

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, NOVEMBER 15, 2010, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

- 1. COMMISSION INPUT AND DISCUSSION:** REGARDING THE REQUEST OF TERRA ASSOCIATES, APPLICANT, REGARDING A PROPOSED AMENDMENT TO THE PREVIOUSLY APPROVED PEARLAND COMMONS PLANNED DEVELOPMENT. *Presented by Mr. Harold Ellis, Senior Planner.*
- 2. COMMISSION INPUT AND DISCUSSION:** LAND USE MATRIX CONTINUATION. *Presented by Mr. Evan DuVall, Planner II.*

III. ADJOURNMENT

WORKSHOP

#1

JOINT WORKSHOP

CITY COUNCIL AND P&Z COMMISSION

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

AGENDA OF: November 15, 2010	ITEM NO.: Workshop No. 2
DATE SUBMITTED: November 5, 2010	DEPT. OF ORIGIN: Planning
PREPARED BY: Harold Ellis	PRESENTOR: Harold Ellis
REVIEWED BY: Mike Hodge	REVIEW DATE: November 9, 2010
SUBJECT: Request of Terra Associates, applicant, for a Joint Workshop regarding a proposed amendment to the previously approved Pearland Commons Planned Development	
EXHIBITS: Application for workshop, proposed site plan, proposed elevation, proposed Planned Development Draft Ordinance, previously approved Pearland Commons Site Plan, Phasing Plan, Elevation examples, and Project identifier	
EXPENDITURE REQUIRED: N/A AMOUNT AVAILABLE: N/A ACCOUNT NO.: N/A	AMOUNT BUDGETED: N/A PROJECT 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

This workshop is to discuss a request for an amendment to a Planned Development (PD) approved by City Council in May 2008, known as Pearland Commons. Pearland Commons currently consists of approximately 53 acres of undeveloped property, and is located at the Northwest Corner of Pearland Parkway and Broadway.

The applicant, Terra Associates, is proposing to reduce the size of the originally approved PD District to approximately 20 acres, as well as reduce the scope of the project, as illustrated on the attached proposed site plan. The remaining 30 acres is proposed to change to the General Business (GB) zoning district.

The proposed shopping center would include one large anchor tenant, an HEB Grocery Store, as well as two smaller support retail centers, and fuel sales. The main store would back up to Whitehead Road, and face towards Pearland Parkway with parking in front. The front of one of the two smaller retail buildings would front Broadway, along with the side of the HEB building, as well as parking for both buildings.

Site History:

Prior to the adoption of the Pearland Commons PD in March 2008, the property had three zoning designations, General Business (GB), and two residential zones, R-3, and R-2. The acreage for GB was 20 acres, and each residential district was approximately 16 acres.

The Pearland Commons PD rezoned the entire property (approx. 53 acres) to PD, with a base zoning (as is common for all PD's) of General Business (GB). The description of the proposed development was as follows in the approved ordinance:

Pearland Commons will be developed as a mix of neighborhood service retail establishments in clusters and pad sites that are uniquely designed and situated such that the resulting center conveniently accommodates customers and their vehicles while focusing on internal and external pedestrian activity. Careful attention was given to focal points, open space, pedestrian walkways, building orientation and articulation, and buffers and landscaping.

Purpose and intent of the PD District established:

The purpose and intent of the PD district is to facilitate the design and implementation of retail development that is designed to aesthetically and harmoniously complement the adjacent residential and commercial areas.

Key elements in the overall site plan included, but were not limited to:

- *Architectural element including a project identifier at the intersection of Pearland Pkwy and Broadway*
- *Primary project entry located on Pearland Pkwy near center of the overall site. Project identifier and major landscaping will occur at this entrance.*
- *Primary entrance widens into long linear park which will contain a fountain, benches, landscaping, earthen berms and walkways. This feature measures over 85' in width and over 490' in length, providing over an acre of green oasis in the central core of the project.*
- *The introduction of a curvilinear drive along the front façade of the retail center provides the opportunity to offset and vary the front elevations of the buildings, breaking up the long site lines and providing a distinct sense of character to the front project elevation.*

PD Amendment Proposal:

The current PD amendment proposes to reduce the Pearland Commons PD area from 53 acres to 20 acres (the corner of Broadway and Pearland Pkwy), and place GB zoning on the remaining 33 acres.

A reduction in area for the overall PD district significantly reduces the ability to comprehensively plan for the entire developed, which was an opportunity given to the City by the previously approved PD.

The current proposal also eliminates the majority of the enhanced amenities which gave the previously approved PD the superior quality development as required for a PD district.

Corridor Overlay District Requirements:

The property in question, as mentioned, is located at the intersection of Broadway and Pearland Parkway, which is a major intersection for the East side of Pearland. Both streets are major thoroughfares leading residents and non-residents in and out of the City. Therefore, due to the prominent nature of this intersection, the property is within the City's Corridor Overlay District.

The Corridor Overlay District requires increased lot and setback requirements, building articulation and materials requirements, bicycle parking, landscaping and lighting standards, buffering, outdoor use, and sidewalk requirements.

