AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 11, 2011, AT 6:3 0 P.M., IN THE PUBLIC SAFETY BUILDING, 2555 CULLEN PARKWAY, SECOND FLOOR TRAINING ROOM NUMBER ONE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

1. **COMMISSION INPUT AND DISCUSSION:** REGARDING A SPECTRUM AREA MASTER PLAN UPDATE
   Mr. Matt Buchanan, Pearland Economic Development Corporation President

III. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1840 prior to the meeting so that appropriate arrangements can be made.

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 8th day of July 2011 A.D., at 5:30 p.m.

_____

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of July 2011.

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

AGENDA OF: July 11, 2011 **ITEM NO.:** Workshop No. 2

DATE SUBMITTED: July 6, 2011 **DEPARTMENT OF ORIGIN: PEDC**

PREPARED BY: Matt Buchanan **PRESENTOR: Matt Buchanan**

REVIEWED BY: **REVIEW DATE:**

SUBJECT: Spectrum Area Master Plan Update

EXHIBITS: See attached memo

EXPENDITURE REQUIRED: N/A **AMOUNT BUDGETED:**
AMOUNT AVAILABLE: **PROJECT NO.:**
ACCOUNT NO.:

ADDITIONAL APPROPRIATION REQUIRED:
ACCOUNT NO.:
PROJECT NO.:

To be completed by Department:
☐ **Finance** ☐ **Legal** ☐ **Ordinance** ☐ **Resolution**

EXECUTIVE SUMMARY

See attached memo.

PEARLAND
ECONOMIC DEVELOPMENT CORPORATION

Memo

TO: Mayor & City Council, City Planning & Zoning Commission, Pearland Economic Development Corporation, Spectrum Management District and Pearland Management District #1
FROM: Matt Buchanan, PEDC, President
DATE: June 30, 2011
SUBJECT: Spectrum Area Master Plan Update Workshop
6:30 PM, Monday, July 11, 2011
City of Pearland Public Safety Building, 2nd Floor – 2555 Cullen Boulevard

The Pearland Economic Development Corporation (PEDC) and the City of Pearland have been working with Gateway Planning to develop a market-based master plan and implementation strategy for the Spectrum area that creates a unified identity and maximizes its regional location advantages. The key issues to be addressed by the plan include: drainage; transportation access, linkages and transit; revision of the existing zoning and development standards; incorporating new development with existing uses; evolving the existing municipal management districts; and incorporating public parks and open spaces.

At our last workshop on November 1st, we reviewed the preliminary recommendations on the master plan and regulatory framework, overall infrastructure strategy, and the results of the market and target industry analysis. After this workshop, a series of meetings were held between City Council and Planning and Zoning Commission that led to a January 3rd, 2011 recommendation to move forward with the development of a form-based code and regulating plan. On July 11th, we will have a workshop to review the final recommendations of the plan and the proposed form-based development code.

The Lower Kirby Urban Center Development Code envisions a market-based approach that identifies different "character zones" of development, each implementing a vision for a unique neighborhood within the district. This regulatory framework is then combined with the overall infrastructure strategy that identifies the major regional drainage and roadway improvements needed to bring the plan together.

Attached you will find a copy of the draft of the proposed form-based code and accompanying regulating plan that we will discuss at our workshop on July 11th. We are seeking input on the draft before moving forward to the development of a final proposed development code.

Please feel free to contact me if you have any questions at (281) 997-3002.

Attachments:

Lower Kirby Urban Center Development Code
- Appendix A – Framework Plan – Map
- Appendix B – Regulating Plan – Map
- Appendix C – Development Review Process

Section 2.4.3.5 Lower Kirby Urban Center

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Part 10. Signage Standards

Part 11. Civic Space and Private Open Space Standards

Appendix A: Lower Kirby Urban Center Framework Plan

Appendix B: Regulating Plan

Appendix C: Development Process Flow Chart

Part 1. Purpose and Intent:

The purpose of the Lower Kirby Urban Center Development (LKUCD) Code, hereafter known as the LKUCD Code, is to support development of the Lower Kirby Urban Center located at two major regional highways Beltway 8 and SH 288 to provide for a range of development opportunities based on the adjoining context. The Lower Kirby Urban Center is intended to be a diverse regional destination that includes significant employment uses along Kirby Drive transitioning to light industrial uses to the west, regional retail along the highway frontages, and a pedestrian-oriented, mixed-use core anchoring the District. The goal of Lower Kirby Urban Center is to promote for a range of development opportunities within an overall urban design, street network and drainage infrastructure framework.

a. Economic Development –Lower Kirby Urban Center (LKUC) and corresponding standards are created to support economic development, sustainable tax base, and job creation by establishing adjacency predictability of private development that supports and leverages investment in and around the Lower Kirby Urban Center.

b. Implement the Lower Kirby Urban Center Framework Plan– The objective of Lower Kirby Urban Center is to foster a major regional center with significant regional retail, employment, and residential uses within convenient access to regional highways and walking distance from the future transit station. Development within this area would accommodate large scale office and retail users while providing for appropriately scaled mixed use and residential uses within the district.

c. Establish Specific Development Standards – The LKUCD Code implements the vision for the Lower Kirby Urban Center as established in the Lower Kirby Urban Center Framework Plan (Appendix A) and the Lower Kirby Urban Center Regulating Plan, hereafter known as the Regulating Plan (Appendix B). The Regulating Plan shall provide guidance to property owners, developers, and the City on the form, character, and intensity of future development within the LKCU. Creation of different Character Zones within Lower Kirby Urban Center enables specific site and locational standards to be enumerated and applied. Clear graphic standards are provided for location, height, and building elements. Such standards promote sustainability, public welfare, walkable mixed use development, housing variety and transportation choice.

Part 2. Components of the Code:

a. This LKUCD Code shall apply to the Lower Kirby Urban Center as identified in the Regulating Plan unless otherwise specified in this Code. Development of property within Lower Kirby Urban Center shall comply with all applicable development standards set forth in this Code. The components of this LKUCD Code consist of:

   (1) Lower Kirby Urban Center Regulating Plan: The Lower Kirby Urban Center Regulating Plan, hereafter known as the "Regulating Plan", is its official zoning map. It identifies the applicable character zones within Lower Kirby Urban Center including:
      i. Character Zones – Lower Kirby Urban Center is divided into different "Character Zones". A Character Zone creates a distinct urban form within that Zone which is different from urban forms in other Character Zones. Each Character Zone shall establish use and development standards including height, bulk, building and parking location, and functional design. The Regulating Plan classifies all property within Lower Kirby Urban Center into one of five Character Zones.
      ii. Special Frontage Standards – The Special Frontage Standards establish exceptions and special conditions for all buildings along designated frontages. Special Frontage Standards shall apply in addition to the underlying Character Zone standards.
      iii. Street Designations by Street Type– The Street Designations illustrate the design, configurations, and development context for all new and existing streets within Lower

Kirby Urban Center. The street classification addresses vehicular lane widths, number of lanes, pedestrian accommodation, street tree requirements, on-street parking, and parkway and median standards (streetscape standards). In addition, streets are distinguished by the appropriate development context by denoting them on the Regulating Plan as Type 'A' or Type 'B' Streets.

iv. Required Street Network – The Required Street Network specifies the future streets needed to implement the Lower Kirby Urban Center Regulating Plan. The Required Streets shall be mandatory and shall generally meet the locational and connectivity goals of the Regulating Plan. Their design shall be guided by Part 9 of this Code.

v. Required Civic Space – The Required Civic Space areas shown on the Regulating Plan designate the locations of proposed civic spaces (including parks, plazas, greens, and squares). The design of civic spaces shall be guided by Part 11 of this Code.

vi. Recommended Street Network – The Recommended Street Network indicates locations of suggested, but not required streets within the Lower Kirby Urban Center Regulating Plan. These streets are not required, but at the election of the applicant and their design shall be guided by Part 9.

vii. Recommended Civic Space – The Recommended Civic Space designation indicates the locations of desired, but not required civic/open spaces (including parks, plazas, greens, and squares) to implement the Regulating Plan. Recommended Civic Spaces are not required, but at the election of the applicant. The design of civic spaces shall be guided by Part 11 of this Code.

(2) Development Standards: The LKUCD Code (the text portion of this Code) enumerates the development standards with text and graphics for Character Zones, Special Frontage, building form, civic space, private open space, landscape, building design, signage, lighting, and all related standards for all streets, public and private development.

Part 3. Administration

This part sets forth the provisions for reviewing and approving development applications within LKUC. The intent is to ensure that all development is consistent with the provisions of this Code. All portions of this Code shall be applied during the review process.

a. The development standards under the City of Pearland Unified Development Code (UDC), as amended, shall not apply to LKUC except as specifically referenced herein. Development standards not addressed in this ordinance shall be governed by the City of Pearland UDC to the extent they are not in conflict with the intent or text of the LKUCD Code. However, all development in the Lower Kirby Urban Center shall also meet the standards in the International Building Code, as adopted by the city.

b. Sign Standards under Chapter 4 Site Development, Article 2, Division 5 Signage, as amended, of the City of Pearland UDC, shall not apply to Lower Kirby Urban Center except as specifically referenced herein.

c. Using this Code:
The following basic steps should be followed to determine the uses and development standards applicable on property within LKUC:
(1) Locate the subject property on the Lower Kirby Urban Center Regulating Plan.
(2) Identify:
i. the Character Zone in which the property is located;
ii. the Street Type designation along all its street frontages; and,
iii. any Special Frontage Requirements that may be applicable to the subject property.

(3) Review the Schedule of Uses by Character Zone as listed in Table 6.1 to determine allowed uses.
(4) Examine the corresponding zone standards in the Building Form and Development Standards in Part 7 to determine the applicable development standards.
(5) Refer to Part 5 e. for Special Frontage Standards.
(6) Refer to Part 8 for Building Design Standards.
(7) Refer to Part 9 for Street Type and Streetscape Standards.
(8) Refer to Part 10 for Signage Standards
(9) Refer to Part 11 for Civic Space and Private Open Space Standards.

The information from the above listed steps explains where the building will sit on the lot, the limits on its three dimensional form, the range of uses, and the palette of materials that will cover it.

d. Development within LKUC that complies with the provisions of this Code shall be approved by the City Manager or designee (see Appendix C for flow chart of the review process). In addition to complying with applicable City regulations that are not in conflict with this Code, the applicant shall provide the information to adequately show compliance with this Code as required in Part 3 e.

e. Information Required for Development Review. The full list of required materials is included in the LKUC development application available from the City of Pearland Planning Department. In general, the following information is required, as applicable:
(i) Site Plan
(ii) Building Plans and Elevations
(iii) Landscape Plan
(iv) Material Specifications
(v) Plans and Specifications for Proposed Signs
(vi) Description of Proposed Scope of Work
(vii) Photographs of Site and Existing Conditions

f. The City Manager or designee shall be responsible for the following:
(1) Reviewing development applications for compliance with the requirements of LKUCD Code.
(2) Approving development applications that are in compliance with the requirements of the LKUCD Code.
(3) Making determinations on the applications and interpretations of standards in this Code.
(4) Approving revisions to previously approved development plans that comply with this Code and all applicable city ordinances.
(5) Approving any minor modifications to the approved Regulating Plan and Code per Part 3 h.
(6) Recommendations on any Planned Development (PD) District applications within the LKUC to the Planning and Zoning Commission (P&Z) and City Council (CC).

g. A request for a modification to any of the standards of this Code other than minor modifications permitted under Part 3 h. shall be reviewed and processed as a Planned Development (PD) District per Chapter 2, Article 2, Division 2 of the City of Pearland Unified Development Code.
(1) In evaluating a Planned Development (PD) District within the Lower Kirby Urban Center, CC and P&Z may consider the extent to which the application meets any of the following:
i. the goals and intent of Lower Kirby Urban Center Framework Plan,
ii. provides an alternative "Master Plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area,
iii. fits the adjoining context by providing appropriate transitions,
iv. provides public benefits such as usable civic and open spaces, regional drainage, livable streets, structured or shared parking, and linkages to transit and adjoining opportunities, and
v. does not hinder future opportunities for higher intensity, mixed use development.

h. Minor Modifications to the LKUCD Code:
The City Manager or designee shall have the authority to approve a request for minor modifications to LKUCD Code that:
(1) Does not change the circulation and building location on the site;
(2) Does not increase the building area permitted under this Code;
(3) Does not change the relationship between the buildings and the street;
(4) Does not allow a use not otherwise authorized in this Code;
(5) Does not allow greater height of any building or reduction of any parking requirement established in this Code; or
(6) Change established street cross sections per Table 3.1 below and Part 9 of this Code.

The City Manager or designee shall also have the authority to approve minor modifications outlined in Table 3.1. Any appeals to the decisions of the City Manager on minor modifications shall be heard by the City Council. Any City Council denials of minor modifications or any changes beyond those that meet the criteria above or the thresholds established in Table 3.1, shall be processed as a Planned Development (PD) District application under the City of Pearland UDC.

Table 3.1 Minor Modifications Allowed

Standard	***Minor Modification Allowed***	***Comments***
Area/boundary of Character Zones (including any Required Civic/Open Spaces)	No more than a 20% change (increase or decrease) in the area of any Character Zone (aggregate or per block)	• Shall not eliminate any Character Zone • 20% measurement shall be based on the total area of that specific Character Zone within the entire LKUCD • For the purposes of this code, any increase in any Character Zone that results from the elimination of a Recommended street shall not count towards the 20% threshold.
Location of any Required Street	Location shall not move more than 100' in any direction	• Shall maintain the connectivity intended by the Regulating Plan
Building Form and Development Standards		
• Build to zones/setbacks	No more than a 10% change in the maximum or minimum setback.	• Changes to the build to zones and setbacks may only be due to any changes to the street cross sections, change in the width of a sidewalk, or provision of a civic space. • In no case shall the sidewalk be less than 6 feet in width
• Building Frontage	No more than a 15% reduction in the required building frontage along each block of a Type 'A' Street	• Any reduction in the required building frontage shall be to accommodate porte-cocheres for drop-off and pick-up.
• Street screen	Waiver of street screen requirement along a Type 'B' Street	• Requirement for a street screen may only be waived along a Type 'B' Street along the frontage of any interim surface parking lot (off-street) that is intended to be in-filled with a parking structure. • In no case shall any portion of the surface parking have frontage along a Type 'A' Street without a required street screen • In no case shall the (off-street) surface parking lot be located at a street intersection for a minimum depth of 30' along each street (regardless of the Street Type).
Street Cross Sections	Cross sections of new streets may be adjusted with respect to number of lanes, lane widths, on-street parking configuration, pedestrian accommodation, and street tree planting	• Any changes in the street cross sections shall be based on specific development context such as vegetation, natural features, drainage, and fire access and is subject to approval by the City.
Detention/retention areas	Location of detention/retention areas	• If the regional detention plan for the Lower Kirby Urban Center has not been implemented at the time of development, local detention may be required on site. However, such detention may only be located behind the principal building or along any Type 'B' Street or Alleys. • In no case shall any required on-site detention be located with frontage on a Type 'A' Street.

i. Non-Conforming Uses, Buildings, and Signs.

(1) Regardless of transfer of ownership, existing Non-Conforming Buildings with a Non-Conforming Use that do not conform to the provisions of this Code may continue as they are until:

i. the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any continuous three (3) year period are valued at more than either $100,000 or a total of fifty (50) % of the assessed value of the improvements in the most recently certified tax rolls, whichever is greater.

(2) Regardless of transfer of ownership, existing non-conforming buildings and sites (including all on-site improvements such as landscaping, detention, sidewalks, etc.) that do not conform to the provisions of this Code may change use within the same building, provided the new use is permitted in Table 6.1 in this Code until:

i. the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any continuous three (3) year period are valued at more than either $100,000 or a total of fifty (50) % of the assessed value of the improvements in the most recently certified tax rolls, whichever is greater.

(3) Regardless of transfer of ownership, existing Non-Conforming Signs that do not conform to the provisions of this Code may continue as they are until the sign is reconstructed or substantially modified such that the modifications are valued at more than fifty (50) % of the replacement value of the sign.

(4) Regardless of transfer of ownership, existing Non-Conforming Buildings and Non-Conforming Uses that have lost their Non-Conforming use status shall meet the standards in Chapter 2 Zoning Regulations, Section 2.7.3.6 City of Pearland Unified Development Code.

Part 4. Definitions

In addition to Definitions in Chapter 5 of the City of Pearland UDC, the following terms shall have the corresponding interpretations. The definitions in this subsection under the LKUCD code shall supersede definitions of any terms also in Chapter 5 of the UDC and shall only apply to development within the LKUC.

Arcade means a portion of the main façade of the building that is at or near the property line and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories.

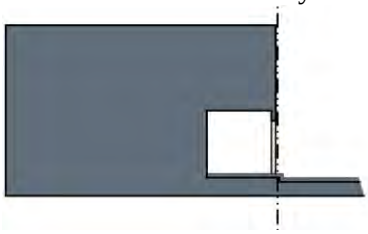


Image of an arcade

Auto-Related Sales and Service Uses means establishments that provide retail sales and services related to automobiles including, but not limited to, cars, tires, batteries, gasoline, etc.

Block Face Dimensions means the linear dimension of a block along one of its street frontages.

Block Perimeter means the aggregate dimension of a block along all of its street frontages.

Block means the aggregate of lots, pedestrian passages and rear alleys, circumscribed on all sides by streets.

Build-to Line means the line at which the principal building's front façade shall be built.

Build-to Zone (BTZ) means the area between the minimum and maximum setbacks within which the principal building's front façade (building façade line) is to be located.

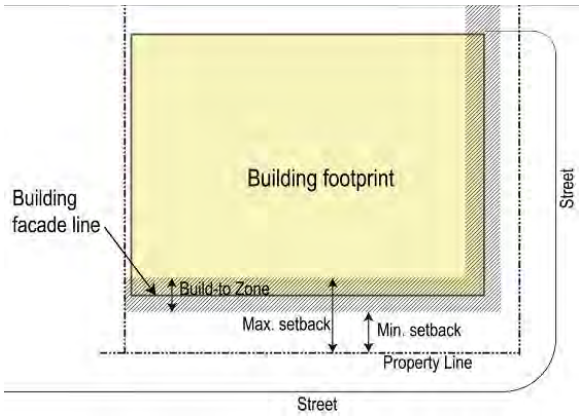
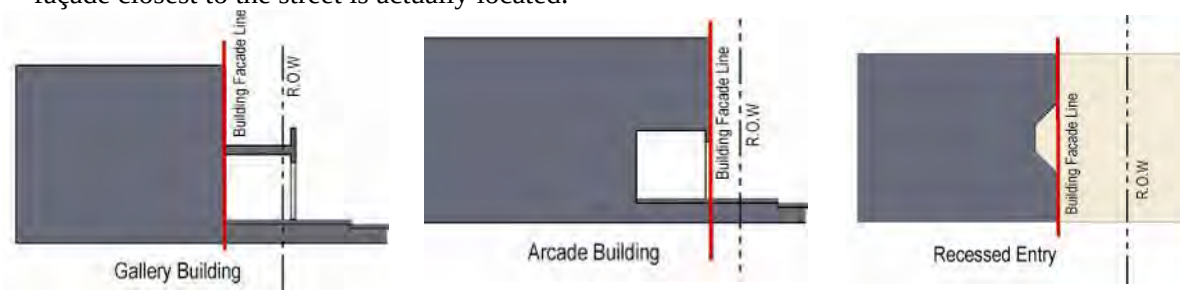


Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Façade Line means the vertical plane along a lot where the portion of the building's front façade closest to the street is actually located.



