



CITY COUNCIL AGENDA
CITY OF PEARLAND
WORKSHOP
MONDAY, JUNE 15, 2015 | 6:30 P.M.
COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE
281.652.1600

- I. Call to Order**
- II. Purpose of the Workshop:**
 - 1. Council Input and Discussion:** Regarding the Pearland Parkway Corridor Review and the Unified Development Code's Requirements for Underground Utilities.
- III. Adjournment**

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All agenda supporting documents are available at pearlandtx.gov

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: June 15, 2015	ITEM NO.: Workshop
DATE SUBMITTED: June 3, 2015	DEPT. OF ORIGIN: Planning
PREPARED BY: Ian Clowes	PRESENTOR: Lata Krishnarao
REVIEWED BY:	REVIEW DATE:
SUBJECT: Pearland Parkway Corridor Review	
EXHIBITS: Attachment A - 5.27.15 Memo to the Planning and Zoning Commission Regarding Pearland Parkway Corridor Study and Staff Recommendations; Attachment B - 2.17.15 Memo to Mayor & City Council Regarding Pearland Parkway Findings and Staff Recommendation	
EXPENDITURE REQUIRED: N/A	AMOUNT BUDGETED: N/A
AMOUNT AVAILABLE: N/A	PROJECT NO.: N/A
ACCOUNT NO.: N/A	
ADDITIONAL APPROPRIATION REQUIRED: N/A	
ACCOUNT NO.: N/A	
PROJECT NO.: N/A	
To be completed by Department:	
<input type="checkbox"/> Finance	<input type="checkbox"/> Legal
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution

EXECUTIVE SUMMARY

The purpose of the workshop is to receive a formal directive from the City Council and Planning and Zoning Commission to proceed with staff's recommendations of zoning action for the undeveloped tracts of land along Pearland Parkway, where automobile-related uses would be allowed by right or with approval of a Conditional Use Permit (CUP). Automobile-related uses include, but are not limited to gas stations; auto repair, minor and major; auto washes and auto sales. For a comprehensive list of automobile-related uses, please see the 2.17.15 memo (Attachment B).

Staff conducted a workshop with the City Council on April 13, 2015 and was given direction at that time to bring back a proposal that would minimize the potential impact of auto related uses along Pearland Parkway.

A workshop was held with the Planning and Zoning Commission on June 1, 2015 (Staff Memo Attachment A), where staff presented the latest proposal for city initiated zoning action. The directive given to staff at that time by the commission was to proceed with the proposed recommendations and to add the use of Pawn Shop to the list of restricted uses. The Planning & Zoning commission had some concerns with regards to the amount of land throughout the city that would be affected by the proposed changes. Staff explained that the changes would only affect auto related uses, and that the proposed changes did not prohibit a use from operating but merely allowed for the Planning and Zoning Commission and City Council to evaluate the appropriateness of that specific use on a given tract of land via an approval of a CUP. The commission also voiced concerns regarding the Pawn Shop, Payday Loan, and Gold Exchange use and requested that this use be added to the list of restricted uses in the GB and GC zones.

The study area included Pearland Parkway from the northern city limits, just south of Clear Creek to the future connection of Dixie Farm Road to the south. Zoning districts within the study area range from Planned Developments (PD), including the Stonebridge PD, Lakes of Highland Glen, Pearland's Marketplace, Center at Pearland Parkway, Oakbrook Estates to conventional zoning district, General Business (GB). Thirteen (13) undeveloped tracts of land were identified within the study area that would permit automobile-related uses by right or with approval of a CUP.

Staff Recommendation

If it is the Council's desire to prevent the proliferation of automobile-related uses along Pearland Parkway, staff recommends city-initiated zoning action as follows:

1. Amend the existing PDs (Stonebridge and Oakbrook Estates) to restrict automobile-related uses;
2. Amend the Unified Development Code to require any automobile-related uses and pawn shops to obtain approval of a Conditional Use Permit in both the General Business (GB) and General Commercial (GC) zoning districts, prior to issuance of a Certificate of Occupancy.

Attachment A



Memo

To: Planning and Zoning Commission

From: Planning Department

Date: May 27, 2015

Re: Pearland Parkway Corridor Study

Executive Summary

Staff was directed to review the Pearland Parkway Corridor to identify all undeveloped tracts of land within the specified review area and where existing zoning districts allow for automobile related uses by right. For those specific tracts, the City Council requested staff to recommend changes that would limit the continued growth of automobile related uses along Pearland Parkway.

The purpose of the item is to get feedback regarding staffs recommendation to the City Council regarding the undeveloped tracts of land along Pearland Parkway, where automobile-related uses would be allowed by right or with approval of a Conditional Use Permit (CUP). Automobile-related uses include, but are not limited to gas stations; auto repair, minor and major; auto washes and auto sales. For a comprehensive list of automobile-related uses, please see the February 19, 2015 memo (attached).

The study area included Pearland Parkway from the northern city limits, just south of Clear Creek to the future connection of Dixie Farm Road to the south. Zoning districts within the study area range from Planned Developments (PD), including the Stonebridge PD, Lakes of Highland Glen, Pearland's Marketplace, Center at Pearland Parkway, Oakbrook Estates to conventional zoning district, General Business (GB). Thirteen (13) undeveloped tracts of land were identified within the study area that would permit automobile-related uses by right or with approval of a CUP. Additionally, within the study area, a gas station is currently being constructed; a permit is being reviewed by staff for an auto wash/auto repair (minor) use; and there are two (2) existing gas stations.

Attached (Attachment B), for your reference, is the original memo sent to the City Council and presented at the April 13, 2015 City Council meeting.

Staff Recommendation

Tracts 1, 5, 6 and 9, are either mostly developed; recently approved PDs, such as Pearland's Marketplace; or encumbered with floodplain and detention. With the exception of Tracts 1, 5, 6 and 9, if it is the City Council and Planning and Zoning Commissions desire to prevent the proliferation of automobile-related uses along Pearland Parkway, staff recommends the following actions to:

1. For tracts 2, 3, 4 (Stonebridge Planned Development) and 13 (Oakbrook Estates) amend the existing PD's to remove automobile-related uses;
2. For tracts 7, 8, 10, 11, and 12, which are zoned GB, we propose a text amendment to the Unified Development Code (UDC) that would require all automobile related uses obtain a CUP prior to operating within the zone.

PD Amendments and Text Amendments

If the Council and Commission directs staff to proceed with city initiated amendments to the above referenced PD's and UDC, staff recommends processing the UDC Text Amendment first, proceeded by the amendments to the Stonebridge and Oakbrook Estates PD's.

Proposed Use Changes

The following uses are currently permitted in the GB zone and in the identified parcels within the Stonebridge and Oakbrook Estates PD's. With the proposed amendments to the UDC and PD's, all of the listed uses will require a CUP.

- All-Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales
- Auto Accessories and/or Parts (Only Retail in building, no outside storage or display)
- Auto Wash (Full Service/Detail Shop)
- Commercial Transit Terminal
- Gasoline Station (With or Without Auto Wash- Self Serve)
- Parking Lot or Garage for Passenger Cars and Trucks of less than 1 ton capacity
- Unscheduled/New Automobile Related Uses*

*This use only applies to the Planned Developments which were approved under the Land Use and Urban Development Ordinance. This use was removed from the UDC.

All other automobile related uses are either not permitted in the GB zone or already require approval of a CUP prior to operating business.

See attached table (Attachment A) for proposed changes in the Land Use Matrix.