Based on the submittal received, it appears that a number of these requirements would not be met and thus variances from the Unified Development Code are being requested with the proposed PD amendment. The extent of these variances have not yet been determined as the submittal received does not include enough information to determine what variances are needed and the applicant did not list any variances needed in their proposal.

Intent of the current PD:

At this time, it is unclear how the proposed HEB Development will meet the intent of a Planned Development District. The previously approved Planned Development District resulted in a proposed development which would be similar to Pearland Town Center, for the East side of Pearland. Aspects of open space, mixed-uses, public plaza's, project identifiers, water features, enhanced landscaping and architectural features, all created a sense of place which resulted from the Pearland Town Center development. The property in question is the last remaining property on the East end of Pearland which may be able to support that type of development.

Phasing of the previously approved Pearland Commons PD:

To ensure that the most beneficial aspects of the development were completed, the previously approved PD contained two phases of development, which created an end-result of one unified development. The first phase of the development was for the portion of the property currently being proposed for development, and the use was for a grocery store, which is being proposed at this time. However, a main component of

Phase I in the original PD included all of the enhancements and amenities which resulted in the development resulting in a superior development creating a sense of place mentioned above. The second phase of development was to include additional supporting anchor stores and retail sites, but does not include the property enhancing amenities. The reason for the separate phases was to ensure that if the entire development did not occur at once, the main project amenities would be constructed with the first development that occurred on the site, thereby providing amenities and creating a sense of place for the east side of Pearland.

All of the main amenities being proposed with the new PD development have been removed from the site.

Conformance with the Unified Development Code:

PD Districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.

Staff is in support of a Planned Development for this site. Past Pearland PD's have encouraged flexibility while also resulting in higher standards of development with greater architectural controls, levels of amenities, and create meaningful public places which create a strong sense of place. Another aspect of superior quality Planned Developments is enhanced pedestrian connectivity, where applicable. The current site offers an excellent opportunity to create pedestrian connectivity to the residential community immediately behind the proposed development. A PD that addresses these issues will allow the entire tract to be developed in a unified manner and provide features that are not possible with traditional developments. As previously stated, it is not clear how these objectives have been met with the current submittal.

Summary:

While adequate information has not been received by staff to fully review the Planned Development amendment, based on information submitted by the applicant, it has not been indicated that proposed development will go above and beyond the base zoning district of General Business. Additionally, the proposal as submitted, would also not meet the minimum GB regulations or the Corridor Overlay regulations.

If City Council and the Planning and Zoning Commission believe the proposed development, as submitted, is in the best interest of the City, staff would recommend repealing the Pearland Commons PD zoning district and reverting the property to its original zoning designations, as previously outlined. This would leave the subject tract as General Business (GB) and the remaining acreage as its original Residential zoning. Due to the Overlay regulations, the base GB zoning designation would, with the regulations, result in a higher quality development than what is being proposed with the current PD amendment, and in the end, a higher quality development for the City of Pearland.

Staff Recommendation

Conduct the workshop and provide direction to staff and the applicant.

Application:



REQUEST FOR A PLANNED DEVELOPMENT WORKSHOP*

***THIS IS NOT AN APPLICATION FOR A CHANGE IN ZONING TO PLANNED DEVELOPMENT (PD). PLEASE COMPLETE THE "APPLICATION FOR A CHANGE IN ZONING" BEFORE THE JOINT PUBLIC HEARING.**

Current Zoning District: PLANNED DEVELOPMENT

Proposed Zoning District: PLANNED DEVELOPMENT (REVISED PHASING)

Property Information:

Address or General Location of Property: North corner of EMS 12 (Broadway) @ Pearland Pkwy.

Tax Account No. 576073

Subdivision: _____ Lot: _____ Block: _____

A complete package must include all information shown on the checklist below.

PROPERTY OWNER INFORMATION:

NAME Beeman Strong
ADDRESS 1300 Post Oak Blvd. Ste 1650
CITY Houston STATE TX ZIP 77056
PHONE(713) 552-1110
FAX() _____
E-MAIL ADDRESS bstrong@beemanstrong.com

APPLICANT/AGENT INFORMATION:

NAME Terra Associates, Inc.
ADDRESS 1445 N Loop West, Suite 450
CITY Houston STATE TX ZIP 77008
PHONE(713) 993-0333
FAX(713) 993-0743
E-MAIL ADDRESS lene@terraassoc.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: Beeman Strong by Teresa Olson Date: 11/05/10
on behalf of the Lettlegast Family

Applicant/Agent's Signature: J. D. Lettlegast P.C. Date: Nov. 5, 2010

- Request, filled out completely, and signed by the owner of the property to be considered for the zone change or planned development district
- Metes and Bounds Description, (Survey, or a Plat of the property that provides or contains the metes and bounds description).
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- The proposed draft PD document in electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD).

Proposed Conceptual Front Elevation:



HEB - Pearland Commons



**Planned Development
for
Pearland Commons**

Prepared For

~~Trammell Crow Company~~
H.E.B.

~~Terra~~
Kerry R. Gilbert & Associates, Inc.

