

**AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, FEBRUARY 20, 2012, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE WORKSHOP:**

- 1. COMMISSION INPUT AND DISCUSSION:** REGARDING HEB GROCERY AND TERRA ASSOCIATES REQUESTING A PROPOSED ZONE CHANGE FROM THE PREVIOUSLY APPROVED GENERAL BUSINESS. *Mr. Harold Ellis, Senior Planner.*

**III. ADJOURNMENT**

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

# Workshop Item No. 1

1. **COUNCIL INPUT AND DISCUSSION:** REGARDING HEB GROCERY AND TERRA ASSOCIATES REQUESTING A PROPOSED ZONE CHANGE FROM THE PREVIOUSLY APPROVED GENERAL BUSINESS.  
*Mr. Harold Ellis, Senior Planner.*

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

<b>AGENDA OF:</b> February 20, 2012	<b>ITEM NO.:</b> Workshop Item No. 1
<b>DATE SUBMITTED:</b> February 8, 2012	<b>DEPT. OF ORIGIN:</b> Planning
<b>PREPARED BY:</b> Harold Ellis	<b>PRESENTOR:</b> Harold Ellis
<b>REVIEWED BY:</b> Mike Hodge	<b>REVIEW DATE:</b> February 10, 2012
<b>SUBJECT:</b> Request of HEB Grocery, owner, and Terra Associates, applicant, for a Joint Workshop regarding a proposed zone change from the previously approved General Business (GB) Zone – Northwest Corner of Broadway/Pearland Pkwy	
<b>EXHIBITS:</b> 1) Application for workshop; 2) Proposed conceptual site plan (excerpt); 3) Proposed conceptual site plan (full); 4) Document submitted to Council July 11, 2011 with proposed HEB +; 5) Proposed Planned Development Draft Ordinance	
<b>EXPENDITURE REQUIRED:</b> N/A <b>AMOUNT AVAILABLE:</b> N/A <b>ACCOUNT NO.:</b> N/A	<b>AMOUNT BUDGETED:</b> N/A <b>PROJECT NO.:</b> N/A
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A <b>ACCOUNT NO.:</b> N/A <b>PROJECT NO.:</b> N/A	
<b>To be completed by Department:</b> <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

**EXECUTIVE SUMMARY**

This workshop is to discuss a request for a zone change from the General Business (GB) zoning district, to Planned Development (PD). The property is located at the Northwest Corner of Pearland Parkway and Broadway (FM518) and consists of 22.34 acres of land.

The current (GB) zoning for the property was approved by City Council on July 11, 2011. Prior to that meeting, Council, Planning and Zoning Commission, HEB, and staff had been discussing ways to ensure the site, due to its prime location, is developed as a high quality development, as achieved through a Planned Development. At the July 11, 2011 meeting the applicant, HEB Grocery, provided Council with a spreadsheet showing a proposed "HEB +" Planned Development (included in this report as Exhibit 4). HEB proposed that if Council approved the (GB) request on July 11, 2011 that they

would submit a Planned Development application, the proposed “HEB + ”, to address Council concerns regarding approving the standard (GB) zone for the property.

HEB has submitted the application for the proposed “HEB + “ Planned Development. Below is a chart comparing the proposed “HEB + “ presented to Council on July 11, 2011, and the current PD proposal.