Automobile Uses

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-200	NS	GB	GC	M-1	M-2
All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales																													
Description: An establishment that sells all-terrain vehicles (ATV's), motorcycles and go-carts.																													
Parking: One space per 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-200	NS	GB	GC	M-1	M-2
Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)																													
Description: The use of any building or other premises for the primary inside display and sale of new or used accessories and/or parts for automobiles, panel trucks or vans, trailers, or recreation vehicles. This definition expressly does not include a "Wrecking or Salvage Yard"; this is separately defined herein.																													
Parking: One space per 200 square feet of gross floor area.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-200	NS	GB	GC	M-1	M-2		
Auto Glass Repair/Tinting												S1	S2	S3	S4	S5															
																	C			C							C	C	P	P	
	Description: A shop that repairs damage windows or provides tinting services for vehicles.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-200	NS	GB	GC	M-1	M-2		
Auto Interior Shop/Upholstery												S1	S2	S3	S4	S5															
																	C			C			C				C	C	P	P	
	Description: An establishment that repairs or rebuilds the interior of the passenger compartment of automobiles, including the upholstery of seats.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-200	NS	GB	GC	M-1	M-2		
Auto Parts Sales (With Outside Storage or Display)												S1	S2	S3	S4	S5															
																											C	C	P	P	
	Description: An establishment that sells and installs auto parts and accessories. All outdoor storage will have to meet screening requirements of the Unified Development Code.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
Auto Parts Sales (Indoors Only; With Repair Bays)	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O- MII	OT-R	OT-GB	OT- MII	RRN	OP	BP- 200	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
																		C				C				C	C	P	P
Description: An establishment that sells auto parts and accessories and offers installation services.																													
Parking: One space per 200 square feet of gross floor area.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
Auto Rental	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O- MII	OT-R	OT-GB	OT- MII	RRN	OP	BP- 200	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
																				C						C	C	P	P
Description: A business establishment that provides for the renting of automobiles and light trucks on a short-term basis (differentiated from leasing, which is on a long-term basis). This may also involve the incidental storage of the automobiles and light trucks being rented.																													
Parking: One space per 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-	OT-R	OT-GB	OT-	RRN	OP	BP-	NS	GB	GC	M-1	M-2	
Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity)												S1	S2	S3	S4	S5														
										C		C	C		C	C				P					C	C	P	C	P	P
	Description: A commercial parking lot that houses vehicles less than one (1) ton capacity.																													
Parking: One space for each 200 square feet of gross floor area.																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-	OT-R	OT-GB	OT-	RRN	OP	BP-	NS	GB	GC	M-1	M-2
Tire Retreading and Capping												S1	S2	S3	S4	S5													
																												P	P
	Description: An establishment that refurbishes used automobile tires by remolding and attaching new treads.																												
Parking: One space for each 1.5 employees in the maximum work shift.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-	OT-R	OT-GB	OT-	RRN	OP	BP-	NS	GB	GC	M-1	M-2
Tire Sales (Outdoors, With Open Storage)												S1	S2	S3	S4	S5													
																											C	P	P
	Description: A retail business that sells tires for vehicles also includes accessory installation. All outdoor storage will have to meet screening requirements of the Unified Development Code.																												
Parking: One space per 200 square feet of gross floor area.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-	MLL	OT-R	OT-GB	OT-	MLL	RRN	OP	BP-	200	NS	GB	GC	M-1	M-2			
Transfer Station (Refuse/Pick-up)												S1	S2	S3	S4	S5																			
	Description: A transfer station is a building for the temporary deposition of some wastes. Transfer stations are often used as places where local waste collection vehicles will deposit their waste cargo prior to loading into larger vehicles or containers.																																		

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-	MLL	OT-R	OT-GB	OT-	MLL	RRN	OP	BP-	200	NS	GB	GC	M-1	M-2			
Truck (Heavy) and Bus Rental or Sales												S1	S2	S3	S4	S5																			
	Description: The rental or sale of new or used panel trucks, vans, trailers, recreational vehicles or motor-driven buses in operable condition and where no repair work or intensive cleaning operations are performed.																																		
Parking: One space per 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																																			

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-	MLL	OT-R	OT-GB	OT-	MLL	RRN	OP	BP-	200	NS	GB	GC	M-1	M-2			
Truck or Freight Terminal												S1	S2	S3	S4	S5																			
	Description: A location used for the transfer of freight or truck hauls typically located near a railway or other transit hub.																																		
Parking: One space for each employee on the largest shift																																			

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MIF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-200	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
																		C					C		C	C	P			
Description: An establishment that loans money in exchange for personal property pledged by the property owner to the business, or that buys such property from its owner for resale. Retail sales permitted, including sales of pre-owned items, provided that sales of such pre-owned items comply with all applicable law. This use includes establishments that primarily buy gold from customers, and institutions that loan money based on postdated checks and car titles, or cash personal/paychecks for a fee.																														
Parking: One space per 300 square feet of gross floor area.																														

Attachment B

Memo

To: Lata Krishnarao

From: Planning Department

Date: February 17, 2015

Re: Pearland Parkway Corridor Review

Purpose

Staff was directed to review the Pearland Parkway Corridor to identify all undeveloped tracts of land within the specified review area where existing zoning districts allow for automobile-related uses, by right or with conditional approval.

Area Reviewed

The review includes Pearland Parkway from the northern city limits, just south of Clear Creek to the future connection to Dixie Farm Road, to the south; and was divided into five (5) areas as described below:

- Map 1: McHard Road traffic circle to Barry Rose Road/Hughes Road
- Map 2: Barry Rose Road/Hughes Road to the southern edge of Banbury Cross Subdivision
- Map 3: South end of Clear Creek Subdivision to Broadway Street
- Map 4: Mary's Creek to John Lizer Road
- Map 5: Oiler Drive to Dixie Farm Road

Attached is an aerial, zoning and future land use map for each area.

Methodology

Staff examined the existing zoning and the future land use designations of undeveloped tracts with frontage on Pearland Parkway, to determine if future development of automobile-related uses on the identified tracts would be permitted. Staff also conducted windshield surveys and used aerial maps to identify properties that are currently undeveloped. Staff has identified thirteen (13) tracts of land within the area that are currently undeveloped or partially undeveloped, where automobile-related uses are permitted by right. These tracts are listed as Tracts 1-13 on the attached maps.

Automobile-related uses include the list of uses from the Land Use Matrix of the Unified Development Code (UDC) and the previous Urban Land Use and Development Ordinance. There are tracts of land within the area that are located within Planned Developments, which were approved prior to the adoption of the UDC. Automobile-

related land uses from the previous code are included within the table, where applicable. Attachment 1 identifies automobile-related uses that are permitted within each of the tracts identified within the study area.

Staff Recommendation

A total of thirteen (13) undeveloped tracts located within the area permit automobile-related uses, by right or with approval of a Conditional Use Permit, depending on the specific use. If the City Council desires to prevent the proliferation of automobile-related uses along Pearland Parkway, a city-initiated zone change for the identified tracts will be required.

Below are staff recommendations for each individual tract:

Tract	Recommendation
1	No change recommended. Site is mostly developed.
2	Amend the existing Stonebridge PD to restrict uses or change base zoning from GB to OP. A pre-development meeting was recently conducted for a proposed auto wash/oil change facility.
3	Amend the existing Stonebridge PD to restrict uses or change base zoning from General Business (GB) to Office & Professional (OP).
4	Amend the existing Stonebridge PD to restrict uses or change base zoning from GB to OP.
5	No change recommended. Marketplace PD was recently approved on 12/8/14.
6	No change recommended. Site is mostly detention and is located within the floodplain.
7	Change the current zoning from GB to OP.
8	Change the current zoning from GB to OP.
9	No change recommended. Existing Center at Pearland Parkway PD is mostly built out.
10	Change the current zoning from GB to OP.
11	Change the current zoning from GB to OP. A pre-development meeting was recently conducted for a gas station and convenience store.
12	Change the current zoning from GB to OP.
13	Amend the existing Oakbrook Estates PD to restrict uses or change base zoning from GB to OP.