~~May 2008~~
Nov 2010

**Pearland Commons
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I. Introduction

A. Description of the Subject Property

Pearland Commons occupies the northwest corner of the intersection of two City of Pearland major thoroughfares. Broadway (F.M. 518) abuts the southern boundary and Pearland Parkway abuts the eastern boundary. The site is situated to the east of an existing 85 foot wide Brazoria Drainage District #4 drainage easement which provides approximately 130 feet of separation from an existing multi-family complex and the rear side of a single-family residential neighborhood. The site is currently vacant as is the property to the north. Refer to Exhibit A – Project Location.

B. Description of Proposed Development.

Pearland Commons will be developed as a mix of neighborhood service retail establishments in clusters and pad sites that are uniquely designed and situated such that the resulting center conveniently accommodates customers and their vehicles while focusing on internal and external pedestrian activity. Careful attention was given to focal points, open space, pedestrian walkways, building orientation and articulation, buffers and landscaping. Key elements of the overall site plan include:

1. Architectural element ~~including a project identifier at the intersection of Pearland Parkway and Broadway.~~
2. Primary project entry located on Pearland Parkway near center of the overall site. Project identifier and major landscaping will occur at this entrance.
3. Primary entrance widens into long linear park which will contain a fountain, benches, landscaping, earthen berms and walkways. This feature measures over 85' in width and over 490' in length, providing over an acre of green oasis in the central core of the project. Refer to Exhibit E.
4. More than 20,000 square feet of specialty retail space flanks the linear park internal to the project creating a gathering place that is accessible via pedestrian walkways throughout the project. Internal and external plazas will accompany these specialty restaurant and retail sites providing a perfect complement to the linear park.
5. The linear park terminates near the center of the retail space which will possess an architectural element providing a focal point from the primary project entrance. Special paving treatments at this location will also provide a visual terminus to the linear park. Refer to Exhibit E.
6. The introduction of a curvilinear drive along the front façade of the retail center provides the opportunity to offset and vary the front elevations of the buildings, breaking up the long sight lines and providing a distinct sense of character to the front project elevation.
7. Driveways along Broadway and Pearland Parkway are limited to essential locations and are coordinated with existing driveways and esplanade openings. The one exception to this is the proposed driveway near the northern boundary on Pearland Parkway. This driveway has been situated to line up with Pebble Creek Drive to allow for a new esplanade opening. The location of all of the driveways will ensure traffic entering and exiting the project is accommodated in the most efficient and safe manner as verbally approved by TXDOT and delineated in the TIA.



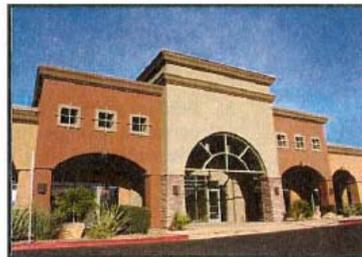
8. A 30' wide landscape buffer is provided along the entire frontage of both Broadway and Pearland Parkway. This area will contain landscaping, berms and walkways designed to screen the adjacent parking areas from the abutting roadways with naturally aesthetic appeal.



9. Both the northern and western boundaries of the project will possess minimum 30' wide landscaped buffers landscaped with trees, shrubs and earthen berms, providing screening from adjoining properties.

10. The rear facade of the buildings within the center will be a continuation of the underlying architectural ~~theme of the project consisting of a textured paint treatment coupled with the variation of building depths and offsets in the rear elevations of the various buildings in the center.~~ ^{materials used on} The landscaping buffer, with a combination of hedges and trees, will enhance the screening of the center along the western property line.

11. Proposed tenants include a 120,000 square foot grocery anchor; more than a half dozen national anchors ranging in size from 7,000 square feet to 88,000 square feet; multiple pad sites occupied by national restaurants, banks, and /or stand alone retail uses; Over 40,000 square feet of specialty and/or in-line retail space.



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

13. The landscaping and open space requirements are 15% of the total gross area of the project. The proposed landscaping and open space shown on the site plan will be approximately $\pm 18\%$ of the total gross area of the project or 120% of what is required by the City of Pearland standards.

C. Describe the area of land in acreage.

The total land area is ± 53.3 acres. Refer to Exhibit B – Site Location and Exhibit C – Survey and Legal Description.

D. A statement as to the purpose and intent of the PD district established therein.

The purpose and intent of the PD district is to facilitate the design and implementation of retail development that is designed to aesthetically and harmoniously complement the adjacent residential and commercial areas.

II. Zoning and Land Use

A. Describe the existing ^{one} zoning districts and the boundaries of said districts.

The site covers ~~three~~ zoning districts: General Business (GB), ~~R-3, and R-2.~~ At the intersection of Pearland Parkway and Broadway the zoning is GB which the district extends west to Westminster Street. ~~The next portion is zoned R-3 in which the~~

~~boundary of the district includes the drainage ditch. The remaining portion is zoned R-2 and this district encompasses the remaining acreage along Pearland Parkway and includes the residential neighborhood west of the drainage ditch. Refer to Exhibit D – Existing Zoning.~~

- B. Describe the base zoning district(s) to be overlaid, together with the boundaries of the district(s), and describe the areas in acreage of each different district. The current zoning districts are listed below, however, the base zoning district for the overlay district is GB (General Business).

