Urban character settings and form
- Major Retail Node: Create Major Retail nodes with higher-density residential, retail, office space, and services. Bringing multifamily units and commercial uses to the PD will serve as a catalyst for development to this major retail node shown on the future land use plan.
- Positive impact: Land uses should not detract from the enjoyment or value of neighboring properties. Locating multifamily developments in the appropriate location is a key element of land uses having a positive impact on the City of Pearland, which this development reinforces. Another key element of land use character and context is the city's acquisition of public

parklands. This PD will allocate a portion of the overall property for the dedication of a public trailhead. In addition, the dedication of public parking spots as a part of this trailhead will allow the residents of Pearland that are not immediately adjacent to the trail to use it.

- **Housing diversity:** There are currently zero multi-family residential developments located on Magnolia Parkway. The Magnolia Parkway PD will allow for a balanced mix of land uses that supports the community's long-term objectives of achieving greater choice in housing and homeownership options, a more diversified tax base, an array of active and passive recreational destinations, and greater leisure and entertainment opportunities for both residents and visitors.
- **Landscaped area:** The Magnolia PD contains 30% Landscaped area, exceeding the 15% goal of the Comprehensive Plan Update and UDC.
- **Pedestrian Friendliness:** Enhancing the existing Mary's Creek Edible Trail with dozens of new trees and landscaping that will increase shade and thus the trail can be used even during the hottest months of summer. Mary's Creek Edible Trail is bare in terms of landscaping and amenities between the intersections of Cullen Parkway and Manvel Road. The subject tract comprises about 50% of this blockface, so it will be a major improvement to this section of the trail.

3. Unified Development Code

The PD land uses are Multi-Family and General Business uses. With the exception of deviations described in Table 2F of this PD, the proposed uses meet or exceed the requirements of the UDC. As stated in UDC Section 2.4.2.10, MF zoning should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and non-residential development or high traffic roadways. Therefore, the MF zoning is ideal for this tract as a buffer between the lower density established residential neighborhoods to the West and the non-residential zoning districts for adjacent land tracts at the intersection of Manvel Road and Magnolia Parkway and to further to the east.

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 PD property meets subsections (1), (2), (3), and (7) of the UDC Section 2.2.2.1 (b) and is therefore a good candidate for PD zoning:

- **Subsection (1):** The PD contemplates a Design Plan and design standards that will enhance the curb appeal of the proposed development along the ~0.4-miles of highly visible frontage along Magnolia Parkway.
- **Subsection (2):** The property maintains connectivity to the City of Pearland's trail and parks system. Through certain design standards and the dedication of the pocket park to serve as a trail head/access point, the PD provides for enhancements not available through base zoning.
- **Subsection (3):** The PD is a mix of MF and GB base zoning, consisting of high-density residential and commercial uses. Further, the PD will impose certain design standards to

provide for a consistent design aesthetic (building materials and colors) in unison with nearby improvements at the intersection of Manvel Road and Magnolia Parkway.

- Subsection (4): Not applicable.
- Subsection (5): Not applicable
- Subsection (6): Not applicable
- Subsection (7): The land is of such a character that it is in the community's best interest to encourage high quality development through flexible development standards to further the goals and objectives of the City's Comprehensive Plan.
- Subsection (8): The land consist of unusually configured parcels that can not be developed efficiently under the base district standards.

II Zoning and Land Use

A. Existing Zoning

The current zoning of the property is General Business as shown on **Exhibit 1**. However, the 2015 Comprehensive Plan shows a future land use of a mix of Low Density Residential, Medium Density Residential, as well as an overlap with a Major Retail Node at the intersection of Manvel Road and Magnolia Parkway.

B. Proposed Base Zoning Districts

The proposed base zoning district for the PD is Multi-Family Residential District and General Business. The acreages of each district are listed in **Table 1**. The GB component is shown in **Exhibit 3**.

Table 1
Base Zoning Districts

Base Zoning District	Acreage
Multi-Family Residential (MF)	19.5
General Business	3.3

C. Standards and Land Use Summary

Development within the MF base zoning district will conform to the UDC requirements with the following variance exceptions shown in Table 2. Development within the GB base zoning district will conform to the UDC requirements with no deviations.

Table 2
Proposed Deviations to the UDC Standards and Regulations

Parameter	UDC Standard	PD Standard
Section 2.4.2.10 (b)	(1) Permitted and conditional uses as authorized in the Land Use Matrix in Article 5, Division 2 of this Chapter 2; (2) Accessory uses as authorized in	Permitted uses within the Flex Office / Live-Work Use building shall include the Flex Office Use as defined herein. Only the GB

	Article 5, Division 3 of this Chapter 2.	uses listed within this PD shall be allowed to occupy the Commercial portion of the Flex Office / Live-Work Use building.
Section 2.4.2.10 (c) (1) (c) - Maximum Project Coverage	Forty percent (40%)	Sixty-five percent (65%). Any area of the property used for detention or public park shall not constitute "Coverage" area.
Section 2.4.2.10 (c) (2) - Area Regulations, Size of Yards	(2) Size of Yards: c. Minimum Rear Yard – Twenty-five feet (25'); thirty feet (30') when adjacent to a thoroughfare or collector roadway, except if landscaping is provided and is visible from (i.e., there is no fence or other visible obstruction) the thoroughfare or collector).	Minimum Rear Yard set back shall be five feet (5').
2.4.5.1(C)(3)	The minimum setback for all screening walls and fences, including residential subdivision fences, from the right-of-way line of a specified major thoroughfare shall be thirty feet (30').	The minimum setback shall be reduced to twenty (20) feet.
Section 2.4.2.10 (c) (3) - Area Regulations, Maximum Number of Dwelling Units	Sixteen (16) dwelling units per gross acre of land	Twenty-three (23) dwelling units per gross acre of land
Section 2.4.2.10 (d) - Height Restrictions	35 feet	50 feet (maximum)
Section 2.4.2.10 (g) - Common Open Space	(g) Common Open Space. Common open space is considered a common area and shall be maintained as such in accordance with Subsection (f) above. In addition, the following shall be required for common open space. (1) In all areas where multiple-family units are developed, there shall be at least nine hundred (900) square feet of common open space per dwelling unit. (2) The minimum area of any common open space shall be six thousand (6,000) square feet. (3) The minimum dimension of any common area shall be eighty feet (80'). (4) Each area of common open space shall be within three hundred feet (300') of all dwelling units intended to be served by the common open space, measured along a route of pedestrian access. (7) Off-street parking areas, service drives, and detention facilities shall not be included in any calculation of required common open space.	Subsections (1), (2), (3), (4), and (7), of Section 2.4.2.10 (f) - Common Open Space in the UDC shall not apply to the PD. The Open Space calculation for the PD is provided herein, and shall provide for a minimum 7.3 acres of Open Space as more specifically identified within the Landscape, Open Space, Pedestrian Connectivity & Amenity Plan as shown in Exhibit 4. The Amenitized Detention Pond area is included in the 7.3-acre Open Space calculation.
Section 2.4.2.10 (i) - Fences & Screening	Fences and screening shall be provided and maintained as set forth in Chapter 4, Article 2, Division 4 of this UDC. Screening elements shall be consistent in color and material	Section 2.4.2.10 (i) of the UDC shall not apply to the PD. The PD shall instead comply with Fencing Plan enumerated herein and depicted on Exhibit 6.