<b>Requirement</b>	<b>Current zoning requirements for the property - GB/Corridor Overlay District Criteria</b>	<b>Proposed HEB+ Planned Development commitment, at the time of GB zoning approval (July 11, 2011)</b>	<b>Current PD Proposal - for February 20, 2012 Workshop</b>
Building Height	45'	45'	Will meet City requirements
Building Facades	Masonry on all sides, EIFS or Stucco	Will meet City requirements	Will meet City requirements
Building Transparency	Minimum 25% Transparency for each façade facing a thoroughfare, which in this case is both Broadway and Pearland Pkwy	Will meet City requirements	<b>Variance requested.</b> UDC requires 25% transparency on walls facing thoroughfare. HEB requests ability to distribute transparency for buildings over 40,000 sq ft in such a way as not to infringe on the operation of the facility. Specific amount of transparency proposed is not specified.
Building Articulation	Required - need 3' in depth for every 25' of horizontal or vertical length for buildings over 50,000 sq. ft. Buildings smaller than 50,000 sq. ft. are required to have 1' in depth.	Will meet City requirements	Will meet City requirements
Sidewalks	Minimum 4' walkway from parking lot to front of store	Will provide one walkway in the middle of the parking lot and one sidewalk along each edge	Will meet City requirements, and increase interior walkway from 4' to 6'.
Signage	Per UDC and Overlay	Will meet UDC and Overlay requirements. In addition, will provide a project "identifier" sign at FM 518 and Pearland Pkwy	Will meet UDC requirements and will provide a project "identifier" sign at FM 518 and Pearland Pkwy
Landscaping	30' Buffer on both streets with continuous hedge, 30' buffer on west side, berms, 50% of trees along front of lot, 60% of trees to be evergreen, all islands to have at least one tree, 15% green space required	Will meet UDC and Overlay requirements, plus increase the amount of green space from req'd 15% up to 30.22%, or about 25% if front pads are built out in the future.	Will meet minimum City requirements.
Trees	Street - Minimum 188 caliper Inches Interior - Minimum 153 Caliper Inches Ornamental - Minimum 125 Caliper	Street-218 caliper Inches (extra 16%) Interior-180 Caliper Inches (extra 17.7%) Ornamental-132 Caliper Inches (extra 5%)	Will increase street trees by 16% Will increase interior trees by 17.7% Will increase ornamental trees by 5%
Other Special Features	None required	None proposed	None proposed
Lighting	Lighting height throughout main parking lot in center no higher than building it serves.	Will request that poles be uniform in height to match lights serving HEB	<b>Variance requested.</b> UDC requires that lights be no taller than buildings they are serving. HEB requests that all light poles be uniform in height to match height of tallest building (HEB). Pad site are anticipated to be lower than main (HEB) building

Since the last discussions with HEB the Parks Department has indicated that the west side of Pearland Pkwy, where the proposed store would front, is part of the City's Master Trail Plan which calls for a minimum of 10' trails. Increasing the proposed sidewalk in that area from 6' to 10' would be beneficial to the City. Additionally, the plan calls for a trailhead to be located in the same area, which would typically include a

bench, shade structure, etc. These features could be incorporated into the proposed site plan.

Staff has reviewed the latest PD proposal and has the following minor comments which need to be addressed in order for staff to adequately administrate the Planned Development Document:

- Specific section references to the UDC should be removed from the document, as these sections may change with future UDC amendments.
- In Section I (B) of the submitted PD document, future pad sites should be referred to as *potential* accompanying establishments, as the applicant is requesting flexibility on having to develop pad sites shown on the proposed site plan.
- In Section I (B) (5) of the submitted PD document, 3 pad sites should be referenced to match the proposed site plan. Proposed gas station is considered a pad site.
- In Section I (B) (7) of the submitted PD document, it should be clear that the 30% open space includes future pad site locations.
- In Section II (C) of the submitted PD document, the second paragraph states that *The project complies with the GB and COD districts*. That sentence should continue by saying *with the exceptions provided in this document*.
- In Section III (A) (7) of the submitted PD document, in the last sentence, the applicant is requesting that a *majority of the 25% transparency be allowed to be on the front side for the HEB anchor*. This should be clarified. Specific transparency numbers should be stated.
- In Section III (B) of the submitted PD document, it states that *Everything depicted on the Design Plan is general and nothing is precise because the project is not yet designed*. Section 2.2.2.5 of Pearland's UDC states that *The Design Plan shall be incorporated as a component part of the PD district regulations, and shall be construed in conjunction with the authorized uses and development standards set forth in such regulations*. Furthermore, UDC also states that *All development applications within the PD district shall be consistent with the incorporated Design Plan. Failure of a subsequent development application to conform to the approved Design Plan for the PD district shall result in denial of the application, unless the PD district regulations first are amended through incorporation of a Design Plan with which the development application is consistent*. Therefore, a design plan which provides the City assurances on what is to be developed is required for PD's. Please revise accordingly.
- In Section III (B) of the submitted PD document, public facilities are referenced in the third sentence of the intro paragraph. That sentence should be rephrased to state: Adjustments to the Design Plan that do not deviate substantially from the Design Plan, and otherwise comply with the intent of the various requirements within the Pearland Commons PD and other city ordinances and regulations in effect at the time this document is adopted shall not require separate or additional approvals from City Council or the Planning and Zoning Commission. There are no public facilities proposed.
- In Section (III) (B) (1) of the submitted PD document, open space is referenced. Open Space should be defined to not include the future pad sites which may later be developed.
- In Section (III) (C) (1) of the submitted PD document, *Building Material* should be changed to *Transparency*. The variance being requested is for the transparency requirements. The applicant has indicated they will meet the building materials requirement.