Zoning District	Acreage
GB	± 20.1 ± 53.3
R-3	± 16.6
R-2	± 16.6
	Total: ± 53.3

- C. The general standards applicable to development within the district, with or without reference to the base district, including but not limited to: density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking access, accessory building, signs, lighting, project phasing or scheduling, management associations, and such other requirements as the City Council may deem necessary in order to implement the Comprehensive Plan and the purposes of the PD district.

Pearland Commons is affected by ^{one} three zoning districts, as referenced above, and the Corridor Overlay District. The Corridor Overlay District affects any tract located along specified major thoroughfares in Pearland. The project complies with the GB and the COD districts. The COD is discussed further in Section III of this document. Other aspects of the project such as the parking, signage, lighting, etc. are discussed further in Section III of this document.

The management of the project will be overseen by a professional commercial property manager with expertise in maintenance and continuity of the common areas. The phasing plan is discussed further in Section V of this document.

Below is a table depicting standards for each of the affected zoning districts.

Standards within Zoning Districts Table

	GB	R-3	R-2
Density	None listed	Low density	Low density
Lot Area (Min.)	22,500 sq. ft.	6,000 sq. ft.	7,000 sq. ft.
Lot Depth (Min.)	125'	90'	90'
Lot Width (Min.)	150'	60'	70'
Lot Coverage	None listed	60%	60%
Building Height	45'	35'	35'
Building Elevation	Variation required	Variation required	Variation required
Front Setback	25'	25'	25'
Side Setback	10' or 25' if abut Major Thoroughfare	7'6" interior 15' corner	7'6" interior 15' corner
Rear Setback	25'	20' plus a 10' landscape reserve if abut Major Thoroughfare	20' plus a 10' landscape reserve if abut Major Thoroughfare

1. **Provide the percentage of use in each zoning classification.**

The land use in the overall project is 100% commercial/retail and will be in accordance with the land uses permitted in GB zone. The detention is located off-site, there is no parkland dedication requirement, and there are no public streets located internally to the project.

D. **The permitted, conditional and accessory uses authorized in the district, the location of such uses, the residential densities or other measurements of development intensity associated with base districts or phases of the development in conformance with the approved Design Plan.**

Pearland Commons is a proposed retail project and at this time, the tenants have not been selected. However, the developer does not foresee any uses that would not otherwise be permitted in the GB zoning district. There are no accessory uses associated with this project.

III. **Design standards applicable to the development**

A. **Design Standards.** Specific design standards, including signage, building height, landscaping, fencing, parking, etc., that are applicable to this development are the standards set forth for the GB zoning district which are listed in Chapter 2, Article 4, Division 4, Section 4 of the UDC and the design standards for the Corridor Overlay District, as listed in Chapter 2, Article 4, Division 5, Section 1 of the UDC. Refer to Exhibit E – Conceptual Plan.

1. **Signage:** The project complies with the current UDC 4.2.5.1, with one exception to number of signs allowed per UDC 4.2.5.4 (b)(2) which is discussed further in Section III (C) of this document. Refer to Exhibit F - Signage Exhibit. ~~The intersection of Broadway and Pearland Parkway will contain an architectural element with a project identifier. Refer to Exhibit G – Conceptual Project Identifier Imagery.~~



2. **Landscaping/Street Trees:** The project complies with the current UDC. Refer to Exhibit E – Concept Plan and Exhibit H – Landscape Buffer Exhibit. Final landscaping plan will be prepared to closely resemble Exhibit E and will be approved by City Staff before any permits are issued.

3. **Fencing:** Fencing is not required for this project due to a 30' landscape buffer between the project and adjacent areas zoned for residential, per the UDC 4.2.4.1(a)(2)(b).

4. **Parking and Vehicular Circulation:** The project complies with the current UDC. This section also includes standards of lighting of the parking lot and sidewalks. Refer to Exhibit E - Conceptual Plan for general layout of the parking lot and the vehicle circulation plan.



5. **Screening:** The project complies with the current UDC per the requirements set forth in 4.2.4.1(a)(2) for the landscape buffer and 4.2.4.1(b) for the screening along the thoroughfares. Refer to Exhibit H – Landscape Buffer Exhibit and Exhibit I - Landscape Screening Exhibit.
6. **Sidewalks:** The sidewalks located along Broadway and Pearland Parkway complies with the width and material standards stated in the current UDC 2.4.5.1(l). The sidewalks that compose the internal pedestrian circulation, as shown on Exhibit E, will be a minimum of six (6) feet in width and will be a defined sidewalk by utilizing techniques such as staining or painting the concrete or the installation of pavers. Refer to Exhibit E – Conceptual Plan for general location and proposed curved alignment of the sidewalks.
7. **Corridor Overlay District:** The project complies with the current UDC standards for the COD. These standards apply because the project abuts two major thoroughfares, Pearland Parkway and Broadway. Included within these standards are requirements for building articulation and building material. The building articulation is generally depicted on Exhibit E – Conceptual Plan. The building material will be complied with on all buildings including the requirement that the exterior walls facing the major thoroughfare be 25% transparent. This transparency requirement will apply to all buildings at 29,999 square feet and less and buildings that are 30,000 square feet and larger will provide at a minimum 15% transparency. Each building labeled on Exhibit E represents an independent building separated by the appropriate firewall.