	with the multiple-family development.	
Section 2.4.2.10 (j) - Parking	<p>Parking shall be provided as required in Chapter 2, Article 5, Division 2 and Chapter 4, Article 2, Division 1 of this UDC.</p> <p>1.5 spaces. One-Bedroom unit = 2.0 spaces; Two Bedroom unit = 2.5 spaces; and Three-bedroom unit, or more = 1 space per bedroom.</p>	<p>The minimum parking space count shall be calculated as follows: $(A)+(B)+(C)+(D) = \text{Total parking spaces.}$</p> <p>A = 1.33 parking space per unit that is an "efficiency" unit or one-bedroom unit.</p> <p>B = 1.0 parking space per bedroom for all units with more than one-bedroom (i.e. two-bedroom, three-bedroom, four-bedroom units).</p> <p>C = 15 parking spaces for staff and guest parking.</p> <p>D = 3 spaces per 1,000 SF of rentable space in the Flex Office / Live-Work Use building.</p>
Section 2.4.5.1(d)(1)(b)	All nonresidential structures fifty thousand (50,000) square feet in size or greater, except Public Educational Facilities, shall incorporate architectural variation of at least three feet (3') in depth for every twenty-five feet (25') (not cumulatively) in vertical or horizontal length.	The PD will create a complementary pattern or rhythm, dividing large buildings into smaller, identifiable portions; incorporate details that create shade and cast shadows to provide visual relief; and break up the building mass through offsets and other methods that articulate the horizontal and vertical building planes as conceptually rendered in Exhibit 11.
Section 2.4.5.1(c)(5)	No buildings, parking areas, or other impervious structures (except as noted herein), are permitted within the recognized floodway, as identified by the City Engineer, or within fifty feet (50') of the high bank, whichever is greater, of a creek or other drainage way proposed as a linear park in the City's Park and Recreation Master Plan.	Section 2.4.5.1(c)(5) of the UDC shall not apply to the PD. The PD shall instead comply with the general design plan shown on Exhibit 3 and the Pocket Park shown on Exhibit 5.

1. Land Use Summary

The land use summary for Magnolia Parkway PD is shown in Table 3 below:

**Table 3
Land Use Summary Table**

Use	Acres	% of Total	Zoning District
Multi-Family Residential	14.1	61.7	MF
General Business	3.3	14.4	GB
Detention Pond	3.8	16.9	MF
Parkland Dedication for Trailhead / Pocket Park	1.6	7.0	MF
Total	22.8	100%	PD

The Open Space and the public Pocket Park areas are shown in green on **Exhibit 4** and below in **Table 4**. "Open space" consists of the private outdoor common area spaces serving the residents of the Multi-family Buildings, preserved areas, amenitized detention area, and "Landscape reserves". The PD contemplates dedication of the Pocket Park to the City of Pearland.

Table 4

Open Space, Park Dedication, and Landscape Reserves

Zone	Acres	% of Total
Open Space	7.3	32%
Pocket Park dedication to City of Pearland	1.6	7%

2. Multi-family Density

Table 5 illustrates unit count density per acre for the maximum proposed unit count of 360 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 15.7 acres) (1)	Gross Residential (Based on 19.5 acres)	Overall PD (Based on 22.8 acres)
360	22.9	18.5	15.8

Note 1: Does not include the detention pond per UDC definition, but detention pond is included in open space calculation.

3. Permitted, Conditional and Accessory Uses

A. Only those permitted, conditional, and accessory uses as may be allowed in the UDC MF zoning classifications are allowed.

B. Only those uses listed in the PD, below, are allowed in the GB District within the Commercial Reserves:

- o Accessory & Incidental Uses
 - Social & Recreational Building
- o Entertainment & Recreational Uses

- Commercial Amusement Indoor
- Dinner Theatre
- Recreation Center
- Civic Club
- Learning Center for Fine or Performing Arts
- Theatre for the Performing Arts
- Automobile Related Uses
 - Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)
 - Auto Glass Repair/Tinting (Indoor) (requires CUP)
 - Auto Interior Shop/Upholstery (Indoor) (requires CUP)
 - Auto Parts Sales – Indoors (requires CUP)
 - Auto Rental
 - Auto Wash Self Service (Not allowed on Magnolia facing GB tract, only Manvel tract) (requires CUP)
- Office Uses & Professional Services:
 - Clinic, Medical or Dental
 - Credit Agency
 - Emergency Care Clinic
 - Financial Institution (with or without Motor Bank Service)
 - Office/Clinic, Veterinarian – No outside Pens
 - Security Monitoring Company – No outside Storage
 - Telemarketing Agency
 - General office & professional services
- Personal & Business Service Uses
 - Automobile Driving School
 - Barber/Beauty Shop/Tanning Studios (No Related School/College)
 - Gym/Health Club (Physical Fitness; Indoors Only)
 - Microblading
 - Seamstress, Tailor or Laundry Dry Cleaning (Retail Only – Drop Off/Pick Up)
 - Studio or Learning Center for Fine or Performing Arts
- Retail or Business Services
 - Animal Hospital – No outside Pens (requires CUP)
 - Antique Shoe – No Outside Storage
 - Art Museum, Dealer or Studio
 - Bakery (Wholesale/Retail)
 - Cafeteria
 - Catering Service
 - Coffee Roasting
 - Copy/Printing Shop
 - Convenience Store
 - Department Store

- Resale/Consignment Shop
- Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)
- Food Sales On or Off Premise
- Food Store/Supermarket
- Garden Shop & Outside Plant Sales (i.e. Plant Nursery)
- General Retail Store
- Hardware Store
- Jewelry Store
- Liquor/Package Store (requires CUP)
- Laundromat (self-service laundry)
- Medical Appliance & Sales
- Micro-Brewery/Micro Distillery/Micro Winery (requires CUP)
- Piano & Musical Instruments (Retail only)
- Pet Shop – Small Animals Birds or Fish
- Restaurant (With or without Drive-thru service)
- Stone Monuments – Indoor Sales Only
- Seamstress, Tailor or Laundry Dry Cleaning (Retail Only – Drop Off / Pick Up)
- Institutional & Governmental Uses
 - Adult Day Care Center (Business)
 - Child Day Care Center (Business)
 - Day Care Nursery
 - Church, Temple, or place of worship
 - Other government building or use
 - Library, Public or Museum (Indoor)
 - Municipal Public Administration Offices

C. Only those uses listed in the PD, below, are allowed in Flex Office / Live-Work Use building:

- Office Uses & Professional Services:
 - Clinic, Medical or Dental
 - Credit Agency
 - Emergency Care Clinic
 - Financial Institution (with or without Motor Bank Service)
 - Office/Clinic, Veterinarian – No outside Pens
 - Security Monitoring Company – No outside Storage
 - Telemarketing Agency
 - General office & professional services
- Personal & Business Service Uses
 - Automobile Driving School
 - Barber/Beauty Shop/Tanning Studios (No Related School/College)
 - Gym/Health Club (Physical Fitness; Indoors Only)
 - Microblading
 - Seamstress, Tailor or Laundry Dry Cleaning (Retail Only – Drop Off/Pick Up)
 - Studio or Learning Center for Fine or Performing Arts

- Retail or Business Services
 - Animal Hospital – No outside Pens (requires CUP)
 - Antique Shoe – No Outside Storage
 - Art Museum, Dealer or Studio
 - Catering Service
 - Copy/Printing Shop
 - Convenience Store
 - Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)
 - Food Sales On or Off Premise
 - Food Store/Supermarket
 - Garden Shop & Outside Plant Sales (i.e. Plant Nursery)
 - General Retail Store
 - Hardware Store
 - Jewelry Store
 - Medical Appliance & Sales
 - Piano & Musical Instruments (Retail only)
 - Pet Shop – Small Animals Birds or Fish
 - Stone Monuments – Indoor Sales Only
 - Seamstress, Tailor or Laundry Dry Cleaning (Retail Only – Drop Off / Pick Up)
- Institutional & Governmental Uses
 - Adult Day Care Center (Business)
 - Child Day Care Center (Business)
 - Day Care Nursery
- Other uses not listed above but allowed in OP District may be considered via Conditional Use Permit.

