



**JOINT SPECIAL MEETING
THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE
CITY OF PEARLAND, TEXAS
MONDAY, NOVEMBER 21, 2016 | 7:30 P.M.
COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE
281.652.1600**

I. Call to Order

II. Purpose of the Workshop:

- 1. Input and Discussion:** A request of Peter Boecher, Applicant; on behalf of Lois Summers and Rodgers Families; owners; for a joint workshop regarding a proposed Planned Development known as "Massey Oaks"; a proposed master planned community, including approximately 370 acres of land located south of CR 100/McKeever Road at the intersection with Harkey Road.

III. Adjournment

This site is accessible to disabled individuals. For special assistance, please call Young Lorfin at 281.652.1840 prior to the meeting so that appropriate arrangements can be made.

All agenda supporting documents are available at pearlandtx.gov



Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: November 15, 2016

Re: Massey Oaks Planned Development Workshop

First Capital Partners are requesting a workshop for a Planned Development (PD) for a 370 acre tract located south of CR 100/McKeever Road at the intersection with Harkey Road.

The PD encompasses two tracts, the Massey Ranch and Rodgers Ranch Estates. Both tracts total 370 acres with 257 acres proposed to be residential, 41 acres amenitized detention lakes, 36 acres parkland, and 34 acres easements and rights-of-way. The proposed plan includes 975 single-family residential lots with open space and amenities, and shows preservation of existing mature Oak and other hardwood trees on the Massey tract.

The PD proposed a base zoning district of Single Family Residential-4 (R-4), that permits a minimum lot size of 5,000 square feet, and a minimum lot width of 50 feet. Of the total 975 lots, 65% or 634 lots are proposed to be 55' wide (R-4 zoning), 20% or 199 lots to be 65' wide (R-3 zoning), and 15% or 142 lots to be 75' wide (R-2 zoning).

The 158 acre Rodgers tract is within the city limits and currently zoned Single-Family Estate District (RE) that requires a minimum half acre lot for single family homes. The 212 acre Massey tract is in the City's ETJ and shown as being appropriate for low density residential zoning of RE, Suburban Residential-12 (SR-12), Suburban Residential-15 (SR-15).

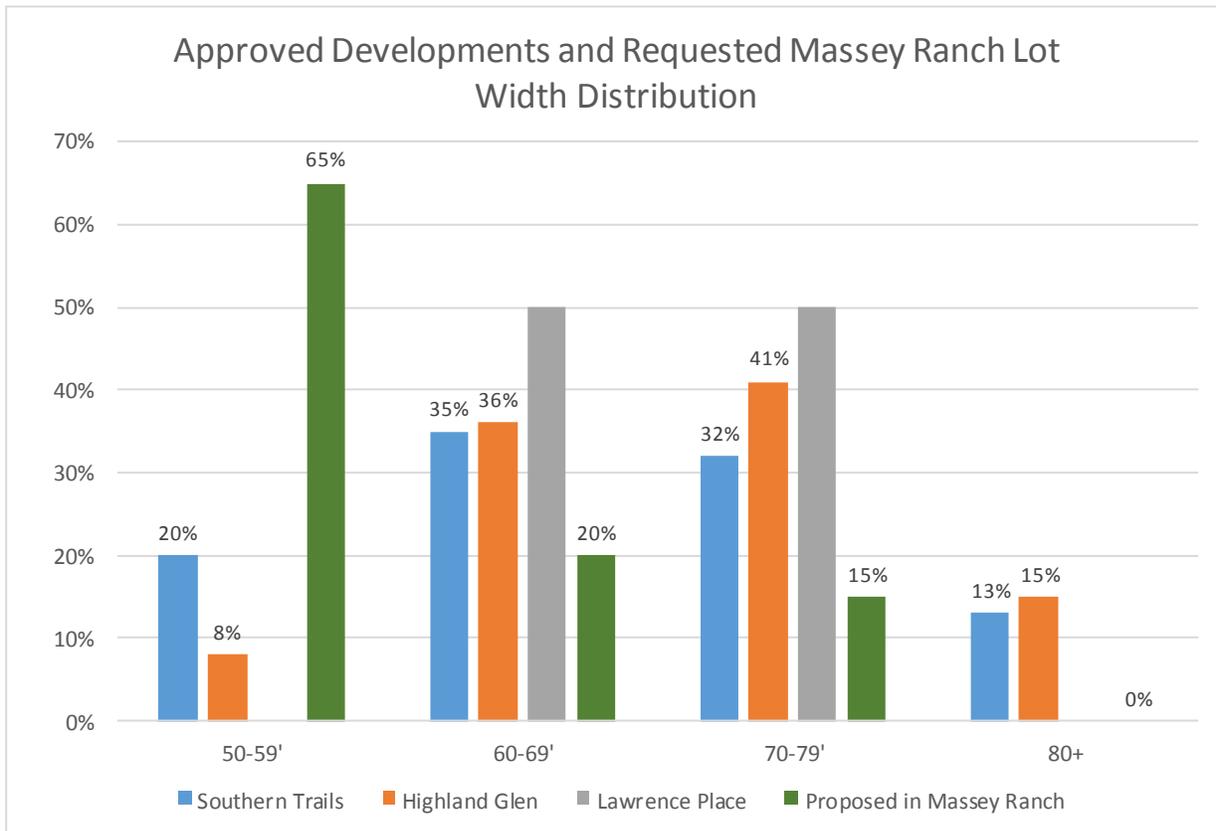
Summary of staff comments:

1. **General Area:** These tracts are part of the larger 1,100 acre undeveloped area, south of CR 100. If approved, this proposed PD will set the tone for the future development of the rest of the area. Planning for land use, infrastructure, utilities, amenities, and roadways must be considered for the future development potential of the entire 1,100 acres.
2. **Land Use and Zoning:** The base zoning proposed is R-4 (50' lot width). Over two thirds of the lots are proposed to be R-4 lots with 55' lot width. This is a substantial

variation from the existing RE zoning for Rogers Tract that require a minimum 120' lot width, and the adopted Future Land Use Plan (FLUP) recommended R-1 zoning that requires a minimum of 80' lot width. The plan does not propose any lots that are currently allowed. The proposal will result in an increase in overall gross density from 1.8 units per acre to 2.9 units per acre, an increase of approximately 309 lots (32%) from what R-1 would be expected to yield. The proposed plan is not in conformance with the current zoning and FLUP recommendations.

Breakdown of lot widths in other developments in Pearland

Subdivisions	Lot Widths	50-59'	60-69'	70-79'	80+	Total
Southern Trails	Number of lots	263	463	416	173	1315
	Percent of total	20%	35%	32%	13%	100
Highland Glen	Number of lots	67	302	341	125	835
	Percent of total	8%	36%	41%	15%	100
Lawrence Place	Number of lots	0	36	36	0	72
	Percent of total	0%	50%	50%	0%	100
Proposed in Massey Ranch	Number of lots	634	199	142	0	975
	Percent of total	65%	20%	15%	0%	100



The PD permits flexibility to change the lot size distribution and decrease the number of lots for each category. Clarification needs to be added to ensure that the decrease in not at the expense of larger lots, open space, trails, or other amenities.

Staff recommends all side yards setbacks to be minimum of 10'. This would result in a density that would be more consistent with the City's Comprehensive Plan recommendation for the area.

3. **Design, Amenities and Phasing:**

Staff recommends higher standards for building elevations – 90% brick or stone for front facades and facades visible from streets and common areas and 50% for rear. This would be consistent with recently approved residential developments.