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

The Design Plan in this document is included for the sole purpose of establishing general design guidelines as to the basic character and physical relationships of the planned uses and facilities. Everything depicted on the Design Plan is general and nothing is precise because the project is not yet designed. The ideas and plans represent the intent of the developer and the quality and character of the development. Adjustments to the Design Plan that do not introduce or remove new public facilities, do not deviate substantially from the Design Plan and otherwise comply with the intent of the various requirements within the Pearland Commons PD and other city ordinances and regulations in effect at the time this document is adopted shall not require separate or additional approvals from City Council or the Planning & Zoning Commission. It is essential to the success of the Pearland Commons PD to maintain flexibility in the site plan process in order to respond to ever changing market conditions and retail demand. Images representative of the quality and character of the development are included in Exhibit – L. Listed below are criteria to further define the flexibility, or lack thereof, with respect to the Master plan.

- Open space within the project including the Central park/plaza, landscape buffers around the perimeter of the project and parking lot islands may not be reduced in size by more than 10% without the consent of City Council. In no case will the open space be less than the requirements set forth in the UDC.

- The location of the open space may shift within the project to accommodate specific change in the dimensions of buildings, parking and pad sites so long as the basic concept and intent of the Master plan remains intact. Such shifts shall be less than 100 feet and will not require separate or additional approvals of City Council or the Planning and Zoning Commission and will meet the requirements of the UDC.
- The location of buildings including pad sites may shift or be altered in size, dimension, and number. Such changes may be made without separate or further approvals from the City Council or the Planning and Zoning Commission so long as the basic concept and intent of the Master plan remains intact.

C. A specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD district.

There are ^{is one} three base zoning districts in the project, GB, R-3, and R-2. It is the intent of the proposed plan to comply with the standards of the GB zoning district for the entire project with the exception of those items listed below.

1. **Signage:** Section 4.2.5.4 (b)(2) places a maximum of two multi-user/multi-tenant signs per street frontage separated by a minimum of 600' for an integrated business development. We request an allowance of one (1) additional multi-user/multi-tenant sign along Pearland Parkway due to the large size of the predevelopment, the need for signage for the four (4) specialty retail shops buildings that are located within the central park, and the amount of frontage the project possesses along Pearland Parkway ($\pm 1,900$ feet). The multi-user/multi-tenant signs will comply with the 600' distance requirement, maximum height, and maximum area as stated in the current UDC. The architectural element/project identifier located on the corner of Pearland Parkway and Broadway shall be excluded from all signage counts. The project identifier will depict the name of the project only and will not include any signage for any business or store. We request that signage requirements apply to the PD rather than to the parcels of land within the PD that may fall under separate ownership. Refer to Exhibit – F Signage Exhibit.
2. **Building Material:** Section 2.4.5.1 (d) (2) (c) requires that a minimum of 25% of the exterior wall facing a specified major thoroughfare must be transparent. As seen in many locations, the retail establishments located at the pad sites are being designed and constructed with more transparent (or glass) materials. However, potentially large anchor tenants use primarily masonry for their exterior façade. To do otherwise materially offsets the basic business operations of the large retail anchor. We propose that any building larger than 30,000 square feet be required to have a minimum of 15% transparent material and that buildings 29,999 or less be required to adhere to the 25% transparent material standard. The reduction in transparency does not apply to the pad sites that front Broadway or Pearland Parkway. Refer to Exhibit E. Each building on the exhibit with a label represents an independent building separated by the appropriate firewall.
3. **Lighting Standards:** Section 2.4.5.1(h)(1)(c) requires that Vehicular Circulation & Parking Area light pole heights be no taller than the building it serves. While Pearland Commons will comply with all other Lighting Standard requirements under the UDC, we request that light heights within the main parking field for the shopping center be allowed to remain at a uniform height of 39 feet despite the varying building heights of the in-line tenants behind it.

These lights will be shielded as required and the height uniformity will allow for a more even distribution of light poles which will provide the appropriate safety measures with a pleasing minimalist aesthetic. The UDC has standards to limit the glare and the light level which we will comply with and are stated in Section 2.4.5.1 (h)(1)(a) and (h)(1)(b) of the UDC. Refer to Exhibit – J Lighting Exhibit.

4. **Side Setback:** Section 2.4.4(c)(2)(b)(1) requires a 10' side setback. The plan contemplates buildings that will share a common wall or have abutting walls; however, if parcels are sold to separate owners, then the common wall or abutting walls would prevent the side setback from occurring. We propose that for buildings that have a common wall or abutting walls, the side setback is zero (0). This variance to the side setback is the grouping of anchors, retailers, and grocery market shown on Exhibit E and not to the pad sites along Pearland Parkway and FM 518.

D. All requirements of the Unified Development Code will be met, except those specifically mentioned above in Section III C of this Planned Development.