Building Façade Line Illustrations

Building Form Standards means the standards established for each Character Zone that specify the height, bulk, orientation, and elements for all new construction and development.

Building Frontage means the percentage of the building's front façade that is required to be located at the front Build-to Line or Zone as a proportion of the lot's frontage along that public street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage.

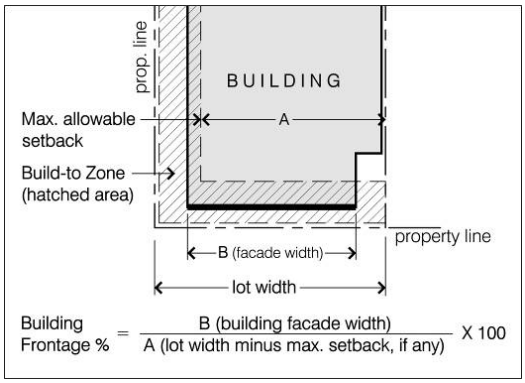


Image showing how a lot's building frontage is calculated

Character Zone means an area within the Lower Kirby Urban Center development that creates a distinct urban form different from other areas within Lower Kirby Urban Center. Character Zones are identified in the Regulating Plan.

City Manager means the City Manager of the City of Pearland or his/her designee.

Civic Space means publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. Building façades facing a Civic Space shall be treated as a Type 'A' Street frontage.

Green means a civic space intended for unstructured recreation, spatially defined by landscaping rather than building frontages.

Park means a civic space that is a preserve largely available for unstructured recreation.

Plaza means a primarily hardscaped civic space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.

Playground is a civic/ private open space designed and equipped for children's recreation. A playground may be fenced and may include an open shelter. Playgrounds may be located within residential areas and may be placed within a block. They may be included in other civic/open spaces.

Square means a civic space designed for unstructured recreation and civic purposes, spatially defined by building frontages and consisting of paths, lawns and trees, formally arranged.

Colonnade means a row of columns extending from a building. It may either be a gallery or under a balcony or an arcade.

Commercial or Mixed Use Building means a building in which the ground floor of the building is built to commercial ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready means space constructed at a minimum interior height of 14 feet which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial-Ready space, the space must comply with all building and construction codes for that use. The intent of Commercial-Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Comprehensive Plan means the City of Pearland Comprehensive Plan that establishes policy guidance for the long-term growth and development of the City as adopted on the effective date of this Code.

Encroachment means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public R.O.W, or above a height limit.

Façade Rhythm means the repetition of a vertical feature, bay width or architectural element on a façade at a regular interval that provides scale and massing to a building.

Gallery means an extension of the main façade of the building that is at or near the front property line and the gallery may overlap the public sidewalk.

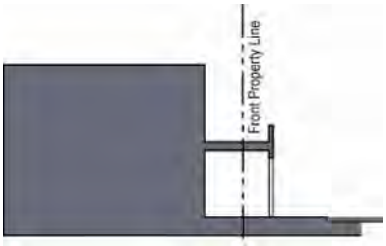


Image of a Gallery

Kiosk means a small temporary or permanent structure often open on one or more sides used for sales in civic/open spaces.

Live-Work Unit means a mixed use building type with a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'work' component is usually located on the ground floor which is built to Commercial Ready standards. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Living Screen means a Street Screen composed of landscaping in the form of vegetation.

Main Street Frontage means the special frontage requirement along identified Type 'A' Street frontages as indicated in the Regulating Plan.

Master Sign Plan means a unique sign plan to implement a specific vision for a portion or all of the development that meets Part 10 b. of this Code.

Minor Modification means any changes to the LKUCD Code that meet the threshold criteria established in Part 3 h. and Table 3.1.

Pedestrian Easement means a grant of use of private property for pedestrian access and use.

Private Open Space means open space provided for all residential uses, privately accessible open spaces such as courtyards, porches, and balconies.

Recommended Civic Space means plaza, green, square, or park area identified on the Regulating Plan which is shown as a suggested feature within the Lower Kirby Urban Center Framework Plan. A Recommended Civic Space is not required and is at the election of an applicant or developer.

Recommended Street means a street that is identified on the Regulating Plan which is shown as a suggested street within the Lower Kirby Urban Center Framework Plan. The Recommended Street is not required and is at the election of an applicant or developer.

Regulating Plan means the Lower Kirby Urban Center Zoning Map attached hereto as Appendix B that shows the Character Zones, Civic Spaces, location of Special Frontages, Streets, and other Special Requirements applicable to the Lower Kirby Urban Center subject to the standards in this Code.

Required Civic Space means plaza, green, square, or park area identified on the Regulating Plan which is shown as a mandatory feature within the Lower Kirby Urban Center Framework Plan. A Required Civic Space shall be provided at the time of development and its design and location may be adjusted to meet the context of the development provided it meets the standards established in Part 11 of this Code.

Required Street means a street that is identified on the Regulating Plan which is shown as a mandatory street within the Lower Kirby Urban Center Framework Plan. A Required Street shall be provided at the time of development and its design and location may be adjusted to meet the context of the development provided it meets the standards established in Part 9 of this Code.

Residential Building means a building type that is built to accommodate only residential uses on all floors of the building such as townhomes, apartment buildings, duplexes, etc.

Retail Sales Retail establishments are the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to this category, are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc., and health and personal services.

Service Uses means a category for limited personal service establishments which offer a range of personal services that include (but not limited to) clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.

Sign, Building Blade means a pedestrian-oriented sign that is affixed perpendicular to the corner of a building or to the front façade of a building above the ground floor to provide identification for the whole building.

Image of a Building Blade Sign

Sign, Marquee means a sign structure placed over the entrance to a theatre or other public gathering venue. It has signage stating either the name of the establishment or the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs, usually yellow or white, that flash intermittently or as chasing lights. Marquee signs may often be combined with Building Blade signs.

Image of a Marquee sign with a Building Blade Sign

Sign, Monument means any sign which is connected to the ground and which has no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure, and may also include a sign base and sign cap.

Image of a Monument Sign

Sign, Sandwich Board means a portable sign consisting of two panels of equal size, which are hinged at the top or one panel with a support and placed on the ground or pavement so as to be self-supporting.

Images of sandwich board signs.

Sign, Tenant Blade means a smaller pedestrian-oriented sign that is affixed perpendicular to the building façade under a canopy or awning or immediately over a tenant space and provides identification for individual tenants within a building.

Image of a Tenant Blade Signs

Special Frontage Requirements means standards applied to certain blocks as indicated in the Regulating Plan in order to address specific requirements and transitions based on street frontage and adjacency in addition to the underlying Character Zone standards.

Street Screen means a freestanding wall or living screen built along the BTZ or in line with the building façade line along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.

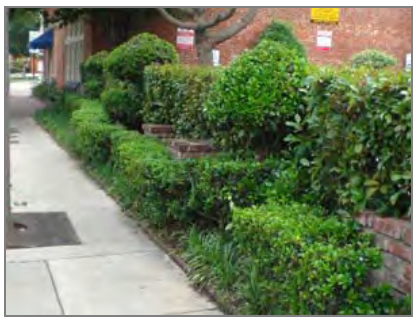


Image of a combination masonry and living street screen

Street Type means a specific designation for streets in Lower Kirby Urban Center that establishes a certain character and cross-sections to improve walkability within the development.

Street Network means the Required and Recommended network for new and existing streets within Lower Kirby Urban Center as established in the Regulating Plan.

Lower Kirby Urban Center Framework Plan means the general block level plan that provides guidance for the future development of Lower Kirby Urban Center into a mixed use destination. It indicates the location of different character areas, streets, and open spaces within the area and is adopted as Appendix A to this Code.

Tree Planting Area means the actual ground area which is disturbed for planting a tree. It shall include the root ball and backfill soil around it. The tree planting area may be larger than the tree well which is placed over the tree planting area.

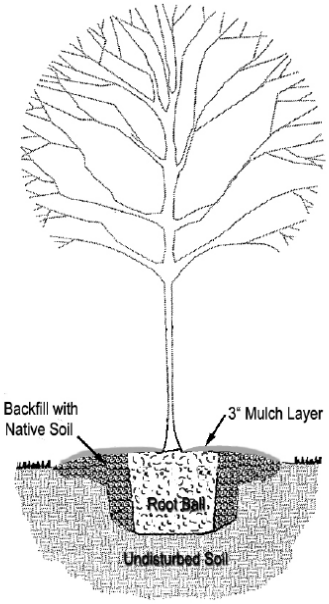


Illustration showing the Tree Planting Area

Tree Well means an unpaved area around the trunk of a tree within the sidewalk area that is either landscaped with ground cover or covered with a tree grate.

Example of a tree well with a tree grate

Example of a tree well with landscaping

Type 'A' Street means the streets identified as such on the Regulating Plan. Type 'A' Streets are the primary pedestrian streets and buildings along Type 'A' Streets shall be held to the highest standard of pedestrian-oriented design.

Type 'B' Street means the streets identified as such on the Regulating Plan. Type 'B' Streets are intended to primarily accommodate access to parking, service, and other auto-related functions.

Part 5. The Regulating Plan

a. The Regulating Plan (Appendix B) is hereby adopted as the official zoning map for the Lower Kirby Urban Center.

b. Character Zones Established – the following Character Zones are established. The boundaries of the specific Character Zones shall be established in the Regulating Plan (Appendix B).
   (1) Mixed Use Core: The Mixed Use Core provides the most opportunity for the highest intensity development. It is the area that has significant development impact and the highest pedestrian activity due to its immediate adjacency to a future transit station. The Mixed Use Core consists of the highest density and height, with the greatest variety of uses. Development within the Mixed Use Core Zone shall meet the Building Form and Development Standards in Part 7 a. of this Code.
   (2) Highway Commercial: Highway Commercial is intended to provide an appropriate transition into the Lower Kirby Urban Center from the Beltway 8 and SH 288 access roads. This area is also intended for regional office and retail development. Development within the Highway Commercial Zone shall meet the Building Form and Development Standards in Part 7 b. of this Code.
   (3) Urban Neighborhood: The Urban Neighborhood consists primarily of a residential fabric. The area is intended to have a mix of small apartments, townhomes and live-work units with commercial activity concentrated at street intersections and along the Clear Creek frontage. Development within the Urban Neighborhood Zone shall meet the Building Form and Development Standards in Part 7 c. of this Code.
   (4) Commercial Transition: The Commercial Transition is intended to provide for a range of commercial (retail, office, and live-work) and residential uses as a transition from the Mixed Use Core. Development standards will emphasize transitioning of highway-oriented, large format uses to ones more compatible with the adjoining Mixed Use Core. Development within the Commercial Transition Zone shall meet the Building Form and Development Standards in Part 7 d. of this Code
   (5) Research/Tech Campus: The Research/Tech Campus is the area along Kirby Drive intended to be the employment center of the Lower Kirby Urban Center. It is intended for campus office research park development in addition to limited residential and supporting retail and restaurant uses. Development within the Research/Tech Campus shall meet the Building Form and Development Standards in Part 7 e. of this Code.

c. Street Designations By Street Type Established – The Regulating Plan (Appendix B) shall establish the following Street Designations.
   (1) Type 'A' Streets Established – Type 'A' Streets are intended to be the primary pedestrian streets and buildings along Type 'A' Streets shall be held to the highest standard of pedestrian-oriented design. The Type 'A' Streets are as identified on the Regulating Plan.
   (2) Type 'B' Streets Established – Type 'B' Streets are intended to balance pedestrian orientation with automobile orientation. Buildings along Type 'B' Streets may be permitted to accommodate some service and auto-related functions. The Type 'B' Streets are as identified on the Regulating Plan.

d. Required and Recommended Streets by Street Type – The Street Network indicates Required and Recommended streets needed to implement the Lower Kirby Urban Center Regulating Plan (Appendix B). The Regulating Plan designates the type, classification, and location of streets. All new and improved streets in Lower Kirby Urban Center shall meet the street design standards established in Part 9 herein.

e. Special Frontage Requirements – In order to address specific requirements and transitions based on street frontage and adjacency, the following Special Frontage Requirements as established in the Regulating Plan (Appendix B) shall apply:
   (1) Main Street Frontage: Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan shall <u>not</u> be occupied by residential units and/or lodging rooms in hotels to a

minimum depth of 30 feet as measured from the front building line. In addition, buildings on all lots with the Main Street Frontage designation shall be a minimum of 2 stories.

(2) Promenade Frontage: Ground floors of all buildings designated as Promenade Frontage along Clear Creek shall be built to Commercial Ready standards with 15' ground floor to floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk. In addition, buildings shall be set back a minimum of 20' along the creek frontage to provide for outdoor café seating.

(3) Kirby Drive Frontage: For all lots, buildings and building sites with frontage on Kirby Drive on the Regulating Plan, the following standards shall apply:

i. A building setback of a minimum of 15 ft. shall apply along the designated frontage. Of the 15 ft. setback, 6 ft. (min.) shall be dedicated to a landscaped parkway. A maximum building setback of 85 ft. shall be required along the lots designated with the Kirby Drive Frontage.

ii. Surface parking lots no deeper than 70 feet may be permitted so long as its frontage along Kirby Drive is no more than 50% of the lot's frontage along Kirby Drive.

iii. Driveways along the Kirby Drive frontage shall be limited to a maximum of 24 ft. in width and one driveway per every 350 ft. of block frontage.

f. Civic Space – The Regulating Plan indicates Required and Recommended Civic Spaces. The specific standards for Civic Space are established in Part 11.

Part 6. Schedule of Permitted Uses

a. Generally: Due to the emphasis on urban form over land uses in Lower Kirby Urban Center, general use categories have been identified by character zones. Uses not listed in the following schedule, but are substantially similar, may be permitted upon the approval of the City Manager or designee, subject to appeal directly to the City Council.

b. Schedule of Uses:

Table 6.1

Character Zone	Mixed Use Core	Highway Commercial	Urban Neighborhood	Commercial Transition	Research/Tech Campus
Land Use					
Commercial Uses (Office, Retail, Sales & Service Uses)					
Retail Sales or Service with no drive through facility (includes alcohol sales which shall meet Chapter 4 of the City of Pearland Code of Ordinances). Excluded from this category are Auto-Retail Sales and Service Uses (see Part 4 of this Code for Definition of Retail, Service uses, and Auto-related Sales and Service)	P	P	P/C	P	P
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P	P	P/C	P	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P	P/C	P	P
Research laboratory headquarters, laboratories and associated facilities	P	P	NP	P	P
Food Service Uses such as full-service restaurants, cafeterias, caterers, bakeries and snack bars with no drive through facilities Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages which shall meet Chapter 4 of the City of Pearland Code of Ordinances.	P	P	P/C	P	P
Any use with a drive through facility	P/C	P/C	NP	P/C	P/C
Auto-related Service	NP	P/C	NP	P/C	NP

Character Zone	Mixed Use Core	Highway Commercial	Urban Neighborhood	Commercial Transition	Research/Tech Campus
Arts, Entertainment, and Recreation Uses					
Art galleries	P	P	P/C	P	P
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	NP	P	P
Games arcade establishments	P	P	NP	P	P
Theater, cinema, dance, music or other entertainment establishment	P	P	NP	P	P
Museums and other special purpose recreational institutions	P	P	NP	P	P
Fitness, recreational sports, gym, or athletic club	P	P	NP	P	P
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P
Educational, Public Administration, Health Care and Other Institutional Uses					
Business associations and professional membership organizations	P	P	P/C	P	P
Child day care and preschools	P	P	NP	P	P
Schools, libraries, and community halls	P	P	NP	P	P
Universities and Colleges	P/C	P	NP	P	P
Hospital	P	P	NP	P	P
Civic uses	P	P	NP	P	P
Social and fraternal organizations	P	P	NP	P	P
Social services and philanthropic organizations	P	P	NP	P	P
Religious Institutions	P	P	NP	P	P
Funeral homes	P	P	NP	P	P
Residential Uses					
Home Occupations	P/A	P/A	P/A	P/A	P/A
Multi-family residential					
Ground Floor	P/C	P/C	P	P/C	P/C
Upper Floors	P	P	P	P	P
Residential Lofts	P	P	P	P	P
Single-family residential attached dwelling unit (Townhomes)	P/C	P/C	P	P/C	P/C
Live-work unit	P	NP	P	P	P
Manufacturing, Communications, and Utility Uses					
Warehouse and storage	NP	NP	NP	NP	P/A
Miscellaneous manufacturing and assembly (included in this category are jewelry, silverware, personal metal goods, flatware, dolls, toys, games, musical instruments, medical equipment, high-tech/clean manufacturing, office supplies, and signs.)	NP	NP	NP	NP	P/C
Wholesale trade establishment	NP	NP	NP	NP	P/C
Publishing (newspaper, books, periodicals, software)	NP	P	NP	P	P
Motion picture and sound recording	P	P	NP	P	P
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc.)	NP	P	NP	P	P
Information services and data processing	P	P	NP	P	P
Other Uses					
Model homes for sales and promotion**	P	P	P	P	P
Hotels	P	P	NP	P	P
Parking, surface (primary use of property)	P	P	NP	P	P
Parking, surface (accessory use of property)	P	P	P	P	P
Parking, structured	P	P	P	P	P
Private attached garage	NP	NP	P	P	NP
Private detached garage	NP	NP	P	NP	NP
Sales from kiosks	P	NP	NP	NP	P
Veterinary clinic	P	P	NP	P	P
Community garden	P	P	P	P	P
Antennas including cell, accessory, and mounted on top of buildings	P/A/C	P/A/C	NP	P/A/C	P/A/C
Solar energy equipment	P/A	P/A	P/A	P/A	P/A
Special Event	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Rain harvesting equipment	P/A/C	P/A/C	P/A/C	P/A	P/A
Utility equipment (includes electrical transformers, gas meters, etc.)	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C

** Model homes are limited to a time period until all the homes are sold in the neighborhood.

P= Permitted by right | NP= Not Permitted | P/C= Permitted with design criteria per Table 6.2 | P/CUP = Permitted with a Conditional Use Permit | P/A = Permitted Accessory Use | NA= Not applicable | P/A/C = Permitted as an Accessory Use with design criteria per Table 6.2

A = Accessory use to not exceed 25% of the primary use building square footage

c. Use Criteria: All uses listed as P/C in Table 6.1 shall also meet the following standards in Table 6.2

Table 6.2 – Use Criteria		
Use	***Zone***	***Location & Design Criteria***
Non-Residential Uses		
Any permitted use with a drive through facility	Mixed Use Core, Highway Commercial, Commercial Transition, Research/Tech Campus	• All drive through access (driveways) shall be from Type 'B' Streets. • Drive through lanes and/or canopies shall not have frontage along or be located along any Type 'A' Streets. • Drive through areas shall be screened by a 4' high Street Screen.
Universities and Colleges	Mixed Use Core	• Shall be required to provide structured parking as part of the build-out for the university/college campus
Auto-related Service	Highway Commercial and Commercial Transition	• Gas pumps, canopies, and/or service bays shall not be located along any Type 'A' Street frontage. • No more than 50% of a block's frontage along a Type 'B' Street shall be occupied by gas pumps, canopies, and/or service bays. • Any buildings associated with the use shall also have a pedestrian entrance at a Type 'A' Street. • No outdoor storage of vehicles or other products sold shall be permitted. All auto-related sales display shall be inside storefronts.
Retail sales and service	Urban Residential	• Shall only be permitted on corner lots in the Urban Residential Zone or along Promenade Frontage blocks as identified in the Regulating Plan • Building area shall not exceed 10,000 sq.ft.
Finance, Insurance, and Real Estate establishments		
Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with <u>no drive through facilities</u>		
Business Associations and professional membership organizations		
Offices for business, professional, and technical uses	Urban Residential	• Shall be permitted in any live-work building where the ground floor is built to Commercial Ready standards with 15' ground floor clear height and H/C access. • All other buildings for office and art gallery uses shall be limited to 6,000 sq.ft.
Art Galleries		
Residential Uses		
Multi-family residential Ground Floor	Mixed Use Core, Highway Mixed Use, Commercial Transition, and Research/Tech Campus	• All ground floors along all Type 'A' Streets and Beltway 8 and US 288 Access Road frontages shall be built to Commercial Ready standards. Ground floors may be occupied by residential uses unless designated as Main Street Frontage or has frontage along Beltway 8 or US 288. • Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan <u>shall not</u> be occupied by residential units and lodging rooms to a minimum depth of 30 feet as measured from the front building line.
Single-family residential attached dwelling unit (Townhomes)	Mixed Use Core, Highway Commercial, Commercial Transition, and Research/Tech Campus	• Shall be permitted along Type 'B' Streets • Frontages along street intersections shall be built to Commercial Ready standards for a minimum of 30' along each street or the width of the lot, whichever is less.
Manufacturing, Communications, and Utility Uses		
Miscellaneous manufacturing and assembly (included in this category are jewelry, silverware, personal metal goods, flatware, dolls, toys, games, musical instruments, medical equipment, high-tech/clean manufacturing, office supplies, and signs.)	Research/Tech Campus	• No outdoor storage areas shall be located along the Kirby Drive frontage and along all other streets, outdoor storage areas shall be screened by masonry or living fence that is at least as high as the items being screened or 6' whichever is greater. • Service, loading, unloading and truck access shall not be located along the Kirby Drive frontage.
Wholesale trade establishment		

Table 6.2 – Use Criteria		
Use	***Zone***	***Location & Design Criteria***
Other Uses		
Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings)	Mixed Use Core, Highway Commercial, Commercial Transition, and Research/Tech Campus	• Antennas shall be permitted on rooftops. • Antennas shall be screened entirely with a screen of same color as the principal building. • Antennas shall not be visible from any adjacent Type 'A' Street.
Rain water harvesting equipment	All zones	• Rain water harvesting equipment may not be installed along Type 'A' Streets. • On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.
Utility equipment (includes electrical transformers, gas meters, etc)	All zones	• Utility equipment shall not be installed with frontage on Type 'A' Streets. • On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.