The PD does not provided clarifications and details on amenities and landscaping. These details need to be added to ensure a high quality development. Other features that need to be addressed include fencing standards, trail standards (material and width), and trail connectivity to surrounding parcels and drainage areas. As currently shown, these standards do not meet or exceed the UDC requirements.

The Phasing Plan as proposed does not ensure completion of amenities with Phase I of homes. Staff recommends that the common amenities be completed prior to or concurrently with home construction.

4. **Annexation:** The Massey tract would need to be annexed into the City prior to any zoning approval and is already on the short term annexation plan. The Rodgers tract is located in the City limits.
5. **Area Roadway Capacity:** The current road network serving the area is not sufficient to handle the traffic generated by this development and road improvements, adjacent to the site and off site, would be required. The PD doesn't address any off-site improvements proposed by the developer.

The most likely access routes to the site are CR 100 from 1128 and Harkey Road from Bailey or Magnolia, both of which are two lane asphalt roads with open ditches on both sides of the road. The Thoroughfare Plan designates CR 100 as a Major Thoroughfare requiring a width of 120' with 4 lanes, and Harkey Road as a Secondary Thoroughfare requiring a width of 100' with 4 lanes.

Other routes in the vicinity are CR 128/Hastings Cannon Road that borders the site on the south located outside the City's ETJ and is unimproved and not a passable road. CR 128 is designated as a Major Thoroughfare.

Staff has met with the developer to discuss roadway improvements that would be needed based on a Traffic Impact Analysis that was conducted.

6. **Utilities:** The site is not served by City water and sewer. Existing water mains located more than one mile away at Bailey and FM 1128 and Bailey Road and Veterans Road, would need to be extended to provide service to the development. The nearest sewer main is located at Ravenwood Drive and Harkey Road would need to be extended 1.2 miles to provide service to this area. The applicant has not addressed how the water and sewer lines would be extended to their site. The intervening property has limited right-of-way and is unincorporated.

Staff has met with the developer to discuss water and sanitary sewer improvements that would be needed based on a review of the City's water and wastewater models to facilitate the proposed development.

7. **MUD:** The developer has indicated that they would seek City's consent to create a new in-City MUD.
8. **Internal Road Layout:** The PD shows only one access for the entire development at CR 100 that doesn't align with any other roadway. The proposed single access point is not in conformance with the City requirement of two means of ingress/egress for developments over 30 homes. One means of access for 975 homes will potentially create traffic and circulation issues for future homeowners and the City if not addressed by the developer at the beginning. A residential home is typically expected to generate 9.5 trips per day. For 975 units, that would be 9,262 vehicular trips per day.
9. **Public Safety:** Fire and Police service impact have not been completely assessed. However, when that area develops, City's Fire Station Location Plan calls for a new Fire Station (Fire Station 11). This area is currently beyond best practice response times for fire and ambulance service. Some of the expenses anticipated for a new fire station are - 2 to 3 acres of land, approximately \$4 million for a station, \$700,000 for a fire engine pumper, \$300,000 for an ambulance, and \$1.5 million per year thereafter to pay for staffing, maintenance, materials, etc.
10. **Impact:** The development financial impact for the City has not been assessed.

Exhibits

Proposed PD document



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1765
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:

- Zoning Change (from) _____ (to) _____
- Cluster Development Plan
- Planned Development Workshop
- Plat (list type): _____

- ZBA Variance
- P&Z Variance
- Special Exception
- Conditional Use Permit

**Plat Types include:
Minor, Amending,
Preliminary, Final,
Master, Replat*

PROJECT INFORMATION:

- Residential
- Commercial
- Property Platted
- Property Not Platted

Project Name: Massey Oaks PD Tax ID: 0593-0001-110-0593-0001-001

Project Address/Location: Located on south side of CR 100 (McKeever Road), +/- 1/2 mile east of FM 1128

Subdivision: n/a Total No. of Lots: 975 Total Acres: 370.482

Brief Description of Project: Master Planned Community, varying lot sizes.

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: Lois Summers
 Address: PO Box 2065
 City: Pearland State: TX Zip: 77588
 Phone: 281-222-0410
 Fax: _____
 Email Address: loissummers1@yahoo.com

APPLICANT/AGENT INFORMATION:

Name: Peter Boecher
 Address: 19 Briar Hollow Place Suite 145
 City: Houston State: TX Zip: 77027
 Phone: 713-621-8025
 Fax: 713-621-8487
 Email Address: pboecher@rviplanning.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: Lois Summers

Date: MARCH 7, 2016

Agent's/
Applicant's Signature: Peter Boecher

Date: MAY 17, 2016

OFFICE USE ONLY:

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



City of Pearland Planning Department Universal Application

City of Pearland
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3523 Liberty Drive
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TYPE OF APPLICATION:

- Zoning Change (from) _____ (to) _____
- Cluster Development Plan
- Planned Development Workshop
- Plat (list type): _____

- ZBA Variance
- P&Z Variance
- Special Exception
- Conditional Use Permit

**Plat Types include:
Minor, Amending,
Preliminary, Final,
Master, Replat*

PROJECT INFORMATION:

- Residential Commercial Property Platted Property Not Platted

Project Name: Massey Oaks PD Tax ID: 0525-0031-000; 0525-0031-110

Project Address/Location: Located on south side of CR 100 (McKeever Road), +/- 1/2 mile east of FM 1128

Subdivision: n/a Total No. of Lots: 975 Total Acres: 370.482

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PROPERTY OWNER INFORMATION:

Name: RODGERS FAMILIES
 Address: P.O. Box 4625
 City: LAGO VISTA State: TX Zip: 78645
 Phone: 510-267-4550
 Fax: _____
 Email Address: pennthomas24@yahoo.com

APPLICANT/AGENT INFORMATION:

Name: Peter Boecher
 Address: 19 Briar Hollow Place Suite 145
 City: Houston State: TX Zip: 77027
 Phone: 713-621-8025
 Fax: 713-621-8487
 Email Address: pboecher@rviplanning.com

****Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.
As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.**

**Owner's Signature: [Signature] Date: 5/17/2016

Agent's/ Applicant's Signature: [Signature] Date: MAY 17, 2016

OFFICE USE ONLY:

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



19 Briar Hollow Lane
Suite 145
Houston, Texas 77027

713.621.8025 • voice
713.621.8487 • fax

www.rviplanning.com

March 15, 2016

Ms. Frankie Legaux
City Planner
Department of Community Development
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

Re: Massey Oaks
Owner Authorization

Dear Ms. Legaux:

As the owner and/or trustee of the property, I hereby authorize First Capital Partners, LLC and RVI Planning + Landscape Architecture to submit on my behalf and serve as applicant, in all matters related to the annexation and zoning process for the Massey Ranch development, to be known as Massey Oaks.

Sincerely,



Lois Smith Summers, Owner & Trustee
Margurite Massey Smith Charitable Remainder Trust U.A.



19 Briar Hollow Lane
Suite 145
Houston, Texas 77027

713.621.8025 • voice
713.621.8487 • fax

www.rviplanning.com

May 16, 2016

Ms. Frankie Legaux
City Planner
Department of Community Development
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

Re: Rodgers Estate
Owner Authorization

Dear Ms. Legaux:

As the owner and/or trustee of the property, I hereby authorize First Capital Partners, LLC and RVI Planning + Landscape Architecture to submit on my behalf and serve as applicant, in all matters related to the zoning process for the Rodgers Estate, which will be incorporated into a development, to be known as Massey Oaks.