IV. Required dedications of land or public improvements

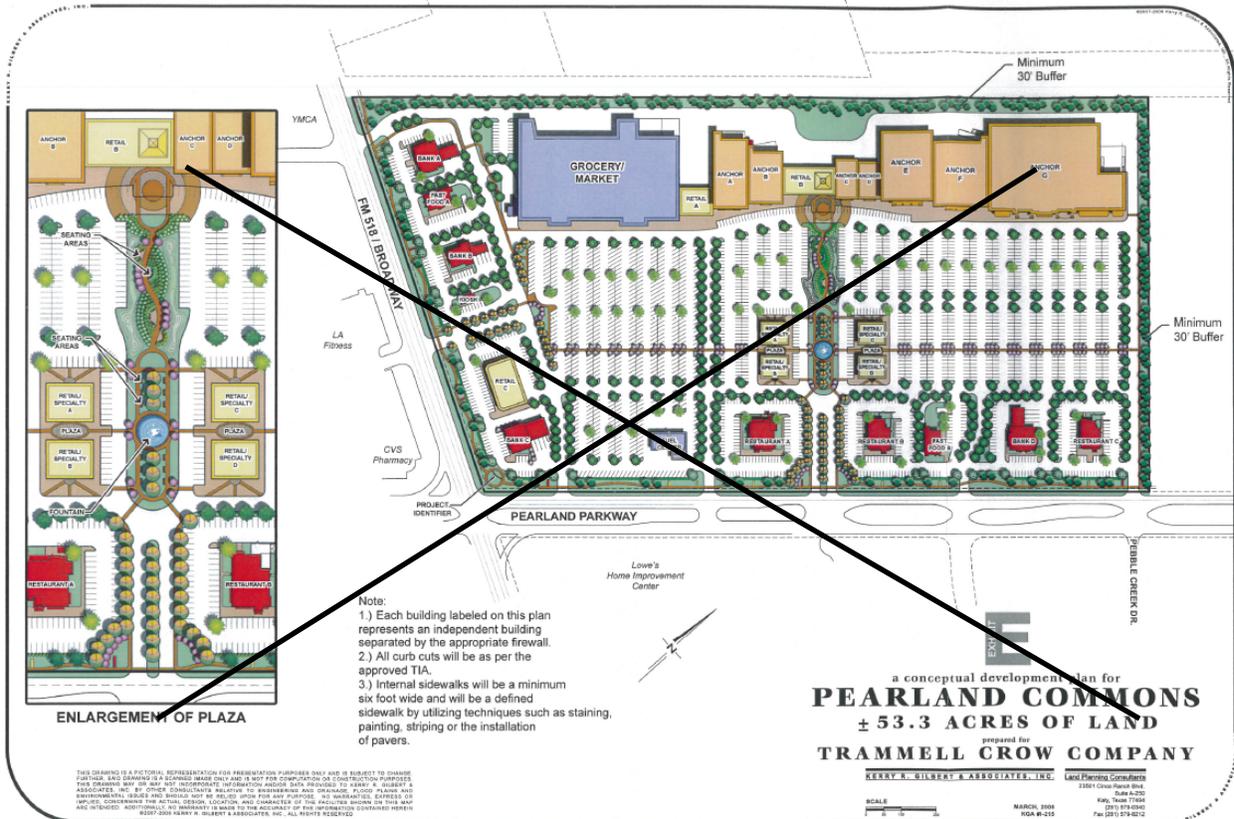
Pearland Commons is solely commercial and does not require dedication of land for parkland or public improvements to any roadways, unless required by the TIA or the City.

V. A phasing schedule for the project

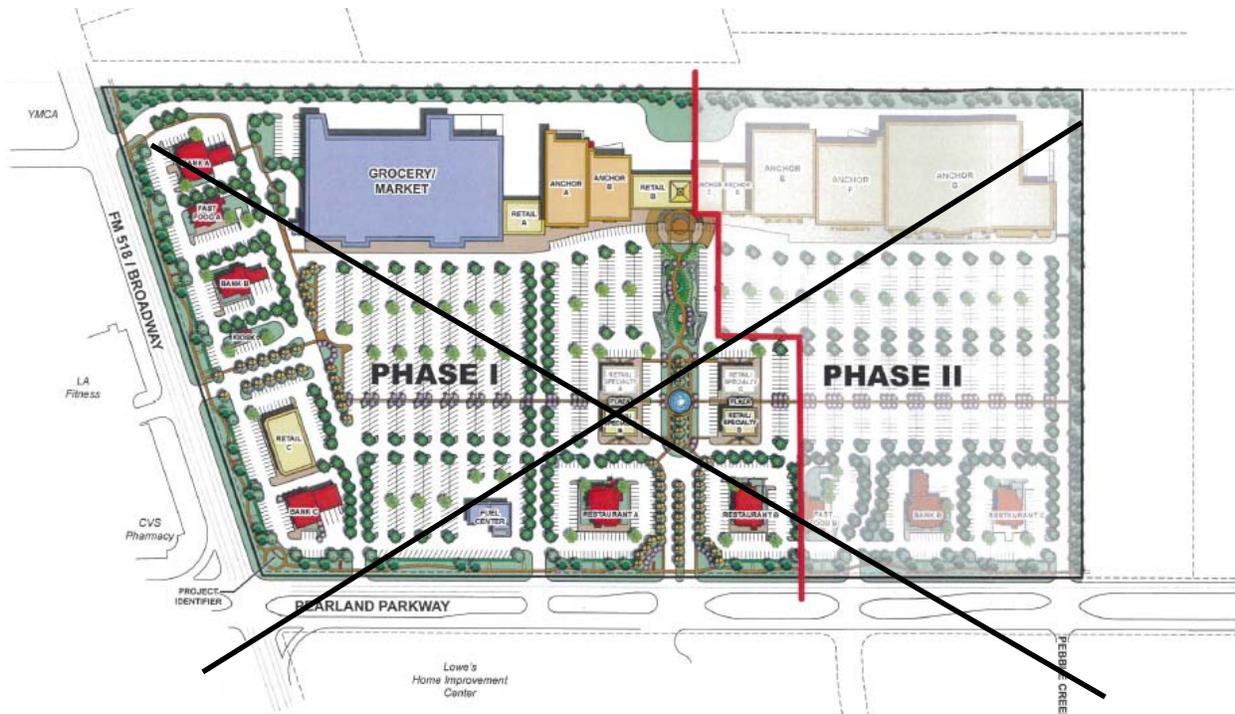
The project is divided into two phases. Phase I will include the grocery store and fuel center ~~along with the pad sites along FM 518, the project identifier at the intersection of Broadway and Pearland Parkway, and the central design feature at the entrance on Pearland Parkway,~~ excluding Retail Specialty A & C. These buildings as well as the remainder of Phase II will be added to ~~Pearland Commons~~ as tenant demand dictates with an estimated delay of approximately one year between phases. Refer to Exhibit K – Phasing Exhibit.