Part 7. Building Form and Development Standards

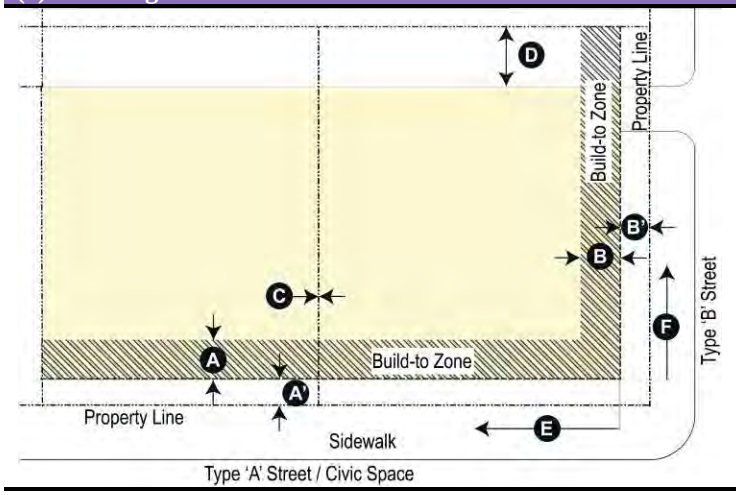
The following portion of the code establishes the Building Form and Development Standards for all Character Zones within Lower Kirby Urban Center. Diagrams and reference letters are used for illustrations purposes only. Reference letters may not be in continuous sequence.

a. Mixed Use Core Zone

Mixed Use Core Zone Location Map

Note: This map is for reference only. Refer to the Regulating Plan (Appendix B) for all requirements

(1) Building Placement



Legend

Property Line — Build-to Zone

Setback Line — Building Area

Build-To Zone (BTZ) **(Distance from property line to the edge of the BTZ)**		
Front (Type 'A' Street and Civic Space)	5 – 10 feet (see #1)	A
Front (Type 'B' Street)	5 – 10 feet (see #1)	B
Setback (distance from property line)		
Front (Type 'A' Street and Civic Space)	5 feet (min.) – 10 feet (max.)	A'
Front (Type 'B' Street)	5 feet (min.) – 10 feet (max.)	B'
Side	0 feet (see #2)	C
Rear	5 feet	D
Building Frontage		
Building Frontage required along Type 'A' Street/civic space BTZ	90% (min.) (see #3 and #7)	E
Building Frontage required along Type 'B' Street BTZ	25% (min.) (see #3 and #7)	F

(2) Block Standards

Block face dimensions	250 – 400 feet
Block perimeter	1400 feet (max.)

(3) Commercial Frontage Requirements

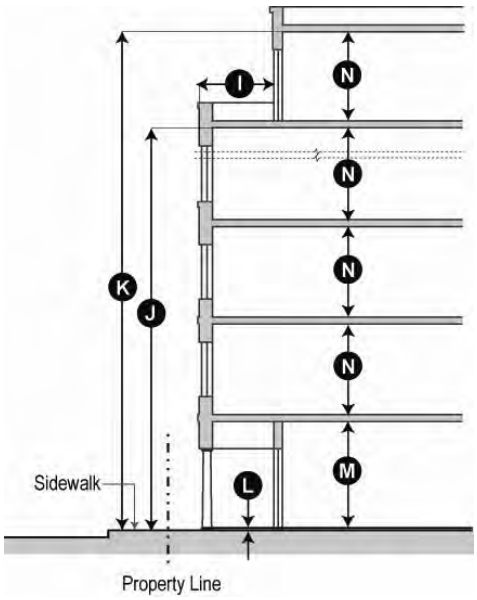
Ground floors of all buildings fronting on Type 'A' Streets and the Beltway 8 and US 288 access lanes shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

(4) Special Frontage Requirements

Requirements Specific to Main Street Frontage

Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan shall not be occupied by residential units and lodging rooms to a minimum depth of 30 feet as measured from the front building line. In addition, all buildings designated as Main Street Frontage on the Regulating Plan shall be a minimum of 2 stories in height.

(5) Building Height



Principal Building Standards		
Building maximum	15 stories (see #4 and #8)	K
First floor to floor height	15 feet (min.) (see #5)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready building frontages)	L
Upper floor(s) height (floor-to-floor)	10 feet min.	N
Stepback height	Maximum 6 stories then stepback	J
Stepback distance	10 feet min.	I

Notes

#1 – The area between the building and the edge of the BTZ or the edge of the public sidewalk shall be paved flush with the sidewalk. This area can have landscaping and planting within tree wells and planters but shall not have lawns or landscape islands.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#3 – Corner building street facades shall be built to the BTZ for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

#4 – Attics and mezzanines less than 7' (avg.) height shall not be counted as a story.

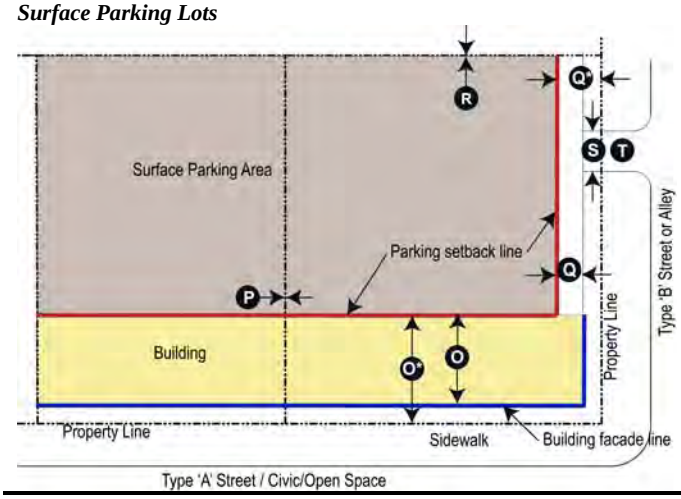
#5 – First floor heights shall not apply to parking structures.

#6 – All buildings in the Mixed Use Core Zone shall meet the Building Design Standards in Part 8.

#7 – Any frontage along all streets (except alleys) not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. The Street Screen shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from Chapter 4 Site Development Section 4.2.2.5 of the City of Pearland Unified Development Code. The required Street Screen shall be located within the BTZ along the corresponding frontage.

(6) Parking & Service Access

Surface Parking Lots

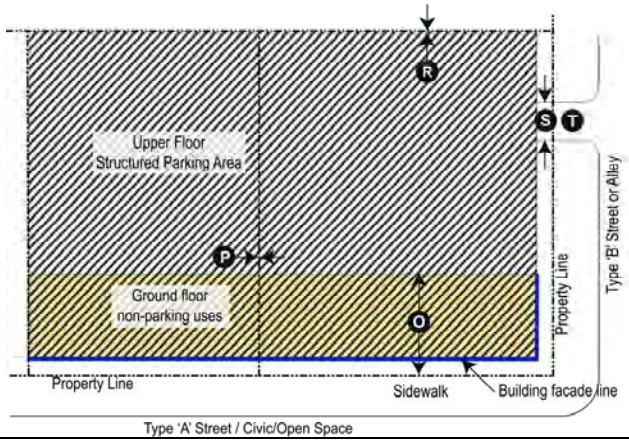


(i) Parking Location

Surface/At Grade Parking

Type 'A' Street and Civic Space setback	Shall be located behind the building or Setback a min. of 30' from the property line along that street frontage (whichever is greater)	O O*
Type 'B' Street setback	Min. of 3 feet behind the building facade line along that street or Min. 3 feet behind property line (if there is no building along the street frontage)	Q Q*
Side setback (distance from property line)	0 feet min.	P
Rear setback (distance from property line)	0 feet min.	R

Structured Parking



Above Grade Parking (distance from property line)

Ground floor setback along Type 'A' Street/Civic/Open Space	Min. 30' from the property line along that street/frontage	O
Ground floor setbacks on all other streets	May be built to the building façade line along each street	
Upper floor setbacks on all streets	May be built to the building façade line along each street	
Side and rear setbacks	0 feet min.	P R
Upper Floors	May be built up to the building line	

(ii) Required Off-Street Parking Spaces (see #11 and #12)

Non-residential uses	1 space/300 square feet (gross)
Residential uses	1.0 space/unit

(iii) Driveways and Service Access

Parking driveway width	20 feet max. (except when drives may need to be wider to address service access or fire lane standards)	S
Driveways and off-street loading and unloading shall not be located on a Type 'A' Streets. Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from a Type 'A' Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.		T

(7) Encroachments

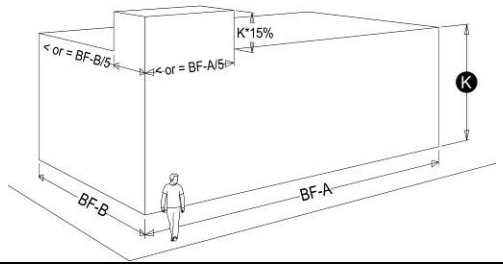
Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. All encroachments over public rights-of-way shall obtain a Waiver of Encroachment from the City of Pearland.

(8) Applicability

Building Form and Development Standards shall apply to all development within this Character Zone.

Notes

#8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



#9 - Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

#10 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the building façade line.

#11 – Required parking may be provided anywhere within the Mixed Use Core Zone.

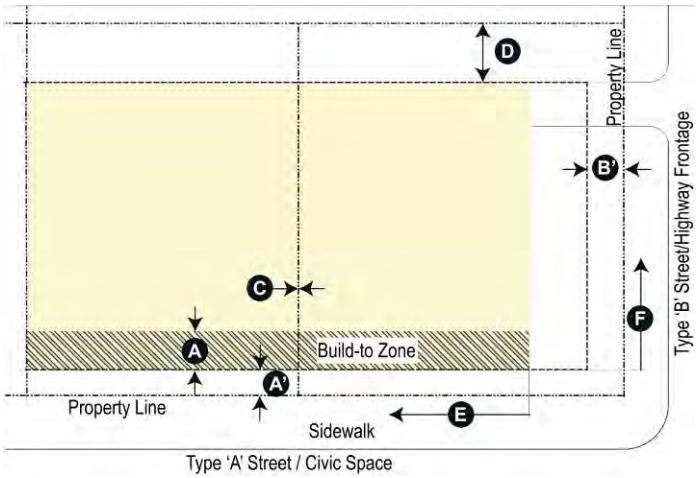
#12 - Chapter 4 Site Development Section 4.2.1.3 of the City of Pearland Unified Development Code shall apply for design of off-street parking areas.

b. Highway Commercial Zone

Highway Commercial Zone Location Map

Note: This map is for reference only. Refer to the Regulating Plan (Appendix B) for all requirements

(1) Building Placement



Legend

Property Line	Building Area
Setback Line	Build-to Zone

Build-To Zone (BTZ) **(Distance from Property Line to edge of the BTZ)**		
Front (Type 'A' Street/Civic Space)	5 feet – 10 feet (see #1)	A
Front (Type 'B' street or Highway Frontage)	None	
Setback **(Distance from property line)**		
Front (Type 'A' Street)	5 feet (min.) 10 feet (max.)	A'
Front (Type 'B' Street or Highway Frontage)	10 feet (min.) – No max.	B'
Side (distance from property line)	0 feet (see #3)	C
Rear (distance from property line)	0 feet (see #3)	D
Building Frontage		
Building Frontage required along Type 'A' Street BTZ	80% (min.) (see #3 and #7)	E
Building Frontage required Type 'B' Street/Highway Frontage BTZ	0% (min.) (see #3 and #7)	F

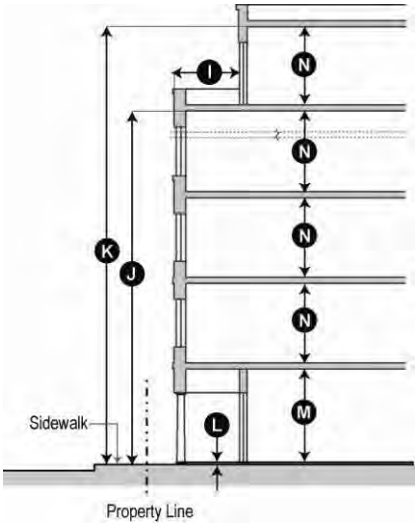
(2) Block Standards

Block face dimensions	250 (min.) – 600 feet (max.)
Block perimeter	2000 feet (max.)

(3) Commercial Frontage Requirements

Ground floors of all buildings fronting on all Type 'A' Streets, Beltway 8 and SH 288 frontage lanes shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

(4) Building Height



Principal Building Standards		
Building maximum	15 stories (see # 5 and #8)	K
First floor to floor height	15 feet min. (see #6)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor(s) height (floor-to-floor)	10 feet min.	N
Stepback height	Maximum 6 stories then stepback (see # 13)	J
Stepback distance	10 feet min.	I

Notes

#1 – Along Type 'A' Streets, the area between the building and the edge of the BTZ or the edge of the public sidewalk shall be paved flush with the sidewalk. This area can have landscaping and planting within tree wells and planters but shall not have lawns or landscape islands.

#2 – Along the Highway Frontage, the area between the building and property line at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average). However, at street intersections, where paving is optional up to 50' along the building façade, tree wells may be used for street trees. Species of the street trees shall be selected from Chapter 4 Site Development Section 4.2.3.9 of the City of Pearland Unified Development Code.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#3 – Corner building street facades shall be built to the BTZ for a minimum of 20 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

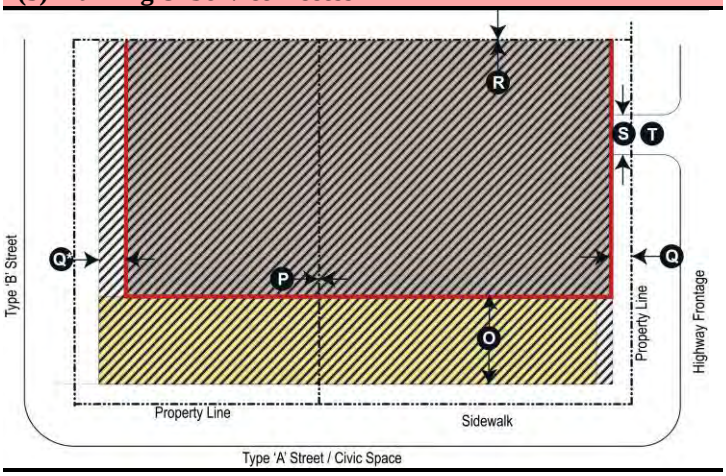
#4 – Attics and mezzanines less than 7' (avg.) height shall not be counted as a story.

#5 – First floor heights shall not apply to parking structures.

#6 – All buildings in the Highway Commercial Zone shall meet the Building Design Standards in Part 8.

#7 – Any frontage along all streets (except alleys) not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen, furthermore service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. The Street Screen shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from Chapter 4 Site Development Section 4.2.2.5 of the City of Pearland Unified Development Code. The required Street Screen shall be located within the BTZ along the corresponding frontage.

(5) Parking & Service Access



Legend

- Property Line
- Parking Setback
- Surface/At Grade Parking Area
- Above Grade Parking Area
- Building Footprint

(i) Parking Location

Surface/At Grade Parking		
Highway Frontage	Shall be located 10' behind the property line	Q
Type 'A' Street	Shall be located behind the principal building or Setback a min. of 30' from the property line along that street frontage (whichever is greater)	O
Type 'B' Street setback	Min. of 3 feet behind the building façade line along that street	Q
Side setback (distance from property line)	0 feet min.	P
Rear setback (distance from property line)	0 feet min.	R
Above Grade Parking		
Setback along Type 'A' Street, Type 'B' Street, Slip Road Frontage and Civic Space	At or behind the building façade line along that street	
Highway frontage, side and rear setbacks	At or behind the building façade line along that street	

(ii) Required Off-Street Parking Spaces (see #11 and #12)

Non-residential uses	1 space/300 square feet (gross)
Residential uses	1.5 space/unit

(iii) Driveways and Service Access

Parking driveway width	TXDOT standards on Highway frontage road and 24 feet max. on all Lower Kirby Urban Center Streets (except when drives may need to be wider to address service access or fire lane standards)	S

Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service. **T**

Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.

If driveway and/or off-street service loading and unloading access is provided from Type 'A' Streets, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.

(6) Encroachments

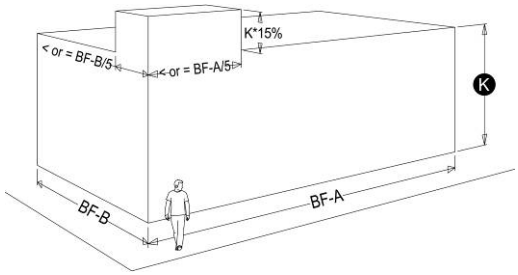
Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. All encroachments over public rights-of-way shall obtain a Waiver of Encroachment from the City of Pearland.

(7) Applicability

Building Form and Development Standards shall apply to all development within this Character Zone.

Notes

#8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



#9 – Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

#10 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the building façade line.

#11 – Required parking may be provided anywhere within the Highway Commercial Zone.

#12 – Chapter 4 Site Development Section 4.2.1.3 of the City of Pearland Unified Development Code shall apply for design of off-street parking areas.

