

This meeting is for public hearing and first reading of the ordinance for a proposed Planned Development (PD) District – Final Development Plan (FDP) known as The Pearl at Lake Pointe. The request is for a change of zoning from the Business Office (B-O) District to the Planned Development (PD) District – Final Development Plan (FDP) District. The proposal consists of approximately 6.5 acres located along Creek Bend Drive just south of the Fluor Corporation.

PLANNING & ZONING COMMISSION FEEDBACK:

The Commission held their public hearing on March 23rd and there were a few members of the public that spoke in favor of the proposal. Commissioners asked several clarifying questions of staff and the applicant. The questions and discussion were in regards to the co-working and meeting spaces, the average rent prices, what amenities would be open to the public, lighting on the pedestrian walkways, and the future of the existing Fluor campus. Staff did note that there were elements of this project that were designed in a way that could integrate into any potential future redevelopment of that campus.

A discussion was held around the private restrictions on land uses for this peninsula area, as well as a question for staff on how many multi-family units would need to be built in order to reach the overall 12% multi-family ratio guidance as outlined in the Land Use Plan. Attached to this agenda item is Article II from the Lake Pointe Town Center (LPTC) Offices Phase Two Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions. Article II outlines the regulation of uses, including permitted and prohibited uses and operations within this area. Within this Article II, Residential is listed as a Prohibited Use, however the definition in this Supplemental refers specifically to single-family, townhomes, duplexes, and condominiums that are intended to be owned and occupied as a household dwelling. This definition excludes multifamily for rent which is classified as commercial development, not residential. Regarding the city-wide 12% multi-family ratio from the Land Use Plan, approximately 450 multi-family units can be built to remain below the 12% ratio guidance. This includes the allocation from this development proposal and assumes that all of the units included in the Imperial Historic District General Development Plan are constructed. It's also important to remember that if additional single family homes are constructed in the city, then that multi-family unit count would change to respond to the new single family city-wide ratio.

The overall feedback from the Commission was that this project is in alignment with the Land Use Plan guidance for this Regional Activity Center.

The Commission then held consideration and action on April 11th and there was no further discussion on the item. The Commission voted unanimously to recommend approval of this item to the members of City Council.

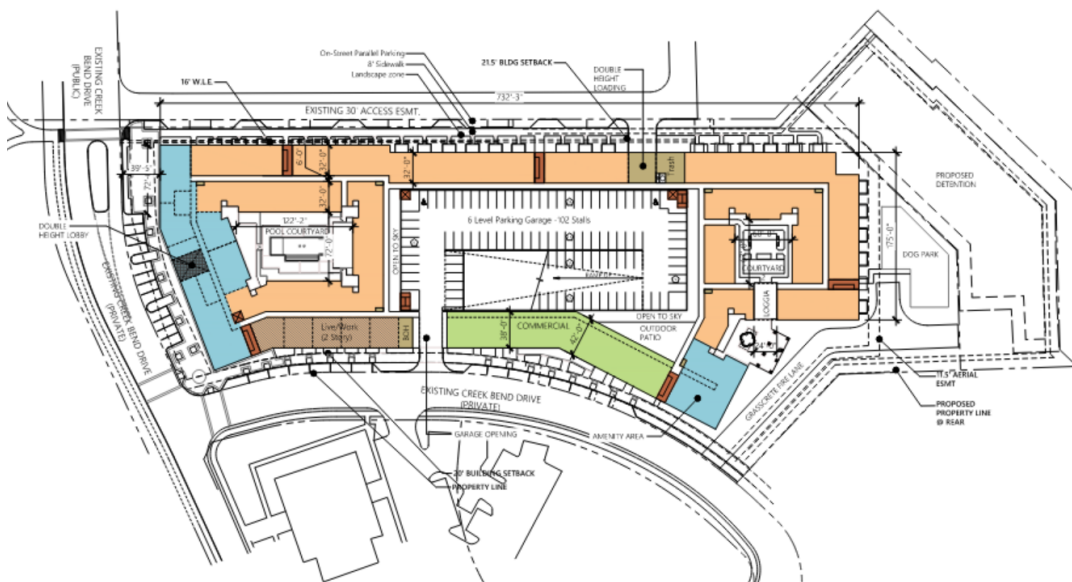
GENERAL SITE INFORMATION:

The site is located along Creek Bend Drive south of Fluor Daniel Drive. It is south of the current Fluor Corporation campus and its surface parking lot. Across the street is the Milano Event Center and Altus Home Health Care. Located across Creek Bend Drive are two hotels as well as various office buildings. The surrounding properties are zoned as Business Office (B-O) and Planned Development (PD). The 6.5-acre subject property is currently vacant, and has been since annexation into the city in 1982.



PROPOSED DEVELOPMENT:

The Pearl at Lake Pointe project consists of a mix of multi-family units and live/work units with a structured parking garage to serve the development. The proposal is for 370 multi-family units and 5 live/work units. The 370 multi-family units will consist of a mix of one-bedroom and two-bedroom units. This project is located in the Lake Pointe Regional Activity Center (RAC) which calls for this area to be office and residential focused.



The 5 live/work units will be located along the street-facing side of the development across from the Milano Event Center and will provide for non-residential uses to be located on the ground floor of these units. This proposal includes approximately 9,600 square feet of flex office co-working space for lease which is adjacent to a 4,425 square foot meeting space, both on the ground floor street-facing side of the development. The proposal also includes 12,000 square feet of non-residential areas including the leasing office, fitness and gaming facilities, conference space, and a café/coffee shop all located on the ground floor. The proposed permitted use list for the live/work units includes a focus on professional office uses. Placing various non-residential uses on the ground floor also maximizes use integration within this development as part of the overall RAC. The rendering below depicts the ground floor space located facing the Milano Event Center.



The development is proposed as five stories for the residential and live/work component and six levels for the parking garage that is designed to be integrated in as part of the overall structure and completely wrapped by the building. The live/work units are situated along the ground floor of the development facing Creek Bend Drive across from the Milano Event Center. These units as well as all ground floor residential units facing the current Fluor campus are designed to integrate into the pedestrian area with walk out private patios opening up onto the sidewalk. The non-residential areas are located ground floor and feature architectural canopies and larger windows to achieve a storefront view. The exterior finish materials are proposed to primarily include brick, stucco, stone and glass with a requirement that at least 65% of units have full balconies extending out from the face of the building. The 6.5-acre property is proposed to include a dog park that is available for the residents. There will also be an onsite detention pond that will serve the development.