III Design Standards

A. Design Guidelines:

1. **Design Plan (Exhibit 3 and 3B):** The conceptual site plan for the PD (the "Design Plan") provides for a total of nine (9) multi-family buildings; one (1) residential Club House building containing amenities and leasing office; one (1) Flex Office / Live-Work Use building; two (2) Commercial Pad sites in the GB tracts; and surface parking spaces. All buildings are labeled and identified in the Design Plan for reference herein. The final Design Plan shall conform materially to the conceptual Design Plan shown herein.
 - a. Building heights:
 - i. Multi-family buildings: Buildings 1, 2, and 3 shall be a minimum of three (3) stories and a maximum of four (4) stories. All other multifamily buildings shall be a minimum of two (2) stories and maximum of four (4) stories
 - ii. The Flex Office / Live-Work Use building shall be a maximum of two (2) stories with max height of 30 ft.
 - iii. The Club House amenity and leasing office building, and future buildings

developed on the Commercial Pad sites are allowed to be single-story with a maximum height of 20 feet.

b. Ingress / Egress:

- i. There are two planned access points to the property, as depicted on the Design Plan. The primary access point is along Magnolia Parkway and is aligned with an existing median curb cut on Magnolia Parkway. A secondary entrance will exist along Marvel Road. Final locations will be determined per the City's Engineering Design Manual.

c. Building locations placement:

- i. There shall be no material change in the building footprints placements for Buildings 1, 2, & 3 facing Magnolia Parkway, which have been placed lengthwise along Magnolia Parkway to screen the parking spaces within the PD from the street. The location and footprint of the balance of the buildings within the PD are general.

d. Guidelines for Buildings 1, 2, & 3 Facing Magnolia Parkway: The following guidelines for Buildings 1, 2, and 3 must be strictly adhered to in the PD.

- i. Balconies: Patio balconies are prohibited along the facades facing Magnolia Parkway. Only "juliette" balconies are permitted with a maximum depth of two and one half (2.5) feet. Notwithstanding the foregoing, full size patios are permitted on the rear sides of Buildings 1, 2, and 3 facing the interior of the site plan.
- ii. HVAC Condensers: No HVAC condensers are allowed to be visible from Magnolia Parkway; they shall be placed on the roof and screened from view.
- iii. No Direct Access Unit Doors: Units shall be accessible via internal corridors only. No external access to individual units.

b. Building Materials

i. Facades for Buildings 1, 2, 3 Facing Magnolia Parkway:

1. Shall conform to the UDC and Magnolia Road Corridor Overlay District and shall be 85% masonry (see definition below).

ii. Facades for all other buildings:

1. Minimum masonry shall be 50%.

- iii. Definition of "masonry" for the PD: *masonry or masonry veneer (including brick, natural or cast stone material and textured CMU block), glass, solid fiber cement panel, or stucco on the elevation's exterior plane. Solid fiber cement panels can account for a maximum of 20% of the masonry requirement.*

c. Lighting Plan:

- i. 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.

d. Multifamily Unit Mix:

- i. The unit mix may consist of a mix of studios, 1-bed, 2-bed, and 3-bed unit floor plans at the discretion of the Developer, but within the ranges outlined in Table 5A in the PD, below. The "Minimum Percent (%) of Total Units" and "Maximum

Percent (%) of Total Units” is established for each floor plan type. For example, pursuant to Table 5A below, 40% of all units at the property must be a 1-bed floorplan and no greater than 75% of all units at the property may be a 1-bed floorplans. The preliminary unit mix is outlined in the “Targeted Percent (%) of Total Units” column in Table 5A below. The allowable ranges are generally in line with existing inventory as evidenced by the unit mix data from CoStar analytics provided in Exhibit 12 herein, which was analyzed to show the weighted average, minimum, and maximum unit mix percentages by floor plan type for 36 residential properties totaling more than 9,000 units in a roughly 5-mile radius from the subject Property. These calculations have been made for “all inventory” and “inventory since 2010” (see Exhibit 12).

Table 5A – Unit Mix Allowable Range & Targeted Unit Mix

Unit Mix	Targeted Percent (%) of Total Units	Minimum Percent (%) of Total Units	Maximum Percent (%) of Total Units
Studio's	5%	0%	15%
1-bedroom	55%	40%	75%
2-bedroom	35%	25%	55%
3-bedroom	5%	0%	10%
Total	100%	Not applicable	Not applicable

2. **Landscape, Open Space, Pedestrian Connectivity & Amenity Plan (Exhibit 4):** The PD shall provide (i) the addition of six (6) foot wide trails providing circulation throughout the PD, connecting the Pocket Park on the east to the amenitized detention pond on the west; and (ii) enhancement of the existing sidewalk along Magnolia Parkway.

3. **Pocket Park (Exhibit 5):** Features of the Pocket Park include (i) numerous bench seating areas and large shade structure, (ii) public surface parking lot with 12 standard spots and 1 handicap spot; (iii) bicycle racks; (iv) a “learning station” creating opportunity for placards about local vegetation and wildlife; and (v) enhanced landscaping, including harvest trees.

4. **Fencing Plan (Exhibit 6):** The MF portion of the PD will be gate secured from the public as shown in the Fencing Plan, using a combination of various fencing types.

5. **Monument Signage Plan (Exhibit 7):** The MF portion of the PD will have one location for monument signage at the entry to the PD along Magnolia Boulevard. Signage for the Commercial Pads shall match the materials used for the MF portion of the PD, and shall otherwise comply with the portion of the Unified Development Code pertaining to signage for General Business zoning classifications.

6. **Tree Plan (Exhibit 8):** The PD will provide for a mix of shade trees, ornamental trees, and harvestable trees as shown conceptually in the Tree Plan. Further information on the Tree Plan is outlined in Table 7 below.

7. **Compatibility of General Business Tract with Multi-family Tract & Surrounding Area.** The GB Tract containing the Commercial Pads shall be required upon development to abide by the

following enhancements.

1. Future Façade materials to match façade materials within the adjoining developed parcels
2. Landscaping Materials to that of UDC guidelines enhanced by 20%
3. Light fixturing to match that established in adjoining commercial parcel (gas station parcel).

8. **Renderings (Exhibit 11):** Conceptual renderings have been provided herein in Exhibit 11 illustrating the architectural design intent of the Multifamily Buildings and the Pocket Park. These renderings are not intended to depict exact building pads or layouts but are intended to convey the quality and architectural intent.

B. Design Enhancements:

Table 7 below contains the design enhancements, amenities, and recreational facilities that will be incorporated into the Design Plan of the community.

Table 6

Design Enhancements, Amenities, and Recreational Facilities

Item	General Location
Major (Type 1) Trailhead referred to herein as the Pocket Park, which will be dedicated to the City of Pearland. The Pocket Park consists of 1.6 acres with pervious public parking spaces, a shade structure, bench seating areas, harvestible landscaping, and a bike repair station	Western corner of property along Magnolia Parkway
Boutique flex office workspace open to public but conveniently located for residents	North east corner of site along Magnolia Parkway
Large private resident recreational swimming pool with in-water lounge chairs	Interior of site
Private resident clubhouse	Interior of site
Private resident fitness center	Interior of site
Amenitized detention pond with walking trail , benches, and shade trees	Southeast boundary line facing Mary's creek
Exterior Masonry color scheme to match the character and architecture of new homes in the area along with existing commercial retail	Along Magnolia Parkway and carried throughout interior of site
Poolside pavilion with BBQ grills	Interior of site
Hammock Gardens	Interior of site

Car/Dog wash station	Interior of site
Multipurpose sports court	Southern Boundary of site south of Building #5 & #6
Parcel lockers for Amazon deliveries	Interior of site
Keyless entry to units and common area doors	Interior of site
Controlled access for vehicle entry/exit with EZ tag reader system	Primary and Secondary entrance/exit
Large private fenced in yards for select 1st floor units on the interior of the property serving residents.	TBD locations throughout property, excluding units facing Magnolia.
Commitment to incorporating the history of Pearland into the interior design of the clubhouse	Interior of site

Table 7 Landscaping Enhancements

PROVIDED LANDSCAPING BY AREA		
Open Space/ Park Areas		
Landscaping - Parks/OS/Amenitized pond	8.9	acres
<p>* In addition to the above additional landscaping, 22 - 2.5" caliper shade trees and 62 - 1.5" caliper ornamental trees will be provided **In addition to the UDC tree requirements, we have included 20 harvest/fruit trees to act as an extension of the edible trail. The trees will be selected based on Texas A&M agrilife suggestions for the Pearland soil type and climate.</p>		
Magnolia Parkway Frontage		
Landscape area - Magnolia Parkway	80,000	Square Feet (SF)
<p>* In addition to the above additional landscaping, 60 - 2.5" caliper shade trees and 95 - 1.5" ornamental trees will be provided as required (shade 1"/10' and ornamental 1"/ 15') **the 80,000 sf of landscaped area along Magnolia Parkway is included in the 7.3 acre landscaped area identified in the Open Space/Park Area calculations above</p>		
Manvel Road Frontage		
Landscape area - Manvel Rd	8,000	Square Feet (SF)
<p>* In addition to the above additional landscaping, 8 - 2.5" caliper shade trees and 9 - 1.5" caliper ornamental trees will be provided as required (shade 1"/10' and ornamental 1"/ 15')</p>		

Utilities

It is the developer's intent to minimize the visual intrusion of overhead power lines while adhering to standard Centerpoint Energy regulations and requirements regarding the provision of electrical service to residential subdivisions. All utilities will be underground on the private property and owner/developer will bear the cost for this improvement.