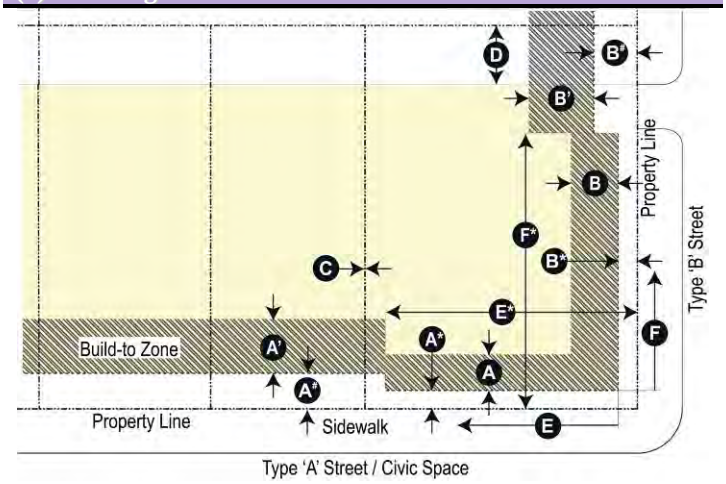
#13 - Stepback requirement shall not apply to any façade with frontage along Beltway 8 or SH 288.

c. Urban Neighborhood Zone

Urban Neighborhood Zone Location Map

Note: This map is for reference only. Refer to the Regulating Plan (Appendix B) for all requirements

(1) Building Placement



Legend

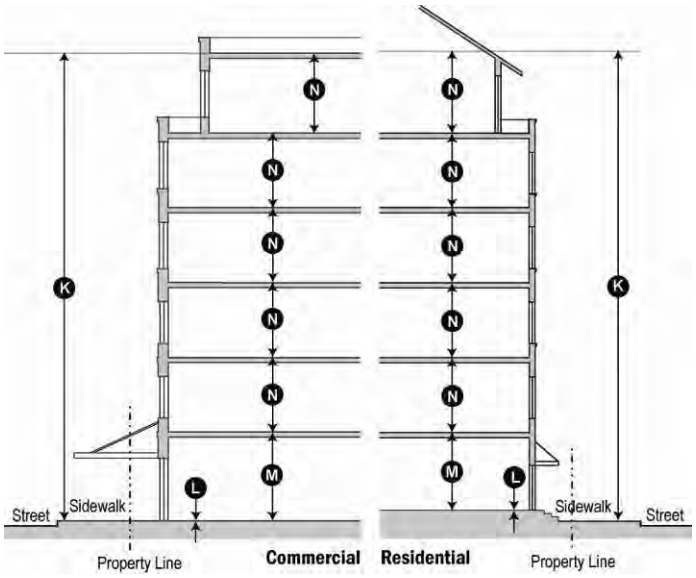
Property Line
Build-to Zone
Setback Line
Building Area

Build-To Zone (BTZ) **(Distance from property line to edge of the BTZ)**		
Corner Lots:		
Front (Type 'A' Street and Civic Space)	5 – 10 ft. (see #2)	A
Front (Type 'B' Street)	5 – 20 ft. (see #2)	B
Width of intersection (corner lot) build-to zone (both Type 'A' and 'B' Streets)	25 ft. (min.) 50 ft. (max.)	E* F*
Interior Lots:		
Front (Type 'A' Street and Civic Space)	10 – 25 ft.	A'
Front (Type 'B' Street)	10 – 25 ft.	B'
Setback (Distance from property line)		
Front (Type 'A' Street) (Corner Lots)	5 ft. (min.) – 10 ft. (max)	A*
Front (Type 'A' Street) (Interior Lots)	10 ft. (min.) – 25 ft. (max)	A#
Front (Type 'B' Street) (Corner Lots)	5 ft. (min.) – 20 ft. (max)	B*
Front (Type 'B' Street) (Interior Lots)	10 ft. (min.) – 25 ft. (max)	B#
Side	0 ft. (see #1)	C
Rear	10 ft.	D
Building Frontage		
Building Frontage required along Type "A" Street/Civic Space BTZ	60% (min.) (see #3 and #6)	E
Building Frontage required along Type "B" Street BTZ	30% (min.) (see #3 and #6)	F

(2) Block Standards

Block face dimensions	300 – 600 ft. (maximum)
Block perimeter	2000 ft. (maximum)

(3) Building Height



Principal Building Standards		
Building maximum	6 stories (see #4 and #7)	K
First floor to floor height	15 ft. min. for non-residential 10 ft. min for residential	M
Ground floor finish level	12 in. max. above finished sidewalk (for ground floor commercial uses); 18 in. min. (for residential uses)	L
Upper floor(s) height (floor-to-floor)	10 ft. min.	N
Accessory Building Standards		
Building maximum	2 stories	

(4) Commercial Frontage Requirements

Ground floors of all buildings at intersections, for a minimum of 30 ft. along each street frontage or the width of the corner lot, whichever is less, may be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

(5) Promenade Frontage Requirements

Ground floors of all buildings designated as Promenade Frontage shall be built to Commercial Ready standards with 15' ground floor to floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk. In addition, buildings shall be set back a minimum of 20' along this frontage to provide for outdoor café seating.

Notes

#1 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

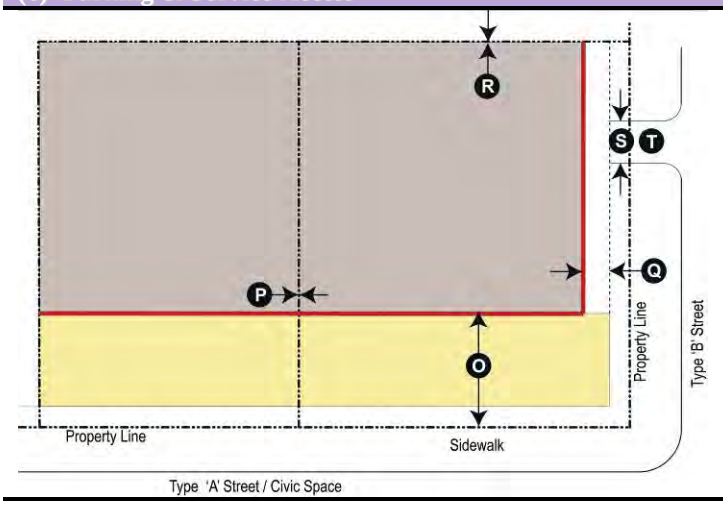
#2 - Along corner lot Type 'A' Street frontages, the area between the building and the edge of the BTZ or the edge of the public sidewalk shall be paved flush with the sidewalk. This area can have landscaping and planting within tree wells and planters but shall not have lawns or landscape islands.

#3 – Corner building street facades must be built to the BTZ for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is lesser.

#4 – Attics and mezzanines less than 7' (avg.) height shall not be counted as a story.

#5 – All buildings in the Urban Neighborhood Zone shall meet the Building Design Standards in Part 8.

(6) Parking & Service Access



Legend

- Property Line
- Parking Setback
- Surface/At Grade Parking Area
- Building Footprint

(i) Parking Location

Surface/At Grade Parking (Distance from property line)

Type 'A' Street and Civic Space setback	Shall be located behind the principal building or 25'; whichever is greater	O
Type 'B' Street setback	Min. of 3 feet behind the building façade line along that street	Q
Side setback	0 ft.	P
Rear setback	5 ft.	R

(ii) Required Off-Street Parking Spaces (see #10)

Non-residential uses	1 space/300 sq. ft. (gross)
Residential uses	1.5 space/unit

(iii) Driveways and Service Access

Parking driveway width	20 ft. max. (except when drives may need to be wider to address service access or fire lane standards)	S
Driveways and off-street loading and unloading shall not be located on a Type 'A' Streets. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.		T

(7) Encroachments

Corner Lots: Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 ft. In no case shall an encroachment be located over an on-street parking or travel lane. All encroachments over public rights-of-way shall obtain a Waiver of Encroachment from the City of Pearland.

Interior Lots: Porches, stoops, awnings, signs, balconies, bay windows and other architectural features may encroach into required setback areas, provided they do not encroach over the front property line.

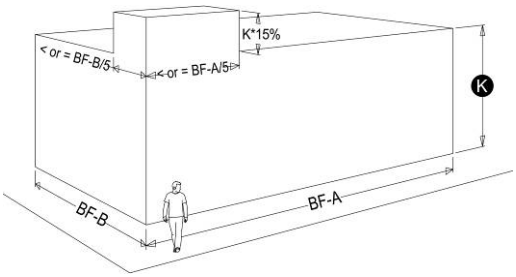
(8) Applicability

Building Form and Development Standards shall apply to all development within this Character Zone.

Notes

#6 – Any frontage along all streets (except alleys) not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen, furthermore service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. The Street Screen shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from Chapter 4 Site Development Section 4.2.2.5 of the City of Pearland Unified Development Code. The required Street Screen shall be located within the BTZ along the corresponding frontage.

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



#8 - Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no higher than 42", the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

#9 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the front of façade with the recessed entry or arcade.

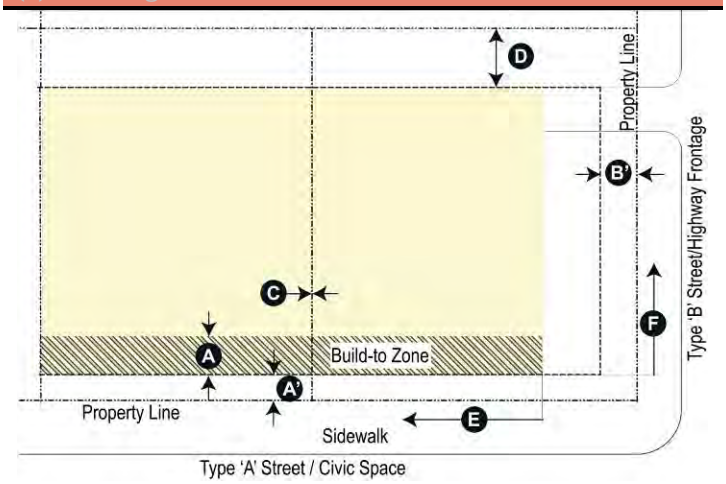
#10 – Chapter 4 Site Development Section 4.2.1.3 of the City of Pearland Unified Development Code shall apply for design of off-street parking areas.

d. Commercial Transition Zone

Commercial Transition Zone Location Map

Note: This map is for reference only. Refer to the Regulating Plan (Appendix B) for all requirements

(1) Building Placement



Legend

- Property Line
- Build-to Zone
- Setback Line
- Building Area

Build-to Zone (BTZ) (Distance from property line to edge of the zone)		
Front (Type 'A' Street / Civic Space)	5' – 15'	A
Front (Type 'B' Street)	None	
Setback (Distance from the property line)		
Front (Type 'A' Street / Civic Space)	5' (min.) 15' (max.)	A'
Front (Type 'B' Street)	5' (min.) No max.	B'
Side	0' (min.) (see #1)	C
Rear	5' (min.)	D
Building Frontage		
Building Frontage required along Type 'A' Street/civic space BTZ	70% (min.) (see #2 and #5)	E
Building Frontage required along Type 'B' Street BTZ	0% (min.) (see #2 and #5)	F

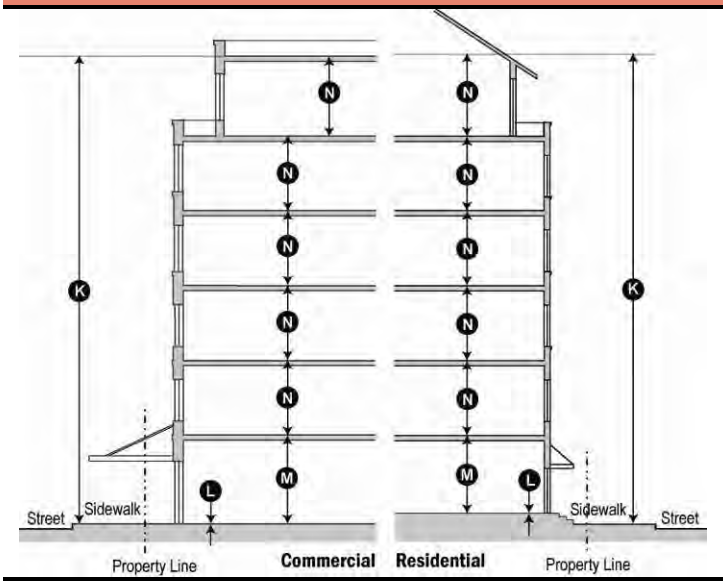
(2) Block Standards

Block face dimensions	600 ft. (maximum)
Block perimeter	2000 ft. (maximum)

(3) Commercial Frontage Requirements

Ground floors of all buildings fronting on Type 'A' Streets shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

(4) Building Height



(i) Principal Building Standards

Building maximum	6 stories (see #4 and #6)	K
First floor to floor height (along Type 'A' Streets)	15' (min.) (see #3)	M
First floor to floor height (fronting on all other streets)	10' min.	M
Ground floor finish level	12 in. max. above sidewalk (for ground floor commercial buildings and along Type 'A' Streets); 18 in. min. (for ground floor residential uses)	L
Upper floor(s) height	10' min.	N

(ii) Accessory Building Standards

Building maximum	2 stories

Notes

#1 – Side setbacks shall be based on minimum fire separation required between buildings, if applicable.

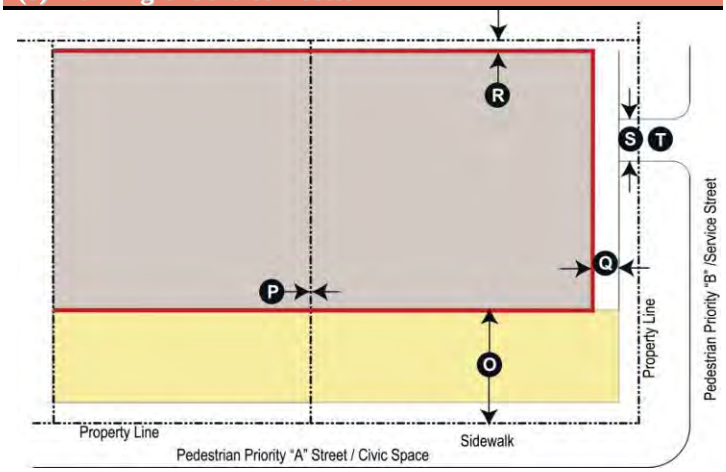
#2 – Corner building street facades must be built to the BTZ for a minimum of 25' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

#3 – First floor heights shall not apply to parking structures.

#4 – Attics and mezzanines less than 7' (avg.) height shall not be counted as a story.

#5 – Any frontage along all streets (except alleys) not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen, furthermore service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. The Street Screen shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from Chapter 4 Site Development Section 4.2.2.5 of the City of Pearland Unified Development Code. The required Street Screen shall be located within the BTZ along the corresponding frontage.

(5) Parking & Service Access



Legend

- Property Line
- Parking Setback
- Surface Parking Area
- Building Footprint

(i) Parking Location (distance from property line)

Type 'A' Street setback	Behind the principal structure on the lot or a minimum of 30' from the property line (whichever is greater)	O
Type 'B' Street setback	Min. of 3' behind the building facade line along that street	Q
Side setback	0' min.	P
Rear setback	0' min.	R

(ii) Required Parking Spaces (see #9)

Non-residential uses	1 space/300 sq. ft. (gross)
Residential uses	1.5 space/unit

(iii) Driveways and Service Access

Parking driveway width	24' max. (at the throat)	S
Driveways and off-street loading and unloading shall not be located on a Type "A" Street unless the property has no feasible access to either a vehicular alley or a Service Street.		T

(6) Encroachments

Corner Lots: Canopies, signs, awnings, galleries, and balconies may encroach over the R-O-W/sidewalk as long as the vertical clearance is a minimum of 8 ft. In no case shall an encroachment be located over an on-street parking or travel lane. All encroachments over public rights-of-way shall obtain a Waiver of Encroachment from the City of Pearland.

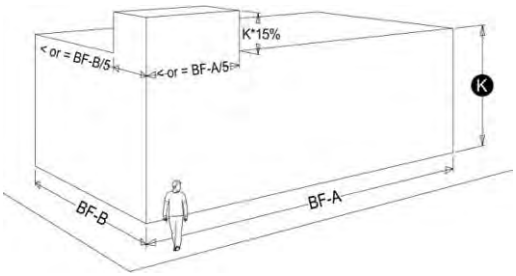
Interior lots: Porches, stoops, awnings, signs, galleries, balconies, bay windows and other architectural features may encroach into required yards, provided they do not encroach over the front property line.

(7) Applicability

Building Form and Development Standards shall apply to all development within this Character Zone.

Notes

#6 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



#7 - Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no higher than 42", the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

#8 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the front of façade with the recessed entry or arcade.

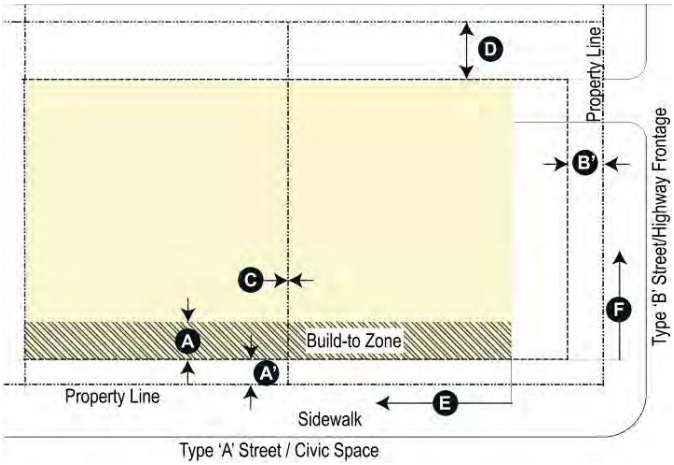
#9 – Chapter 4 Site Development Section 4.2.1.3 of the City of Pearland Unified Development Code shall apply for design of off-street parking areas.

e. Research/Tech Campus Zone

Research/Tech Campus Zone Location Map

Note: This map is for reference only. Refer to the Regulating Plan (Appendix B) for all requirements

(1) Building Placement



Legend

Property Line | Build-to Zone | Setback Line | Building Area

Build-To Zone (BTZ) **(Distance from edge of the property line to the edge of the BTZ)**		
Front (Type 'A' Street and Civic Space)	5 – 20 feet (see #1)	A
Front (Type 'B' Street)	None	
Front (Kirby Drive)	See (4) below	
Setback (Distance from property line)		
Front (Type 'A' Street and Civic Space)	5 feet (min.) – 20 feet (max)	A'
Front (Type 'B' Street)	5 feet (min.) No max.	B'
Front (Kirby Drive)	See (4) below	
Side	0 feet (see #2)	C
Rear	0 feet(see #2)	D
Building Frontage		
Building Frontage required along Type 'A' Street/civic space BTZ	70% (min.) (see #3 and #7)	E
Building Frontage required along Type 'B' Street BTZ	0% (min.) (see 7.2.4, #3 and #7)	F
Building Frontage required along Kirby Drive Street BTZ	50% (min.) See below (4)	

(2) Block Standards

Block face dimensions	400 – 600 feet
Block perimeter	2000 feet (maximum)

(3) Commercial Frontage Requirements

Ground floors of all buildings fronting on Type 'A' Streets and Kirby Drive shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

(4) Kirby Drive Frontage Requirements

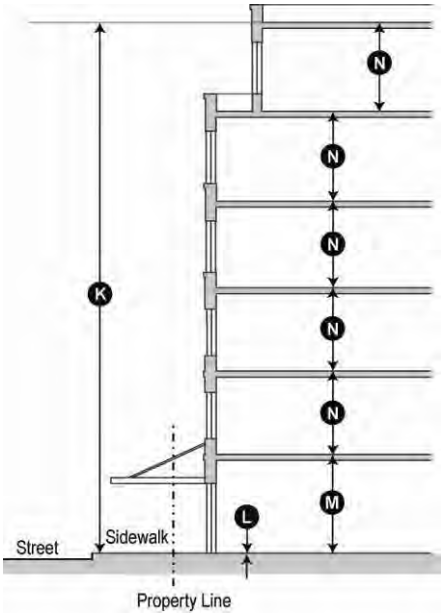
For all buildings and building sites with frontage on Kirby Drive on the Regulating Plan, the following standards shall apply:

i. A building setback of a minimum of 15 ft. shall apply along the designated frontage. Of the 15 ft. setback, 6 ft. (min.) shall be dedicated to a landscaped parkway. A maximum building setback of 85 ft. shall be required along the lots designated with the Kirby Drive Frontage.

ii. Surface parking lots no deeper than 70 ft. may be permitted so long as its frontage along Kirby Drive is no more than 50% of the lot frontage along Kirby Drive.

iii. Driveways shall be limited to a maximum of 24 ft. in width and one driveway per every 350 ft. of block frontage.