The proposed development includes exhibits illustrating various pedestrian and public amenities located primarily along the street frontages of Creek Bend Drive. This includes wider public sidewalks along both streets and the rear existing access easement adjacent to the Fluor campus. These pedestrian areas will include plantings, seating, stamped and integrally colored concrete, and the dwelling unit patios providing access onto the sidewalks. The perimeter of the building along the Creek Bend Drive frontages are designed as public plaza areas located primarily along the non-residential areas for the office co-working space, café and amenity areas. In addition to the parking garage, the development includes on-street head in and parallel parking for visitors and the public to access the office co-working space, café/coffee shop, and other amenities.



Amenity &
Office Plan
Exhibit

LAND USE PLAN GUIDANCE:

The Land Use Plan established a city-wide vision:

Sugar Land will develop and redevelop to remain a desirable place to live and do business. The city will change in response to long-term shifts in market demands and demographic trends, managing that change to preserve the city's appeal. It will balance different land uses, preserve the character of its neighborhoods, and create new walkable mixed use Regional and Neighborhood Activity Centers with a variety of offices, housing, retail, entertainment, and civic institutions.

The Plan further outlines specific goals and policies to achieve this vision. This proposal aligns with several of those goals and policies.

- Goal #2: Creating Mixed-Use Activity Centers: Sugar Land will have Regional Activity Centers and Neighborhood Activity Centers that will be mixed use, compact, walkable and bicycle-friendly areas with active public spaces. These Centers will draw people throughout the day, encourage interaction, grow and support business and build community.
 - Policy 2A: Support the creation of distinctive Regional Activity Centers through new development and redevelopment. These Centers should contain a variety of uses, serve as destinations for both the City and the region, and have unique identities that distinguish each from one another.
- Goal #3: Encouraging Residential Options: Sugar Land will offer a mixture of residential options in a variety of settings to appeal to a wide range of people.
 - Policy 3C: Locate new multi-family units in vertically mixed use settings that are appropriately scaled to their surroundings and are designed to retain their value over the long-term.
 - This policy further guides how to preserve the nature of Sugar Land's single-family neighborhoods while at the same time ensuring an appropriate mix of housing options are available. This Plan envisions an 88% single-family housing / 12% multi-family housing ratio for the foreseeable future.

The development proposal is consistent with the city's Land Use Plan, which was guided by a citizen-led committee, supported by the community and adopted by City Council in August of 2018. The Land Use Plan designates this area as part of a Regional Activity Center (RAC). A Regional Activity Center (RAC) is an area located along regional highways to ensure that more intense uses are separated from single-family residential areas. They are envisioned to be the commercial and civic hubs of the city. These RACs identify a variety of land uses such as office, retail, commercial services, and multi-family residential that can be integrated together in a more walkable area. This proposed project area is more specifically located in the Lake Pointe Regional Activity Center. This specific RAC is identified in the Land Use Plan with an office and residential focus. Since this RAC is close to fully developed, any new development around these existing buildings create a greater mix of uses and encourages a more walkable overall area. The Plan provides guidance for the Lake Pointe RAC indicating that vacant properties adjacent to the Fluor campus are opportunities for an additional mix of uses to be developed in this activity center, and

that pedestrian access across Brooks Lake should be increased. The Lake Pointe RAC includes a diverse mix of existing uses that includes office, hotels, hospital, retail, restaurants, personal services, a pedestrian trail system around the lake, and multiple types of residential products. The addition of multi-family is a component that is currently not present in this RAC. The current ratio of single family housing to multi-family housing is 92.1% single family housing / 7.9% multi-family housing. The Pearl at Lake Pointe project proposal would modify this ratio to be 91.2% single family housing / 8.8% multi-family housing city-wide. Note that if the Imperial Historic District area were to build their entire proposed allocation of multi-family units, this ratio would modify to be 89.1% single family housing / 10.9% multi-family housing.

Rendering of a typical Regional Activity Center model from Land Use Plan:



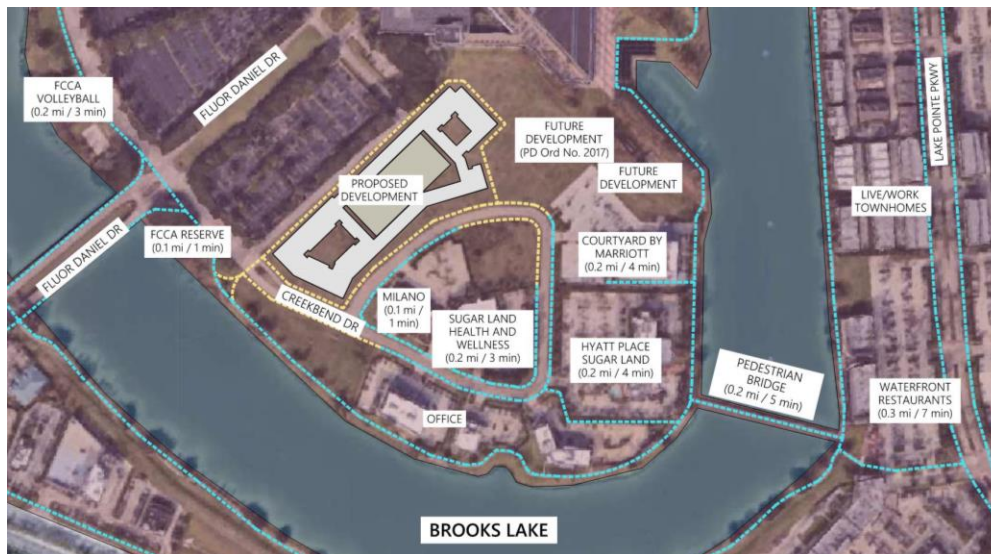
The Land Use Plan states that while Regional Activity Centers themselves are located near major highway corridors for easy vehicular access, developments within RACs should be walkable and engage pedestrians and activate the street. It suggests that new developments should build along a wide pedestrian zone with primary entrances along it, while the pedestrian zones should include trees, seating, lighting, and street furniture. The Plan further provides guidance that this RAC can accommodate low-to-mid-rise buildings (up to 6 stories tall) that are in scale with the existing buildings in the area surrounding this property.