Attachments

1. Permitted Automobile Related Uses Per Each Tract
2. Area 1 – (Tracts 1-4) Aerial Map, Zoning Map, Future Land Use Map
3. Area 2 - (Tracts 5-8) Aerial Map, Zoning Map, Future Land Use Map
4. Area 3 - (Tract 9) Aerial Map, Zoning Map, Future Land Use Map
5. Area 4 - (Tracts 10-12) Aerial Map, Zoning Map, Future Land Use Map
6. Area 5 - (Tract 13) Aerial Map, Zoning Map, Future Land Use Map

Map 1: Automobile-Related Uses				
Uses	Tract 1	Tract 2	Tract 3	Tract 4
All-Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales	N*	N*	N*	N*
Auto Accessories and/or Parts (Only Retail in building, no outside storage or display, no repair)	Y	Y	Y	Y
Auto Glass Repair/Tinting	N*	N*	N*	N*
Auto Interior Shop/Upholstery	Y	Y	Y	Y
Auto Parts Sales (With Outside Storage or Display)				
Auto Parts Sales (Indoors Only; With Repair Bays)	Y	Y	Y	Y
Auto Rental				
Auto Repair (Major)	N	N	N	N
Auto Repair (Minor)	Y	Y	Y	Y
Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as Accessory Uses) Combined Auto Lease	Y	Y	Y	Y
Auto Wash (Full Service/Detail Shop)	Y	Y	Y	Y
Auto Wash (Self-Service)	Y	Y	Y	Y
Auto Wrecker Service				
Boat Sales/Personal Watercraft Sales (New/Repair)	N*	N*	N*	N*
Bus or Truck Storage	N*	N*	N*	N*
Commercial Transit Terminal	N*	N*	N*	N*
Gasoline Station (With or Without Auto Wash- Self Serve)	Y	Y	Y	Y
Limousine/Taxi Service	N*	N*	N*	N*
Motorcycle Sales/Dealer (New/Repair)	N*	N*	N*	N*
Parking Lot or Garage for Passenger Cars and Trucks of less than 1 ton capacity	Y	Y	Y	Y
Tire Retreading and Capping	N	N	N	N
Tire Sales (Outdoors, with Open Storage)	N*	N*	N*	N*
Transfer Station (Refuse/Pick-Up)	N*	N*	N*	N*
Truck (Heavy) and Bus Rental or Sales	N*	N*	N*	N*
Truck or Freight Terminal	N*	N*	N*	N*
Unscheduled/New Automobile Related Uses	Y	Y	Y	Y
P = PERMITTED N= NOT PERMITTED C= CUP REQUIRED				

* All of the tracts are located within Planned Developments approved under the previous Land Use and Urban Development Ordinance. These specific uses were not addressed until the adoption of the Unified Development Code, but may potentially be approved under the Unscheduled/New Automobile Related Use; a use designated under the previous ordinance.

Map 2: Automobile-Related Uses

Uses	Tract 5	Tract 6	Tract 7	Tract 8
All-Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales	N	P	P	P
Auto Accessories and/or Parts (Only Retail in building, no outside storage or display, no repair)	P	P	P	P
Auto Glass Repair/Tinting	N	C	C	C
Auto Interior Shop/Upholstery	N	C	C	C
Auto Parts Sales (With Outside Storage or Display)	N	C	C	C
Auto Parts Sales (Indoors Only; With Repair Bays)	N	C	C	C
Auto Rental	N	C	C	C
Auto Repair (Major)	N	N	N	N
Auto Repair (Minor)	N	C	C	C
Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as Accessory Uses) Combined Auto Lease	N	C	C	C
Auto Wash (Full Service/Detail Shop)	N	P	P	P
Auto Wash (Self-Service)	C	C	C	C
Auto Wrecker Service	N	N	N	N
Boat Sales/Personal Watercraft Sales (New/Repair)	N	N	N	N
Bus or Truck Storage	N	N	N	N
Commercial Transit Terminal	N	P	P	P
Gasoline Station (With or Without Auto Wash- Self Serve)	P	P	P	P
Limousine/Taxi Service	N	N	N	N
Motorcycle Sales/Dealer (New/Repair)	N	N	N	N
Parking Lot or Garage for Passenger Cars and Trucks of less than 1 ton capacity	N	P	P	P
Tire Retreading and Capping	N	N	N	N
Tire Sales (Outdoors, with Open Storage)	N	N	N	N
Transfer Station (Refuse/Pick-Up)	N	N	N	N
Truck (Heavy) and Bus Rental or Sales	N	N	N	N
Truck or Freight Terminal	N	N	N	N

Maps 3-5: Automobile-Related Uses					
Uses	Tract 9	Tract 10	Tract 11	Tract 12	Tracts 13
All-Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales	N	P	P	P	P
Auto Accessories and/or Parts (Only Retail in building, no outside storage or display, no repair)	C	P	P	P	P
Auto Glass Repair/Tinting	C	C	C	C	C
Auto Interior Shop/Upholstery	C	C	C	C	C
Auto Parts Sales (With Outside Storage or Display)	N	C	C	C	C
Auto Parts Sales (Indoors Only; With Repair Bays)	C	C	C	C	C
Auto Rental	C	C	C	C	C
Auto Repair (Major)	N	N	N	N	N
Auto Repair (Minor)	C	C	C	C	C
Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as Accessory Uses) Combined Auto Lease	N	C	C	C	C
Auto Wash (Full Service/Detail Shop)	N	P	P	P	P
Auto Wash (Self-Service)	C	C	C	C	C
Auto Wrecker Service	N	N	N	N	N
Boat Sales/Personal Watercraft Sales (New/Repair)	N	N	N	N	N
Bus or Truck Storage	N	N	N	N	N
Commercial Transit Terminal	C	P	P	P	P
Gasoline Station (With or Without Auto Wash- Self Serve)	C	P	P	P	P
Limousine/Taxi Service	N	N	N	N	N
Motorcycle Sales/Dealer (New/Repair)	N	N	N	N	N
Parking Lot or Garage for Passenger Cars and Trucks of less than 1 ton capacity	C	P	P	P	P
Tire Retreading and Capping	N	N	N	N	N
Tire Sales (Outdoors, with Open Storage)	N	N	N	N	N
Transfer Station (Refuse/Pick-Up)	N	N	N	N	N
Truck (Heavy) and Bus Rental or Sales	N	N	N	N	N
Truck or Freight Terminal	N	N	N	N	N



Tract 1
Lakes of Highland Glen PD
Zone: PD-GB
Gas Station/Retail Under Construction
Rear Lot Undeveloped