C. 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

- No right of way dedications for public streets are contemplated by the PD.
- A dedication of 1.6 acres for a Major (Type 1) trailhead is planned, which is referred to herein as the Pocket Park (Exhibit 5) and described herein.
- Property has already been dedicated for Brazoria Drainage District 4 required for the planned detention pond (to be independently verified).

V Phasing Schedule
























- The Commercial Pads identified in the Design Plan will be platted at the same time as the multifamily development but will be developed separately from the balance of the PD at some point in the future.

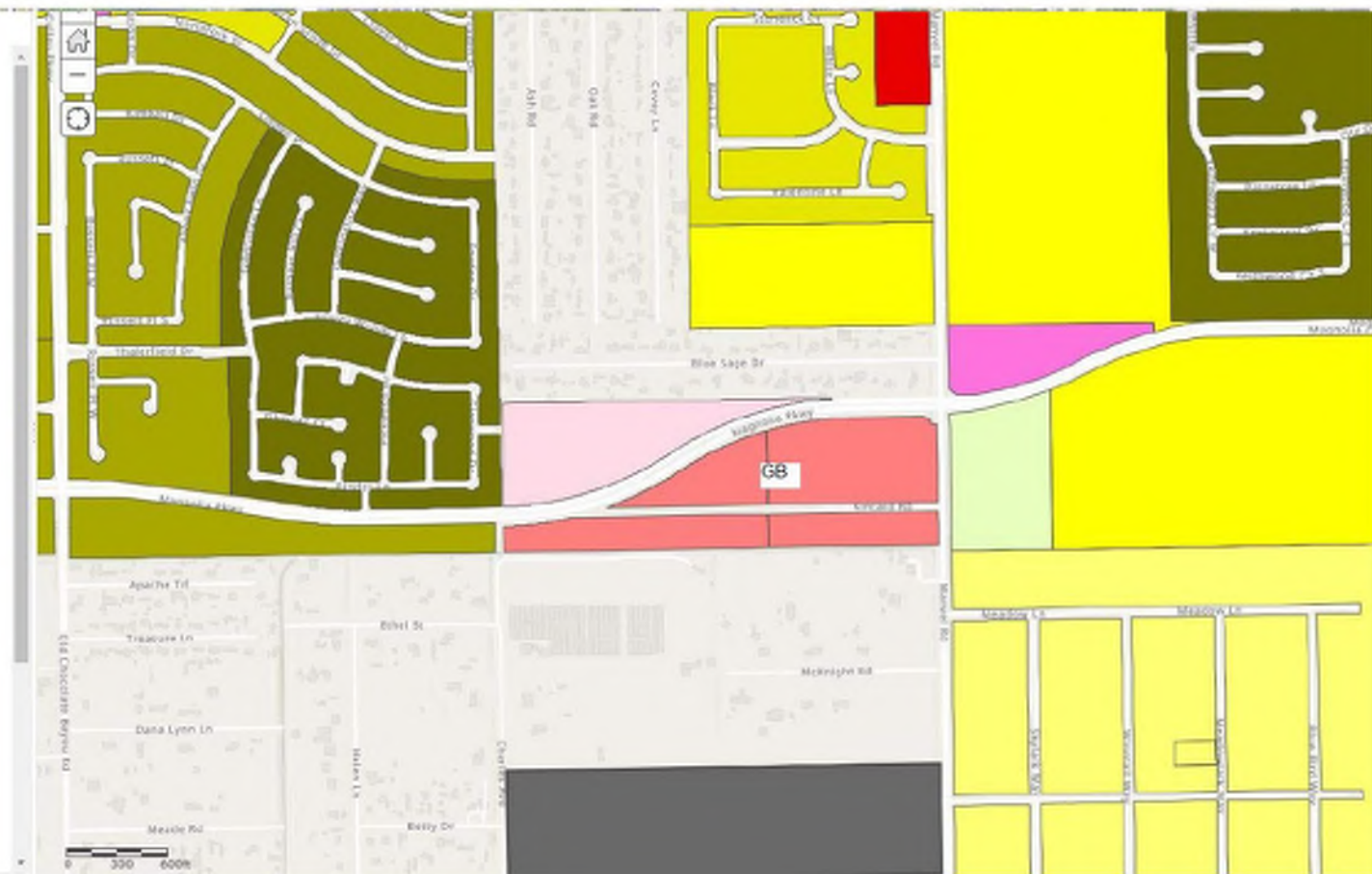
VI Exhibits

1. Existing Zoning
2. Proposed Zoning
3. Design Plan
- 3B. Design Plan – Commercial Pad Site Plan
4. Landscape, Open Space, Pedestrian Connectivity & Amenity Plan
5. Pocket Park - Trailhead Plan
6. Fencing Plan
7. Signage Plan
8. Tree Plan
9. Metes and Bounds Description
10. Plat of Survey
11. Renderings
12. Unit Mix Data

Legend

Zonings

-  RE - Single Family Estate
-  SR-15 - Suburban Residential 15
-  SR-12 - Suburban Residential 12
-  R-1 - Low Density Residential - Single Family
-  R-2 - Medium Density Residential - Single Family
-  R-3 - High Density Residential - Single Family
-  R-4 - Max Density Residential
-  TH - Townhouse Residential
-  MH - Manufactured Home Park
-  MF - Multiple-Family Residential
-  OP - Office and Professional
-  NS - Neighborhood Service
-  GB - General Business
-  GC - General Commercial
-  CT-GB - Old Townsite General Business
-  CT-MU - Old Townsite Mixed Use
-  CT-R - Old Townsite Residential
-  C-MU - Cullen Mixed Use
-  G/O-MU - Garden-Of Day Mixed Use
-  BP-288 - Business Park 288
-  S1 - Spectrum District 1
-  S2 - Spectrum District 2
-  S3 - Spectrum District 3



EXISTING ZONING

EXHIBIT ID

1

PROJECT NAME:



DEVELOPER:




MUNICIPALITY:

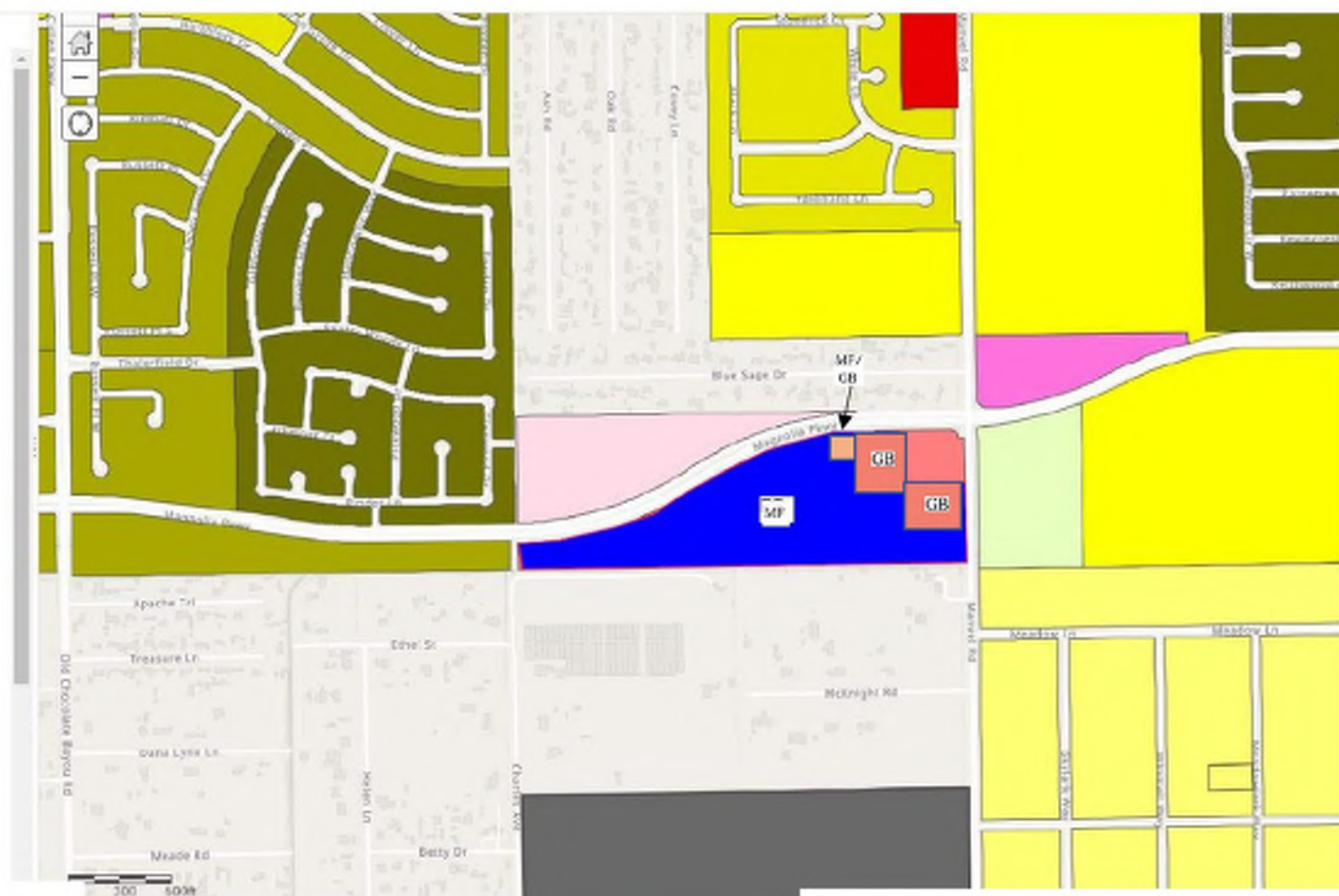


3878 LIBERTY DR.
PEARLAND, TX 77461
281.482.3600

Legend

Zoning

-  RE - Single Family Estate
-  SR-15 - Suburban Residential 15
-  SR-12 - Suburban Residential 12
-  R-1 - Low Density Residential - Single Family
-  R-2 - Medium Density Residential - Single Family
-  R-3 - High Density Residential - Single Family
-  R-4 - Max Density Residential
-  TH - Townhouse Residential
-  MH - Manufactured Home Park
-  MF - Multiple-Family Residential
-  OP - Office and Professional
-  NS - Neighborhood Service
-  GB - General Business
-  GC - General Commercial
-  OT-GB - Old Townsite General Business
-  OT-MU - Old Townsite Mixed Use
-  OT-R - Old Townsite Residential
-  C-MU - Cullen Mixed Use
-  G/O-MU - Garden-O' Day Mixed Use
-  BP-288 - Business Park 288
-  S1 - Spectrum District 1
-  S2 - Spectrum District 2
-  PD - Planned Development



FUTURE ZONING

EXHIBIT ID	PROJECT NAME:	DEVELOPER:	MUNICIPALITY:	
2	 <p>ELATION at Pearland PEARLAND, TX</p>	 <p>GCC RESIDENTIAL SEAN WATERHOUSE CELL: 713.588.4838 GCCRESIDENTIAL.COM</p>	 <p>Pearland -Texas-</p> <p>3875 LIBERTY DR. PEARLAND, TX 77461 281.482.7900</p>	

Estimated Project Data:

Approx: 22.8 ac site
MF - estimated yield 18.65 units/acre
GB - 3.3 acres
MF - 19.5 acres (Including detention pond and parks)
Trailhead+Pocket park+Open space +
Amentized pond - 8.9 acres
Major Trailhead + public park - 1.6 acres



DESIGN PLAN

GRAPHIC SCALE 1"=100'

- 3 STORY RESIDENTIAL BUILDING
- 1 STORY CLUBHOUSE, FLEX OFFICE/LIVE WORK
- GB

EXHIBIT ID

3

PROJECT NAME:



DEVELOPER:



SEAN KATTERBERG
CELL: 713.569.4818
GICRESIDENTIAL.COM

MUNICIPALITY:



3519 LIBERTY DR.
PEARLAND, TX 77581
281.632.1800

PREPARED BY:



08/20/2018

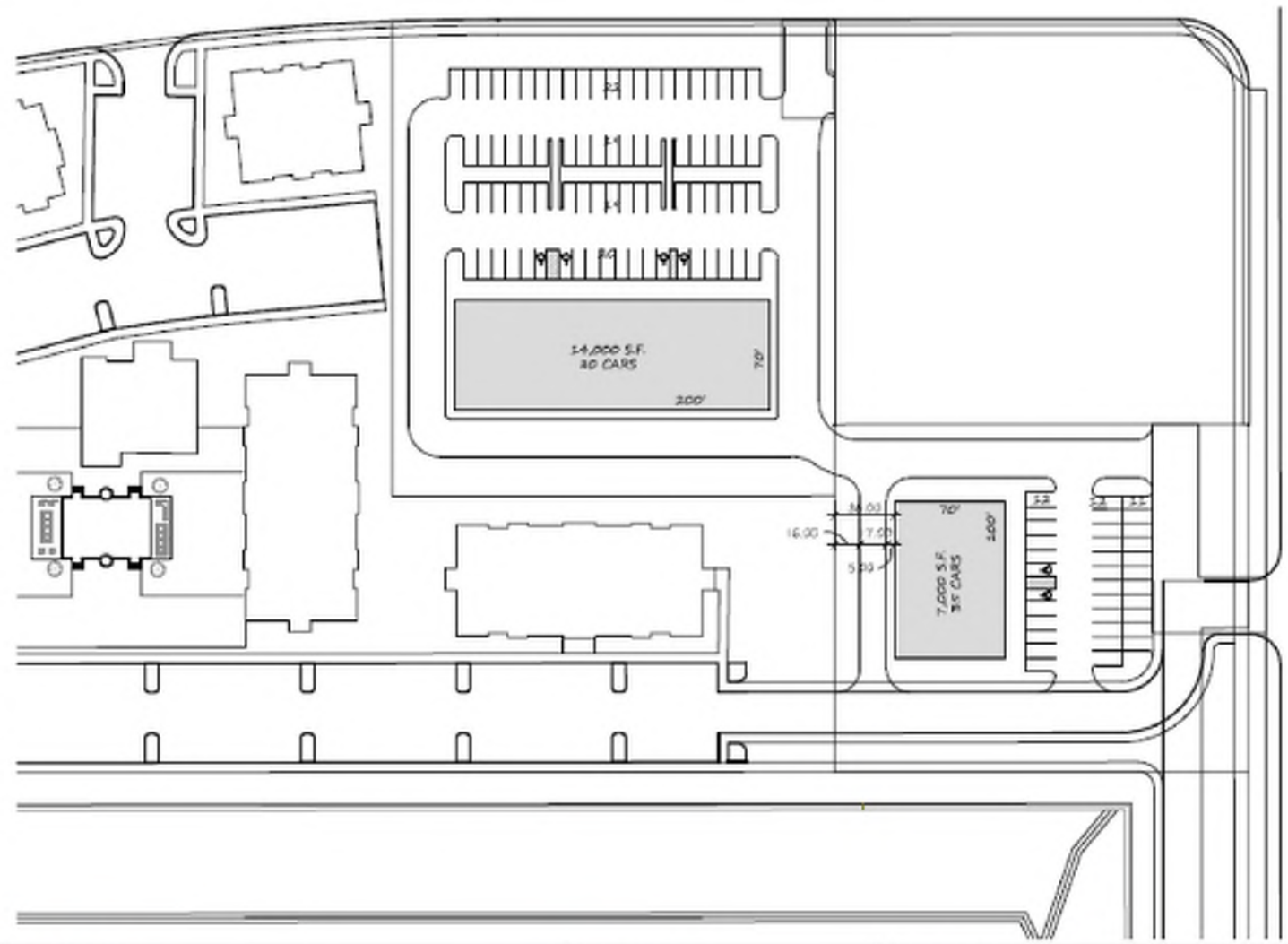


EXHIBIT ID
3B

PROJECT NAME:

ELATION
at Pearland
PEARLAND, TX

DEVELOPER:

GCR
 RESIDENTIAL
BEAV HATTERICE
 115 588 4819
 GCRRESIDENTIAL.COM

MUNICIPALITY:

Pearland
 -Texas-
3915 LIBERTY DR
 PEARLAND, TX 77661
 281.552.1900



LANDSCAPE, OPEN SPACE, PEDESTRIAN CONNECTIVITY AND AMENITY PLAN



- - - PROPOSED 6' TRAIL
- - - ENHANCED TRAIL

EXHIBIT ID

4

PROJECT NAME:



DEVELOPER:



SEAN KATTERSEE
CELL: 713.368.4818
CKCRESIDENTIAL.COM

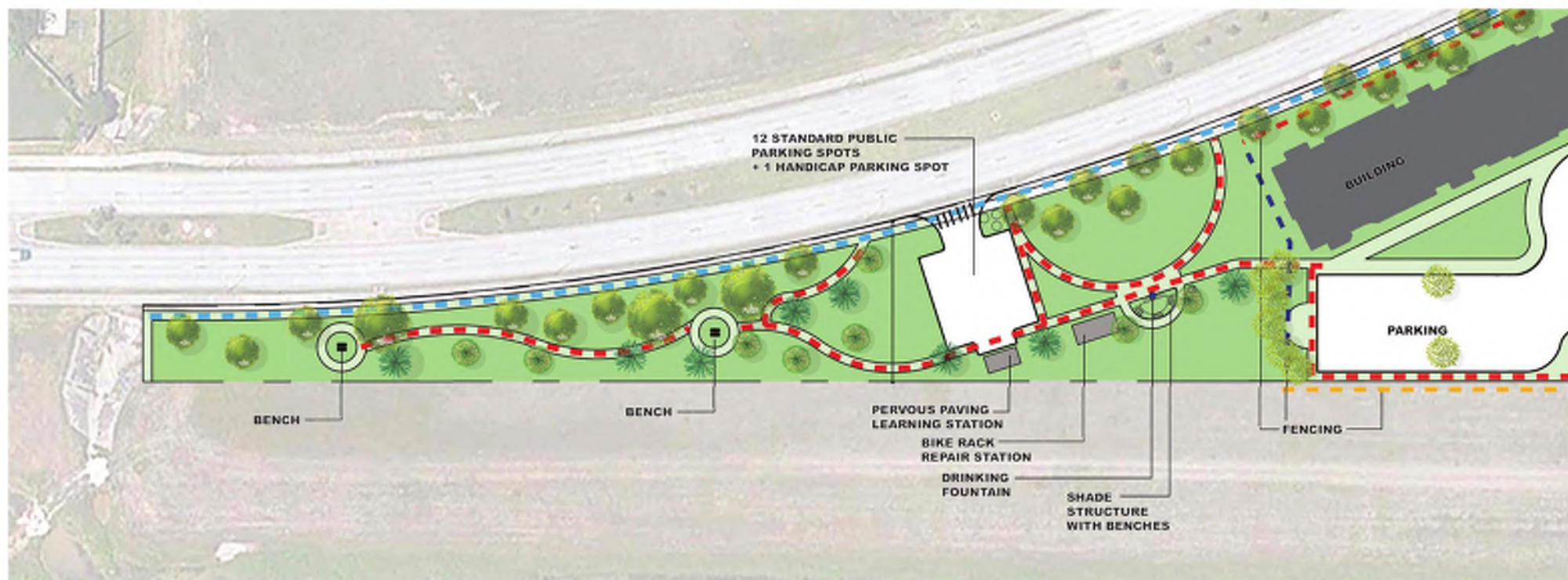
MUNICIPALITY:



3619 LIBERTY DR.
PEARLAND, TX 77661
281.652.1800

PREPARED BY:





POCKET PARK



GRAPHIC SCALE
SCALE: 1" = 30'

- PROPOSED 6' TRAIL
- ENHANCED TRAIL

EXHIBIT ID

5

PROJECT NAME:

ELATION
at Pearland
PEARLAND, TX

DEVELOPER:



SEAN KATTERSEE
CELL: 713.368.4818
CKCRESPINAL.COM

MUNICIPALITY:

Pearland
-Texas-

3619 LIBERTY DR.
PEARLAND, TX 77581
281.652.1800

PREPARED BY:

CREEKSTONE
ARCHITECTURE
3540 N. Energy Parkway
Suite 1002
Houston, TX 77018
PREPARED BY
www.creekstonearch.com





FENCING PLAN

GRAPHIC SCALE 1" = 100'

- 6' TALL WROUGHT IRON FENCE WITH MASONRY COLUMNS SPACED EVERY 60'
- 6' MASONRY PRIVACY FENCE
- 6' WROUGHT IRON SLIDING VEHICLE GATE
- 6' WROUGHT IRON FENCE
- 4' WROUGHT IRON FENCE AROUND POND
- 6' CEDAR PICKET FENCE

EXHIBIT ID

6

PROJECT NAME:



ELATION
at Pearland

PEARLAND, TX

DEVELOPER:



RESIDENTIAL

SEAN KATTERSEE
CELL: 713.368.4818
GCRRESIDENTIAL.COM

MUNICIPALITY:



3619 LIBERTY DR.
PEARLAND, TX 77581
281.652.1800

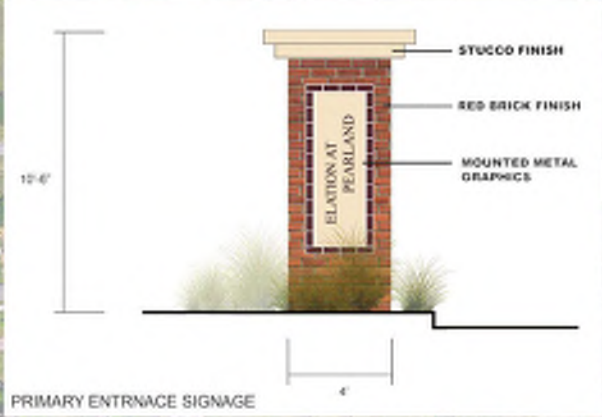
PREPARED BY:



CREEKSTONE
ARCHITECTURE
3543 N. Energy Parkway,
Suite 1002
Houston, TX 77018
PREPARED BY:
CREEKSTONE ARCHITECTURE



DATE: 10/20/2017



SIGNAGE PLAN

*** PRIMARY SIGNAGE**

EXHIBIT ID
7

PROJECT NAME:
ELATION
at Pearland
PEARLAND, TX

DEVELOPER:
CC
RESIDENTIAL
SEAN KATTERSEE
CELL: 713.368.4818
CCRESIDENTIAL.COM

MUNICIPALITY:
Pearland
-Texas-
3619 LIBERTY DR.
PEARLAND, TX 77581
281.652.1800

PREPARED BY:
CREEKSTONE
ARCHITECTURE
3540 N. Energy Parkway,
Suite 1002
Houston, TX 77041
281.652.1800
www.creekstonearch.com