The Land Use Plan Goal #3 provides guidance on how multi-family uses can be located and integrated into activity centers to create a mixed use setting. While the Plan states that vertical mix is preferred, it also suggests that pedestrian interest can be created by placing a multi-family's fitness center, leasing office, and amenity centers on the first floor. Placing these on the ground floor also maximizes use integration within this development as part of the overall RAC. The Land Use Plan also provides guidance to maximize pedestrian activation by including front entrances for any residential units along the pedestrian area, and suggests that architectural features and building finishes on multi-family buildings should add to the interconnected nature of the mixed use development.

The focus of this RAC at the time of the Land Use Plan adoption was the redevelopment of the Fluor Corporation campus. This is certainly a key piece of the entire RAC and the Plan further states that any adjacent development or redevelopment should be done in an effort to integrate into

any future development on the Fluor campus. The Pearl proposal utilizes the existing access easement as a way to provide for future integration into redevelopment of the Fluor campus. The ground floor residential units have patio areas that open up onto the pedestrian realm along the existing access. This project will also be adding a row of on-street parallel parking along the existing access easement which will serve this development, but also can act as future shared parking with any redevelopment of the adjacent property.

The Plan identifies that development and redevelopment in this specific RAC, Lake Pointe, should work with the existing uses, including the hotels, commercial, townhomes, and single family, to create a cohesive and walkable Activity Center. Goal #2 from the Plan also provides guidance for ways to enhance the pedestrian experience in Activity Centers, including wider pedestrian paths, benches, attractive storefronts and building facades and other design guidelines to encourage pedestrian traffic. The excerpt below is from Exhibit B-1.0 which shows the overall RAC area and the various pedestrian connections from the proposed project to adjacent retail, restaurants, and hotels. This excerpt focuses on the proposed project site and its immediate connections to the existing pedestrian network.



TRAFFIC IMPACT ANALYSIS:

Any application submitted for a Planned Development (PD) District includes a requirement to determine whether a traffic analysis is necessary. A full Traffic Impact Analysis (TIA) was submitted for this proposed development as is customary with new development proposals. The purpose of the Traffic Impact Analysis is to assist staff in identifying the effect of the proposed development on the City's adjacent transportation system including capacity, level of services, and safety. If an adverse impact is identified through the analysis, then staff will work with the proposed development and have them provide mitigation for these impacts.

It is important to note that during the scoping meeting for TIA's that are held with the applicant, the team concentrates on the critical areas immediately impacted by the traffic that is being

anticipated from the proposed development. The areas analyzed by the TIA included Creek Bend at Fluor Daniel, Fluor Daniel at Highway 6, Creek Bend at Lake Pointe Pkwy and Creek Bend at Sugar Lakes Dr. City traffic and engineering staff have finalized their review and discussion of the TIA with the applicant's traffic engineer. The TIA concluded that no improvements in the City Right-Of-Way were necessary. The conclusions did include recommendations to revise a handful of proposed elements to the development of the site, such as the lane storage behind the parking garage gate, improving site distance when leaving the garage, adding a crosswalk to the private portion of the sidewalk next to the Milano Event Venue, and modifying a median along the private portion of Creek Bend Dr. to improve safety for the on-street parking. All modifications have been incorporated into the proposed Final Development Plan.

SCHOOL IMPACT ANALYSIS:

The Land Use Plan also encourages that any residential proposals, including multi-family, evaluate impacts on schools. This proposal has been evaluated and is projected to have minimal impact on the local schools. The study that was completed regarding impact to local schools is attached to the end of this report.

The applicant team engaged PASA (Population and Survey Analysts) to perform their school impact analysis. Based on an analysis of the number of units proposed with this development, PASA estimates that Pearl Lake Pointe would yield 23 students at full occupancy between Highlands Elementary, Dulles Middle School, and Dulles High School.

PUBLIC HEARING:

The Notice of Public Hearing was published in a newspaper of general circulation and on the City of Sugar Land's Internet Home Page. All property owners within 200' of the subject property were notified via mail and a courtesy sign was placed at the property. The public hearing notice included a link to an online form that can be submitted to provide comments in advance of the meeting. As of the date of this report, we have not received any comment forms for the City Council meeting.

Notification of the public hearing was also provided to the various Lake Pointe HOAs, the Lake Pointe POA, and messaging was included on the City's NextDoor page and email sent to our Activity Centers distribution list. Information regarding this proposed development and the public hearing was provided on the Pearl at Lake Pointe project webpage on the City's website.

The applicant team also hosted three public community meetings where they invited residents from the surrounding neighborhoods. They shared the project details and visuals with those in attendance and answered resident questions regarding the project.