Tract 4
Stonebridge PD
Zone: PD-GB
Owned by UGHS

Tract 2
Stonebridge PD
Zone: PD-GB
Auto Wash/Lube Proposed

Tract 3
Stonebridge PD
Zone: PD-GB
No Official Proposal

Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 1 - Aerial

 Permitted By Right

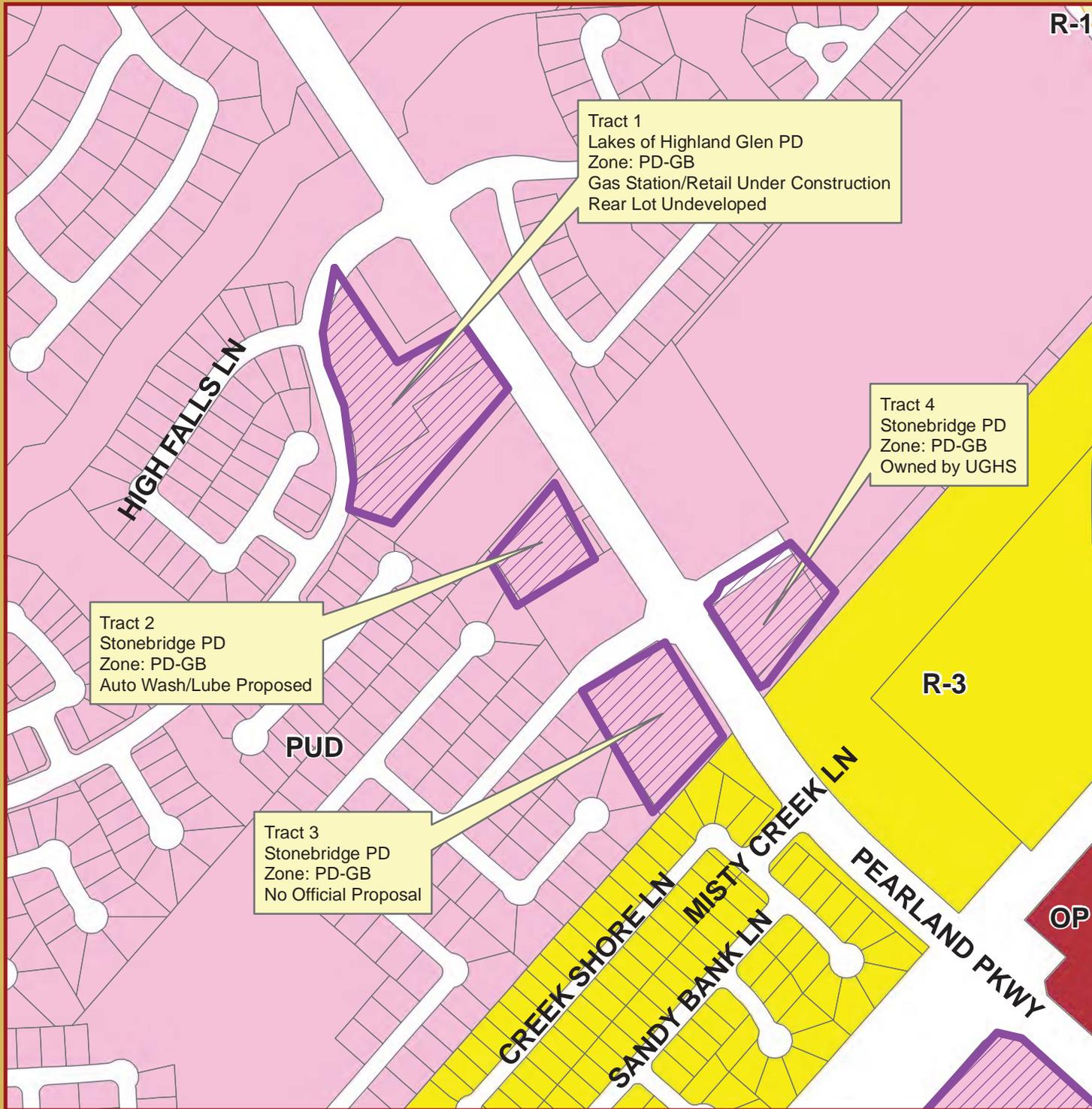


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1 inch = 413 feet

JANUARY 2015
PLANNING DEPARTMENT





Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 1 - Zoning

 Permitted By Right



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PLANNING DEPARTMENT



Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 1 - FLUP

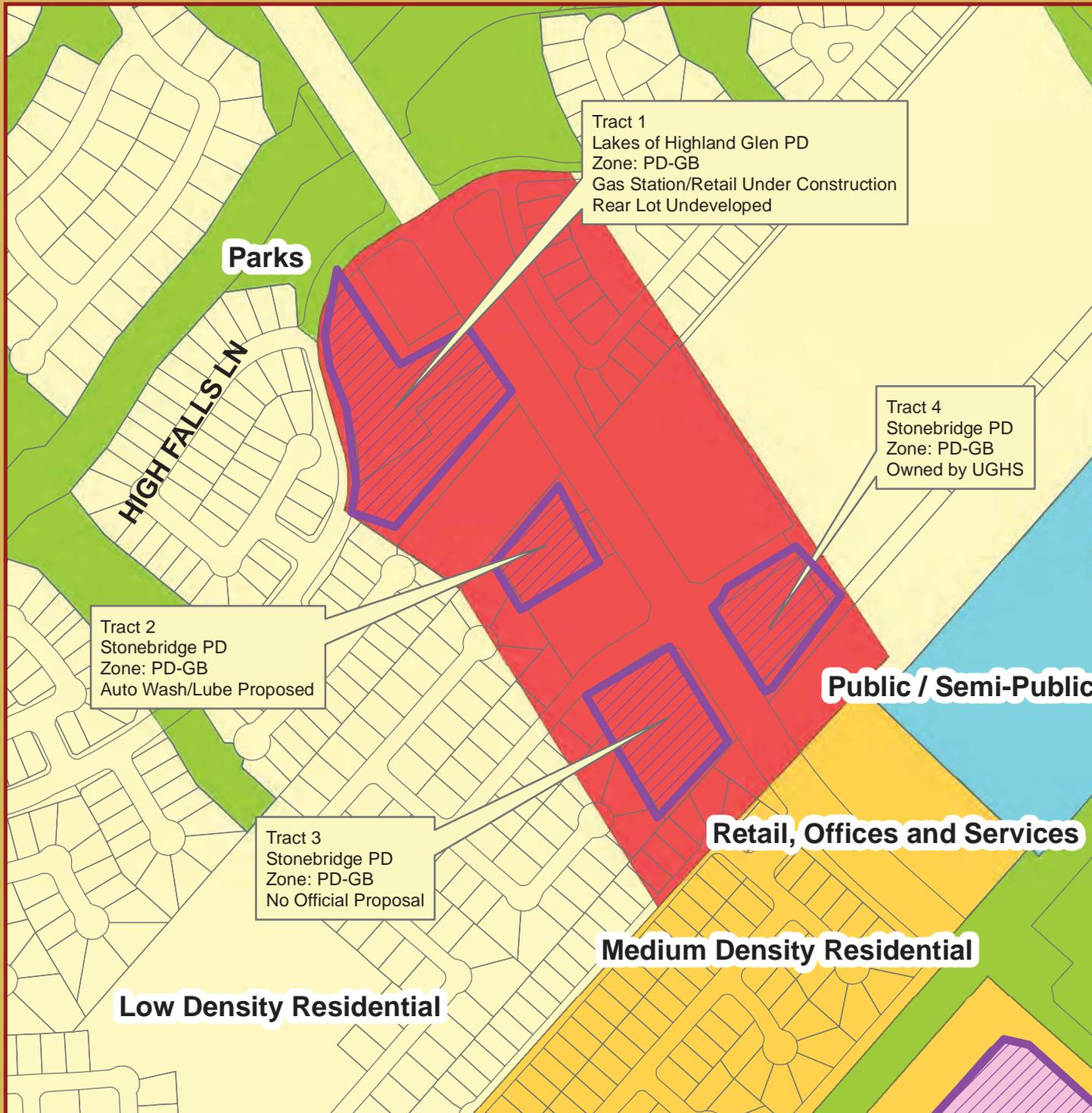
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Tract 5
 Pearland Marketplace PD
 Zone: PD-GB/OP
 Gas Station Permitted
 Auto Wash/Auto Sales/Auto Repair Prohibited