(5) Building Height



Principal Building Standards		
Building maximum	6 stories (see #4 and #7)	K
First floor to floor height	15 feet min. (see #5)	M
Ground floor finish level	12 inches max. above sidewalk	L
Upper floor(s) height (floor-to-floor)	10 feet min.	N
Accessory Building Standards		
Building maximum	2 stories (see #4)	

Notes

#1 – The area between the building and the edge of the BTZ or the edge of the public sidewalk shall be paved flush with the sidewalk along all Type 'A' Streets. This area can have landscaping and planting within tree wells and planters but shall not have lawns or landscape islands.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

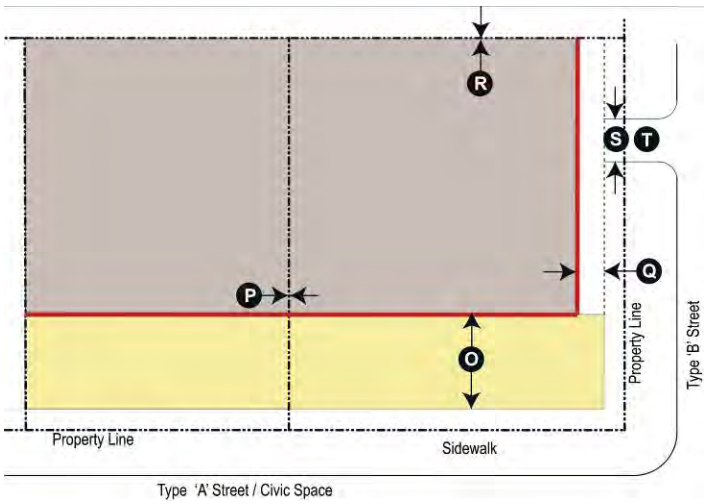
#3 – Corner building street facades shall be built to the BTZ for a minimum of 30 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

#4 – Attics and mezzanines less than 7' (avg.) height shall not be counted as a story.

#5 – All buildings in the Research/Tech Campus Zone shall meet the Building Design Standards in Part 8.

#6 – Any frontage along all streets (except alleys) not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen, furthermore service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. The Street Screen shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from Chapter 4 Site Development Section 4.2.2.5 of the City of Pearland Unified Development Code. The required Street Screen shall be located within the BTZ along the corresponding frontage.

(6) Parking & Service Access



Legend

- Property Line
- Parking Setback
- Surface/At Grade Parking Area
- Building Footprint

(i) Parking Location

Surface/At Grade Parking

Type 'A' Street, Slip Road Frontage and Civic Space setback	Shall be located behind the principal building or a minimum of 30' from the property line (whichever is greater)	O
Type 'B' Street setback	Min. of 3 feet behind the building facade line along that street	Q
Side setback (distance from property line)	0 feet min.	P
Rear setback (distance from property line)	0 feet min.	R

(ii) Required Off-Street Parking Spaces (see #10)

Non-residential uses	1 space/400 square feet (gross)
Residential uses	1.5 space/unit

(iii) Driveways and Service Access

Parking driveway width	24 feet max. (except when drives may need to be wider to address service access or fire lane standards)	S

Driveways and off-street loading and unloading shall not be located on a Type 'A' Streets. **T**

Off-street loading and unloading shall not be located along the Kirby Drive frontage.

Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service.

Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.

If driveway and/or off-street service loading and unloading access is provided from a Type 'A' Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.

(7) Encroachments

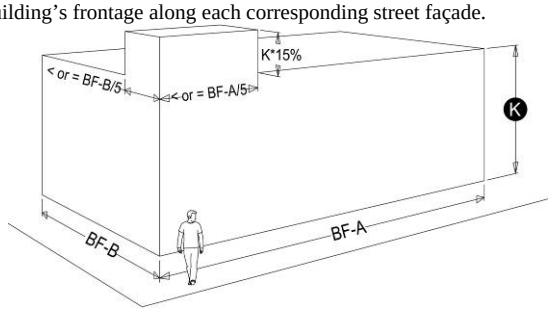
Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. All encroachments over public rights-of-way shall obtain a Waiver of Encroachment from the City of Pearland.

(8) Applicability

Building Form and Development Standards shall apply to all development within this Character Zone.

Notes

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



#8 - Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

#9 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the building façade line.

#10 – Chapter 4 Site Development Section 4.2.1.3 of the City of Pearland Unified Development Code shall apply for design of off-street parking areas.

Part 8. Building Design Standards

The Building Design Standards for Lower Kirby Urban Center shall establish a coherent urban character and encourage enduring and attractive development. Development plans or site plans shall be reviewed by the City Manager or designee for compliance with the standards below.

The key design principles establish essential goals for development in Lower Kirby Urban Center to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

i. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm.
ii. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
iii. Building facades shall include appropriate architectural details and ornament to create variety and interest.
iv. Open space(s) shall be incorporated to provide usable public areas integral to the urban environment.

a. General to all Character Zones

(1) Building Orientation
   i. Buildings shall be oriented towards Type 'A' Streets, where the lot has frontage along Type 'A' Streets. All other buildings shall be oriented towards Type 'B' Streets or Civic Spaces.
   ii. Primary entrance to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
   iii. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.

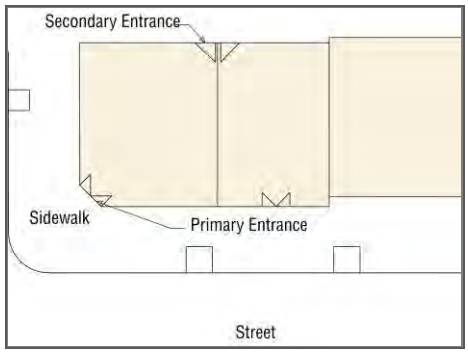


Figure showing required building orientation and location of primary entrances

(2) Design of Parking Structures
   i. All frontages of parking structures located on Type 'A' Streets shall not have parking uses on the ground floor to a minimum depth of 30 feet along the Type 'A' Street frontage. If the frontage is along a designated Main Street Frontage, then the Main Street Frontage requirement shall supersede.

ii. The amount of Type 'A' Street frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) of the parking structure along the Type 'A' Street edge(s).

iii. Parking structure facades on all Type 'A' Streets shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.

iv. Where above ground structured parking is located at the perimeter of a building with frontage along a Type 'A' Street, it shall be screened in such a way that cars on all parking levels are completely hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting. In addition, the ground floor façade treatment (building materials, windows, and architectural detailing) shall be continued to the second floor of a parking structure along all Type 'A' Streets.

v. When parking structures are located at street intersections, corner architectural elements shall be incorporated such as corner entrance, signage and glazing.

vi. Parking structures and adjacent sidewalks shall be designed so pedestrians and bicyclists are clearly visible to entering and exiting automobiles.

Images showing appropriate design of Parking Structures

(3) Design of Automobile Related Building Site Elements

i. Drive-through lanes for commercial uses shall not be located along any Type 'A' Street. Drive-through lanes shall be hidden behind a Street Screen along the Type 'B' Street frontage.

ii. All off-street loading, unloading, and trash pick-up areas shall be located along alleys or Type 'B' Streets only unless permitted in the specific building form and development standards in Part 7. All off-street loading, unloading, or trash pick-up areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment it is screening at the BTZ. The Street Screen shall be made up of (i) the same material as the principal building or (ii) a living screen or (iii) a combination of the two.

(4) Roof Form

i. Buildings shall have simple, flat fronts with minimal articulations with flat or low pitched roofs with parapets. Corner hip roof elements and gable accents at the parapet may be permitted.

ii. The following standards shall apply for all buildings with mansard roofs in Lower Kirby Urban Center:

- Mansard roofs shall only be used on buildings that are three stories or higher.
- The mansard roof shall project no more than 18" forward of the building façade line.
- The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.

Images of appropriate building and roof forms in the Lower Kirby Urban Center

(5) Façade Composition

i. Buildings shall maintain a façade rhythm between 20 feet and 30 feet along all Type 'A' Streets.

ii. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade.

iii. Buildings shall be designed and built in tri-partite architecture so that they have a distinct Base, Middle and Cap.

Image of Tri-Partite Architecture

iv. An expression line or equivalent architectural element shall delineate the Base and Cap of all buildings. A cornice shall delineate the caps of facades that do not utilize a pitched roof.

v. For retail storefront buildings, a transom, display window area, and bulkhead at the base shall be utilized.

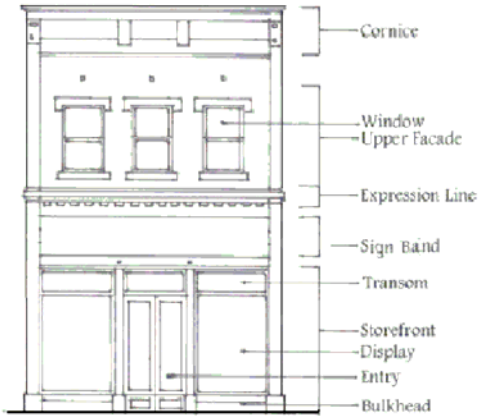


Image of a typical storefront

vi. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
vii. Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.
viii. Buildings shall generally maintain the alignment of horizontal elements along the block.
ix. Corner emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.

Buildings with architectural features and storefront elements that add interest along the street.

x. Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as feature buildings. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.

(6) Windows and Doors
i. Windows and doors on street (except alleys) fronting facades shall be designed to be proportional and appropriate to the specific architectural style of the building. First floor windows shall NOT be opaque, tinted or mirrored glass.
ii. All ground floor front facades of buildings along Type 'A' Streets or Civic/Open Space shall have transparent storefront windows covering no less than 50% of the façade area. Each upper floor of the same building facades facing a Type 'A' Street or Civic/Open Space shall contain transparent windows covering at least 25% of the façade area. All other street facing facades (except alleys) shall have transparent windows covering at least 20% of the façade area for all floors.

Images showing appropriate storefront display and transparency

b. Standards Specific to Development in the Mixed Use Core, Highway Commercial, and Commercial Transition Character Zones
   (1) Commercial or Mixed Use Building Materials
      i. At least 80% of each building's façade (excluding doors and windows) fronting along any Type 'A' Street, Kirby Drive, Beltway 8, and SH 288 shall be finished in one of the following materials:
         - Masonry (brick, stone, stucco utilizing a three-step process, curtain glass, or glass block)
      ii. No more than 20% of each façade along any Type 'A' Street, Kirby Drive, Beltway 8, and SH 288 shall use accent materials such as wood, architectural metal panel, split-face concrete block, tile, or pre-cast concrete panels. EIFS shall only be limited to moldings and architectural detailing on building frontages along any Type 'A' Streets, Kirby Drive, Beltway 8, and SH 288.

Images showing appropriate building materials for Commercial or Mixed Use Buildings within the Mixed Use Core, Highway Commercial, and Commercial Transition Character Zones.

      iii. All facades along Type 'B' Streets or alleys shall be of a similar finished quality and color that blend with the front of the building. Building materials for these facades may be any of the primary and accent façade materials listed above. EIFS shall not be permitted along any ground floor facades along Type 'B' Streets and ground floor facades of alleys. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty may only be used on the upper floors only.
      iv. Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

c. Standards Specific to Development in the Research/Tech Campus Character Zone:
   (1) Commercial or Mixed Use Building Materials
      i. The following shall be permitted finishes for all street fronting facades (except service streets or alleys) of all buildings. No more than three different materials shall be used on any single facade:
         - Masonry (brick; stone; man-made stone, or stucco utilizing a three-step process);
         - Tilt-up concrete panels that have a grid like appearance;
         - Split face concrete block or pre-cast, or poured in place concrete; and
         - Architectural metal panels.

Images showing appropriate building materials within Research/Tech Campus Character Zone.

ii. Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the City Manager subject to appeal to City Council.

iii. The following may only be allowed up to 40% as an accent material:
- Exterior Insulating Finishing System (EIFS), or similar material over a cementitious base, rock, glass block and tile.
- Other metal finishes

iv. Side and rear (non-street fronting) facades shall be of finished quality and of the same color and materials that blend with the front of the building.

d. Standards Specific to Development in the Urban Neighborhood Character Zone:

(1) Building Orientation

i. Garages for Residential Buildings shall be located on alleys at the rear of residential buildings; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. On corner lots, the garage may be rotated with windows facing the primary street with driveway access from the secondary street.

ii. All garage doors shall be divided into single bays separated by at least a 16-inch pier or column. Front-loaded garages on residential lots less than 40 feet wide shall not be allowed. Town homes and courtyard apartments shall utilize rear-loaded garages.

(2) Building Massing and Scale

i. Residential buildings shall have few, if any, articulations and simple roofs (gable, hip, combination) with most building wing articulations set at the rear of the structure. Window projections, bay windows, stoops, porches, balconies, and similar extensions shall be exempt from this standard.

ii. Gable roofs, if provided for residential buildings, shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 5/12. Other roof types shall be appropriate to the architectural style of the building. Porch roofs may be a minimum pitch of 3/12.

iii. The following standards shall apply for all buildings with mansard roofs in Lower Kirby Urban Center:
- Mansard roof shall only be used on buildings that are three stories or higher.
- The mansard roof shall project no more than 18” forward of the building façade line.
- The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.

Images showing appropriate massing and scale for Residential Buildings

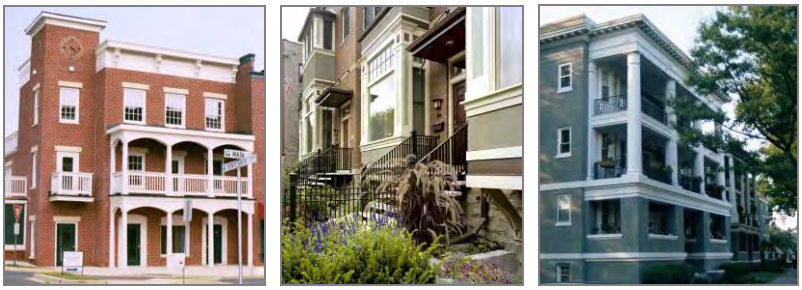
(3) Façade Composition

i. Buildings shall maintain a façade rhythm between 20 feet and 30 feet along Type 'A' Streets. This rhythm may be expressed by changing materials, or color, or by using design elements such as columns and pilasters, or by varying the setback of portions of the building façade.

ii. At least one of the following -- porches, bay windows, stoops, eaves or balconies -- shall be added along the front residential facades to add pedestrian interest along the street.

iii. For residential buildings the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk.

iv. Alley and/or Type 'B' Street facing facades shall be of finished quality and of the same color that blend with the front of the building.



Residential buildings with porches, balconies, and stoops to add interest along the street.

(4) Windows and Doors

i. Windows and doors shall be designed to be proportional and appropriate to the architectural style of the building.

ii. Windows may have jack arch, keystone arch, flat arch, or ornamental arches.

iii. All building facades of residential buildings fronting on all Type 'A' Streets or civic spaces, except alleys, shall have transparent windows covering at least 30% of each façade.

Images showing appropriate window designs and proportions.

(5) Residential Building Materials

i. At least 80% of the Type 'A' Street facing facades of all buildings (excluding doors and windows) shall be finished in one or more of the following materials. No more than three different materials shall be used on any single residential façade:

- Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty.
- Masonry (brick; stone; man-made stone, or stucco utilizing a three-step process).

ii. The following may only be allowed up to 20% as an accent material:

- Architectural metal panels or similar material over a cementitious base, glass block and tile.

iii. EIFS shall not be permitted along any Type 'A' Street facades.

iv. Side and rear facades shall be of finished quality and of the same color that blend with the front of the building. Ground floor side and rear facades shall not be EIFS.
v. Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, and asphalt shingles (laminated and classified as being at least 300 pounds/100 sf.).
vi. Accessory buildings, enclosed garages or carports shall be designed and constructed of the same material as the primary building.

Part 9. Street & Streetscape Design Standards

a. Generally: Streets in Lower Kirby Urban Center need to support the overall goal of a mixed use, compact, pedestrian oriented district. They should balance all forms of mobility while maximizing convenience for residents and visitors.

The Regulating Plan designates the required and recommended street network within the Lower Kirby Urban Center. This portion of the code specifies the typical configuration of streets within the Lower Kirby Urban Center. The specifications address vehicular lane width, parkway widths, right-of-way (R.O.W) widths, number of travel lanes, on-street parking, and pedestrian and bicycle accommodation. The character of streets in the Lower Kirby Urban Center will vary based on the location. The service roads of the Beltway 8 and SH 288 are under the purview of TxDOT while the remaining streets are city streets.

b. New Streets: This portion of the code specifies standards for all new streets in the Lower Kirby Urban Center. New streets shall be based on the Required or Recommended designation on the Regulating Plan.

c. Street Classification Established: Table 9.1 and associated cross sections shall establish the cross sections for each street type. The cross sections may be adjusted to fit existing contexts with the approval of the City Engineer. In addition, the proposed cross sections may be adjusted to meet the needs of the Uniform Fire Code as adopted by the City.