Public Hearing Notice



NOTICE OF PUBLIC HEARING

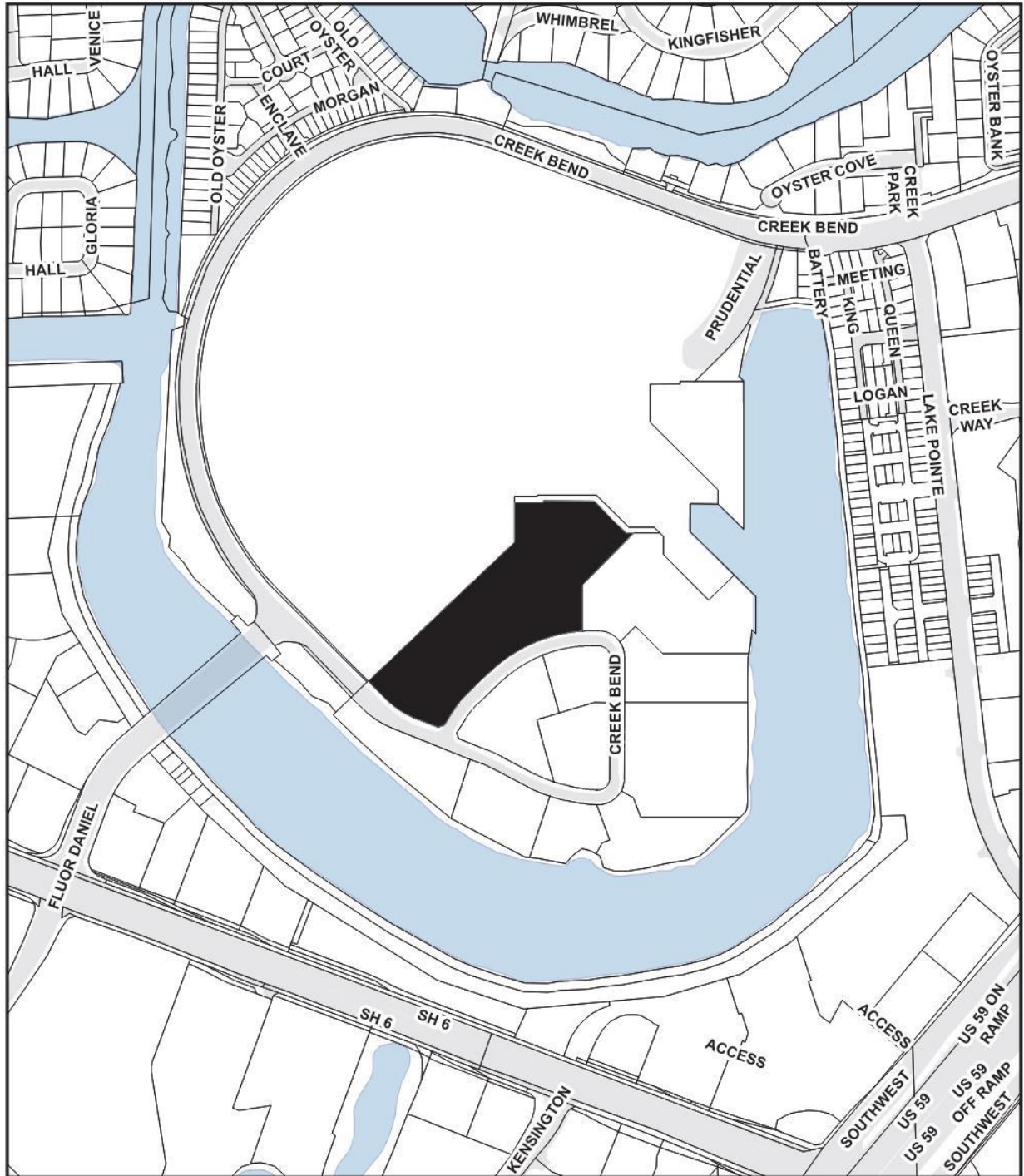
PROPOSED REZONING OF 6.5 ACRES FROM BUSINESS OFFICE (B-O) DISTRICT TO PEARL LAKE POINTE PLANNED DEVELOPMENT FINAL DEVELOPMENT PLAN

City Council Public Hearing 5:30 p.m., May 2, 2023, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live>, and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed rezoning of 6.5 acres from Business Office (B-O) district to Pearl Lake Pointe Planned Development Final Development Plan, which is located along Creek Bend Drive just south of the Fluor Corporation, further described as the entirety of Lake Pointe Tract 'C' Unrestricted Reserve "D" Replat, Plat No. 20070301 and the entirety of Unrestricted Reserve "E" in the Lake Pointe Tract 'C' Replat, Plat No. 20070210.

The proposal is for a mix of multi-family units and live/work units with a structured parking garage. The proposal is for 370 multi-family units (mix of one-bedroom and two-bedroom units) and for 5 live/work units to be located along the southern portion of the building facing Creek Bend Drive and the Milano Event Center. The development proposal includes 9,600 sf of flex office co-working space adjacent to a 4,425 sf meeting space that is located on the ground floor. The development will also include a 2,000 sf café/coffee shop and co-working business lounge open to the public located on the ground floor.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" City Council no later than Friday, April 28, 2023. Request details or provide feedback on the proposed rezoning online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

Vicinity Map



400



Feet



Pearl Lake Pointe FDP

Aerial Map



----- EXISTING LAKE POINTE SIDEWALK/TRAIL SYSTEM
 ----- FUTURE LAKE POINTE SIDEWALK/TRAIL SYSTEM

FOR REVIEW ONLY
 Not for regulatory approval,
 permitting, or construction.



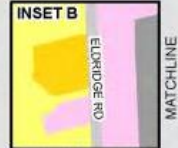
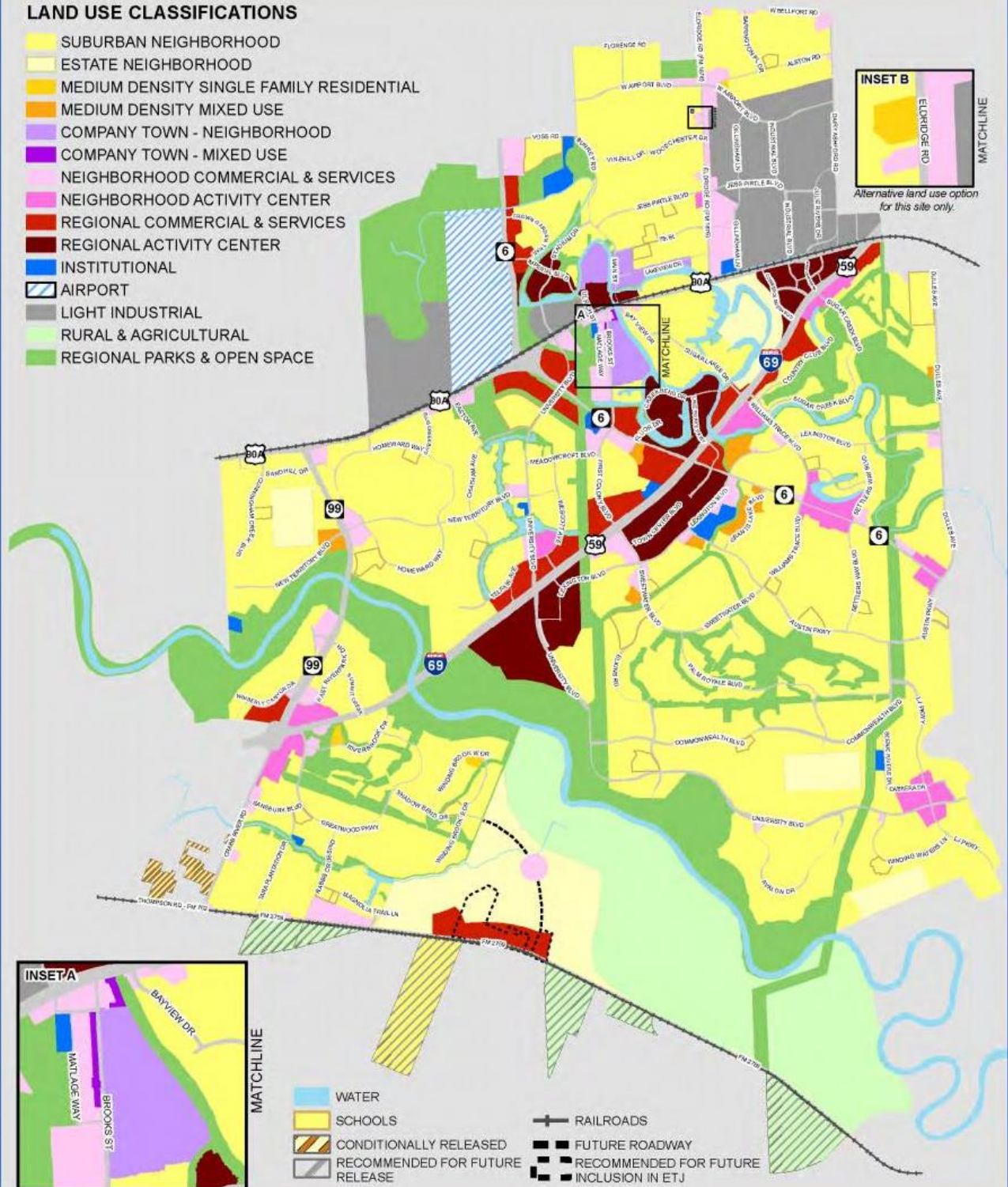
EXHIBIT B-1.0