Sincerely,

THOMAS W. PENN, JR.
% OWNER OF RODGERS TRACT
PEARLAND, TX
REPRESENTING RODGERS
FAMILY, ET AL

MASSEY OAKS

PLANNED DEVELOPMENT



FIRST CAPITAL PARTNERS

MASSEY OAKS PLANNED DEVELOPMENT

Revision No. 1 – November 7, 2016

A. Introduction

1. Description of the Subject Property

The subject property is comprised of two family owned tracts, the Massey Ranch and Rodgers Estate, totaling 370.482 acres. The two adjacent tracts are located in southernmost central Pearland adjacent to the Manvel city limit and Alvin ETJ, respectively. The property is approximately four miles east of State Highway 288 and three miles west of State Highway 35.

The proposed planned development is on the south side of McKeever Road at future Harkey Road and includes the southwest corner of the street intersection. The project name, Massey Oaks, pays tribute to the mature live oaks and other hardwood trees on the Massey tract, which were planted by the Massey family and will be substantially preserved as detailed herein. The surrounding neighborhood area is predominantly agricultural and rural residential. No residences or residential subdivisions adjoin any portion of the property.

The Massey tract is located within the City's ETJ, save and except a 100-foot wide annexation strip that extends along the western boundary. The Rodgers tract is within the City's corporate limit and is presently zoned R-E, Single Family Estate District. With regard to school districts, the Massey tract is partly within the Pearland Independent School District and partly within the Alvin Independent School District as shown on Exhibit A. The Rodgers tract is entirely within the Alvin Independent School District.

2. Description of Proposed Development

The Design Plan for the property, as shown on Exhibit B, includes single-family residential uses with significant tree preservation, open space, and recreational features. Proposed single family PD lot sizes are reflective of a market study specifically completed for the property. Residential lots will range in size from 6,000 to over 8,800 square feet. No high density residential is proposed within the PD. No retail uses are proposed at the corner of McKeever and future Harkey due to the proximity and alignment of existing drainage, utility and pipeline easements.

Existing quality trees will be preserved along McKeever Road, down the ranch entry road off McKeever, and in a grove east of the entry road. The existing ranch entry road will become the central spine street that extends south and east across future Harkey Road into the Rodgers tract. A series of amenity lakes providing storm water detention are planned throughout the property that are interconnected by the central spine street. The street will have spacious landscape buffers with sidewalks

and trails along its entire length. Plentiful access and visibility will be provided to the lakes. Recreational amenities, new tree plantings, and homeowners' association parks will be located along the lakes.

3. Description of the Land

As shown on Exhibit A, the rectangular-shaped Massey Ranch is comprised of 212.004 acres, and the square-shaped Rodgers Estate is comprised of 158.478 acres. The Rodgers Estate acreage includes approximately 13 acres within the CenterPoint fee strip. Separate legal descriptions are enclosed for both properties.

The Massey tract extends south of McKeever Road (County Road 100) and west of Harkey Road. Existing Harkey extends north of McKeever; future Harkey will extend southward. The mature trees are located near McKeever, along the entry road off McKeever, and around the existing two homes and two agricultural buildings. Also on the tract are two operational oil and gas wells and four non-operational wells that will be consolidated into a single well site along the southern boundary at Harkey Road. Existing easements and encumbrances include the following:

- Gulf Coast Water Authority raw water supply canal within a 100-foot wide easement that extends north-south along the entire western boundary. The canal easement is coterminous with the annexation strip.
- The City of Pearland's Cowart Creek Diversion Channel that clips the northeast corner of the tract near the Harkey Road intersection.
- A 150-foot wide HL&P (CenterPoint) utility and pipeline easement corridor across the northeast quadrant of the tract, parallel to but separate from the Diversion Channel. Approximately three acres are located between the easement corridor and drainage channel.

The Rodgers tract adjoins the east side of the Massey tract. Future Harkey Road, south of McKeever, aligns along the common boundary between the two tracts. An existing HL&P (CenterPoint) fee strip, 225 feet in width bisects the Rodgers tract on a north-south axis and includes at least one pipeline. No operational wells are evident on the tract, but State records indicate that oil wells were drilled on the western portion. The Cowart Creek Diversion Channel and utility and pipeline corridor that extend across the northeast portion of the Massey tract also extend across the northeast corner of the Rodgers tract. Two additional pipeline easements are located on the property as shown on Exhibit A.

4. Purpose Statement

The primary purpose of this PD is to prescribe land use and development regulations that will establish a higher quality community than through the use of conventional zoning districts. Higher quality is focused on the following:

- Preservation of the property's unique feature, namely the many high quality mature trees.

- Incorporation of existing trees into the key features of the proposed development.
- Amenitized open space that is interconnected and distributed throughout the PD.
- Aesthetic and recreational amenities that embrace the ranching heritage of the property.
- A spacious and well-landscaped central spine street with pedestrian sidewalks and trails.
- An overall density of 2.6 units per acre that is considered low density residential and is supportive of the market value of the real estate.
- Opportunity to masterplan more than 370 acres.

5. Comprehensive Plan of 2015

The proposed PD complies in multiple ways with the City's most recent Comprehensive Plan, as follows:

- (a) The Smart Growth Principles in Table 2.1 include several items that will be provided in the Massey Oaks development. First, the PD will *create a walkable neighborhood* through sidewalks along all streets that connect with paved and soft surface trails in the recreational open spaces. Second, the PD will *foster a distinctive, attractive community with a strong sense of place* by connecting to the property's ranching heritage. Third, the PD will *preserve open space, farmland, natural beauty, and critical environmental areas* as detailed in the plans provided herein.
- (b) With regard to annexation planning, Map 2.2 of the Comprehensive Plan identifies the Massey tract as part of an ETJ area to be annexed within 0-5 years. The PD will require annexation, which will be initiated by the property owner concurrent with zoning.
- (c) Section 4 of the Comprehensive Plan discusses the typical features of a *Quality Neighborhood Design*. Several features will be provided in the Massey Oaks development. First the entry allée of existing live oaks will provide a *focal point* at its south end to a lakeside pavilion. Second, *pedestrian and vehicular circulation will be equally important* in light of the proposed trail and sidewalk system. Third, the entry allée, at more than 1,500 feet in length, will create an *appealing streetscape* that will also lead residents to common areas. Fourth, an extensive *open space* system with water features and recreational amenities will *encourage leisure and healthful living*.
- (d) While the PD will provide significant open space, parks, and recreational amenities maintained by a homeowners' association, no public park space will be provided in accordance with the *Parks and Recreation System Plan*, Map 4.3. The map shows the nearest parkland need is for a neighborhood park north of McKeever and east of Harkey. With 975 homes in Massey Oaks, fees collected at the current rate of \$1,517 per lot would generate \$1,479,075 toward

acquisition of the nearby public neighborhood park. The actual amount will likely be greater since the parkland dedication fee is based on the prevailing rate at the time of platting.

- (e) While the *Future Trail Network*, Figure 4.1, does not extend to the Massey Oaks development, the PD will include a network of trails and walkways that will link up with future sidewalks along McKeever, Harkey, and Hastings Cannon Roads that are encompassed by the PD. The sidewalks will connect with public trails planned north of Bailey Road and east of Veterans Drive as shown on the *Future Trail Network* map.

6. Applicability

To be eligible for a PD, a property must meet at least one of the eight criteria established in the UDC, Section 2.2.2.1 (b). Massey Oaks meets two criteria, and therefore, is a good candidate for PD zoning.

First, the land has unique environmental features requiring a more flexible approach to zoning in order to protect those features. The key feature is the existing allée of mature live oaks along either side of the existing ranch road off McKeever. The allée includes over 70 live oak trees with an average trunk caliper of 16 inches. The two rows of trees are spaced approximately 80 feet apart and extend more than 1,500 feet south of McKeever. Adjoining the allée to the east is a grove of hardwood trees near the existing ranch buildings. Additional oaks and pines are clustered to the north near McKeever.