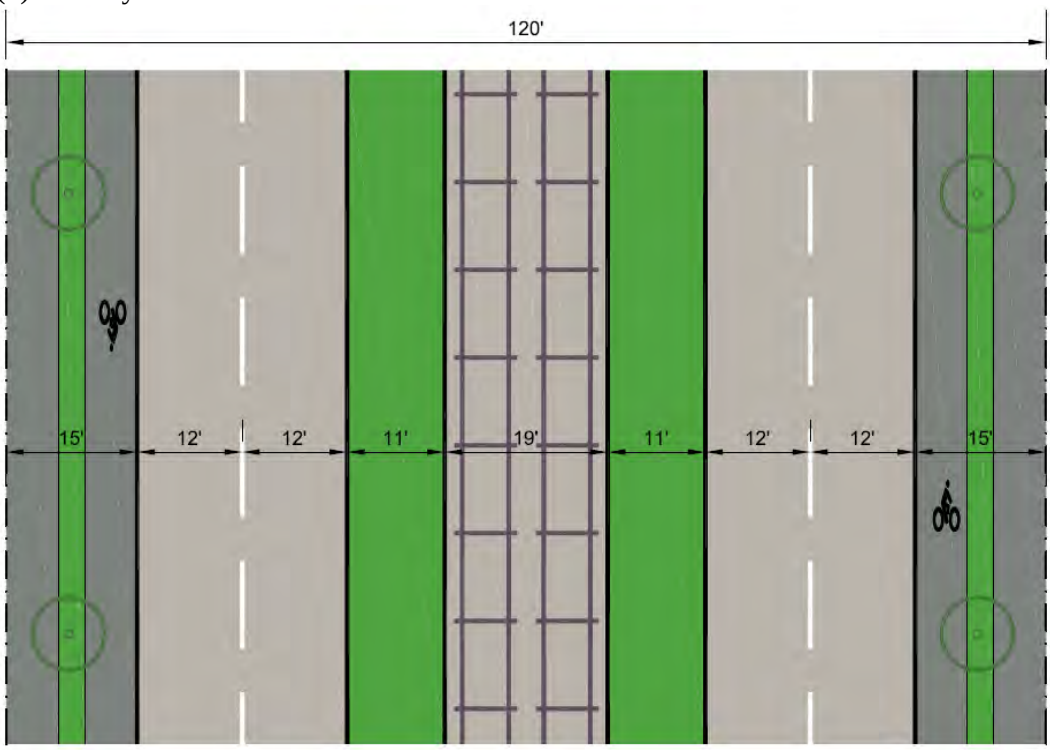
Table 9.1

Elements Street Classification	Street Width (Recommended min. R.O.W)	Number of Vehicular Lanes	Vehicular Lane Widths	Number of Bike Lanes	Bike Lane Widths	Turn Radius (max.)	Median	On-Street Parking	Pedestrian Sidewalk Width (min.)	Parkway/ Tree Well
Kirby Drive	120 feet	4	12 feet	2	5 feet	30 feet	Yes, 41 feet	No	6 feet	5 feet wide
BV-114-70 Urban Boulevard	114 feet	4	11 feet	2	5 feet	25 feet	Yes, 14 feet	Yes, both sides, parallel	10 feet (clear)	Tree Well, 5 X 5 feet min.
AV-94-48 2-Lane Avenue	94 feet	2	11 feet	2	5 feet	20 feet	Yes, 14 feet	Yes, both sides, parallel	11 feet (clear)	Tree Well, 5 X 5 feet min.
Neighborhood Tributary Street	Varies	2 (max.)	11 feet	None	NA	15 feet	Yes, 24 feet (min.)	Yes, parallel	5 feet	Optional (5' min.)
AV-82-44 Avenue	82 feet	4	11 feet	None	NA	20 feet	Median, 14 feet	None	12 feet	Tree Well, 5 X 5 feet min. or Parkway (6' min.)
ST-61-29 Urban Greenway Street	61 feet	2	10 feet	None	NA	15 feet	None	Yes, one side, parallel	16 feet	Tree Well, 5 X 5 feet min. or Parkway (6' min.)
ST-53-29 Neighborhood Greenway Street	53 feet	2	10 feet	None	NA	15 feet	None	Yes, one side, parallel	6 feet	Parkway, 6 feet min. width
ST-62-38 Urban	62 feet	2	10 feet	None	NA	15 feet	None	Yes, both sides,	12 feet	Tree Well, 5X5 feet

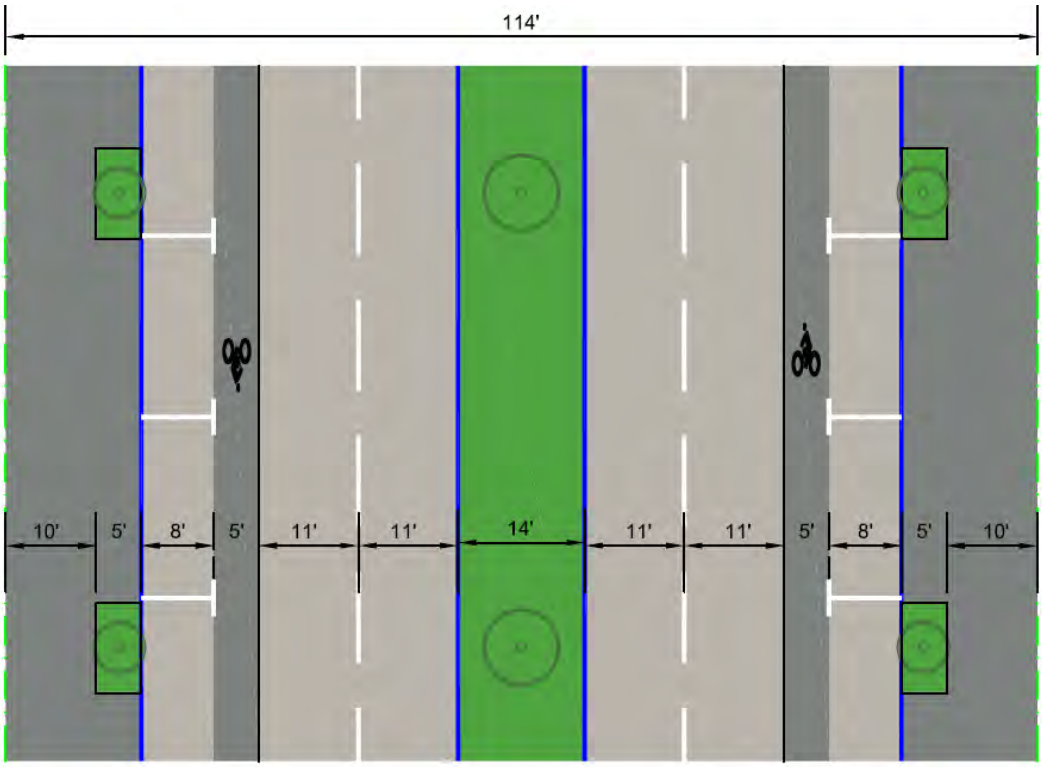
Elements Street Classification	Street Width (Recommended min. R.O.W)	Number of Vehicular Lanes	Vehicular Lane Widths	Number of Bike Lanes	Bike Lane Widths	Turn Radius (max.)	Median	On-Street Parking	Pedestrian Sidewalk Width (min.)	Parkway/ Tree Well
Neighborhood Street A and B								parallel		
RD-44-22 (Service/Access Road)	44 feet	2	11 feet	None	NA	20 feet	None	None	6 feet	Parkway, 6 feet min. width
Commercial Alley	26 feet (16 feet of paving)	NA	NA	None	NA	20 feet	None	None	None	None
Residential Alley	16 feet (paving and R.O.W)	NA	NA	None	NA	15 feet	None	None	None	None
Waterfront Promenade	Varies	Varies (optional)	11 feet	None	NA	15 feet	None	Optional	20 feet	None
Pedestrian Paseo	15' (min.) – 40' (max.)	None	NA	None	NA	NA	None	None	15 feet	Optional

d. Street Cross Sections

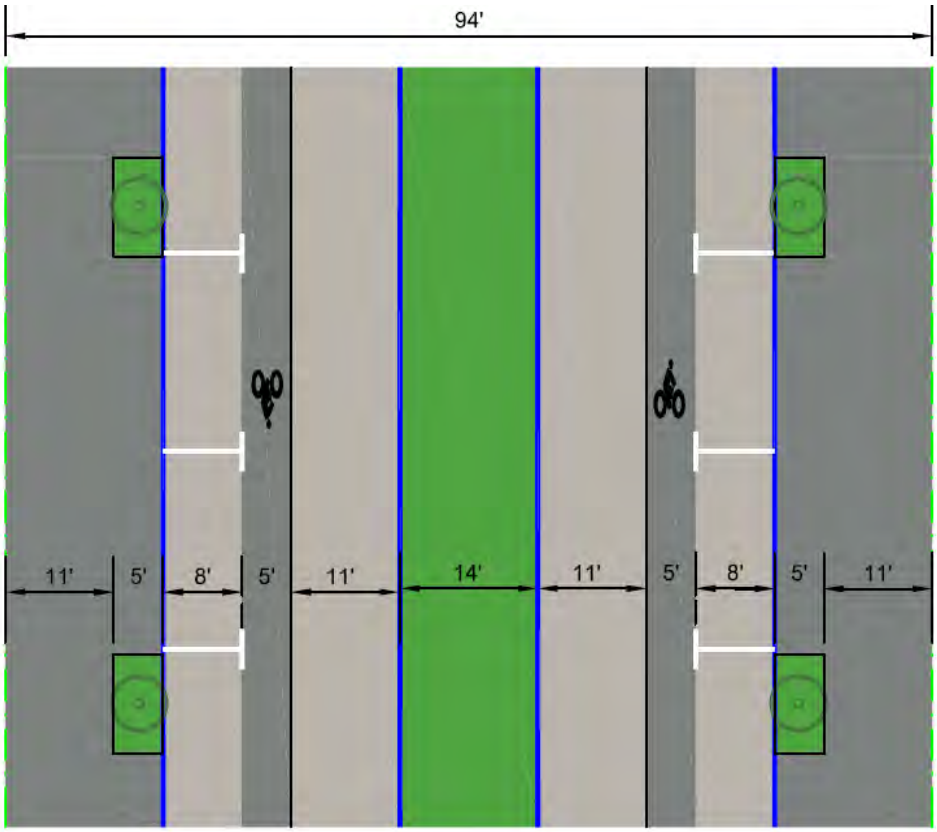
(1) Kirby Drive



(2) BV 114-70 Urban Boulevard

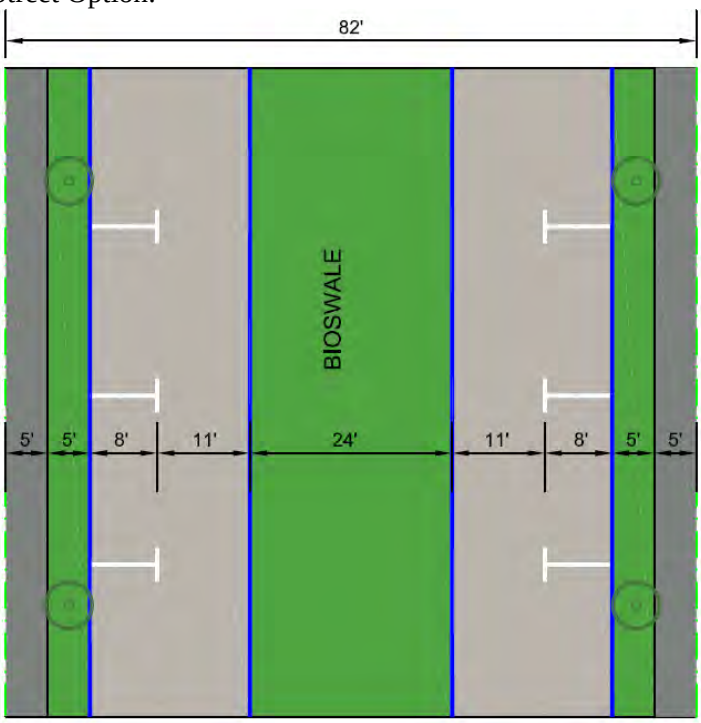


(3) AV- 94-48 Two-Lane Avenue

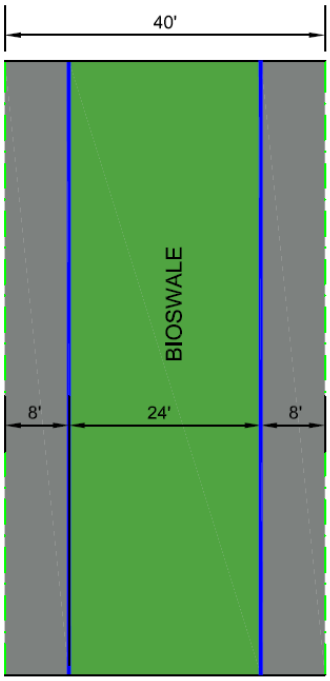


(4) Neighborhood Tributary Street

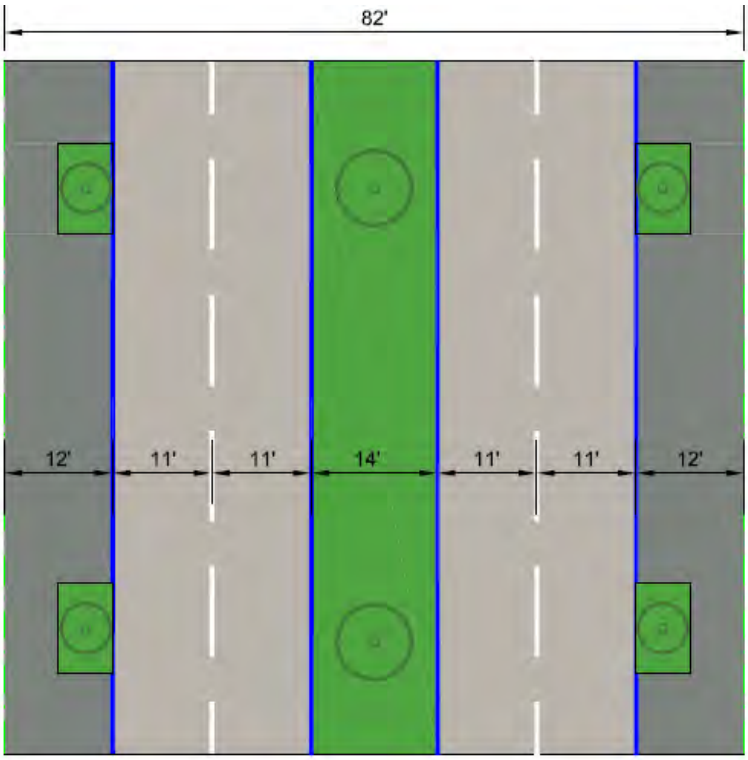
Street Option:



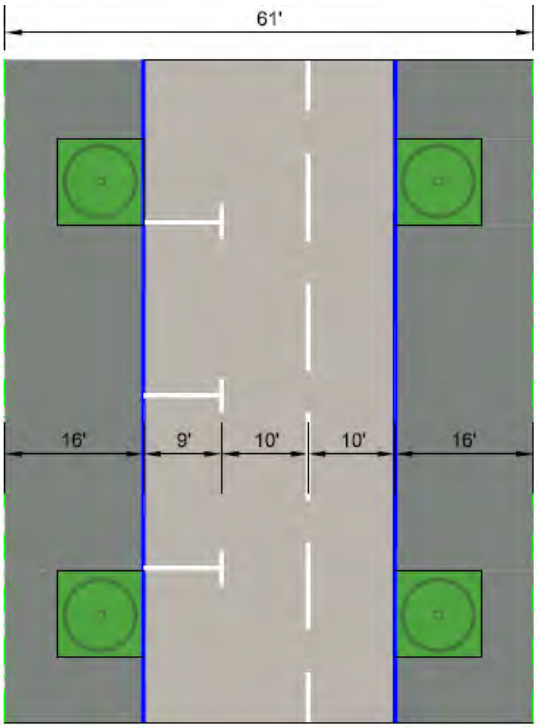
Pedestrian Way Option: may be used only when development adjoining the Pedestrian Way is served by alleys or a Type 'B' Street for automobile access.



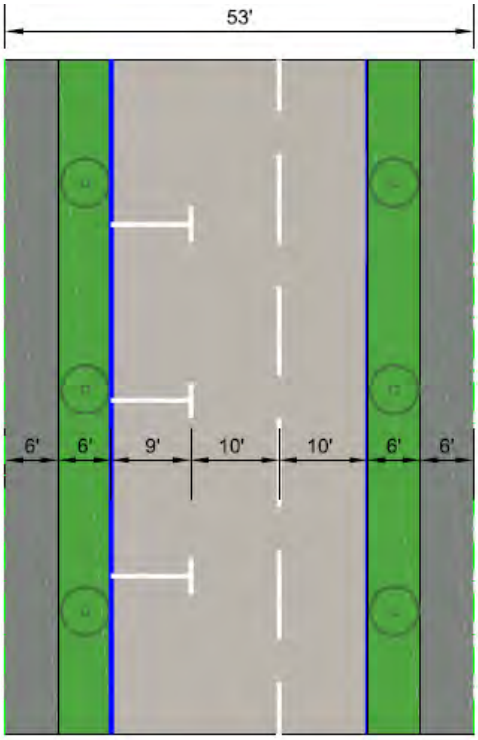
(5) AV-82-44 Avenue



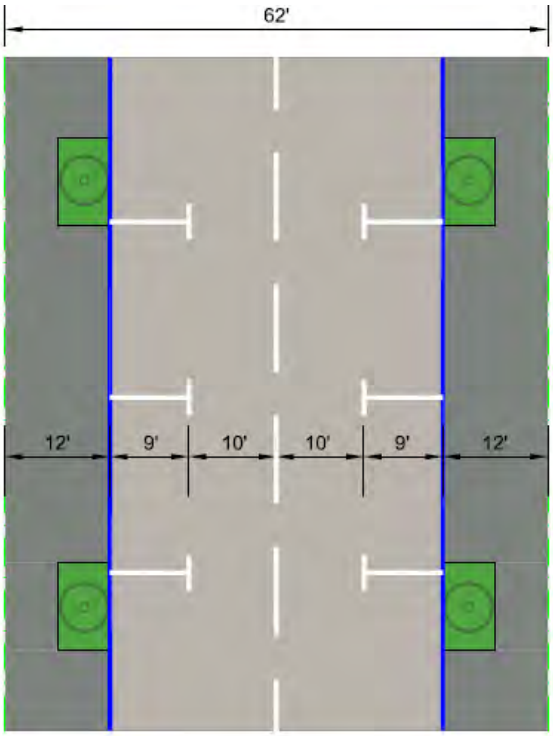
(6) ST-61-29 Urban Greenway Street



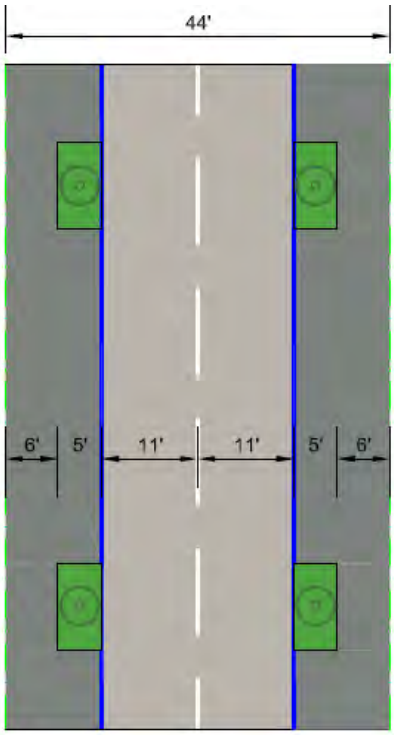
(7) ST-53-29 Neighborhood Greenway Street



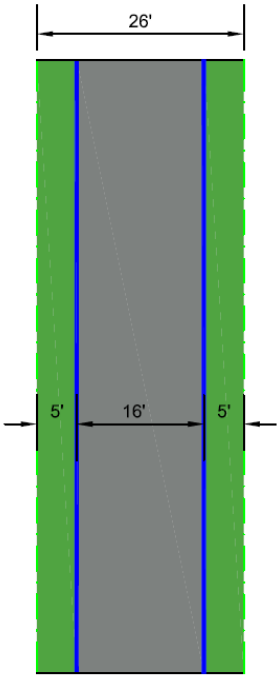
(8) ST-62-38 Urban Neighborhood Street



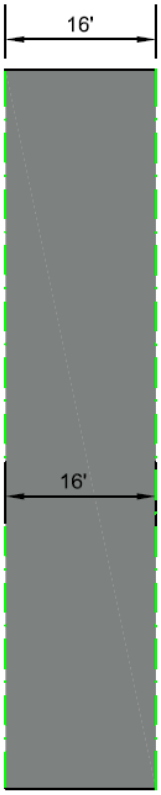
(9) RD-44-22 Service Road/Access Road



(10) Commercial Alley

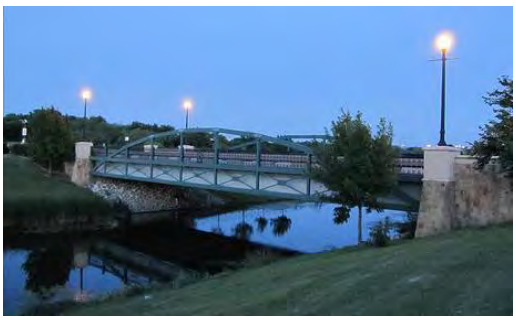


(11) Residential Alley



(12) Special Bridge Design

Design of bridges in the Lower Kirby Urban Center should take the urban context into consideration. The inclusion of vertical elements the ends of the bridges, pedestrian amenities, architectural detailing, railings, and appropriate masonry materials. The images in this section are intended to provide the city and developers design direction on the design of bridges. The incorporation of public art is also encouraged to provide a unique sense of place and identity to the Urban Center.