LAKE POINTE REGIONAL ACTIVITY CENTER (RAC)
 (03-07-2024 REVISED RECORDING PACKAGE (PDSUBMITTAL))
 a development by MORGAN

Future Land Use Map:

LAND USE CLASSIFICATIONS

- SUBURBAN NEIGHBORHOOD
- ESTATE NEIGHBORHOOD
- MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
- MEDIUM DENSITY MIXED USE
- COMPANY TOWN - NEIGHBORHOOD
- COMPANY TOWN - MIXED USE
- NEIGHBORHOOD COMMERCIAL & SERVICES
- NEIGHBORHOOD ACTIVITY CENTER
- REGIONAL COMMERCIAL & SERVICES
- REGIONAL ACTIVITY CENTER
- INSTITUTIONAL
- AIRPORT
- LIGHT INDUSTRIAL
- RURAL & AGRICULTURAL
- REGIONAL PARKS & OPEN SPACE



Alternative land use option for this site only.



CITY OF SUGAR LAND FUTURE LAND USE MAP

ADOPTED BY ORDINANCE NO. 2119
AUGUST 7, 2018

Pursuant to TX LGC - Ch. 213 - Sec. 213.005,
a comprehensive plan shall not constitute zoning
regulations, or establish zoning district boundaries.



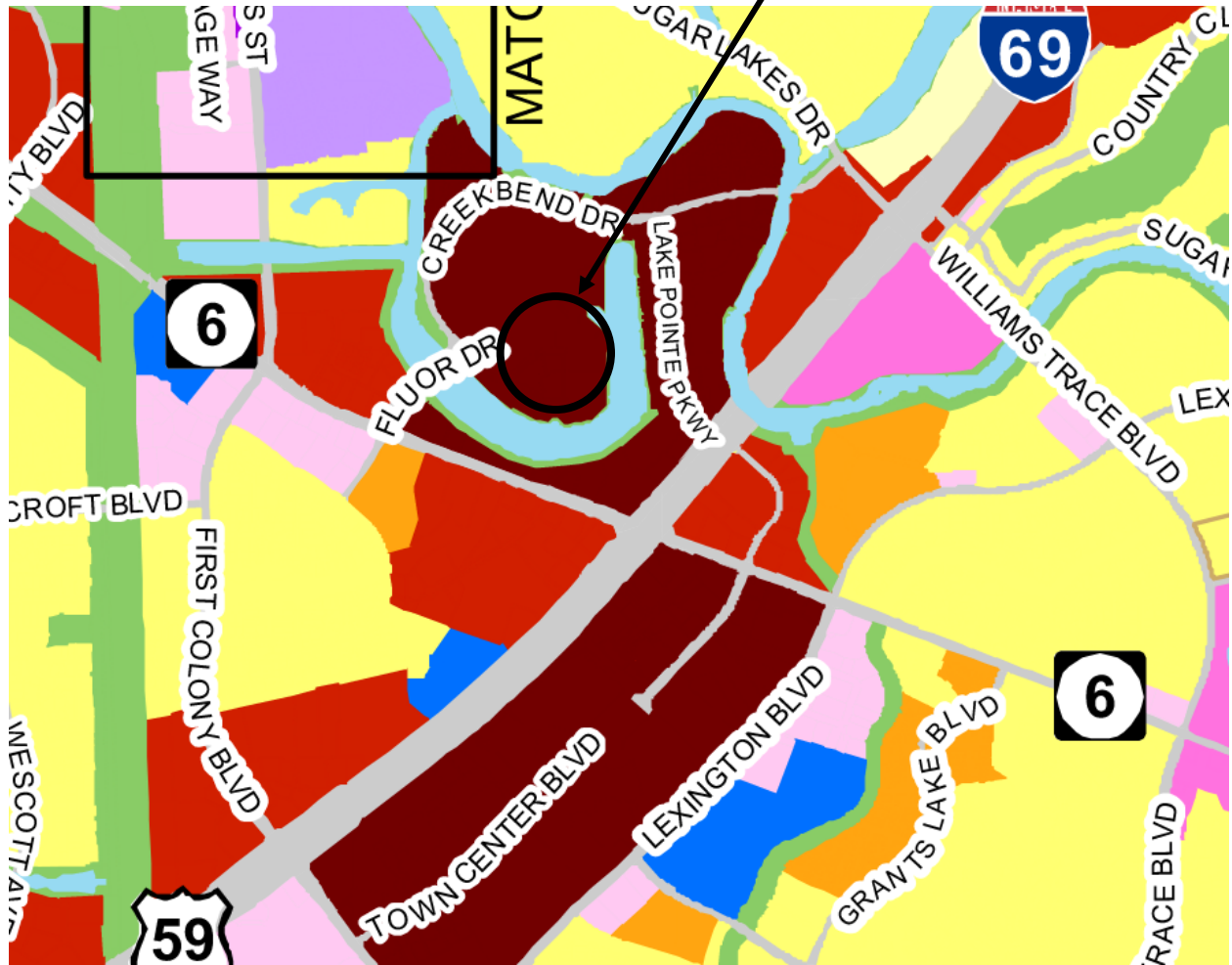
0 0.225 0.45 0.9 1.35 1.8 Miles

This map has been prepared from various sources. Every effort has been made to ensure the accuracy of this map. However, the City of Sugar Land assumes no liability or damages due to errors, omissions, or misstatements. This product is for informational purposes only and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. It does not represent an official record of the City and should not be used for any legal or official purposes. If any errors are identified, please contact the City of Sugar Land at (281) 275-2781.