Second, the combined Massey and Rodgers tracts are of such a character, size and location that it is the community's best interest to provide a single higher quality development with coordinated design standards for the entire 370+ acres.

B. Zoning and Land Use

1. Existing Zoning

The Massey tract is within the ETJ, save and except the west side annexation strip, and is not zoned. The Rodgers tract is within the city limit and is zoned R-E, Single Family Estate District, with a minimum lot size of one-half acre. The Future Land Use Plan depicts both tracts as Suburban Residential.

2. Proposed Base Zoning District(s)

The proposed base zoning district for the entire PD is Single Family Residential, R-4, but with greater minimum standards as outlined below.

3. Residential Lot Standards and Land Use Summary

- (a) Lot Standards: All lots within the PD will conform to the R-3 standards for detached homes with regard to minimum side yards, minimum rear yards, maximum building height, and maximum project coverage as applied to each lot. As shown in Table 1 below, all lots will conform to the increased requirements over and above the R-3 standards, except for lot width which will be slightly less.

Table 1 – Lot Standards

Lot Type	Min. Lot Width	Min. Lot Depth	Min. Lot Area	Min. Front Setback	Min. Side Yard	Min. Rear Yard	Lot Coverage
R-3 per UDC	60'	90'	6,000	25'	7.5'	20'	60%
Massey Oaks – 55'	55'	100'	6,000	25'	7.5'	20'	60%
Massey Oaks – 65'	65'	100'	7,000	25'	7.5'	20'	60%
Massey Oaks – 75'	75'	110'	8,800	25'	7.5'	20'	60%

- (b) Land Use Summary for Massey Oaks is shown in Table 2 below.

Table 2 – Land Use Summary

Use	Acres	% of Total
Single Family	257.3	69.5%
Amenitized Detention Lakes	41.2	11%
Parkland (All maintained by HOA)	35.2	9.5%
Easements	22.0	6%
Perimeter Thoroughfares/R.O.W.	14.3	4%
Total	370	100%

All open space and parkland will be maintained by the HOA, including the CenterPoint fee strip. No public park dedications are planned; parkland dedication fees will be paid at time of platting. Parkland includes landscape reserves along perimeter roads and the central spine street. Total open space is more than 76 acres, or 21 % of the total land area.

- (c) Residential Lot Summary: Table 3 below summarizes the residential lot sizes and distribution proposed for Massey Oaks. Included is the equivalent UDC residential zoning district for the lot sizes to be provided.

Table 3 – Residential Lot Summary

Zone	Minimum Lot Area	Minimum Lot Width	Equivalent Lot Area Zone	Estimated Number	% of Total
R-3	6,000 SF	55'	R-3	634	65%

R-3	7,000 SF	65'	R-2	199	20%
R-3	8,800 SF	75'	R-1	142	15%
Total				975	100%

Total number of lots shall not exceed 1,000. The number of larger lots within the R-1 and R-2 “Equivalent Lot Area Zone” may increase so long as: 1) the total number of lots does not increase, and 2) the amount of open space with amenities does not decrease. The number of lots within the R-3 “Equivalent Lot Area Zone” may decrease but shall not increase. The exact location of the various lot sizes may be adjusted by the developer.

- (d) Residential Density: Table 4 below illustrates the densities based on the estimated maximum of 975 lots on 370 acres. Density calculations are according to the following definitions from the UDC:

Density, Net Residential: *The number of dwelling units per net acre. Net density calculations are made using net acreage, exclusive of thoroughfare rights-of-way and retentions/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 easement 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.*

Net Residential Density is based on the single family acreage of 257.3 from Table 2 above, plus the parkland acreage of 35.2, for a total of 292.5 acres. Gross Residential Density is based on the single family and parkland acreages plus the amenitized detention lakes acreage of 41.2 for a total of 333.7 acres. Overall PD density is based on the entire 370 acres.

Table 4 – Residential Density

Total Lots	Net Residential (For 292.5 Acres)	Gross Residential (For 333.7 acres)	Overall PD (For 370 Acres)
975	3.3	2.9	2.6

Note: Net Residential excludes the detention lakes although amenitized ponds are included in the definition of open space.

4. Permitted, Conditional and Accessory Uses

Only those permitted, conditional, and accessory uses that may be allowed in the Single Family Residential, R-3, zoning district of the UDC are allowed in this PD.

C. Design Standards Applicable to the Development

1. Design Plan Aspects

The PD includes more than 76 acres of landscaped open space with recreational amenities as shown on Exhibit C. The six key open space components are the following:

- (a) **The Entry:** A minimum 40-foot wide landscaped buffer will be provided along the entire McKeever Road frontage with oversized triangular corner clips at the intersection of the main entry street and McKeever. (A minimum 30-foot wide buffer is required per the Corridor Overlay District.) The east corner clip encompasses existing live oaks. Additional canopy trees and ornamental plantings will be provided as shown on Exhibit D. Entry monument concepts are shown on Exhibit E.
- (b) **The Allée:** The central spine street off McKeever will be flanked on both sides by the existing rows of mature live oaks for approximately 1,500 feet south of McKeever. New live oaks will be planted to fill in several gaps in the existing rows. As shown on Exhibit F, only one street is planned to intersect the central spine street on each side in order to minimize tree removal.

As shown on Exhibit G, the allée will have a minimum width of 140 feet from lot line to lot line in order to include the tree root zones. The main entry street right-of-way will be centered within the allée. Required pedestrian walkways along either side of the street will be located between the lot line and tree row. Per the requested deviation described below, allée walkways shall be constructed of decomposed granite in lieu of concrete in order to minimize damage to the tree roots. Underground water and sewer lines will not be located down the length of the allée, also to avoid damaging the tree root zones.

- (c) **The Grove:** East of the allée, near the old ranch buildings, is a grove of mature live oaks and other hardwoods that will be preserved as passive open space. The street connection from the main entry street to the grove includes an expanded esplanade to encompass additional mature live oaks and their root zones. Walkways of decomposed granite will thread through the grove along with seating areas and picnic tables as shown on Exhibit H. The general character of hardscape and softscape materials within the Grove is shown on Exhibit I.
- (d) **Massey Lake Park:** The Massey Lake Park is comprised of two detention-amenity lakes that extend nearly the entire east-west width of the Massey tract. One lake is located on either side of the central spine street as it curves south of the allée. As shown on Exhibit J, a meeting plaza with pavilion and lakeside deck are planned on the south side of the west lake that align with the axis of the allée. The Lake Park will also include lake fountains, a playground, splash pad,

small parking area, and lakeside trails – both paved and decomposed granite. Landscaping will include canopy trees, ornamental trees and ornamental plantings.

- (e) **Rodgers Lake Park:** As shown on Exhibit K, three separate detention-amenity lakes are proposed east of future Harkey Road. The Rodgers Lake Park will be connected to the Massey Lake Park by the central spine street, which will have a minimum 40-foot wide landscape buffer along its east and north side and a minimum 25-foot wide landscape buffer along its west and south side. All three lakes will include tree plantings, benches and trails. A central park will be located at the terminus of the spine street and between the three lakes. The park will include a playground and shade structure.
- (f) **Greenway Corridor:** As noted above, the Rodgers tract is bisected by a 13.6 acre CenterPoint fee strip. The fee strip includes trees and other vegetation but no overhead power lines. The developer is in discussions with CenterPoint for a lease or license to the Homeowners' Association to use this area as greenspace, with trails and low profile landscaping as shown on the Design Plan, Exhibit B. Multiple points of access will be provided to the corridor, and a public street right-of-way will be dedicated by CenterPoint over and across the fee strip (which is consistent with CenterPoint practice throughout the Houston area). The corridor acreage is included in the land use summary in Table 2, and the PD open space calculations herein.