- In Section (III) (C) (2) of the submitted PD document, the location and height of proposed lights should be indicated.

**Staff Recommendation**

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

**Exhibit 1 - Application:**



# REQUEST FOR A PLANNED DEVELOPMENT WORKSHOP\*

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

Current Zoning District: General Business

Proposed Zoning District: Planned Development

**Property Information:**

Address or General Location of Property: NW Quadrant of Pearland Parkway & FM 518

Tax Account No. 7045-0000-001

Subdivision: Pearland Commons Lot: A Block: \_\_\_\_\_

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

**PROPERTY OWNER INFORMATION:**

NAME HEB Grocery - Richard Golden  
ADDRESS 646 S Main  
CITY San Antonio STATE TX ZIP 78204  
PHONE( 210 ) 938-8238  
FAX(      ) \_\_\_\_\_  
E-MAIL ADDRESS golden.richard@HEB.com

**APPLICANT/AGENT INFORMATION:**

NAME Terra Associates c/o Lyle Henkel  
ADDRESS 1445 N Loop West, Suite 445  
CITY Houston STATE TX ZIP 77008  
PHONE( 713 ) 993-0333  
FAX( 713 ) 993-0743  
E-MAIL ADDRESS leh@terraassoc.com

\*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: January 30, 2012

Applicant/Agent's Signature: [Signature] Date: January 30, 2012

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





**REQUIREMENTS**

**GENERAL REQUIREMENTS - CHAPTER 4, SECTION 4.2.2.4 OF UNIFIED DEVELOPMENT CODE**

PERCENTAGE OF GROSS LANDSCAPE AREA REQUIRED = 15 %  
 PERCENTAGE OF GROSS LANDSCAPE AREA PROVIDED = 91 %

**SIDE YARD LANDSCAPING**  
 REQUIRED: 35% OF LENGTH OF PARKING LOT IF ADJUTING RESIDENTIAL  
 PROVIDED: 0 (SITE DOES NOT ADJUT A RESIDENTIAL DISTRICT)

**INTERIOR LANDSCAPING**  
 PARKING LOT TREES REQUIRED: MINIMUM 2" CALIPER - 1%  
 PARKING SPACES (785 SPACES) = 153 CALIPER INCHES REQUIRED;  
 PROVIDED: 86 3" CALIPER TREES (180 CALIPER INCHES)

**CORRIDOR OVERLAY DISTRICT - CHAPTER 2, SECTION 2.4.5.1 OF UNIFIED DEVELOPMENT CODE**  
**FRONT SETBACK LANDSCAPING**  
 REQUIRED: 30' LANDSCAPED BUFFER FOR PARKING AREAS  
 PROVIDED: 30'