Zoomed Future Land Use Map:

Location of subject property
in Lake Pointe Regional
Activity Center



School Impact Study



Population and Survey Analysts
303 Anderson Street, College Station, TX 77840
979-693-8962 stepera@pasatx.com

MEMORANDUM

TO: Nick Laettner, Morgan PRL Development

FROM: Stacey Tepera, Population and Survey Analysts

DATE: January 3, 2023

RE: Future "Pearl Lake Pointe" Impact on Fort Bend ISD Enrollment

Population and Survey Analysts (PASA) is a demographic consulting firm that specializes in long-range planning for Texas Independent School Districts. For more than a decade, Fort Bend ISD has contracted PASA to conduct demographic studies, most recently in the 2021-22 school year. Each demographic study is a highly detailed report consisting of housing and enrollment projections by development, planning unit, and attendance zone. These projections estimate residential development growth, student population density, enrollment growth, and campus utilization by year for each campus in the district over a ten-year period. Each annual study assists district staff and citizen-led committees to create long-range facility and campus utilization plans that account for housing growth and shifts in student population.

Student-to-housing unit ratios are affected by several factors such as: number of bedrooms per unit, year built and year renovated, class rating of each property, building style, campus attendance boundary, rental rate, and income-limiting policies. Recently built market-rate properties typically have fewer students since rental rates are usually higher.

For the 2021-22 school year in FBISD, the ratios of students per unit ranged from 0.02 to 1.13 in specific complexes with an occupancy of 85% or more, and the weighted average throughout FBISD was 0.35 students per occupied multi-family housing unit, excluding age restricted (55+) communities. Within FBISD, approximately 12,944 units are occupied with 4,501 students residing in those apartments. For more details, a table of all multi-family properties in FBISD is attached (Appendix A).

The Pearl Lake Pointe proposal will be a mid-rise building with 5 levels, consisting of 375 residential units (5 Live/Work units, 222 1-bedroom units and 148 2-bedroom units). It is located in the Highlands Elementary, Dulles Middle School, and Dulles High School attendance zones.

To estimate the impact of the Pearl Lake Point project on FBISD schools, PASA has studied 45 comparable apartment complexes in Fort Bend ISD, Cy-Fair ISD, Katy ISD, and the southwest region of Houston ISD. Comparable apartment complexes were selected based on the following criteria:

- 1-bedroom and 2-bedroom composition
- Share of studio and 1-bedroom units is greater than or equal to 60%
- Built during or after 2000

For a detailed list of these comparable complexes, refer to Appendix B. The average student ratio for comparable apartments was 0.09 and the median ratio was 0.07 students per unit. Ratios ranged between 0.01-0.31 with 50% of the sample ranging between 0.04-0.13.

Based on these comparable complexes, PASA estimates that Pearl Lake Pointe could yield approximately 0.06 FBISD students per unit, or 23 students at full occupancy. Approximately one-half of these students are projected to be of elementary age, which is a typical share in new multi-family properties. As a result of the proposed Pearl Lake Pointe project, PASA estimates approximately 12 additional students could enroll in Highlands Elementary, 6 students in Dulles Middle School, and 5 students in Dulles High School.

The latest Demographic Study prepared for FBISD in February 2022 did not include projected new housing at this location. Adjusted student enrollment and facility utilization projections for the three campuses serving this site can be found in Appendix C.

Sincerely,

Stacey Tepera, Ph.D.
President
Population and Survey Analysts

APPENDIX A

Fort Bend ISD											
Ratios of Students per Apartment Unit											
Planning Unit	Name	Street	Class	Phase	Notes	Students	Total Units	Units Occupied	Occupancy Rate	Student Ratio	
19	7970 Grand Parkway	7970 West Grand Pkwy	Apartment	Existing		38	210	204	97%	0.19	
88	Advenir at Milan	13100 W. Bellfort Ave	Apartment	Existing		99	360	353	98%	0.28	
89	Advenir at Woodbridge Reserve	15000 W. Airport Blvd	Apartment	Existing		148	288	277	96%	0.53	
71	Arcadian Sugarland	12100 S Hwy 6	Apartment	Existing		83	240	237	99%	0.35	
228B	Arista Riverstone		Senior	Developing			142	142	100%		
7B	Ascend Lakeview Retreat		Apartment	Developing		5	298	284	95%	0.02	
70	Avana Sugar Land	15270 Voss Rd	Apartment	Existing		126	240	236	98%	0.53	
29A	Bellevue at Pecan Grove	2400 Old S Dr	Apartment	Existing		181	580	557	96%	0.32	
34	Broadstone New Territory	5555 & 5556 New Territory Blvd	Apartment	Existing		293	504	473	94%	0.62	
242B	Royal Sienna	5222 Avalon Pt	Apartment	Existing		35	330	261	79%	0.13	
46	Camellia		Apartment	Developing			790				
3	Deseo at Grand Mission	19002 Mission Park Dr	Apartment	Existing	Zoned to Lamar CISD	40	328	314	96%	0.13	
18	Echelon on 99	19400 W Bellfort Bld	Apartment	Existing		107	256	252	98%	0.42	
20C	Elan Harvest Green		Apartment	Developing			348				
89	Enclave at Woodbridge	15015 Airport Blvd	Apartment	Existing		202	348	340	98%	0.59	
130	Establishment at 1800	1800 FM 1092 Rd	Apartment	Existing		37	176	164	93%	0.23	
116	Fairmont First Colony	2323 Long Reach Dr	Apartment	Existing		40	273	271	99%	0.15	
135B	Foundations at Austin Colony	1800 Austin Pkwy	Apartment	Existing		169	237	224	95%	0.75	
119	Foundations at Edgewater	2222 Settlers Way Blvd	Apartment	Existing		107	292	284	97%	0.38	
116	Foundations at River Crest & Lions Head	1700 & 1800 River Crest	Apartment	Existing		76	557	535	96%	0.14	
60	Gala at Four Corners		Senior	Existing			90	87	97%		
184	Gala at Texas Parkway		Senior	Existing		1	120	120		0.01	
20B	Granary Flats		Apartment	Developing			324				
156	Grand Living at Riverstone		Senior	Developing			180				
20A	Grand Mason at Waterside Estates	9900 South Mason Rd	Apartment	Existing		63	229	221	97%	0.29	
49	Greens at Brentford	16300 Beechnut St, Houston	Apartment	Existing		41	150	150	100%	0.27	
245C	Gristmill at Tuscany Park	21821 S Post Oak Blvd	Apartment	Existing		9	96	95	99%	0.09	
1	Haven at Bellaire		Apartment	Existing		45	297	288	97%	0.16	
239	Heritage Grand at Sienna Plantation	6303 Sienna Ranch Rd	Apartment	Existing		81	240	234	98%	0.35	
88	Hometowne on Bellfort	10888 Huntington Estates Dr	Senior	Existing		3	210	201	96%	0.01	
243A	Huntington	4522 Trammel Fresno Rd	Senior	Existing		1	132	132	100%	0.01	
239	Huntington at Sienna Ranch		Senior	Existing			149	148	99%		
202	Huntington Chimney Rock		Senior	Developing			100	96	96%		
130	Huntington, The	2424 FM 1092	Senior	Existing			120	120	100%		
101B	Imperial Ballpark Lofts	2 Stadium Drive	Apartment	Existing		10	254	249	98%	0.04	
231A	Inspired Living		Senior	Existing							
184	Jubilee		Senior	Existing		2	120	110	92%	0.02	
125	Lakeland Estates	630 Colony Lake Estates Dr	Apartment	Existing		111	264	248	94%	0.45	
78	Landmark at Sugar Land	14231 FM 1464 Rd	Apartment	Existing		235	432	428	99%	0.55	
19	Legacy at Long Meadow		Senior	Existing							
85	Marquis at Sugar Land	14402 W. Bellfort St	Apartment	Existing		70	312	295	95%	0.24	
96	Meadows Place Village	12221 S Kirkwood Rd	Senior	Existing			182	178	98%		
160	Miramonte Village		Apartment	Existing		10	124	120	97%	0.08	
101B	Overture Sugar Land	850 Imperial Blvd	Senior	Existing		1	200	153	77%	0.01	
163	Oyster Creek	3505 FM 1092 Rd	Senior	Existing							
158	Park at Fort Bend	3001 Dove Country Dr	Apartment	Existing		151	250	242	97%	0.62	
162	Plantation at Quail Valley	2815 Cypress Point Dr	Senior	Existing		1	124	120	97%	0.01	