2. Design Enhancements

The PD includes the following design enhancements that are also conceptually depicted on Exhibits D-K. Locations of design enhancements shown on the exhibits are approximate and will be approved by the City for quantity upon more detailed design.

- (a) **Monument Signs:** Concepts for entry monument signs are shown on Exhibit E. The primary monument sign will be located at the central spine road entrance on McKeever Road. Secondary monument signs will be located either side of Harkey Road at the central spine road intersection.
- (b) **Screening/Fencing:** Enhanced masonry screening or approved alternative per the UDC will be located along lot lines adjoining perimeter thoroughfares. Enhanced masonry screening and upgraded (i.e. cedar) fencing will be located along the central spine street. Decorative metal fencing will be located along lot lines adjoining amenity lakes.
- (c) **Trees:** As noted above, the goal to preserve existing, mature live oaks and other hardwood trees has defined three major project features – The Entry, The Allée and The Grove. New street, shade and ornamental trees will be planted in parks, along landscape buffers, and around the amenity lakes. Tree plantings will be limited in the CenterPoint fee strip per their regulations. Street tree

plantings along major and secondary thoroughfares shall meet or exceed UDC requirements.

- (d) Trails and Sidewalks: As shown on Exhibit C, the trail system will include 5-foot wide paved pedestrian walkways around or along the amenity lakes, and a 6-foot wide paved trail along the east side of the central spine street, south of the Allée and extending into the Rodgers tract. Decomposed granite paths, 5 feet in width with a durable edging material, will be located along either side of the Allée, within the Grove, and in the Greenway Corridor (i.e. CenterPoint fee strip). The trail system will connect with the UDC-required 5-foot wide paved sidewalks along all public streets, except as noted in the deviation described below for sidewalks within the Allée.
- (e) Recreational Amenities: Passive amenities within the Grove will include seating areas along the trails. Passive and active recreational amenities at the Lake Park will include a meeting plaza with pavilion, lakeside deck, playground, splash pad, lake fountain, and vehicular parking. The Rodgers Lake Park will include a shade structure, playground, seating areas, and lake fountains. Proposed amenities are shown on the conceptual site plans in Exhibits H, J and K.
- (f) Residential Building Materials: The elevation of each residential home façade that is visible from a public street or common area will be at least 90% brick, glass, or stone. The remaining 10% may include wood, ceramic tile or architectural metals. The side and rear elevations of each home not visible from a public street or common area will be at least 50% brick, glass or stone. Trim, soffits and fascia are exempt from the masonry requirement.

3. Deviations

No substandard deviations from the R-4 base zoning district are proposed as part of this PD. Instead, the residential lot width, depth, and area will exceed the R-4 minimum requirements as specified in Table 1 above.

The following two design criteria deviations are included as part of this PD:

- (a) Pedestrian walkways along the central spine street within the allée: In lieu of 5-foot wide paved sidewalks within the street right-of-way, 5-foot wide decomposed granite walkways with durable edging materials will be provided in the adjacent landscape reserves as shown on Exhibits F and G. The pedestrian walkway alignments may also meander along the length of the landscape reserve. The basis for this deviation is twofold. First, to minimize cut and fill activities within the root zones of the existing live oaks along the street. Second, to locate the walkways further away from the tree trunks as well as the street.
- (b) Sidewalks in landscape reserves: Where landscape reserves adjoin and extend along a public street right-of-way, the required 5-foot wide paved sidewalk may be partly or wholly located within the adjoining landscape reserve, and will have

a meandering alignment. The basis of this deviation is to provide a higher quality and more attractive pedestrian environment.

4. Unified Development Code (UDC) Compliance

Property use and development will conform to the requirements of the UDC unless specially called out in this PD.

D. Required Dedications of Land or Public Improvements

Dedications of land will be required at time of platting for the following streets in accordance with the Thoroughfare Plan and as shown on the Design Plan, Exhibit B.

1. McKeever Road, also referred to as Massey Ranch Road, is designated as a major thoroughfare with a total 120-foot right-of-way. Since the north property line of the Massey tract extends to the center of the existing road, a minimum 60-foot right-of-way dedication will be required along the entire frontage which will total approximately 3.28 acres.
2. Future Harkey Road is a designated secondary thoroughfare with a minimum 100-foot right-of-way. A 50-foot wide right-of-way dedication will be required along the entire east boundary of the Massey tract and the entire west boundary of the Rodgers tract. The entire 100-foot right-of-way will be dedicated where the two tracts adjoin, a distance of approximately 1,246 feet. Right-of-way dedication by the City will also be required across the Cowart Creek Diversion Channel.
3. Future Hastings Cannon Road is designated as a major thoroughfare with a minimum 120-foot right-of-way. A minimum 60-foot wide right-of-way dedication will be required along the entire south boundary of the Rodgers tract. Right-of-way dedication by CenterPoint will also be required across their fee strip.
4. The central spine street at Harkey Road is designated as a collector street with a minimum 60-foot right-of-way. The collector street will extend east and west of Harkey for several hundred feet and then transition to a residential street for the remainder of its length.
5. Residential streets will have minimum 50-foot rights-of-way throughout the PD, including the central spine street within the allée in order to minimize damage to existing tree roots.

E. Phasing

The property is expected to be developed in phases as shown on the Phasing Plan in Exhibit L. The first phase will include the Entry, Allée, Grove, and (West) Massey Lake

Park areas. The developer reserves the right to modify the number of subsequent phases and phase boundaries.

F. Exhibits

This planned development includes the following exhibits:

- A. Property Exhibit
- B. Design Plan
- C. Landscape/Open Space Amenity Plan
- D. The Entry Conceptual Plan
- E. Entry Monument Concepts
- F. The Allée Conceptual Plan
- G. The Allée Cross Section
- H. The Grove Conceptual Plan
- I. The Grove Character
- J. Massey Lake Park Conceptual Plan
- K. Rodgers Lake Park Conceptual Plan
- L. Phasing Plan