**SETBACK AREA LANDSCAPING**  
 REQUIRED: 15% SHALL CONSIST OF LANDSCAPED OPEN AREAS  
 PROVIDED: A MINIMUM OF 15 % OF THE SETBACK AREA SHALL BE LANDSCAPED

**% OF GROSS LANDSCAPED AREA**  
 REQUIRED: 15% OF THE GROSS LOT AREA  
 PROVIDED: 30.22% OF THE GROSS LOT AREA

**TREES**  
**SHADE STREET TREES WITH A MIN. 3" CALIPER**  
 REQUIRED: 1% OF STREET FRONTAGE (1151' + 827') \* 16 = 188 CALIPER INCHES TOTAL  
 PROVIDED: 24 4" CALIPER SHADE TREES (216 CALIPER INCHES TOTAL)

**ORNAMENTAL TREES WITH A MIN. 2" CALIPER**  
 REQUIRED: 1% OF STREET FRONTAGE (1151' + 827') \* 15 = 125 CALIPER INCHES TOTAL  
 PROVIDED: 44 3" CALIPER ORNAMENTAL TREES (132 CALIPER INCHES TOTAL)

**SHRUBS**  
 REQUIRED NUMBER = 2X TOTAL CALIPER INCHES OF STREET TREES  
 PROVIDED: A MINIMUM OF 140 SHRUBS WILL BE PROVIDED

**INTERIOR SITE LANDSCAPING**  
 NO PARKING SPACES SHALL BE GREATER THAN 50' FROM A TREE. EACH ISLAND TO HAVE AT LEAST 1 TREE. A MECHANICAL IRRIGATION SYSTEM IS REQUIRED TO BE INSTALLED AND MAINTAINED

**LEGEND**

- TREES**
- Parking lot tree  
3" caliper minimum
  - Street tree (large shade tree, 60% evergreen and 40% deciduous)  
4" caliper minimum
  - Ornamental tree  
3" caliper minimum
  - Evergreen screening tree
- UNDERSTORY**
- Turf
  - Shrub/groundcover areas

**H-E-B**

**PEARLAND COMMONS**  
±22.34 AC. PD

**EXHIBIT B**

<p><b>EVERGREEN DESIGN GROUP</b> Landscape Design &amp; Construction</p> <p>1200 GOLF LINKS 11002 Evergreen Blvd. #10 Houston, TX 77066 www.evergreendesigngroup.com</p>	<p><b>TERRA ASSOCIATES, INC.</b> CONSULTING ENGINEERS</p> <p>1400 N. LOOP WEST, SUITE 100 HOUSTON, TEXAS 77028 713.869.7400 www.terraengineers.com</p>
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**HEB Pearland**  
 NWQ of FM 518 at Pearland Parkway  
 Pearland, Texas

Requirement	GB/Overlay District Criteria	Proposed GB "PLUS" by HEB	Anticipated PD Requirements
Building Height	45' max	45' max	45' max
Building Facades	Masonry on all sides, EIFS or Stucco allowed	Will meet City requirements	Anticipate will have to add upgraded materials and/or architectural enhancements; perhaps minimum 15% to be stone, brick, or combination thereof.
Building Transparency	Minimum 25% Transparency	Will meet City requirements	Will meet City requirements
Building Articulation	Required - need 3' in depth for every 25' of hor. or vert. length	Will meet City requirements	Will meet City requirements
Sidewalks	Need 4' walkway from parking lot to front of store	Will provide one walkway in the middle of the parking lot and one sidewalk along each edge	Will have to provide a raised median in middle of parking lot, minimum 10-foot wide, with enhanced landscaped & sidewalk, and 6' meandering sidewalk along each side.
Signage	Per UDC and Overlay	Will meet UDC and Overlay requirements. In addition, will provide a project "Identifier" sign at FM 518 and Pearland Parkway	Same
Landscaping	30' Buffer on both streets with continuous hedge, 30' buffer on west side, berms, 50% of trees along front of lot, 60% of trees to be evergreen, all islands to have at least one tree, 15% green space required	Will meet UDC and Overlay requirements, plus increase the amount of green space from req'd 15% up to 30.22%, or about 25% if front pads are built out in the future.	Same
Trees	Street - Minimum 188 Caliper Inches Interior - Minimum 153 Caliper inches Ornamental - Minimum 125 cal inches	Street - 218 Caliper inches (extra 16%) Interior - 180 Caliper inches (extra 17.7%) Ornamental - 132 Caliper Inches (extra 5%)	Same Same Same
Other Special Features	None required	None proposed	Anticipate that concrete enhancements will be required (colored or patterned concrete)
Lighting	Lighting height throughout main parking lot in center no higher than building it serves.	Will request that poles be uniform in height to match lights serving HEB	Same