APPENDIX A

Fort Bend ISD										
Ratios of Students per Apartment Unit										
Planning Unit	Name	Street	Class	Phase	Notes	Students	Total Units	Units Occupied	Occupancy Rate	Student Ratio
124	Pramukh Sadan		Apartment	Developing			75			
125	Preserve at Colony Lakes	1000 Farrah Ln	Apartment	Existing		172	420	410	98%	0.42
60	Provision at Four Corners	15014 Old Richmond Rd	Apartment	Existing		78	132	128	97%	0.61
91	Provision at West Bellfort	13701 W Belfort Blvd	Apartment	Existing		59	144	143	99%	0.41
243B	Ranch at Sienna Plantation	8811 Sienna Springs Blvd	Apartment	Existing		84	312	300	96%	0.28
244	Ravella at Sienna Plantation	5330 Sienna Pkwy	Apartment	Existing		39	292	278	95%	0.14
108B	Regency First Colony	225 Flour Daniel Dr	Apartment	Existing		195	324	308	95%	0.63
228B	Retreat at Riverstone	18545 University Blvd	Apartment	Existing		60	249	242	97%	0.25
6	Retreat, The	19221 Beechnut Rd	Apartment	Existing		63	240	231	96%	0.27
165	Rose Garden	210 Texas Pky	Apartment	Existing		0	10	10	100%	
124	Shadowbrooke	1025 Dulles Ave	Apartment	Existing		79	240	235	98%	0.34
124	Silverbrooke	1020 Brand Ln	Apartment	Existing		90	312	305	98%	0.30
166	Springfield	1511 5th St	Apartment	Existing		58	100	100	100%	0.58
126	Stafford Oaks	3719-3759 Country Place Dr	Apartment	Existing		87	175	167	95%	0.52
158	Stafford Run	550 Stafford Run Rd	Apartment	Existing		52	228	217	95%	0.24
228B	Stella at Riverstone	4711 LJ Pkwy	Apartment	Existing		52	351	338	96%	0.15
243B	SYNC at Sienna Plantation	8787 Sienna Springs Blvd	Apartment	Existing		94	270	266	99%	0.35
110	Telfair Lofts	7500 Branford Place	Apartment	Existing		55	317	307	97%	0.18
134	Terrace at First Colony	16900 Lexington Boulevard	Senior	Existing						
62B	Terraces at Arboretum	15928 Old Richmond Rd	Apartment	Existing	TDHCA	36	112	112	100%	0.32
82	Towns of Kingsbridge	14235 Bissonnet St	Apartment	Existing		8	21	21	100%	0.38
202	Tramonti, The		Apartment	Developing			104			
124	Trestles	1201 Dulles Ave	Apartment	Existing		48	188	183	97%	0.26
239	Villas at Sienna Plantation	8585 Sienna Springs Blvd	Apartment	Existing		60	190	183	96%	0.33
124	Vinings of Stafford	735 Dulles Ave	Apartment	Existing		72	240	230	96%	0.31
106	Watercrest at Sugar Land	744 Brooks St	Senior	Existing			192	175	91%	
17	Waterside Village	1901 Waterside Village Dr	Apartment	Existing		49	246	241	98%	0.20
126	Waterstone Place	516 Stafford Springs Ave	Apartment	Existing		187	168	165	98%	1.13
18	Waterview, The	19525 W Bellfort St	Apartment	Developing			295			
88	West Belfort		Senior	Developing			152			
167	Willow Park	14001 Fondren Rd	Apartment	Existing		147	260	249	96%	0.59
163	Windsor Quail Valley	3640 Hampton Dr	Senior	Existing	Nursing Home					
Total						4,545	17,855	14,987	84%	
General population complexes with occupancy greater than 85%						4,501	13,376	12,944	97%	0.35