TREE PLAN

GRAPHIC SCALE: 1" = 100'

- SHADE TREES - 2 1/2' CALLIPER
 - BALD CYPRESS
 - CEDAR ELM
 - MEXICAN SYCAMORE
- ORNAMENTAL TREES - 1 1/2'
 - YAUPON HOLLY
- HARVESTABLE TREES
 - PECAN TREES
 - FRUIT TREES

EXHIBIT ID

8

PROJECT NAME:

ELATION
at Pearland

PEARLAND, TX

DEVELOPER:

RESIDENTIAL

SEAN KATTERSEE
CELL: 713.568.4818
GCRRESIDENTIAL.COM

MUNICIPALITY:

Pearland
-Texas-

3619 LIBERTY DR.
PEARLAND, TX 77581
281.652.1800

PREPARED BY:

CREEKSTONE ARCHITECTURE

3543 N. George Parkway,
Suite 100-2,
Houston, TX 77041
281.652.1800

EXHIBIT 9

METES AND BOUNDS DESCRIPTION

22.6277 ACRES

LOCATED IN THE

H.T. & B.R.R. Co. SURVEY, A-547,

CITY OF PEARLAND,

BRAZORIA COUNTY, TEXAS

Being a tract or parcel of land containing 22.6277 acres of land or 985,662 square feet, located in the H.T. & B.R.R. Co. Survey, Abstract 547, Harris County, Texas, Said 22.6277 acre tract being out of and a part of a called 8.7166 acre tract of record in the name of Magnolia 8.7166 Acres, L.P. in Brazoria County Clerk's (B.C.C.F.) Number 200913537, being out of and a part of a called 22.4075 acre tract of record in the name of Signature, Eubanks & Associates, Ltd. in B.C.C.F. Number 2006028088 and being all of Lot 2 in the Minor Plat of Magnolia Commons, a subdivision duly of record in Document Number 2019059903 in the Map Records of Brazoria County, Texas; Said Lot 2 of record in the name of Magnolia 15.512 Acres, Ltd. in B.C.C.F. Number 2007012458; Said 22.6277 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone (NAD83)):

BEGINNING, at the southeast corner of both the herein described tract and aforesaid Lot 2, being the northeast corner of a called 0.2138 acre tract of record in the name of Brazoria County Drainage District No. 4 in B.C.C.F. Number 2019055400 and being on the west Right-of-Way (R.O.W.) line of Manvel Road;

THENCE, coincident the south line of the herein described tract, South 87 degrees 20 minutes 01 seconds West, a distance of 2,560.32 feet to the southwest corner of the herein described tract and being on the most westerly east line of a called 3.8000 acre tract of record in the name of Brazoria County Drainage District No. 4 in B.C.C.F. Number 2022046079;

THENCE, coincident the west line of the herein described tract and the most westerly east line of aforesaid 3.8000 acre tract, North 02 degrees 34 minutes 59 seconds West, a distance of 33.82 feet to the northwest corner of the herein described tract and being on the south R.O.W. line of Magnolia Parkway (120 feet wide);

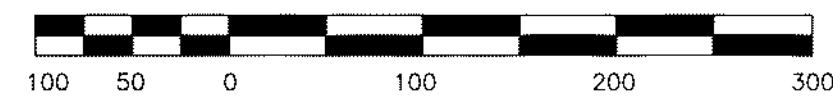
THENCE, coincident the north line of the herein described tract and the south R.O.W. line of aforesaid Magnolia Parkway, the following three (3) courses:

1. Coincident a curve to the left, an arc length of 1,097.25 feet, having a radius of 2,060.00 feet, a central angle of 30 degrees 31 minutes 06 seconds and a chord bearing of North 70 degrees 02 minutes 36 seconds East, a distance of 1,084.33 feet to the point of reverse curvature;
2. Coincident aforesaid curve to the right, an arc length of 1,102.16 feet, having a radius of 1,940.00 feet, a central angle of 32 degrees 33 minutes 04 seconds and a chord bearing of North 71 degrees 03 minutes 34 seconds East, a distance of 1,087.39 feet;
3. North 87 degrees 20 minutes 08 seconds East, a distance of 216.20 feet to the northeast corner of both the herein described tract and aforesaid Lot 2 and being the northwest corner of Lot 1 in aforesaid subdivision;

THENCE, coincident the west line of aforesaid Lot 1, South 02 degrees 37 minutes 43 seconds East, a distance of 259.98 feet to a 5/8 inch iron rod found for the southwest corner of said Lot 1;

THENCE, coincident the south line of aforesaid Lot 1, North 87 degrees 21 minutes 12 seconds East, a distance of 265.81 feet to the southeast corner of said Lot 1 and being on the west R.O.W. line of aforesaid Manvel Road;

THENCE, coincident the east line of both the herein described tract and aforesaid Lot 2, and the west R.O.W. line of aforesaid Manvel Road, South 02 degrees 33 minutes 51 seconds East, a distance of 400.75 feet to the **POINT OF BEGINNING** and containing 22.6277 acres of land.

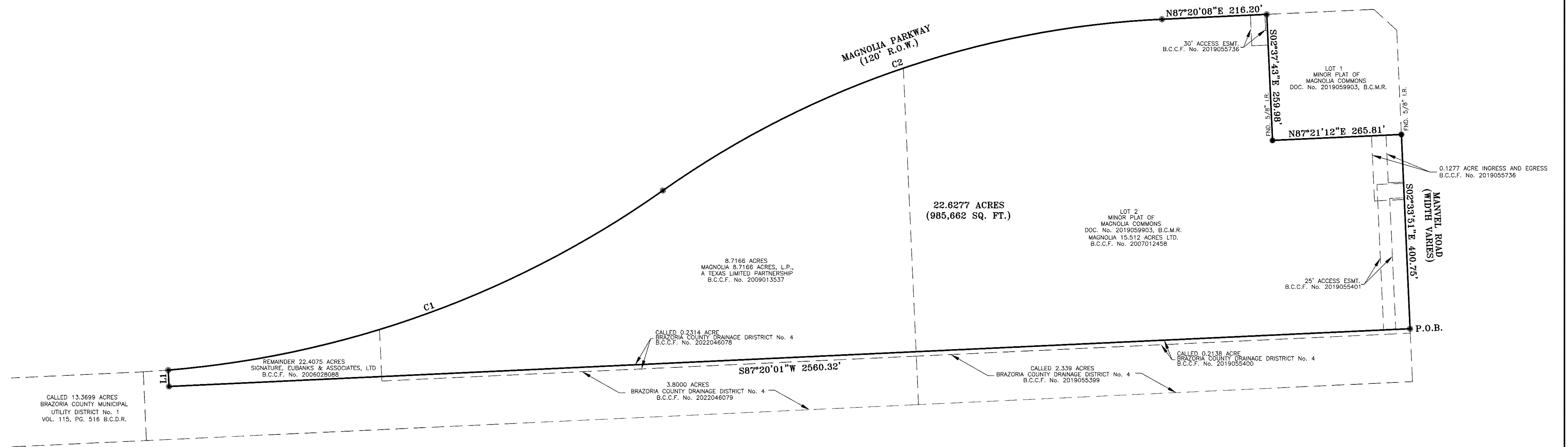


SCALE: 1" = 100'

Course	Bearing	Distance
L1	N02°34'59"W	33.82'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	2060.00'	1097.25'	30°31'06"	1084.33'	N70°02'36" E
C2	1940.00'	1102.16'	32°33'04"	1087.39'	N71°03'34" E

- NOTES:
1. The surveyor has abstracted the subject property.
 2. This survey was created without the benefit of a title commitment.
 3. Basis of Bearings for the survey is the Texas State Plane Coordinate System, South Central Zone NAD83.