followed by
to 5
two mixed use retail buildings at some point in the future, Phase II.
Pearland Commons

Previously Approved Pearland Commons Conceptual Site Plan Being Replaced with the Current PD Proposal:



Previously Approved Pearland Commons Phasing Plan Being Removed with the Current PD Proposal:



WORKSHOP

#2

P&Z COMMISSION

Workshop: Land Use Table Update



November 15, 2010

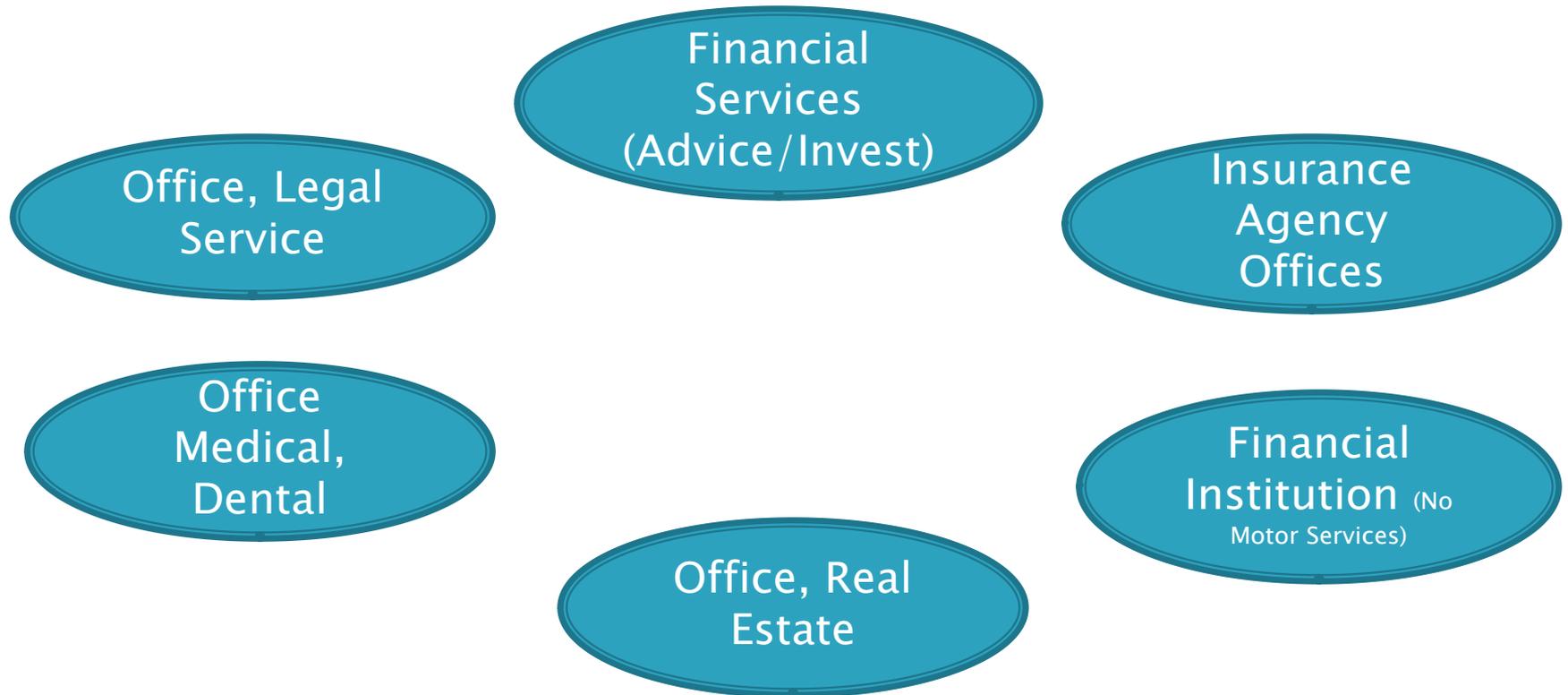
Schedule of Land-Use Matrix Update

- ▶ November 15th, 2010
 - Combination of Uses and/or Master Categories
- ▶ December 6th, 2010
 - Parking investigation: More is less
- ▶ January 3rd, 2010
 - Land -Use Matrix (Parking, Definition added)
- ▶ January 17th, 2010
 - Land-Use Matrix (Part two review, comments)
- ▶ February 7th, 2010
 - Clean-up of Land-Use Matrix
- ▶ February 21st, 2010
 - Completion!!!