APPENDIX B

Apartments Similar to Pearl Lake Pointe

Property	Address	Occupied Units	Total Units	Studio	One Bed	Two Bed	Student Ratio	Market Segment	Year Built	District
1900 Yorktown	1900 Yorktown St	249	262	0	169	93	0.02	Market	2014	Houston
2626 Fountain View	2626 Fountain View Dr	269	283	1	175	107	0.02	Market	2014	Houston
3000 Sage	3000 Sage Rd	293	324	0	257	67	0.09	Market	2004	Houston
7970 Grand Parkway	7970 West Grand Pkwy	204	210	0	160	50	0.19	Market	2015	Ft. Bend
88twenty	8820 Westheimer Rd	318	336	79	183	74	0.04	Market	2014	Houston
91Fifty	9150 Hwy 6 N	196	210	0	150	60	0.17	Market	2015	Cy-Fair
Alexan 5151	5151 Hidalgo St	377	397	0	317	80	0.03	Market	2016	Houston
Alexan Southside Place	4139 Bellaire Blvd	256	270	83	135	52	0.11	Market	2016	Houston
Alta City West	9233 Westheimer Rd	132	133	12	88	33	0.08	Market	2013	Houston
Alta Med Main	9330 Main St	324	338	1	281	56	0.01	Market	2020	Houston
Apire at 610	8900 Lakes at 610 Dr	266	282	0	181	101	0.03	Market	2016	Houston
Arium CityLake	8877 Lakes at 610 Dr	278	319	7	216	96	0.07	Market	2013	Houston
Arium Uptown West	7600 Highmeadow Dr	295	321	0	226	95	0.07	Market	2011	Houston
Augusta, The	2660 Augusta Dr	296	312	0	199	113	0.06	Market	2004	Houston
Avenue R	5455 Richmond Ave	365	392	0	292	100	0.05	Market	2012	Houston
Bellagio	15000 Philippine St	228	235	0	142	93	0.07	Market	2003	Cy-Fair
Briar Forest Lofts	13202 Briar Forest Dr	327	352	36	210	106	0.09	Market	2009	Houston
Broadstone Energy Park	880 Hwy 6 S	354	416	0	331	85	0.03	Market	2015	Katy
Broadstone Post Oak	3100 Post Oak Blvd	254	272	26	191	55	0.05	Market	2013	Houston
Cypress Village	25222 Northwest Fwy	265	273	0	187	86	0.22	Market	2008	Cy-Fair
Dawson, The	13411 Briar Forest Dr	327	354	22	264	68	0.06	Market	2013	Houston
Elation at Grandway West	23010 Franz Rd	312	324	0	204	120	0.15	Market	2020	Katy
Everly	2827 Dunvale Rd	376	387	0	269	118	0.06	Market	2016	Houston
Fairfield Ranch	20525 Cypresswodd Dr	282	294	0	174	120	0.15	Market	2016	Cy-Fair
Fairmont on San Felipe	6363 San Felipe St	339	361	0	226	135	0.05	Market	2008	Houston
Fields Woodlake Square	2630 Tanglewilde St	210	256	33	134	89	0.05	Market	2013	Houston
Halstead, The	4620 N Braeswood Blvd	283	301	0	213	88	0.08	Market	2004	Houston
Haven at Bellaire	20220 Bellaire Blvd	288	297	0	189	108	0.16	Market	2020	Ft. Bend
Haven at Westgreen	510 Westgreen Blvd	221	225	0	134	91	0.28	Market	2010	Katy
Highpoint at Cypresswood	13920 Mandolin Dr	322	336	0	268	68	0.02	Market	2014	Cy-Fair
Lakes at Cypresswood	9889 Cypresswood Dr	322	324	0	220	104	0.08	Market	2007	Cy-Fair
Luxe at Katy	22631 Colonial Pkwy	343	352	0	216	136	0.21	Market/Affordable	2013	Katy
M5250	5250 Brownway St	280	298	48	150	100	0.06	Market	2011	Houston
Milo on Westheimer	13250 Westheimer Rd	221	230	0	150	80	0.1	Market	2015	Houston
Post at Afton Oaks	3131 West Loop S	374	388	66	219	103	0.04	Market	2015	Houston
Queenston Manor	6700 Queenston Blvd	214	216	0	144	72	0.31	Market	2012	Cy-Fair
Remington Park	5510 S Rice Ave	411	428	0	256	172	0.13	Market	2001	Houston
San Remo	1502 Partnership Way	326	333	0	204	129	0.12	Market	2017	Katy
SkyHouse River Oaks	2031 Westcreek Ln	338	352	84	172	96	0.04	Market	2014	Houston
Tuscany Court	1901 Augusta Dr	172	178	0	137	41	0.07	Market	2001	Houston
Tuscany Walk	2001 S Voss Rd	128	139	0	104	35	0.08	Market	2014	Houston
Valencia Place	3131 W Belfort St	236	246	0	154	92	0.02	Market	2013	Houston
Waterside Village	1901 Waterside Village Dr	241	246	0	162	84	0.2	Market	2017	Ft. Bend
Waterwall Place	2801 WaterWall Dr	306	322	0	242	80	0.01	Market	2012	Houston
Yorktown Crossing	15903 Yorktown Crossing Pkwy	312	313	0	204	108	0.15	Market	2009	Cy-Fair

APPENDIX C

Original Enrollment Projections

	Permanent Capacity	Projected Resident EE-5th Grade Students											Net Transfers
		Current	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Highlands ES	815	563	618	658	673	700	709	716	719	724	722	722	5
		69%	76%	81%	83%	86%	87%	88%	88%	89%	89%	89%	
Dulles MS	1,878	1,404	1,360	1,298	1,264	1,255	1,258	1,242	1,258	1,264	1,271	1,264	-31
		75%	72%	69%	67%	67%	67%	66%	67%	67%	68%	67%	
Dulles HS	2,841	2,104	2,066	2,076	2,051	1,961	1,881	1,823	1,763	1,767	1,778	1,783	299
		74%	73%	73%	72%	69%	66%	64%	62%	62%	63%	63%	

Enrollment Projections Including Pearl Lake Pointe

	Permanent Capacity	Projected Resident EE-5th Grade Students											Net Transfers
		Current	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Highlands ES	815	563	618	658	673	710	721	728	731	736	734	734	5
		69%	76%	81%	83%	87%	88%	89%	90%	90%	90%	90%	
Dulles MS	1,878	1,404	1,360	1,298	1,264	1,260	1,264	1,248	1,264	1,270	1,277	1,270	-31
		75%	72%	69%	67%	67%	67%	66%	67%	68%	68%	68%	
Dulles HS	2,841	2,104	2,066	2,076	2,051	1,965	1,886	1,828	1,768	1,772	1,783	1,788	299
		74%	73%	73%	72%	69%	66%	64%	62%	62%	63%	63%	