(13) Waterfront Promenade

The Waterfront Promenade along Clear Creek is intended to provide an active edge along Clear Creek at the southern edge of the Urban Center. The intent is to create a vibrant and active edge along the creek/regional detention with commercial activity. The Waterfront Promenade provides a casual place for pedestrians to stroll. The Waterfront Promenade shall be defined by building edges with commercial activity on the ground floor with the creek side being defined by a 3'-6" high rail or low wall. The Waterfront Promenade should consist primarily of hardscape with benches and areas for casual seating.

Typical Characteristics
General Character
Provide an active and publicly accessible edge along the bay.
Primarily hardscape
Rail or low wall along the bay
Buildings fronting on the other side with active commercial uses including café seating for restaurants.
Location and Size
Location shall be as shown on the Regulating Plan (Appendix A). The minimum width shall be 20 feet wide.
Typical Uses
Commercial activity including restaurants with café seating and entertainment
Passive recreation
Casual seating, walking and strolling

(12) Pedestrian Paseo

A **Paseo or Pedestrian Passage** is an intimate street level passage way for pedestrians through blocks at identified locations on the Regulating Plan. These paths provide direct pedestrian access to key destinations such as the future rail stop and the Waterfront Promenade and create unique spaces for frontages to engage and enter off of. A pedestrian passage may be used to visually reduce the impact of a large development block. Building edges may accommodate active uses such as shops and restaurants. Pedestrian passages should consist of a hardscape pathway activated by frequent entries and exterior stairways. The edges my simply be landscaped with minimal planting and potted plants. Arcades may line Paseos to provide shade and a more attractive edge. Paseos may allow access to emergency and maintenance vehicles.

Typical Characteristics
General Character
Hardscape pathway
Pedestrian friendly frontages
Small-scale commercial uses
Frequent entries
Location and Size
Location shall be as shown on the Regulating Plan (Appendix A). The minimum width shall be 15'. The maximum width shall be 50'.
Typical Uses
Small scale commercial uses
Residential uses
Casual seating

e. Streetscape & Landscape Standards: Streetscape standards shall apply to all streets within Lower Kirby Urban Center. Streetscape standards shall address all elements between the building face and edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities, and materials..

f. Street Trees and Landscaping:
   (1) Street trees shall be required on all Type 'A" Streets in the Lower Kirby Urban Center streets (except on alleys).
   (2) Street trees shall be planted approximately 3 feet behind the curb line.
   (3) Spacing shall be an average of 40 feet on center (measured per block face) along all streets.
   (4) The minimum caliper size[1] for each tree shall be 3 in. and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 36 sq. feet. However, the tree well area may be no smaller than 25 sq.ft.
   (5) Along BV-124-70, AV-116-70, AV-82-44, trees shall be required in the median and spacing and species shall be the same as the trees in the parkway.
   (6) Turf and groundcover: When clearly visible from the street and alleys, all unpaved ground areas shall be planted with low growing shrubs or ground cover, ornamental grasses, or a combination thereof. Turf grass must be installed as solid sod and not seeded on.
   (7) Species shall be selected from the approved list of ground cover, vines, perennials, shrubs, and xeriscape plant list in Chapter 4 Site Development Section 4.2.2.5 and the Replacement Tree List in Chapter 4 Site Development Section 4.2.3.9 of the City of Pearland Unified Development Code. .
   (8) Maintenance of all landscape materials shall meet the requirements of Chapter 4, Article 2, Division 2 Landscaping of the City of Pearland Unified Development Code.
   (9) Along arterials and highway access roads, street trees shall be planted within the required landscape parkway as per the requirements of Chapter 4, Article 2, Division 2 Landscaping of the City of Pearland Unified Development Code.

g. Street Furniture, Lighting, and Materials:
   (1) Pedestrian scale lighting, with the top of fixture being no more than 20 feet from the ground, shall be provided along all streets except alleyways.
   (2) Street lights shall be placed at 50 feet (min.) on center, approximately 3 feet behind the curb line.
   (3) The light standard selected shall be compatible with the design of the street and buildings.
   (4) Trash receptacles and bike racks shall be required along Type 'A' Streets. A minimum of one each per block face shall be required.
   (5) Street furniture and pedestrian amenities such as benches are recommended along all Type 'A' Streets.
   (6) All street furniture shall be located in such a manner as to allow a clear sidewalk passageway of a minimum of 6 feet.
   (7) Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.

h. All utility service lines shall be located underground along Type 'A' Streets. Above-ground lines may be located along Type 'B' Street, alleys or in the rear or other areas of the property as necessary, however such lines must not prominent from the front view of the property or from the view of

[1] Caliper size for a multi trunk tree shall be the total of the diameter of the largest trunk and one half (½) of the diameter of each additional trunk, measured at a height of 4 ½ feet above the ground.

roadways (the visibility of the poles must be partially or wholly obscured). Any determination on whether utilities are prominent shall be made by the Planning Director.

Part 10. Signage

Except as specifically listed below, all other signage and sign standards must comply with Chapter 4 Site Development, Article 2, Division 5 Signage, as amended, of the City of Pearland UDC as amended.

a. For new signs, the standards in Table 10.1 shall apply and sign permits shall be approved administratively by the City of Pearland Planning Director or designee unless specifically noted in this section.

Table 10.1

Character Zone / Sign Type	Mixed Use Core	Highway Commercial	Urban Neighborhood	Commercial Transition	Research/Tech Campus	Standard
Wall (Building or Attached) Signs	P	P	P (commercial and live-work uses only)	P	P	• For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft per tenant. • Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. feet per linear foot of second or upper floor frontage along that public street with a maximum of 125 sq. feet. • Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage with a maximum of 100 sq. feet. • Live-Work and Home occupations: One sign limited to an area of 20 sq. feet max. • Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 feet from the finished sidewalk. • Building signs may be internally or externally lit. • Marquee signs as only permitted as specified below.
Monument Signs	NP	P	NP	P (along Type 'B' Streets only)	P	One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 60 sq. feet per sign face and 6 feet in height. Monument signs shall not be placed within any sight triangle areas as required by the City.
Window Signs	P	P	P (commercial and live-work uses only)	P	P	Limited to 20% of the window area. The following shall be exempt from this limitation: • Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs; • Mannequins and storefront displays of merchandise sold; and • Interior directory signage identifying shopping aisles and merchandise display areas.
Building Blade Signs	P	NP	P (commercial and live-work uses only)	P (along Type 'A' Streets only)	NP	• One per building (commercial and mixed use buildings only). • Area = 30 sq. feet maximum per sign face. • May encroach a maximum of 6 feet over a sidewalk, but shall not encroach over any parking or travel lane. • Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.
Tenant Blade Signs	P	NP	P (commer	P (along	NP	• One per commercial tenant space (retail, office, or restaurant use).

Character Zone / Sign Type	Mixed Use Core	Highway Commercial	Urban Neighborhood	Commercial Transition	Research/Tech Campus	Standard
			cial and live-work uses only)	Type 'A' Streets only)		• Area = 16 sq. feet maximum per sign face. • May encroach a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane. • Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 feet from the finished sidewalk.
Marquee Signs	P	NP	NP	P (along Type 'A' Streets only)	NP	• Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more. • Marquee signs shall be attached to the building or located above or below a canopy only. • Area = 100 sq. feet maximum. • Message board may be changeable copy (electronic and non-electronic) and shall be limited to 50% of the sign area. Electronic message boards shall be non-flashing.
For sale/for lease signs	P	P	P	P	P	Same as City of Pearland Sign Regulations.
Address signs	P	P	P	P	P	Same as City of Pearland Sign Regulations.
Temporary construction signs	P	P	P	P	P	Same as City of Pearland Sign Regulations.
Banners	P	P	P	P	P	Same as City of Pearland Sign Regulations.
Sandwich board signs	P	NP	P (commercial and live-work uses only)	P (along Type 'A' Streets only)	NP	• Permitted only for retail, service, or restaurant uses. • Limited to 12 sq. feet per sign face per storefront. • Sign may not exceed 4 feet in height. • A minimum of 6 feet of sidewalk shall remain clear. • Chalkboards may be used for daily changing of messages. • Readerboards (electronic and non-electronic) shall be prohibited. • Sign shall be removed every day after the business is closed.
Light Pole Banners	P	P	P	P	P	• Permitted only with approval of the City. • Max. 10 sq. feet per sign face. • Limited to one per light pole. • All light pole banners shall be approved by the appropriate utility company prior to consideration by the City. • Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory signs	P	P	P (commercial and live-work uses only)	P	P	• Shall be allowed for all multi-tenant commercial and mixed use buildings only. • One directory sign per multi-tenant building limited to 12 sq. feet in area. • Design of the sign shall be integral to the façade on which the sign is to be affixed.
Pole signs	NP	NP	NP	NP	NP	May only be permitted as part of a Master Sign Plan.
LED Signs	NP	P	NP	NP	P	• Shall be permitted as a means of illumination only. • Or, may only be permitted as part of a Master Sign Plan.

b. An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as "Master Sign Plans" by the City Manager and are subject to approval of the City Council. In evaluating a Master Sign Plan, the City Council shall consider the extent to which the application meets the following:

(1) Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;

(2) Enhances the compatibility of signs with the architectural and site design features within a development;
(3) Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
(4) Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

Part 11. Civic Space and Private Open Space Standards

a. This chapter establishes the public Civic Space and private Open Space Standards for Lower Kirby Urban Center. The Regulating Plan designates several areas for different designated and recommended public Civic Space Types within Lower Kirby Urban Center. The detailed Civic Space Standards for each type are included in this portion of the code. These standards include general character, typical size, frontage requirements, and typical uses. These standards shall apply in lieu of the park dedication requirements in Chapter 3, Subdivision Regulations, Division 10, Section 3.2.10.1 of the City of Pearland Unified Development Code.

b. Private Open Space Standards: Given the mixed use nature of the Lower Kirby Urban Center, all residential development within Lower Kirby Urban Center shall meet the private open space standards established in this portion of the code. Table 11.1 establishes the types of private open space permitted and Table 11.2 establishes the private open space requirement based on the proposed intensity of residential development.

Table 11.1 Private Open Space Types

Private Open Space Type	***Description and Image***	***Standards and criteria***
Balconies	**Balcony** is a platform projecting from a second or higher story interior or exterior wall of a building, usually enclosed for privacy and protection by a rail. A balcony usually has French or sliding glass doors leading out to it, and can be entered from a living room or bedroom.	Balconies that are not flush shall be a minimum of 5 feet clear in depth and a minimum of 8 feet in width Balconies may be semi-recessed or recessed. Projecting metal or slab balconies are only permitted if they have some means of visible support.
Patios	A **Patio** is an outdoor space for dining or recreation that adjoins a residence and is often paved. It may also be a roofless inner courtyard within a residence, typically found in Spanish and Spanish-style dwellings.	Patios shall be a minimum of 150 sq.ft. Patios shall have a clear sense of enclosure and separation from the public realm.
Courtyard	A **Courtyard** is a landscaped open space in the center of the block with no street frontage, surrounded by walls or buildings on all sides. It shall be large enough to allow for public activities and have sunlight during midday. It should be designed to connect to adjacent buildings or to the public sidewalk through a pedestrian passage.	Courtyards shall be surrounded on all sides by buildings with at least one pedestrian connection to an adjoining building or public sidewalk. The courtyard shall be a minimum of 200 square feet.

Private Open Space Type	*Description and Image*	*Standards and criteria*
		Courtyard may be landscaped or a combination of landscape and hardscape. However, they shall contain amenities for residents such as seating, water features, etc.
Forecourt	A **Forecourt** is similar to a Courtyard, however, it is located in the front of a building such that the forecourt is surrounded on two or three sides by wings of the building.	A Forecourt shall be surrounded on at least two sides by buildings. A Forecourt shall be a minimum of 150 square feet.
Pedestrian Passage	A **Pedestrian Passage** is an intimate street level passage way for pedestrians from the interior of one block or building to a public sidewalk. These paths provide direct pedestrian access to residential addresses and create unique spaces for frontages to engage and enter off of. A pedestrian passage may be used to visually reduce the impact of a large development block. Building edges may accommodate active uses such as shops and restaurants. Pedestrian passages should consist of a hardscape pathway activated by frequent entries and exterior stairways. The edges my simply be landscaped with minimal planting and potted plants.	The minimum width shall be 15 feet wide.
Playground	**Playgrounds** shall be permitted in parks and greens to provide open space designed and equipped for the recreation of children. These playgrounds should serve as quiet, safe places -- protected from the street and typically located where children do not have to cross major to access. Playgrounds may be fenced. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Shaded areas and seating shall be provided. Playground equipment and design must be reviewed and approved by the City prior to installation. A larger playground may be incorporated into the park, whereas a more intimate playground may be incorporated into the green.	Paygrounds shall be a minimum of 400 sq.ft.

Private Open Space Type	*Description and Image*	*Standards and criteria*
Community Garden	A **Community Garden** is a small to medium size garden cultivated by members of an area for small scale agricultural uses for the benefit of the same people. It may consist of individually tended plots on a shared parcel or may be communal (everyone shares a single plot).	Maximum size shall be 1 acre Gardens shall be enclosed by a fence on all open sides. Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire, if used, should be continuously supported along all edges. Fencing Materials: Permitted: pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel Not permitted: chain link, bobbed wire, vinyl, un-painted/stained pressure treated wood, plywood
Roof terraces	Roof terraces are flat areas on top of a building which are accessible for use as a recreation space for the residents and users of the building.	A Roof Terrace shall at least be 50% of the building footprint area. A Roof Terrace shall provide landscaping in the form of potted plants, seating, and other amenities for the users of the building. A Roof Terrace may also include a portion of the roof as a green roof which may or may not have public access.
Other (pool, play courts, picnic area, etc.)	Other private open space could include a pool (swimming, lap pool, spa area), play courts (basket ball), or picnic areas with shade structures.	Such private open space may be incorporated with roof terraces or courtyards based on the appropriateness of the design and accommodation of privacy.

Table 11.2 Private Open Space Standard

Number of Residential Units proposed	*Private Open Space Standard Proposed*
1 – 12	The development shall provide: • At least 50% of all residential units fronting on a street, public civic space, fore court, or courtyard shall provide one balcony or patio; or • One playground or other private open space amenity All other private open spaces are optional.
13 – 30	The development shall provide: • At least 50% of all residential units fronting on a street, civic space, fore court, or courtyard shall provide one balcony or patio; and • One playground area or other private open space amenity All other private open spaces are optional
31 – 50	Any 3 of the private open spaces in the list above
Over 50 units	Shall provide at least one public civic space such as a park, plaza, square or green

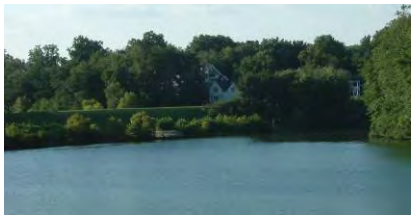
c. Public Civic Space Standards. The design of public Civic Space shall be regulated by the Civic Space standards herein which shall create a network of open spaces that recognizes the natural qualities of the area while providing a range of both passive and active recreational opportunities. These opportunities may be accommodated in a variety of spaces ranging from larger parks to neighborhood-scaled greens to urban squares and plazas. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike. The standards established here are not intended to be strict, rather they are intended to be guidelines within which city staff can work with individual applicants to meet the intended goals of this section of the code. All proposed public Civic Space proposed within the Lower Kirby Urban Center shall be reviewed by the city staff for compliance with the following.

(1) **Park Standards**

The park, as recommended on the Regulating Plan, will create an important public space that connects the community within Lower Kirby Urban Center and allows for passive recreation in addition to providing for regional detention. Parks shall primarily be naturally landscaped with many places to sit on benches or low walls. Passive recreation activities in parks may include grassy lawns for unstructured and informal active recreational activities. Appropriate civic elements, fountains or open shelters may be included.

Typical Characteristics
General Character
Large, open space
Spatially defined by landscaping and building frontages
Detention and retention, paths, trails, open shelters, lawns, trees and shrubs naturally disposed
May be lineal, following the trajectories of natural corridors
Location and Size
Location and size shall be as shown on the Regulating Plan (Appendix B).
Typical Uses
Unstructured and passive recreation
Casual seating/picnicking

(2) **Linear Greenway/Clear Creek Greenway/ Regional Stormwater Detention Standards**



A significant element of the Lower Kirby Urban Center Plan is the regional detention strategy that takes advantage of the Clear Creek Floodway, TxDOT drainage channels, and development opportunities. The two major elements of this strategy are (1) the linear greenway along the TxDOT channel and (2) the Clear Creek Floodway. The linear greenway and the Clear Creek Floodway, as required on the Regulating Plan, will create important public spaces that connect the community within Lower Kirby Urban Center and allows for passive recreation in addition to providing for regional detention. Passive recreation activities in parks may include grassy lawns for unstructured and informal active recreational activities. Appropriate civic elements, trails, fountains or open shelters may be included at key locations along the greenway.

Typical Characteristics
General Character
Linear open space
Spatially defined by landscaping, streets, and building frontages
Detention and retention, paths, trails, open shelters, lawns, trees and shrubs naturally disposed
May be lineal, following the trajectories of natural corridors. Width shall generally be 300’
Location and Size
Location and size shall be as shown on the Regulating Plan (Appendix B).
Typical Uses
Unstructured and passive recreation
Casual seating/picnicking

(3) **Green Standards**

Greens shall be appropriate where civic spaces are recommended on the Regulating Plan and will serve as important public spaces for Lower Kirby Urban Center. Greens will be available for civic purposes, commercial activity, unstructured recreation and other passive uses. Greens shall primarily be naturally landscaped with many shaded places to sit. Appropriate paths, civic elements, fountains or open shelters may be included and shall be formally placed within the green. Greens are appropriate in the Mixed Use Core, Urban Residential, Research/Tech Campus, and Commercial Transition Character Zones.

Typical Characteristics
General Character
Open space
Spatially defined by landscaping and building frontages
Lawns, trees and shrubs naturally disposed
Open shelters and paths formally disposed
Location and Size
Location shall be as shown on the Regulating Plan (Appendix B). Size may range from 0.5 – 5 acres.
Typical Uses
Unstructured and passive recreation
Casual seating
Commercial and civic uses
Residential address

(4) **Square Standards**

Square serve as an open space available for civic purposes, commercial activity, unstructured recreation and other passive uses. The square should have a more urban, formal character and be defined by the surrounding building frontages and adjacent tree-lined streets. All buildings adjacent to the square shall front onto the square. Adjacent streets shall be lined with appropriately scaled trees that help to define the square. The landscape shall consist of lawns, trees, and shrubs planted in formal patterns and furnished with paths and benches. Shaded areas for seating should be provided. A civic element or small structure such as an open shelter, pergola, or fountain may be provided within the square. Squares are appropriate in the Mixed Use Core, Commercial Transition, and Urban Residential Character Zones.