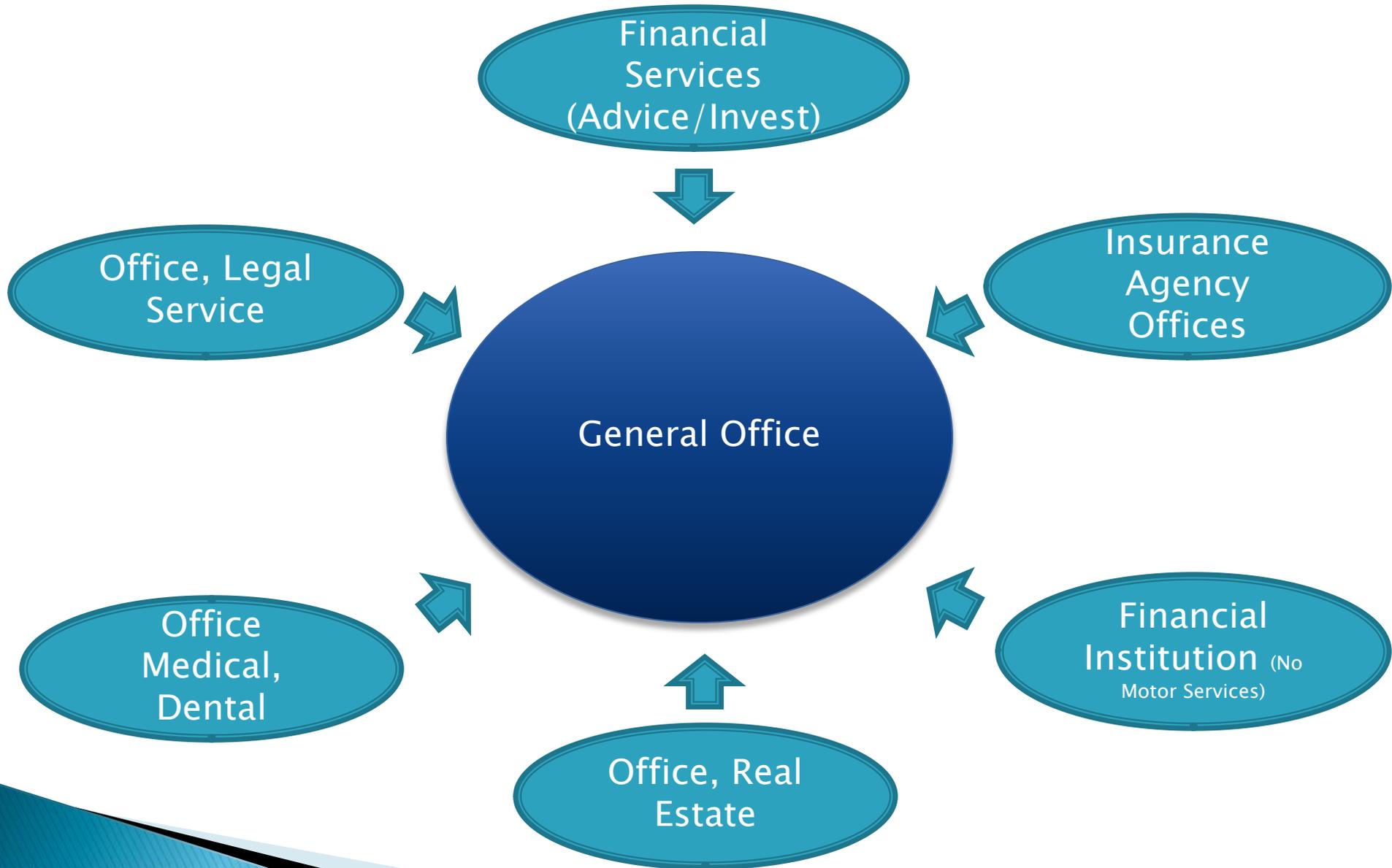
Goals and Objectives

- ▶ 1. Simplify Uses in Land–Use Matrix
 - Create general use categories
 - Example: General Office and General Retail
 - Eliminate redundant use categories by using the general categories

Section 1: Simplify the Land-Use Matrix



– Identical Zoning District Restrictions and Parking Requirements



Goals of this workshop:

- ▶ Create Master Categories where appropriate
 - IE: General Office or General Retail
 - ▶ Eliminate Redundant Categories where appropriate
 - IE: Office, Legal Service and Insurance Agency Offices
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