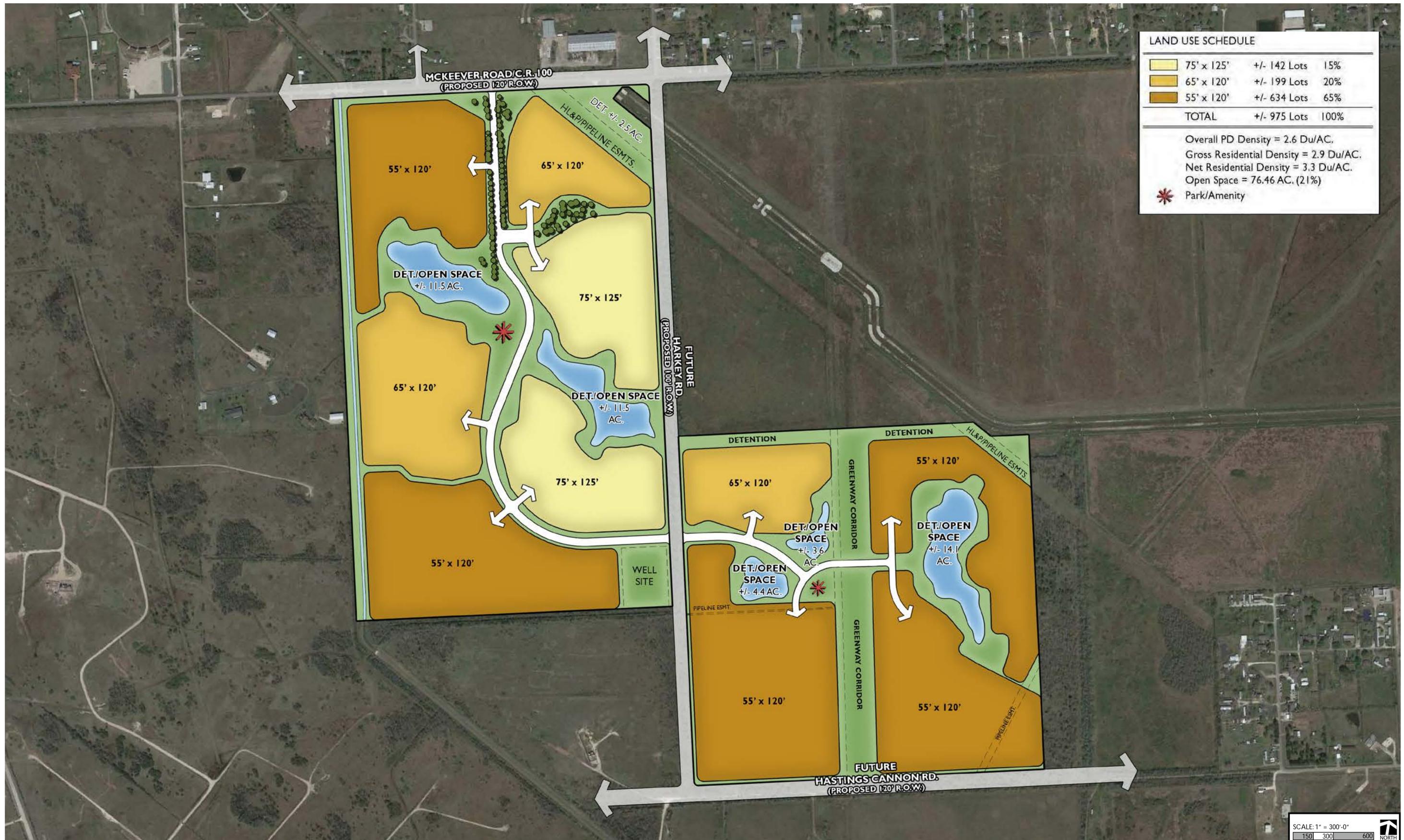


planning • landscape architecture

FIRST CAPITAL PARTNERS

Massey Oaks PD

EXHIBIT A
PROPERTY EXHIBIT



LAND USE SCHEDULE		
75' x 125'	+/- 142 Lots	15%
65' x 120'	+/- 199 Lots	20%
55' x 120'	+/- 634 Lots	65%
TOTAL	+/- 975 Lots	100%

Overall PD Density = 2.6 Du/AC.
 Gross Residential Density = 2.9 Du/AC.
 Net Residential Density = 3.3 Du/AC.
 Open Space = 76.46 AC. (2.1%)

Park/Amenity

SCALE: 1" = 300'-0"
 150 300 600 NORTH



FIRST CAPITAL PARTNERS

Massey Oaks PD

EXHIBIT B
 DESIGN PLAN



SYMBOL LEGEND:

- EXISTING TREES
- PROPOSED CANOPY TREES
- PROPOSED ORNAMENTAL TREES
- ORNAMENTAL PLANTING

LEGEND:

- THE ALLÉE
- THE ENTRY
- UPGRADED FENCING
- THE GROVE
- MASSEY LAKE PARK
- RODGERS LAKE PARK
- GREENWAY CORRIDOR
- TRAIL
- 5' Decomposed Granite Path (with durable edging)
- 5' Paved Walkway
- 6' Paved Trail

SCALE: 1" = 300'-0"

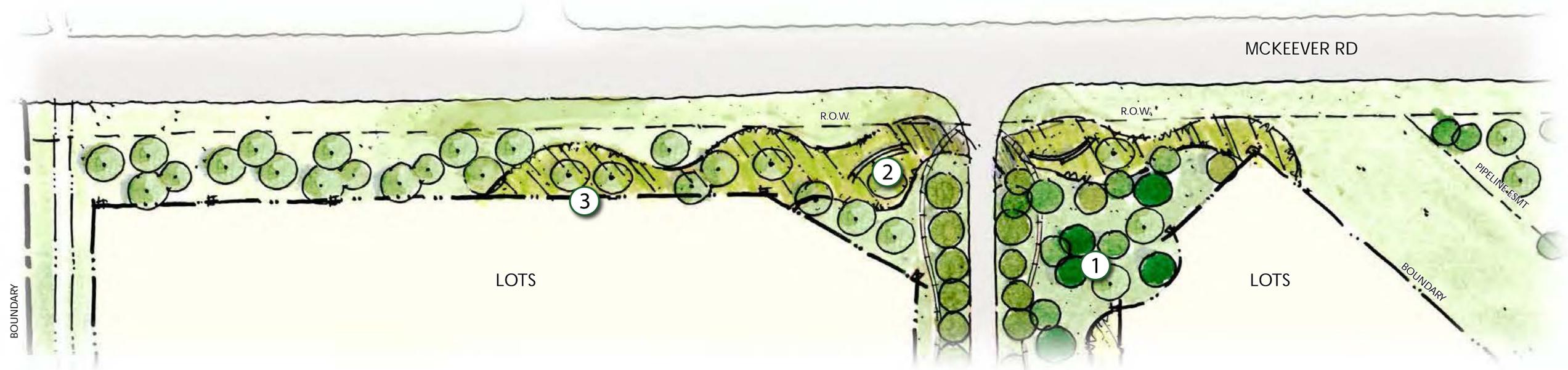
 NORTH



FIRST CAPITAL PARTNERS

Massey Oaks PD

EXHIBIT C
 LANDSCAPE/OPEN SPACE
 AMENITY PLAN



LEGEND:

- ① EXISTING TREES TO REMAIN
- ② MONUMENT
- ③ UPGRADED FENCING

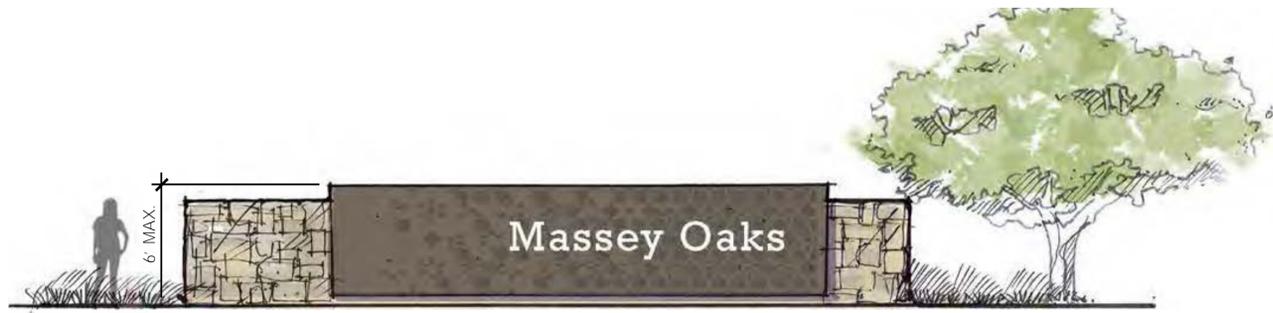
SYMBOL LEGEND:

- EXISTING TREES
- PROPOSED CANOPY TREES
- ORNAMENTAL PLANTING

SCALE: 1" = 80'-0"
40 80 160 NORTH

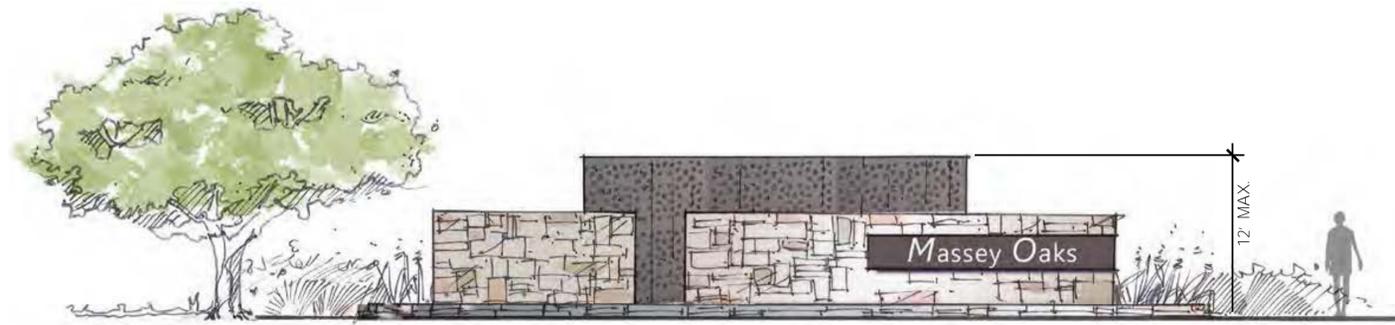


THE ENTRY



ENTRY MONUMENT - OPTION A

SCALE: 1/8" = 1'-0"



ENTRY MONUMENT - OPTION B

SCALE: 1/8" = 1'-0"



ENTRY MONUMENT - OPTION C

SCALE: 1/8" = 1'-0"



FIRST CAPITAL PARTNERS

Massey Oaks PD

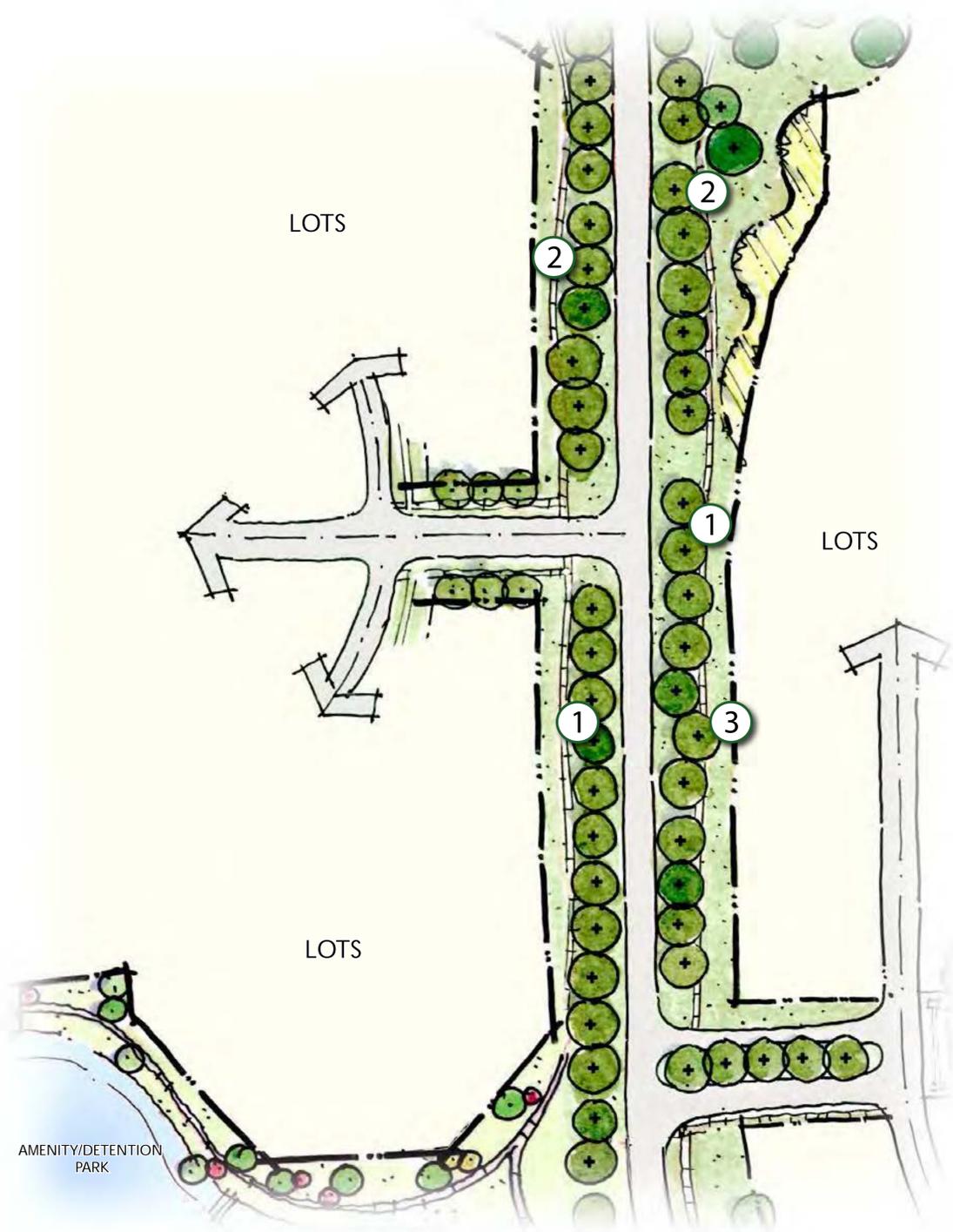
EXHIBIT E
ENTRY MONUMENT
CONCEPTS

LEGEND:

- ① EXISTING TREES TO REMAIN
- ② SIDEWALK / TRAIL (5' WIDE)
- ③ UPGRADED FENCING

SYMBOL LEGEND:

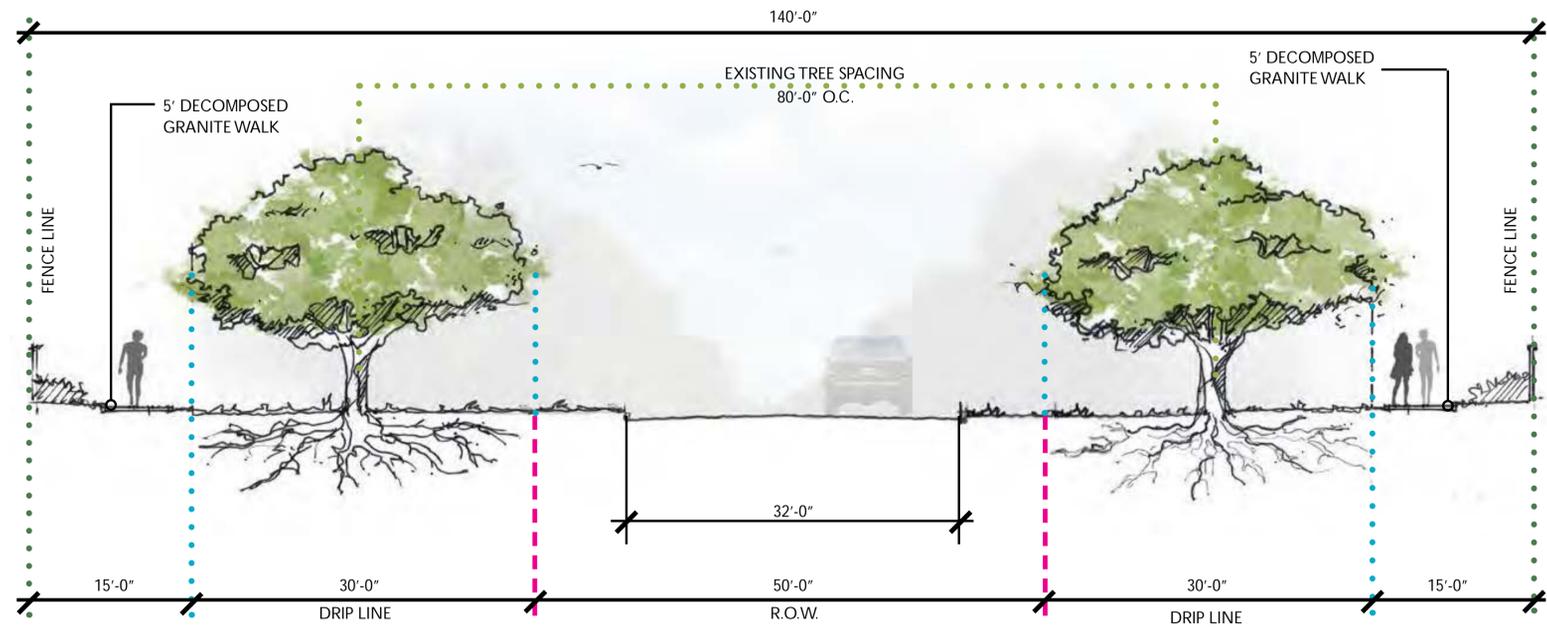
-  PROPOSED CANOPY TREES
-  PROPOSED ORNAMENTAL TREES
-  ORNAMENTAL PLANTING
-  EXISTING TREES



FIRST CAPITAL PARTNERS

Massey Oaks PD

EXHIBIT F
THE ALLÉE
CONCEPTUAL PLAN



PROPOSED DESIGN

SCALE: 1/8" = 1'-0"



THE ALLÉE



FIRST CAPITAL PARTNERS

Massey Oaks PD

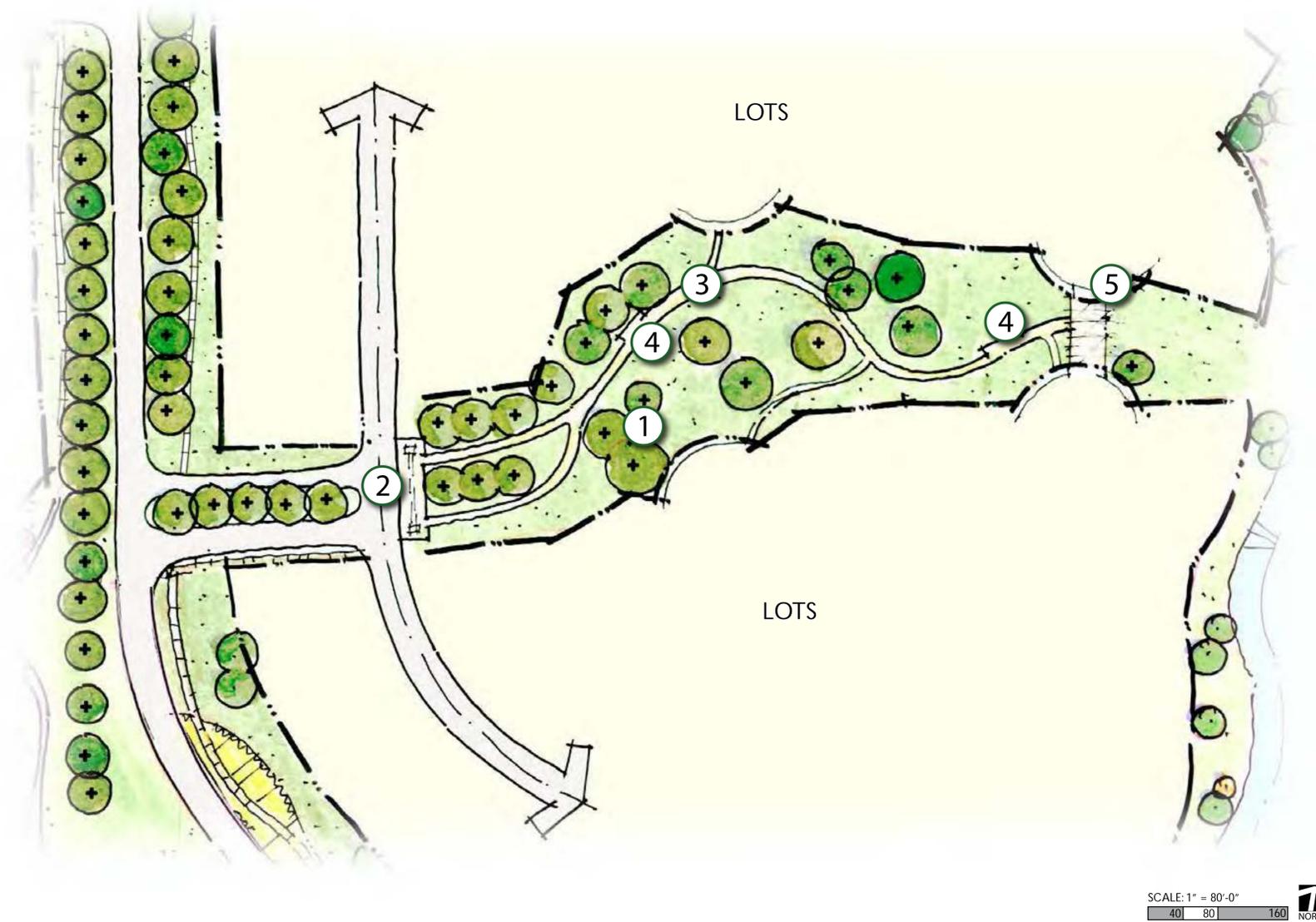
EXHIBIT G
THE ALLÉE
CROSS SECTION

LEGEND:

- ① EXISTING TREES TO REMAIN
- ② ENTRY FEATURE WITH ENHANCED PAVING
- ③ DECOMPOSED GRANITE TRAIL
- ④ SEATING AREA
- ⑤ TRAIL CROSSING (8' WIDE DECOMPOSED GRANITE)

SYMBOL LEGEND:

-  PROPOSED CANOPY TREES
-  ORNAMENTAL PLANTING
-  EXISTING TREES



FIRST CAPITAL PARTNERS

Massey Oaks PD

EXHIBIT H
THE GROVE
CONCEPTUAL PLAN



EXISTING TREES AT THE GROVE



DAY



NIGHT



THE GROVE

HARKEY RD.



LEGEND:

- ① NEIGHBORHOOD PARK W/ SHADE AND PLAYGROUND
- ② TRAIL
- ③ TRAIL WITH SEATING
- ④ FOUNTAIN
- ⑤ GREENWAY CORRIDOR

SYMBOL LEGEND:

-  EXISTING TREES
-  PROPOSED CANOPY TREES
-  PROPOSED ORNAMENTAL TREES
-  ORNAMENTAL PLANTING

SCALE: 1" = 100'-0"
 50 100 200 NORTH



RODGERS LAKE PARK



FIRST CAPITAL PARTNERS

Massey Oaks PD

EXHIBIT K
RODGERS LAKE PARK
CONCEPTUAL PLAN



FIRST CAPITAL PARTNERS

Massey Oaks PD

EXHIBIT L
PHASING PLAN