Tract 6
 Zone: GB
 No Official Proposals

Tract 7
 Zone: GB
 No Official Proposals

Tract 8
 Zone: GB
 No Official Proposals

Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 2 - Aerial

 Permitted By Right



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1 inch = 517 feet

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 PLANNING DEPARTMENT



Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 2 - Zoning

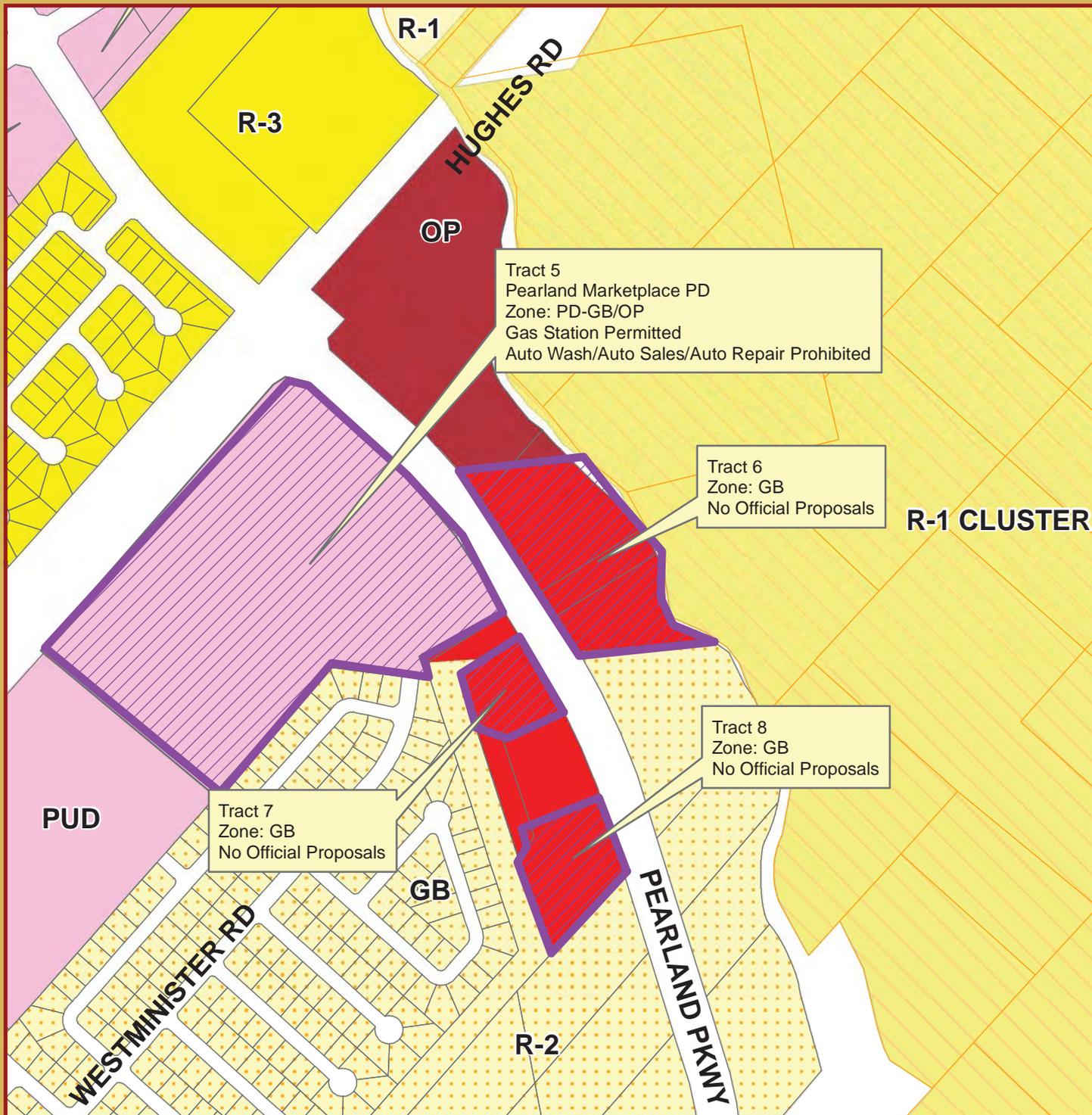
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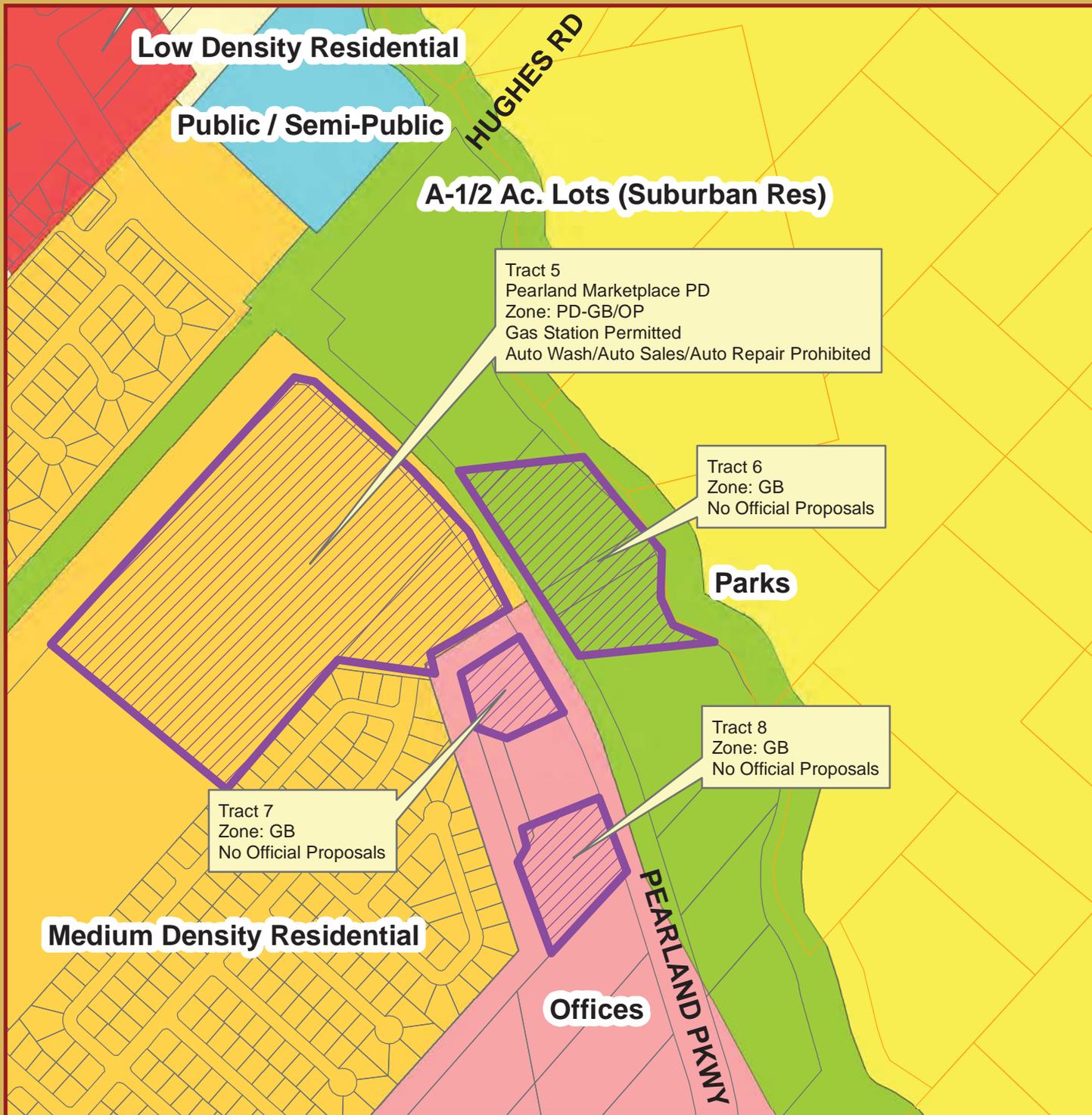


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1 inch = 517 feet

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PLANNING DEPARTMENT





Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 2 - FLUP

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1 inch = 517 feet

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PLANNING DEPARTMENT





Tract 9
Center at Pearland Parkway
Zone: PD - GB
Under Construction

Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 3 - Aerial

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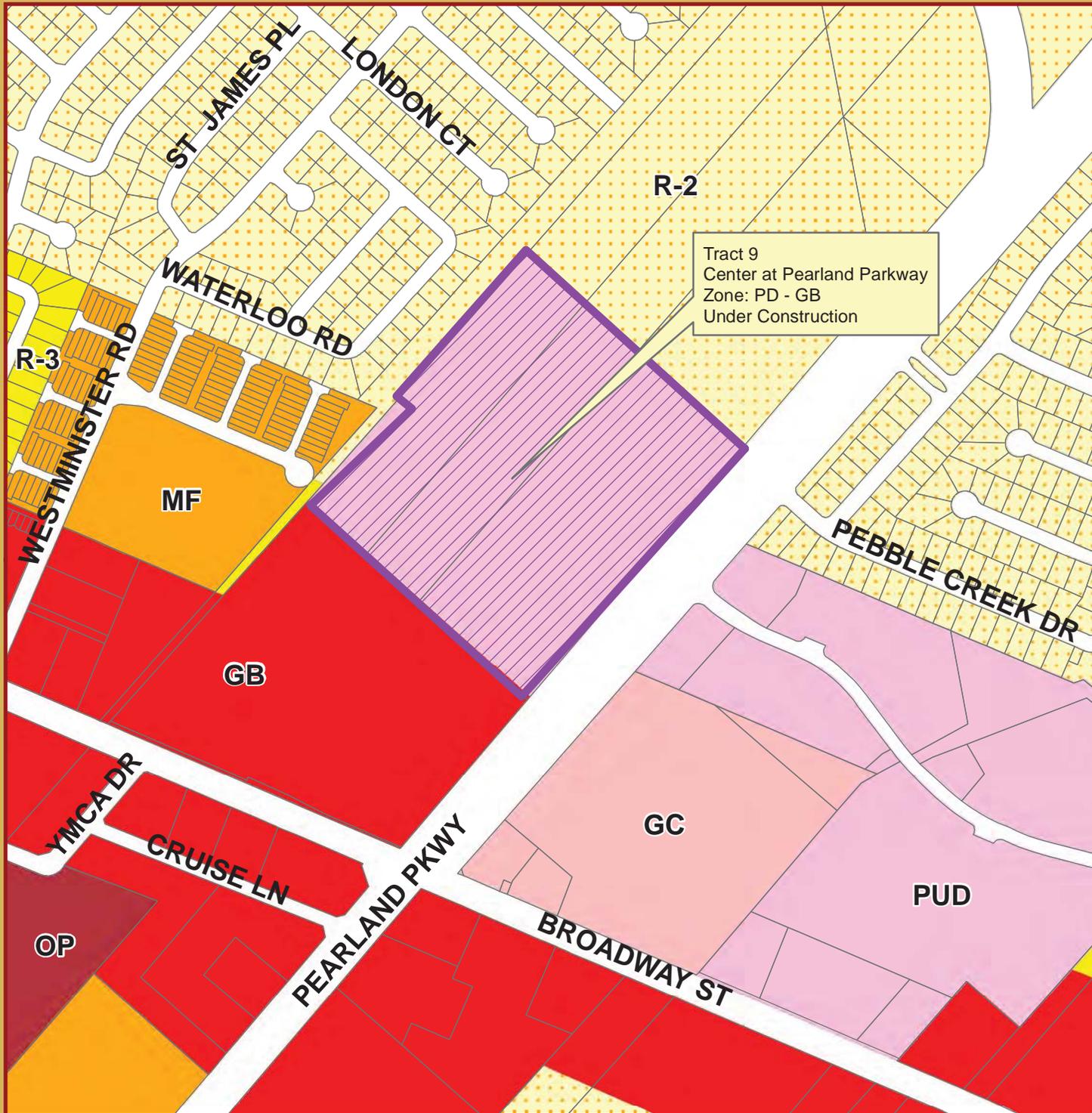