**Exhibit 5 - Proposed PD Document:**

Planned Development

For

# Pearland Commons

*Prepared for:*



Grocery Company

*Prepared by:*

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**TERRA**  
ASSOCIATES, INC.  
CONSULTING ENGINEERS

1445 North Loop West, Suite 450  
Houston, TX 77008  
P: 713-993-0333 / F: 713-993-0743

January, 2012

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## I. Introduction

### A. Description of the Subject Property.

Pearland Commons occupies the northwest quadrant of the intersection of two City of Pearland major thoroughfares. Refer to exhibit A. Broadway (FM 518) abuts the southern boundary and Pearland Parkway abuts the eastern boundary. The site is bounded on the north by vacant land (zoned PD), and by a partial 30-foot ROW (Whitehead Rd) & a 30-foot drainage easement to the west. To the west of the drainage easement are retail and multifamily developments. Refer to Exhibit A – Site Map.

### B. Description of Proposed Development.

Pearland Commons will be developed as a retail center with a grocery anchor and accompanying establishments in pad sites which conveniently accommodates customers and their vehicles while focusing on internal and external pedestrian activity. Key elements of the overall site plan include:

1. A Project Identifier Sign with landscaping at the major intersection.
2. Driveways along Broadway and Pearland Parkway are limited to essential locations and are coordinated with existing driveways and esplanade openings. The location of all of the driveways will ensure traffic entering and exiting the project is accommodated in the most efficient and safe manner.
3. A 30-foot wide landscape buffer is provided along the entire frontage of Broadway and Pearland Parkway. This area will contain landscaping, berms and walkways designed to screen the adjacent parking areas from the abutting roadways with naturally aesthetic appeal.
4. The western boundary of the project will possess a minimum 30' wide landscaped buffer.
5. Proposed tenants include a 120,000 square foot grocery anchor; up to two pad sites, and/or in-line retail space.
6. All parking areas will be constructed of concrete rather than asphalt to enhance the quality and longevity of the project.
7. The landscaping and open space requirements are 15% of the total gross area of the project. The proposed landscaping and open space shown on the site plan will be approximately ±30% of the total gross area of the project or 200% of what is required by the City of Pearland standards.

### C. Describe the area of land in acreage.

The total land area is 22.3385-acres. Refer to Exhibit B – Site Plan, and Exhibit C – Plat.

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

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

II. Zoning and Land Use

A. Describe the existing zoning districts and the boundaries of said districts.

The site covers one zoning district: General Business (GB). Refer to Exhibit D – Existing Zoning.

B. Describe the base zoning district(s) to be overlaid, together with boundaries of the district(s), and describe the areas in acreage of each different district.

The base zoning district for the overlay district is GB (General Business).

Zoning District	Acres
GB	22.34
	Total: 22.34

Refer to Exhibit C – plat.

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

Pearland Commons is affected by one zoning district, as referenced above, and the Corridor Overlay Districts. The Corridor Overlay District affects any tract located along specified major thoroughfares in Pearland. The project complies with the GB and the COD districts. The COD is discussed further in Section III of this document.

The management of the project will be overseen by a professional commercial property manager with expertise in maintenance and continuity of the common areas.