Typical Characteristics
General Character
Formal open space
Spatially defined by buildings and tree-lined streets.
Open shelters, paths, lawns, and trees formally arranged
Walkways and plantings at all edges
Located at important intersection
Location and Size
Location and size shall be as shown on the Regulating Plan (Appendix B). Size shall range from 0.5 to 2 acres.

Typical Uses
Unstructured and passive recreation
Casual seating
Commercial and civic uses

(5) **Plaza Standards**

Plazas add to the vibrancy of streets within the more urban zones and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces. The landscape should consist primarily of hardscape. If trees are included, they should be formally arranged and of appropriate scale. Casual seating, along with tables and chairs, should be provided. Plazas typically should be located at the intersection of important streets. Plazas are appropriate in the Mixed Use Core Character Zone.

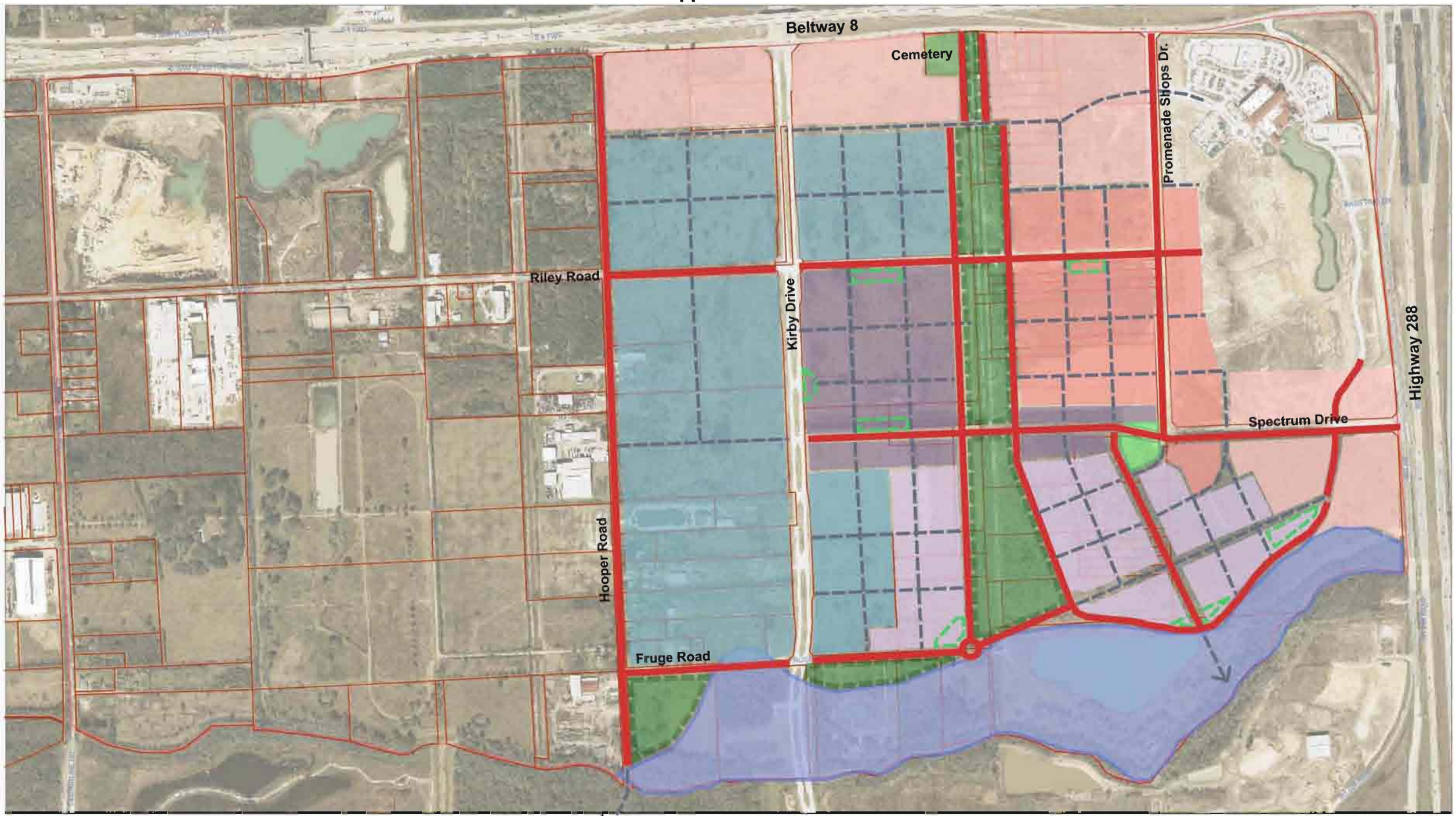
Typical Characteristics
General Character
Formal open space
Primarily hardscape surfaces
Trees and shrubs optional
Spatially defined by building frontages
Location and Size
Location shall be as shown on the Regulating Plan (Appendix B). Size shall range from 0.25 acre to 1 acre.
Shall front on at least one (1) street.
Typical Uses
Commercial and civic uses
Casual seating
Tables and chairs for outdoor dining
Retail and food kiosks

(6) **Ancillary Structure Standards**

Ancillary structures within public civic spaces should be formal in character and generally related to but clearly subordinate to surrounding buildings. Each individual structure should keep in character with the style of nearby buildings. Typically, these structures are located at prominent locations within an appropriate civic space. Ancillary structures located in more urban zones may have minor commercial uses, such as small food or news vendors, but may also serve as civic elements for general public use with more passive activities.

Typical Characteristics	
General Character	
Formal character	
Relating to style of surrounding buildings	
One or more open sides	
Covered or providing shade	
Small, stand alone structure	
Located within Park, Green, Square or Plaza	
Standards	
Min. Size	N/A
Max. Size	N/A
Typical Uses	
Civic purposes	
Minor commercial uses	
Casual seating/picnicking	

Appendix A



Framework Plan
Lower Kirby Urban Center

October 13, 2010

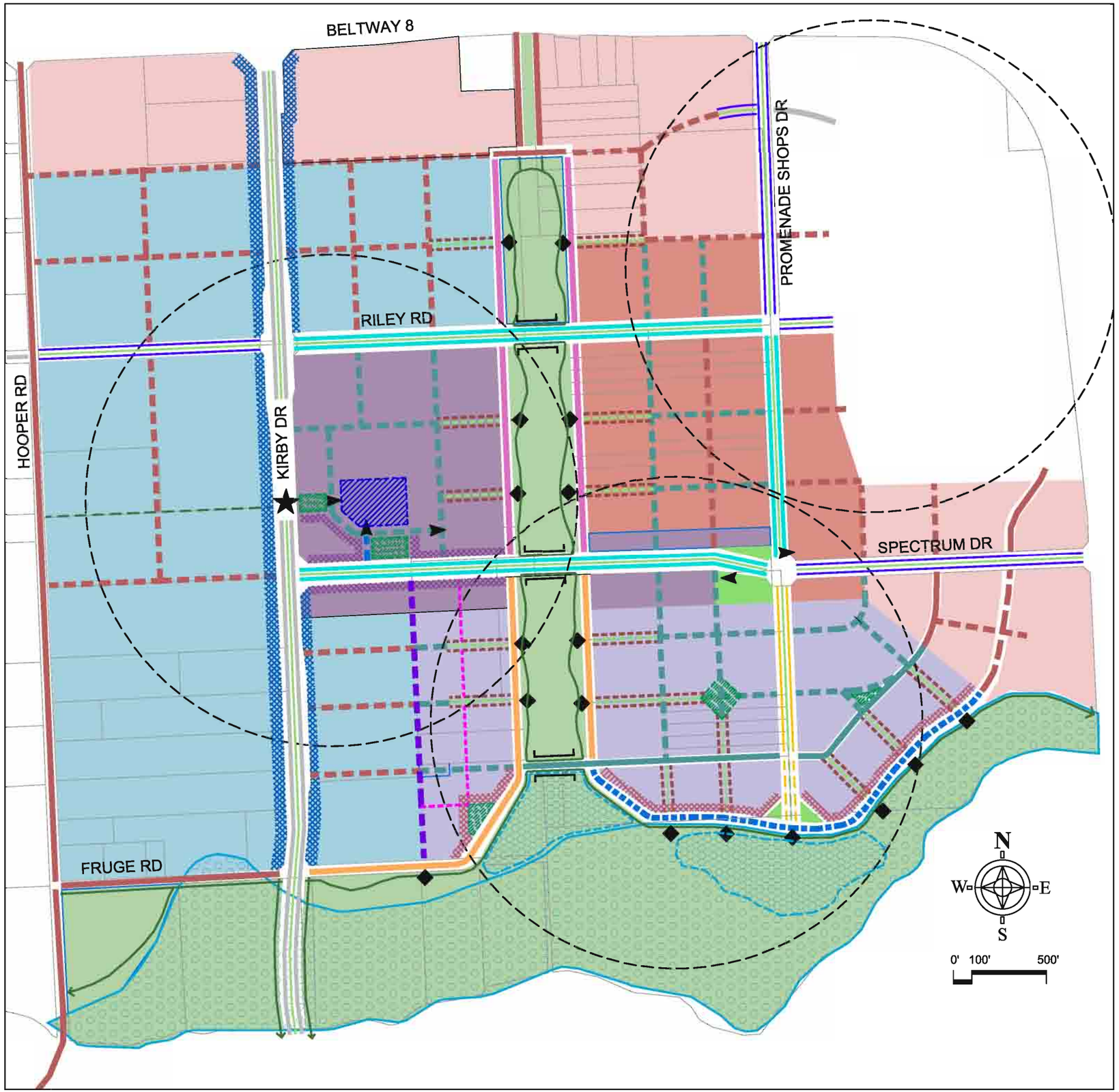
Required Streets
Recommended Streets

Mixed Use Core
Urban Neighborhood
Commercial Transition
Highway Commercial
Research/Tech Campus

Floodway
Recommended Regional Detention Area
Required Open Space
Reccomended Open Space

Gateway Planning Group
bxp
PATE ENGINEERS

Appendix B



LEGEND

CHARACTER ZONES

- Mixed Use Core
- Urban Neighborhood
- Commercial Transition
- Highway Commercial
- Research/Tech Campus

FRONTAGE TYPES

- Kirby Drive Frontage
- "Main Street" Frontage
- "Promenade" Frontage

TYPE 'A' STREETS

- Kirby Drive
- BV-114-70 (Urban Boulevard)
- AV-94-48 (2-Lane Avenue)
- "Neighborhood Tributary" - ROW varies - refer to street sections
- ST-61-29 (Urban Greenway St)
- ST-53-29 (Neighborhood Greenway St)
- ST-62-38 (Urban Neighborhood Street - Type A)
- Waterfront Promenade
- Pedestrian Paseo

TYPE 'B' STREETS

- AV-82-44 (Avenue)
- ST-62-38 (Urban Neighborhood Street - Type B)
- RD-44-22 (Service/Access Road)
- Existing Street

NOTE: For all street types, a dashed line denotes a recommended street; a solid line denotes a required street

OPEN SPACE

- Required Regional Detention / Floodway
- Designated Floodway
- Recommended water feature
- Recommended Regional Detention
- Required Open Space
- Recommended Open Space

SPECIAL CONDITIONS

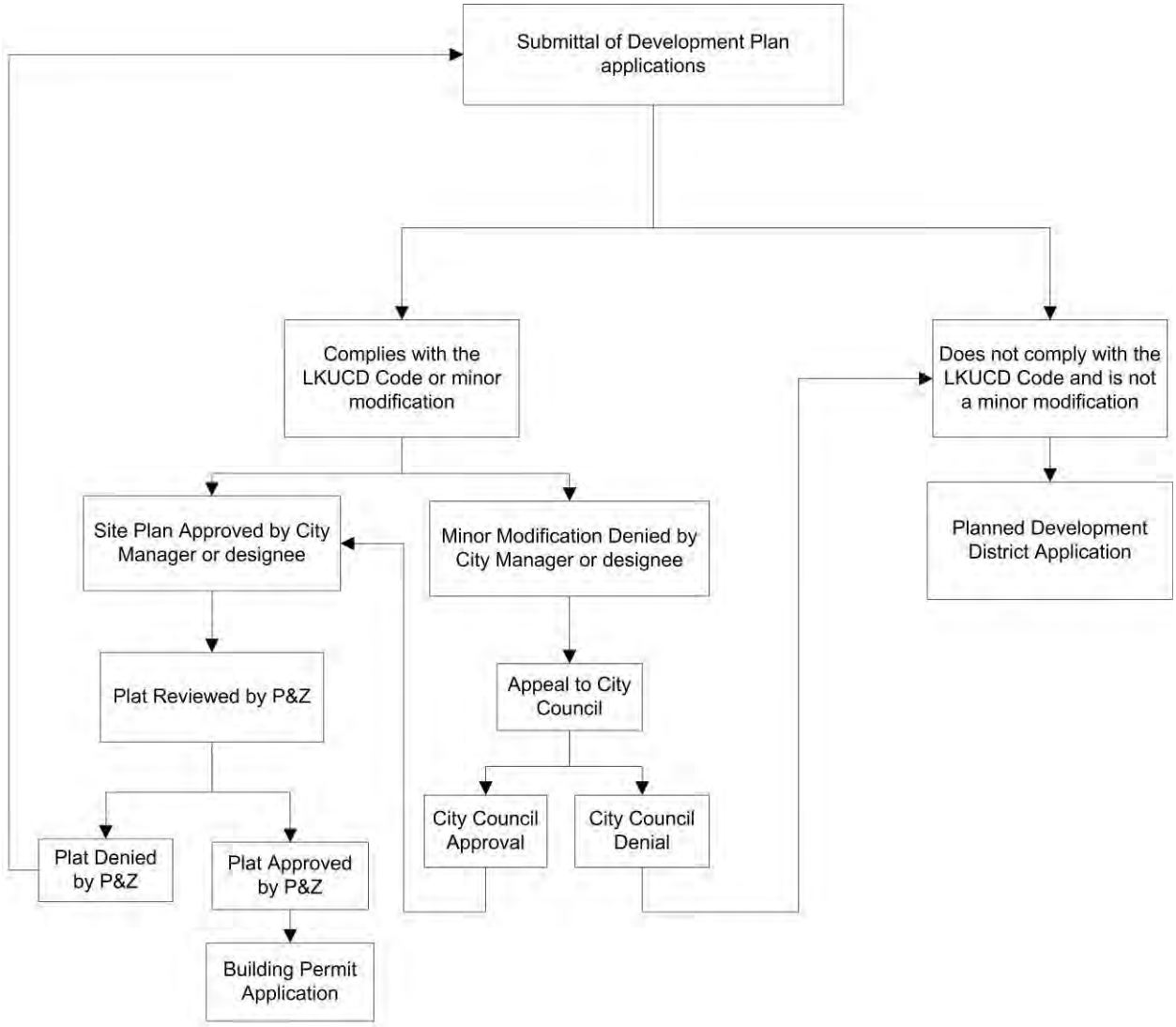
- Recommended Civic Use
- Proposed Light Rail stop
- Required Vista Terminus
- Recommended access point to Greenway
- Special Bridge Design
- Approximate parcel line
- ¼ Mile Radius Pedestrian Shed
- Bike/ped-way

LOWER KIRBY URBAN CENTER REGULATING PLAN

City of Pearland, Texas FINAL DRAFT - June 24, 2011

Appendix C

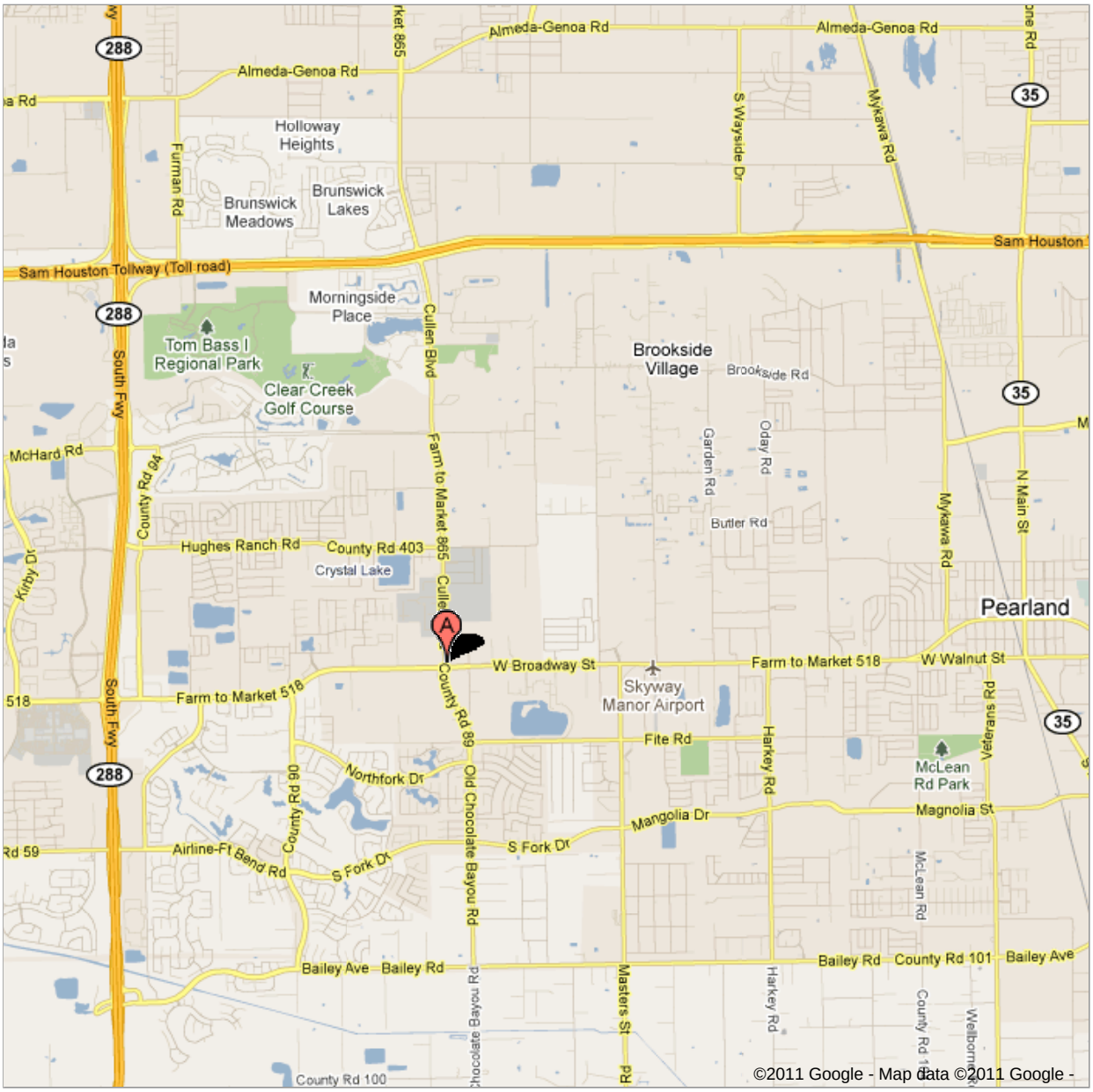
Lower Kirby Urban Center
Development Review Process



LKUCD Code: Lower Kirby Urban Center Development Code
P&Z: Planning and Zoning Commission
CC: City Council

Google maps Address **2555 Cullen Blvd**
Pearland, TX 77581

Get Google Maps on your phone
Text the word "GMAPS" to 466453



City of Pearland Public Safety Building - 2nd Floor
2555 Cullen Parkway
Located just north of the intersection of FM 518 and Cullen Blvd.