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1 inch = 517 feet

JANUARY 2015
PLANNING DEPARTMENT





Tract 9
 Center at Pearlland Parkway
 Zone: PD - GB
 Under Construction

Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 3 - Zoning

 Permitted By Right

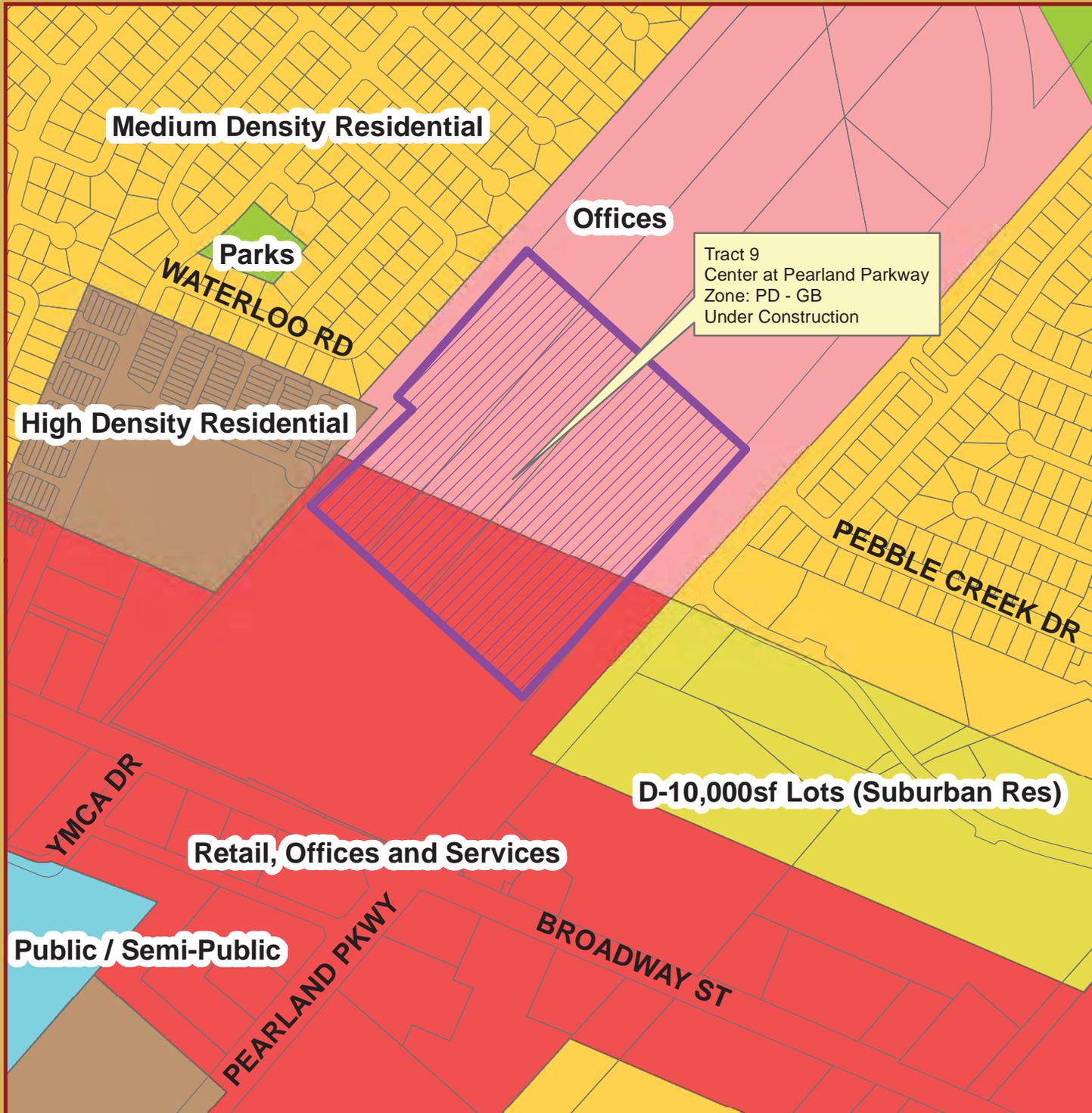


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JANUARY 2015
 PLANNING DEPARTMENT





Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 3 - FLUP

 Permitted By Right

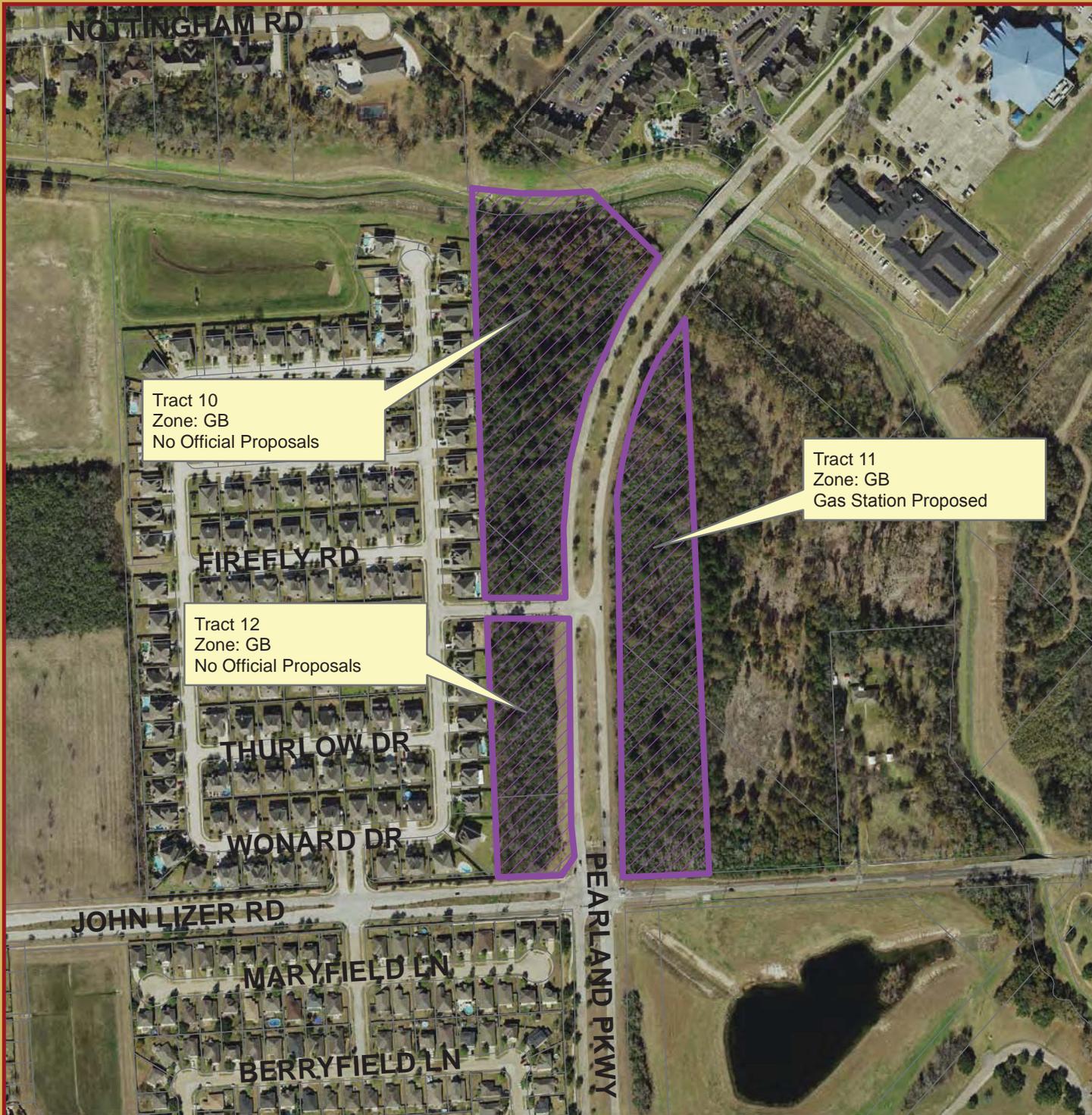


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PLANNING DEPARTMENT





Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 4 - Aerial

 Permitted By Right

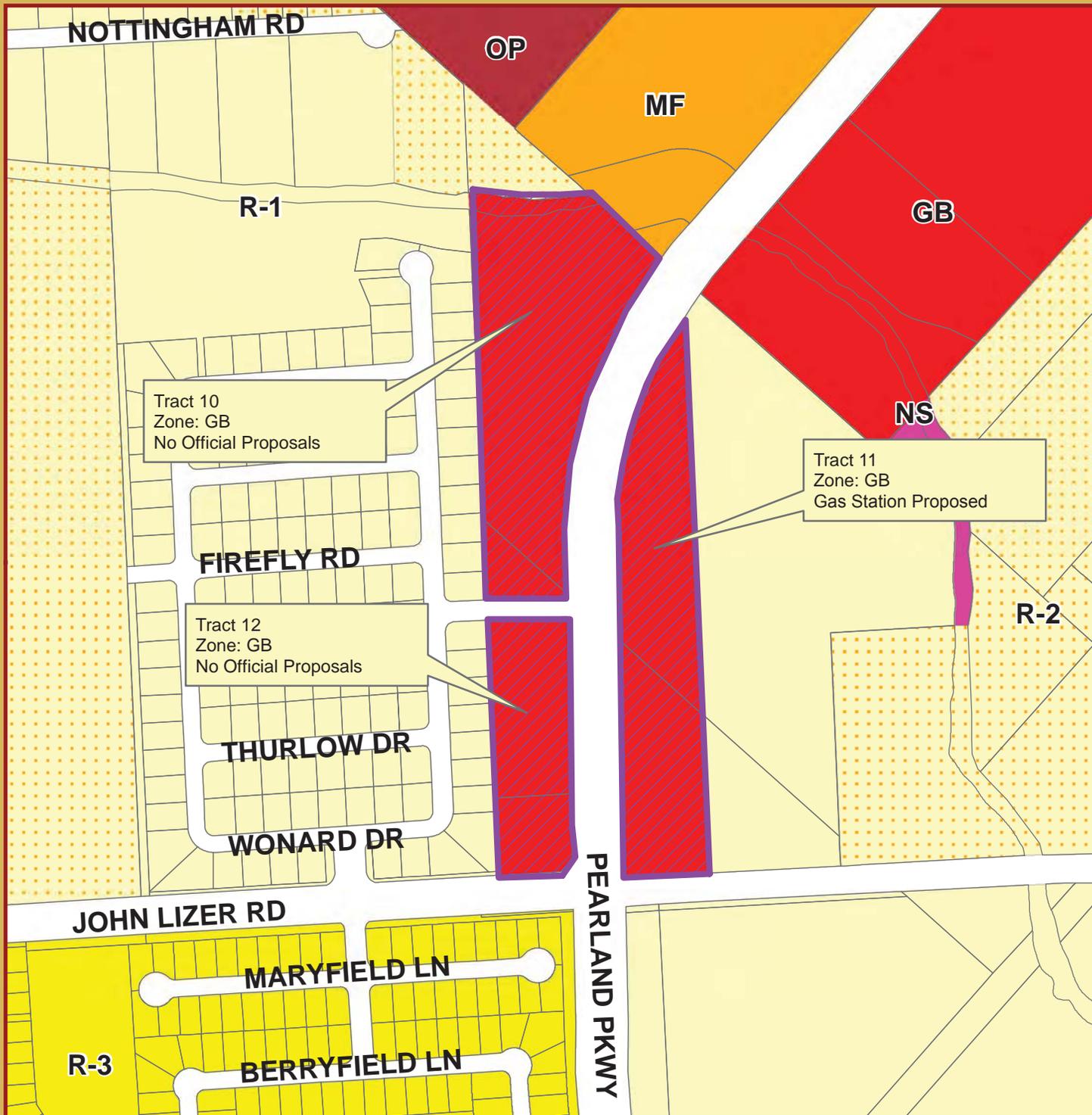


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PLANNING DEPARTMENT





Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 4 - Zoning

 Permitted By Right

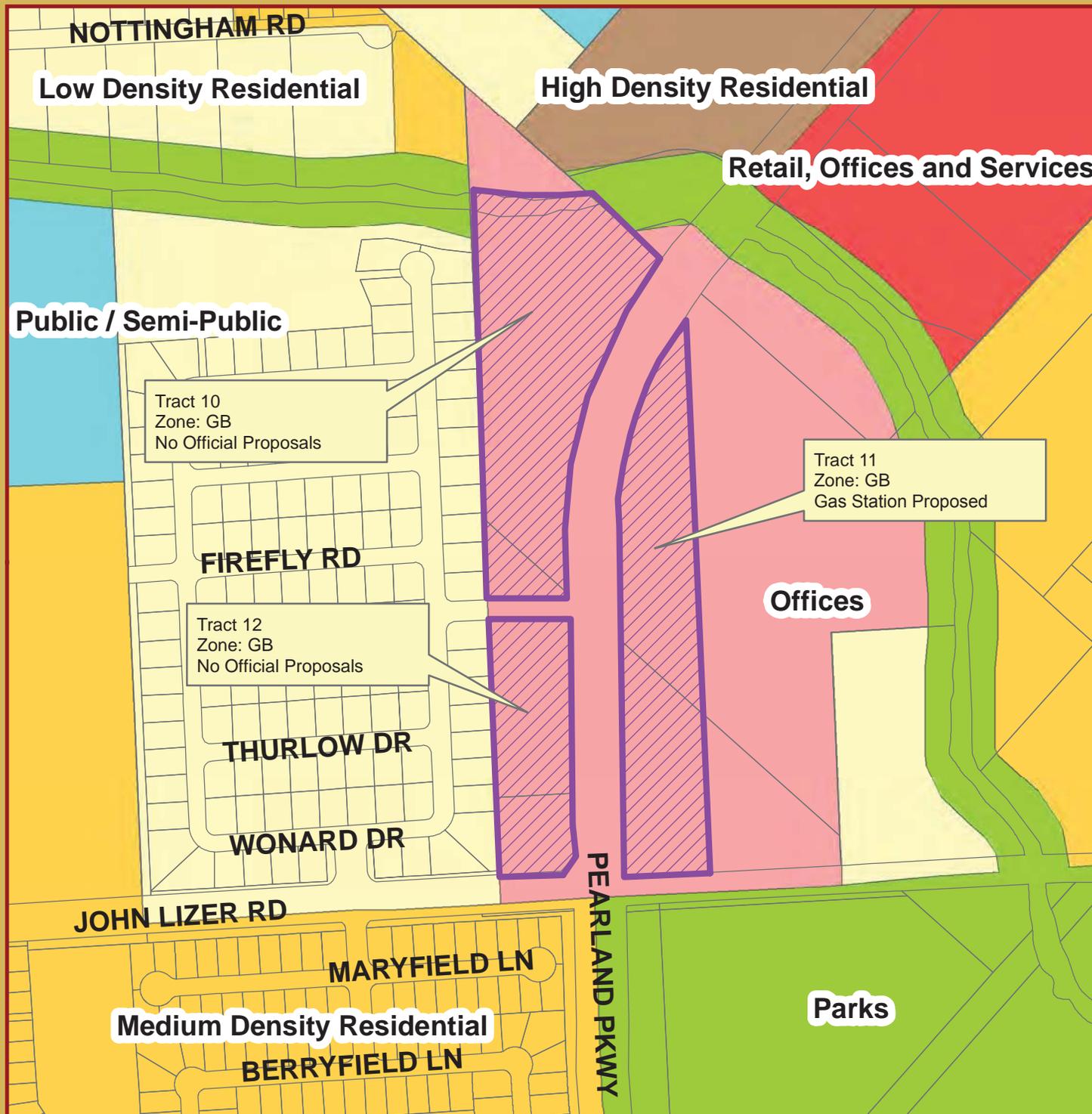


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Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 4 - FLUP