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

LAND USE SUMMARY			
USE	ACRES	PERCENTAGE OF TOTAL ACRES	ZONING DISTRICT
Single Family	0	0	-
Multiple Family	0	0	-
General Business/Commercial	22.34	100	GB
Parkland to be Dedicated to the City	0	0	-
Common Open Spaces/trails Maintained by HOA	0	0	-
Detention	0	0	-
Thoroughfares/ROW	0	0	-
Internal Streets/Vehicular Circulation	0	0	-
Others	0	0	-

I. Provide the percentage of use in each zoning classification.

The land use in the overall project is 100% commercial/retail and will be in accordance with the land uses permitted in GB zone. The detention is located off-site.

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

Pearland Commons is a proposed retail project and at this time, the only known tenant is HEB Grocery. However, the Owners (HEB Grocery) do not foresee any uses that would not otherwise be permitted in the GB zoning district.

### III. Design Standards Applicable to the Development

A. Design Standards

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

1. Signage: The project will comply with the current UDC 4.2.5.1.
2. Landscaping/Street Trees: The project complies with the minimum requirements in the current UDC. Refer to Exhibit A – Conceptual Plan.
3. Fencing: Fencing is not required for this project due to a 30' landscape buffer between the project and adjacent areas zoned for residential, per the UDC 4.2.4.1 (a) (2) (b).

4. **Parking and Vehicular Circulation:** The project complies with the current UDC. This section also includes standards of lighting of the parking lot and sidewalks. We are requesting a variance on the parking lot lighting so that the site lighting will be uniform in height. See III.C. below.
  5. **Screening:** The project will comply with the current UDC per the requirements set forth in 4.2.4.1(a) (2) for the landscape buffer and 4.2.4.1 (b) for the screening along the thoroughfares.
  6. **Sidewalks:** The sidewalks located along Broadway and Pearland Parkway complies with the width and material standards stated in the current UDC 2.4.5.1 (1). The sidewalks that compose the internal pedestrian circulation, as shown on Exhibit B, will be a minimum of six (6) feet in width.
  7. **Corridor Overlay District:** The project complies with the current UDC standards for the COD. These standards apply because the project abuts two major thoroughfares, Pearland Parkway and Broadway. Included within these standards are requirements for building articulation and building material. This project will meet the building articulation requirements. The building material will be complied with on all buildings including the requirement that the exterior walls facing the major thoroughfare be 25% transparent, however we are requesting that a majority of the 25% transparency be allowed to be on the front side for the HEB anchor (without reducing the total SF of required transparency).
- B. Refer to Design Plan and describe which aspects of plan are precise and which are general.

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

1. Open space within the project may not be reduced in size without consent of City Council. In no case will the open space be less than the requirements set forth in the UDC.

2. The location of the open space may shift within the project to accommodate specific change in the dimensions of buildings, parking and pad sites so long as the basic concept and intent of the Master Plan remains intact. Such shifts will not require separate or additional approvals of City Council or the Planning & Zoning Commission and will meet the requirements of the UDC.
  3. The location of buildings including pad sites may shift or be altered in size, dimension, and number. Such changes may be made without separate or further approvals from the City Council or the Planning & Zoning Commission so long as the basic concept and intent of the Master Plan remains intact.
- C. A specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD district.

There is one base zoning district in the project, GB. It is the intent of the proposed plan to comply with the standards of the GB zoning district for the entire project with the exception of those items listed below.

1. **Building Material:** Section 2.4.5.1 (d) (2) (c) of the UDC requires that a minimum 25% of the exterior wall of a building facing a specified major thoroughfare to be transparent. Potentially large anchor tenants use primarily masonry for their exterior façade with a majority of transparent materials in the front of the facility. To do otherwise materially offsets the basic business operations of the large retail anchors. We propose that any building larger than 40,000 square feet be allowed to have the transparency distributed in such a way as not to infringe on the operation of the facility.
2. **Lighting Standards:** Section 2.4.5.1 (h) (1) (c) requires that Vehicular Circulation & Parking Area light pole heights be no taller than the building it serves. While Pearland Commons will comply with all other Lighting Standard requirements under the UDC, we request that light heights within the main parking field for the shopping center be allowed to remain at a uniform height equal to or less than the HEB building height. This essentially affects one row of parking light standards in front of the 10k SF retail building next to HEB.