LEGEND

- IRON ROD SET/FIND
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- ⊙ MANHOLE
- ⊙ MONITOR WELL
- ⊙ SAMPLE WELL
- ⊙ CLEANOUT
- ⊙ GATE VALVE & BOX
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE EQUIPMENT
- ⊙ ELECTRIC BOX
- LIGHT STANDARD
- ⊙ LIGHT
- ⊙ AREA INLET
- ⊙ PIPE BOLLARD
- ⊙ TRAFFIC SIGN
- ⊙ TREE
- ⊙ FIBER OPTIC CABLE
- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- WATERLINE
- GAS LINE
- TELEPHONE LINE
- CENTER OF SWALE
- TOP OF BANK

EXHIBIT 10

PLAT OF SURVEY
EXHIBIT ILLUSTRATING
A 22.6277 ACRE (985,662 SQ. FT.) TRACT
BEING OUT OF AND A PART OF
A CALLED 8.7166 ACRE TRACT
B.C.C.F. No. 2009013537
OUT OF AND A PART OF A CALLED
22.4075 ACRE TRACT,
B.C.C.F. No. 2006028088
& ALL OF LOT 2
MINOR PLAT OF MAGNOLIA COMMONS
B.C.C.F. No. 2007012458
LOCATED IN THE
H.T. & B.R.R. CO. SURVEY, A-547,
CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS



PROFESSIONAL LAND SURVEYING
 1244 NORTH POST OAK ROAD, STE. 200
 HOUSTON, TEXAS 77055
 www.grullersurveying.com



EXHIBIT ID	PROJECT NAME:	DEVELOPER:	MUNICIPALITY:	
11	 ELATION <i>at Pearland</i> <small>PEARLAND, TX</small>	 RESIDENTIAL <small>HEAVY WATERLOO 115 508 4010 COOPERSTONAL.COM</small>	 Pearland -Texas- <small>3015 LIBERTY DR. PEARLAND, TX 77661 281.552.1000</small>	



EXHIBIT ID	PROJECT NAME:	DEVELOPER:	MUNICIPALITY:	
11	 ELATION <i>at Pearland</i> <small>PEARLAND, TX</small>	 RESIDENTIAL <small>SEAN WATERBREE CEO 713.558.4838 GCRRESIDENTIAL.COM</small>	 <small>2878 LIBERTY DR. PEARLAND, TX 77581 281.483.7800</small>	



EXHIBIT ID	PROJECT NAME:	DEVELOPER:	MUNICIPALITY:	
11	 <p>ELATION <i>at Pearland</i> PEARLAND, TX</p>	 <p>GIC RESIDENTIAL BEAV HATTERSIE C/O # 115 508 4010 GICRESIDENTIAL.COM</p>	 <p>Pearland -TEXAS-</p> <p>3915 LIBERTY OBL PEARLAND, TX 77661 281.552.1000</p>	



EXHIBIT ID	PROJECT NAME:	DEVELOPER:	MUNICIPALITY:	
11	 ELATION <i>at Pearland</i> <small>PEARLAND, TX</small>	 GIC RESIDENTIAL <small>BEAV HATTERSIE 2018 115 588 4818 GICRESIDENTIAL.COM</small>	 Pearland -Texas- <small>3918 LIBERTY DR PEARLAND, TX 77661 281 852 1000</small>	

EXHIBIT 12 – Unit Mix Data

Note: CoStar Analytics is the source of the unit mix data below, shown for 36 residential projects totaling over 9,000 units in the approximate 5-mile radial area surrounding the Manvel / Magnolia Parkway intersection. **Develop makes no representation whatsoever to the accuracy of the data presented below in Exhibit 12.

INVENTORY SINCE 2010	% Studios	% 1-Bed	% 2-Bed	% 3-Bed	% 4-Bed
Wtd. Average	0%	53%	39%	7%	0%
Min.	0%	16%	14%	0%	0%
Max.	0%	85%	70%	37%	0%

TOTAL INVENTORY	% Studios	% 1-Bed	% 2-Bed	% 3-Bed	% 4-Bed
Wtd. Average	0%	45%	45%	10%	0%
Min.	0%	16%	14%	0%	0%
Max.	0%	85%	71%	37%	0%

Property Address	Property Name	Units	Year Built	% Studios	% 1-Bed	% 2-Bed	% 3-Bed	% 4-Bed
12900 Shadow Creek Pky	Elan Shadow Creek Ranch	276	2022	0%	65%	35%	0%	0%
2760 County 94 Rd	The Fordham at Silver Lake	190	2021	0%	56%	44%	0%	0%
12635 Shadow Creek Pky	Larkspur at Shadow Creek	257	2020	0%	61%	39%	0%	0%
1930 Kingsley Dr	Cortland Luxe Shadow Creek	324	2018	0%	39%	46%	15%	0%
1555 Cullen Blvd	Townhomes at Lake Park	247	2018	0%	63%	36%	1%	0%
11745 Broadway St	Watercrest at Shadow Creek Ranch	222	2017	0%	85%	14%	1%	0%
3333 Southfork Pky	Southfork Lake Apartments	328	2017	0%	54%	40%	6%	0%
14220 S Wayside Dr	Cypress Creek at Wayside Drive	200	2017	0%	24%	36%	33%	0%
2400 Business Center Dr	Radius at Shadow Creek	350	2014	0%	63%	33%	3%	0%
12501 W Broadway St	The Avenues at Shadow Creek Ranch	300	2013	0%	37%	44%	19%	0%
2500 Business Center Dr	Retreat at Shadow Creek Ranch	370	2013	0%	46%	45%	9%	0%
2800 Brownstone Pl	Pearland Senior Village	126	2012	0%	30%	70%	0%	0%
14155 Fayridge Dr	Cypress Creek at Fayridge	152	2012	0%	16%	42%	37%	0%
11200 Broadway	Residences at Pearland Town Center	234	2011	0%	66%	34%	0%	0%
2526 Business Center Dr	Discovery at Shadow Creek Ranch	347	2010	0%	45%	50%	5%	0%
11900 Shadow Creek Pky	Stella at Shadow Creek Ranch	392	2010	0%	69%	31%	0%	0%
4055 Village Dr	Attiva Pearland 55+ Active Living	126	2008	0%	60%	40%	0%	0%
2020 Business Center Dr	Villas at Shadow Creek	560	2006	0%	38%	50%	12%	0%
3800 County Road 94	Cobblestone	562	2005	0%	45%	50%	6%	0%
2920 Oak Rd	Lakeside Pointe	274	2005	0%	19%	44%	37%	0%
3525 S Sam Houston Pky E	Brookside Gardens Apartments	240	2005	0%	20%	45%	35%	0%
2414 County Road 90	Summerwind Apartments	197	2004	0%	37%	45%	19%	0%
9720 Broadway St	Southwind at Silverlake	312	2003	0%	38%	51%	10%	0%
1710 Old Alvin Rd	OakBridge Apartments	158	2003	0%	41%	54%	5%	0%
2850 Oak Rd	The Reserve at Tranquility Lake	314	2003	0%	36%	55%	10%	0%
2800 Tranquility Lake Blvd	2800 Tranquility	212	2002	0%	36%	43%	21%	0%
2900 Pearland Pky	Sandestin at Pearland	239	1999	0%	50%	40%	10%	0%
10000 Broadway St	St. Andrews Apartments	472	1999	0%	41%	49%	10%	0%
6520 Broadway St	Westlake Residential	256	1999	0%	47%	38%	16%	0%
2525 Barry Rose Rd	The Remington	152	1992	0%	47%	37%	16%	0%
2902 Whispering Winds Dr	Whispering Winds Apartments	286	1986	0%	34%	58%	8%	0%
2502 Alexander Ln	Strawbridge	171	1983	0%	44%	53%	2%	0%
3512 E Broadway St	Silver Maples	152	1977	0%	36%	58%	7%	0%
2701 Old Alvin Rd	Pearland Village Apartments	130	1977	0%	44%	56%	0%	0%
3340 E Walnut St	Park Place	101	1972	0%	21%	71%	8%	0%
3510 E Broadway St	Salem Village	142	1972	0%	32%	60%	8%	0%