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Tract 13
Oakbrook Estates
Zone: GB - Commercial Reserve
No Official Proposals

Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 5 - Aerial

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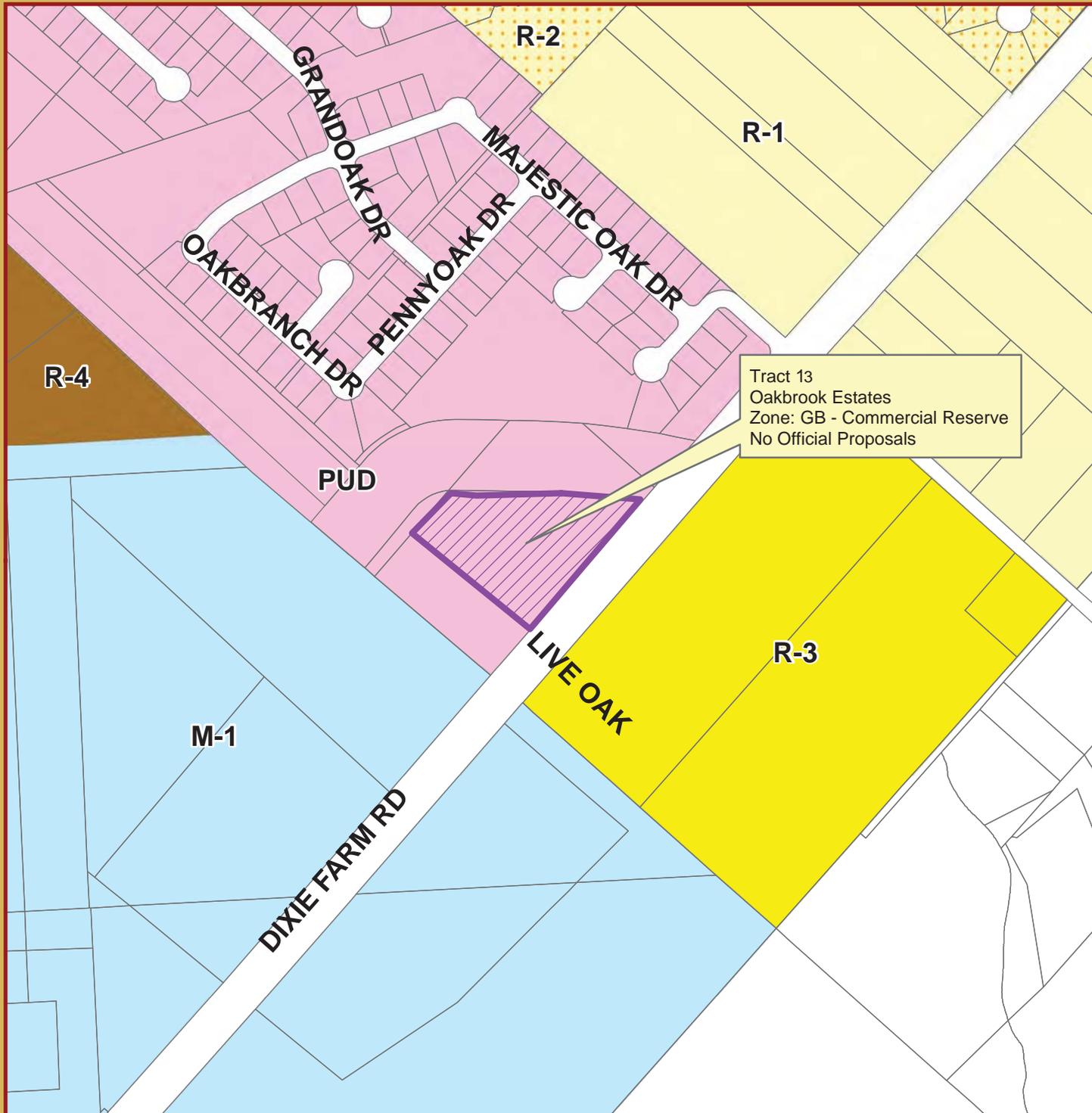


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Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 5 - Zoning

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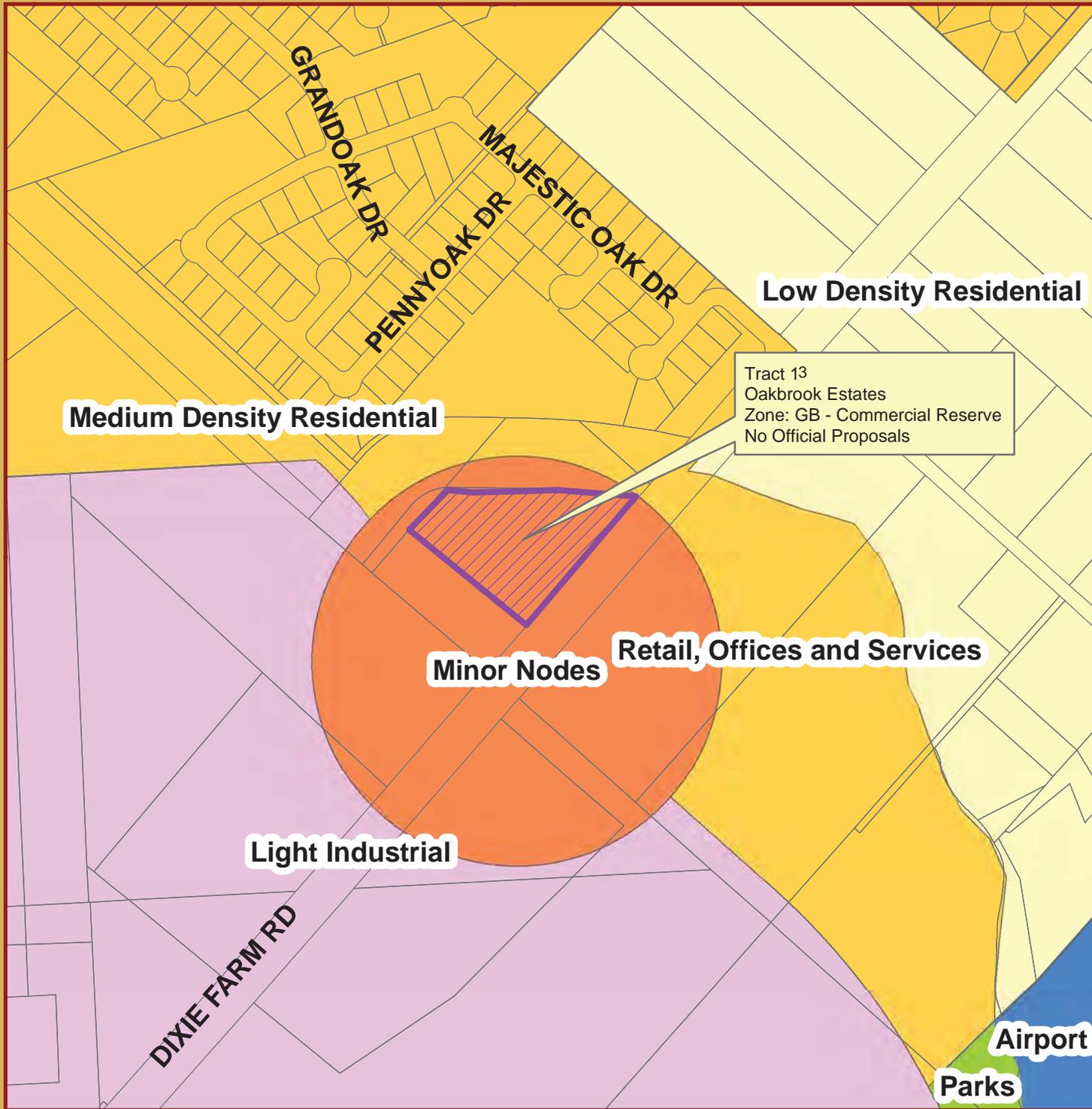


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