**REQUIREMENTS**

**GENERAL REQUIREMENTS - CHAPTER 4, SECTION 4.2.2.4 OF UNIFIED DEVELOPMENT CODE**

PERCENTAGE OF GROSS LANDSCAPE AREA REQUIRED = 15 %  
 PERCENTAGE OF GROSS LANDSCAPE AREA PROVIDED = 36 %

**SIDE YARD LANDSCAPING:**  
 REQUIRED: 35% OF LENGTH OF PARKING LOT IF ABUTTING RESIDENTIAL  
 PROVIDED: 0 (SITE DOES NOT ABUT A RESIDENTIAL DISTRICT)

**INTERIOR LANDSCAPING:**  
 PARKING LOT TREES REQUIRED: MINIMUM 2" CALIPER - 1'S  
 PARKING SPACES (105 SPACES) = 153 CALIPER INCHES REQUIRED  
 PROVIDED: 80 3" CALIPER TREES (160 CALIPER INCHES)

**CORRIDOR OVERLAY DISTRICT - CHAPTER 2, SECTION 2.4.5.1 OF UNIFIED DEVELOPMENT CODE**

**FRONT SETBACK LANDSCAPING:**  
 REQUIRED: 37' LANDSCAPED BUFFER FOR PARKING AREAS  
 PROVIDED: 30'

**SETBACK AREA LANDSCAPING:**  
 REQUIRED: 15% SHALL CONSIST OF LANDSCAPED OPEN AREAS  
 PROVIDED: A MINIMUM OF 15 % OF THE SETBACK AREA SHALL BE LANDSCAPED

% OF GROSS LANDSCAPED AREA  
 REQUIRED: 15% OF THE GROSS LOT AREA  
 PROVIDED: 30.22% OF THE GROSS LOT AREA

**TREES:**  
**SHADE STREET TREES WITH A MIN. 3" CALIPER:**  
 REQUIRED: 1/10' OF STREET FRONTAGE (1131' ÷ 667') = 181 CALIPER INCHES TOTAL  
 PROVIDED: 34 4" CALIPER SHADE TREES (216 CALIPER INCHES TOTAL)

**ORNAMENTAL TREES WITH A MIN. 2" CALIPER:**  
 REQUIRED: 1/15' OF STREET FRONTAGE (1131' ÷ 667') = 128 CALIPER INCHES TOTAL  
 PROVIDED: 44 3" CALIPER ORNAMENTAL TREES (132 CALIPER INCHES TOTAL)

**SHRUBS:**  
 REQUIRED NUMBER = 5X TOTAL CALIPER INCHES OF STREET TREES  
 PROVIDED: A MINIMUM OF 540 SHRUBS WILL BE PROVIDED

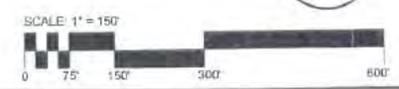
**INTERIOR SITE LANDSCAPING:**  
 NO PARKING SPACES SHALL BE GREATER THAN 50' FROM A TREE. EACH ISLAND TO HAVE AT LEAST 1 TREE. A MECHANICAL IRRIGATION SYSTEM IS REQUIRED TO BE INSTALLED AND MAINTAINED

**LEGEND**

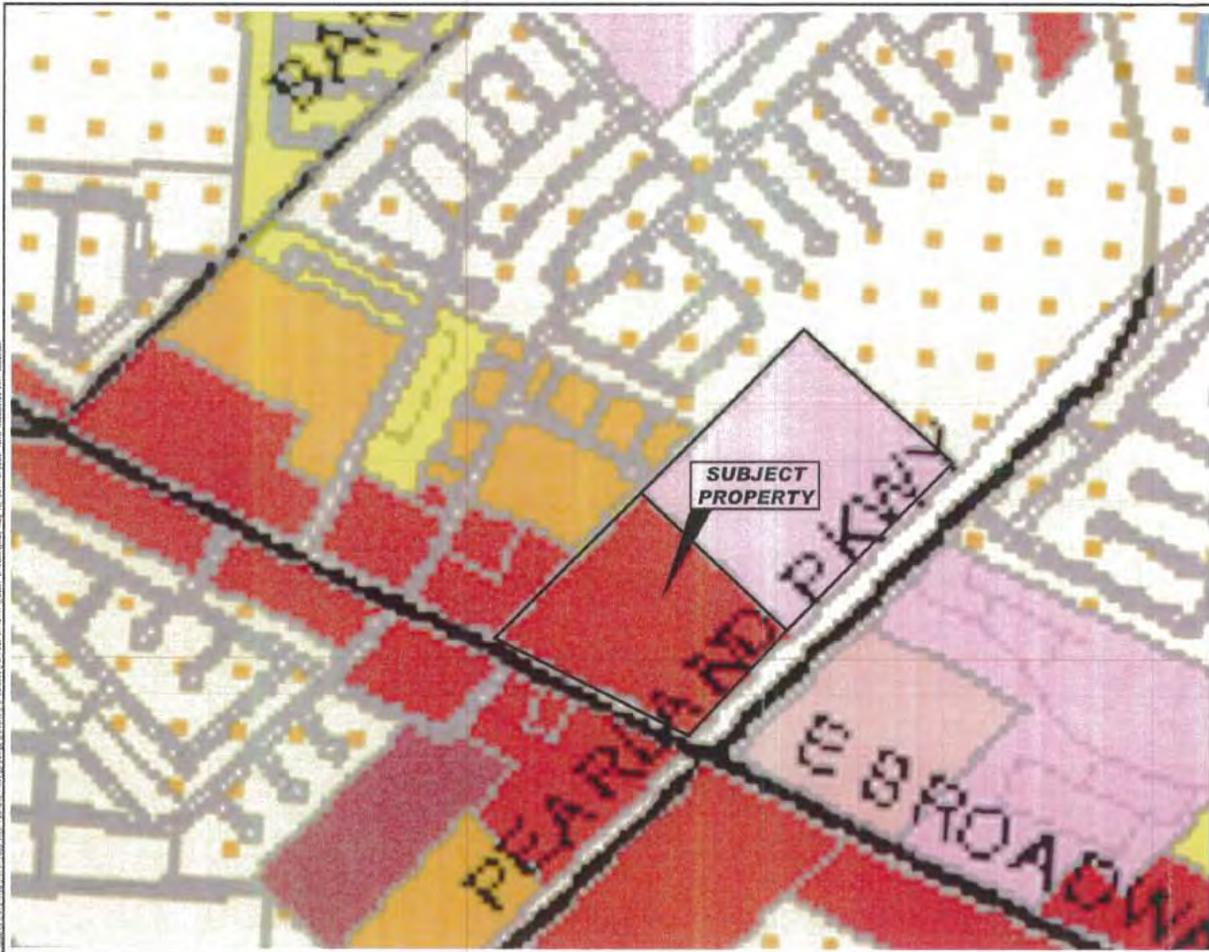
- TREES**
- Parking lot tree 3" caliper minimum
  - Street tree (large shade tree, 60% evergreen and 40% deciduous) 4" caliper minimum
  - Ornamental tree 3" caliper minimum
  - Evergreen screening tree
- UNDERSTORY**
- Turf
  - Shrub/groundcover areas



**PEARLAND COMMONS**  
 ±22.34 AC. PD  
 EXHIBIT B







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**PEARLAND COMMONS  
AMENDMENT TO  
±23.34 AC. PD**

**EXHIBIT D-ZONING**



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