

**AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 15, 2012, AT 6:00 P.M., COUNCIL CHAMBERS, CITY HALL 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE WORKSHOP:**

- 1. COMMISSIONER INPUT AND DISCUSSION:** REGARDING A PROPOSED PLANNED DEVELOPMENT KNOWN AS DOVER ENERGY – LOCATED ADJACENT TO THE APPROVED MERIT MEDICAL PLANNED DEVELOPMENT. *Mr. Harold Ellis, City Planner.*

**III. ADJOURNMENT**

**This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.**

I, Judy Brown, Office Coordinator 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 12<sup>th</sup> day of October 2012, A.D., at 5:30 p.m.

\_\_\_\_\_  
Judy Brown, Office Coordinator

Agenda removed \_\_\_\_\_ day of October 2012.

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

<b>AGENDA OF:</b> October 15, 2012	<b>ITEM NO.:</b>
<b>DATE SUBMITTED:</b> October 4, 2012	<b>DEPT. OF ORIGIN:</b> Planning
<b>PREPARED BY:</b> Ian Clowes	<b>PRESENTOR:</b> Harold Ellis
<b>REVIEWED BY:</b> Mike Hodge	<b>REVIEW DATE:</b> October 4, 2012
<b>SUBJECT:</b> Request of Joe Powers, applicant, for a Joint Workshop regarding a proposed Planned Development known as Dover Energy PD	
<b>EXHIBITS:</b> 1) Vicinity and Zoning Map; 2) Aerial Map; 3) Submitted Planned Development Document	
<b>EXPENDITURE REQUIRED:</b> N/A	<b>AMOUNT BUDGETED:</b> N/A
<b>AMOUNT AVAILABLE:</b> N/A	<b>PROJECT NO.:</b> N/A
<b>ACCOUNT 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>	
<b>Finance</b>	<b>Legal</b>
<b>Ordinance</b>	<b>Resolution</b>

**EXECUTIVE SUMMARY**

This workshop is to discuss a request for a Planned Development (PD) to be located at the northeast corner of Spectrum Blvd. and Hooper Rd., referred to as Dover Energy PD. The property consists of approximately 14 acres and is currently undeveloped. The existing zoning for the property is Spectrum District (S-1). The property is located adjacent to the approved Merit Medical PD.

The applicant, Joe Powers of Powers Brown Architecture, is proposing a development to be use by Dover and Energy and two of its subsidiaries, for office space, manufacturing, and warehouse space. At this time a preliminary site plan has been submitted indicated the proposed building location. The proposed base zoning for the property is S-1.

Staff has been working with the applicant to clarify the proposed land uses, additional landscaping, and location and design of detention. Further update will be provided at the workshop.

**Staff Recommendation**

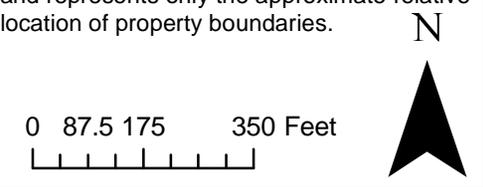
Conduct the workshop and provide direction to staff.





**EXHIBIT 1**  
**Vicinity & Zoning Map**  
**Dover Energy PD**  
**Spectrum and Hooper**

This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





## EXHIBIT 2

Aerial Map

Dover Energy PD

Spectrum and Hooper

This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

0 87.5 175 350 Feet





# 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:** SPD-S-1

**Proposed Zoning District:** PD

**Property Information:**

Address or General Location of Property: NE Corner of Spectrum and Hooper

Tax Account No. \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

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

**PROPERTY OWNER INFORMATION:**

NAME SHT/KIRBY, LTD  
ADDRESS 10940 W Sam Houston Pkwy N  
CITY Houston STATE TX ZIP 77064  
PHONE( 281 ) 873-4444  
FAX( 281 ) 873-8156  
E-MAIL ADDRESS \_\_\_\_\_

**APPLICANT/AGENT INFORMATION:**

NAME Dover Energy/Joe Powers, AIA  
ADDRESS 1314 Texas Avenue, 2nd FL  
CITY Houston STATE TX ZIP 77002  
PHONE( 713 ) 224-0456  
FAX( 713 ) 224-0457  
E-MAIL ADDRESS powers@powersbrown.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: See attached zoning letter Date: 09/13/2012

Applicant/Agent's Signature: \_\_\_\_\_ Date: 09/21/12

- 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).

**+/- 14–acres Hooper at Spectrum PD**

**Prepared for:**

**Dover Energy**

**Prepared by:**

**Powers Brown Architecture**

**September 21, 2012**

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## I. Introduction

### A. Description of Property

The subject site is located at the northeast corner of Hooper and Spectrum and encompasses +/- 14 – acres of land. Currently, the site is vacant.

### B. Description of Proposed Development

The location of this project at the intersection of a Hooper (a major collector) and Spectrum (a secondary thoroughfare) and lends itself commercial and office development. The detention pond for the site will be provided by a detention facility within the boundary of the site. Refer to Exhibit A – Site Location and Surrounding Uses.

### C. Describe the area of the land in acreage and legal description

Refer to Exhibit B – Survey and metes & bounds description.

### D. Statement as to the purpose and intent of the PD

The intent of this PD is to provide for the development of the site as an integral unit for a single or mixed use in accordance with the PD Design Plan that includes uses, regulations, and other requirements that vary from the provisions of other zoning districts. This PD is intended generally to implement the goals and objectives of the City's Comprehensive Plan. The PD district is also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.

## II. Zoning and Land Uses

### A. Describe existing zoning district surrounding the site

The site is zoned SPD - S-1. The surrounding uses are as follows:

North: S-1 Zoning

West: M-1 Zoning

South: PD

East: PD

### B. Describe the acreage difference between the Base Zoning and proposed district

The base zoning is SPD – S - 1 and proposed district is PD (Planned Development). The base zoning acreage is +/- 14-acres and the acreage for the proposed district is +/- 14-acres. The acreage difference is zero.

### C. General standards applicable to project

The standards applicable to the project are the SPD – S - 1 standard plus additional landscape buffer and fencing standards stated in the document.

### D. Permitted and conditional uses allowed

The intent of the PD is to allow for a variety of land uses, including a mix of commercial, industrial, and office. Below is a list of Allowed Uses and Prohibited Uses. If a use is not listed below, please refer to the UDC Land Use Matrix.

#### PD Uses not in S-1

Everything allowed in SPD – S - 1, plus,

Manufacturing

Warehousing

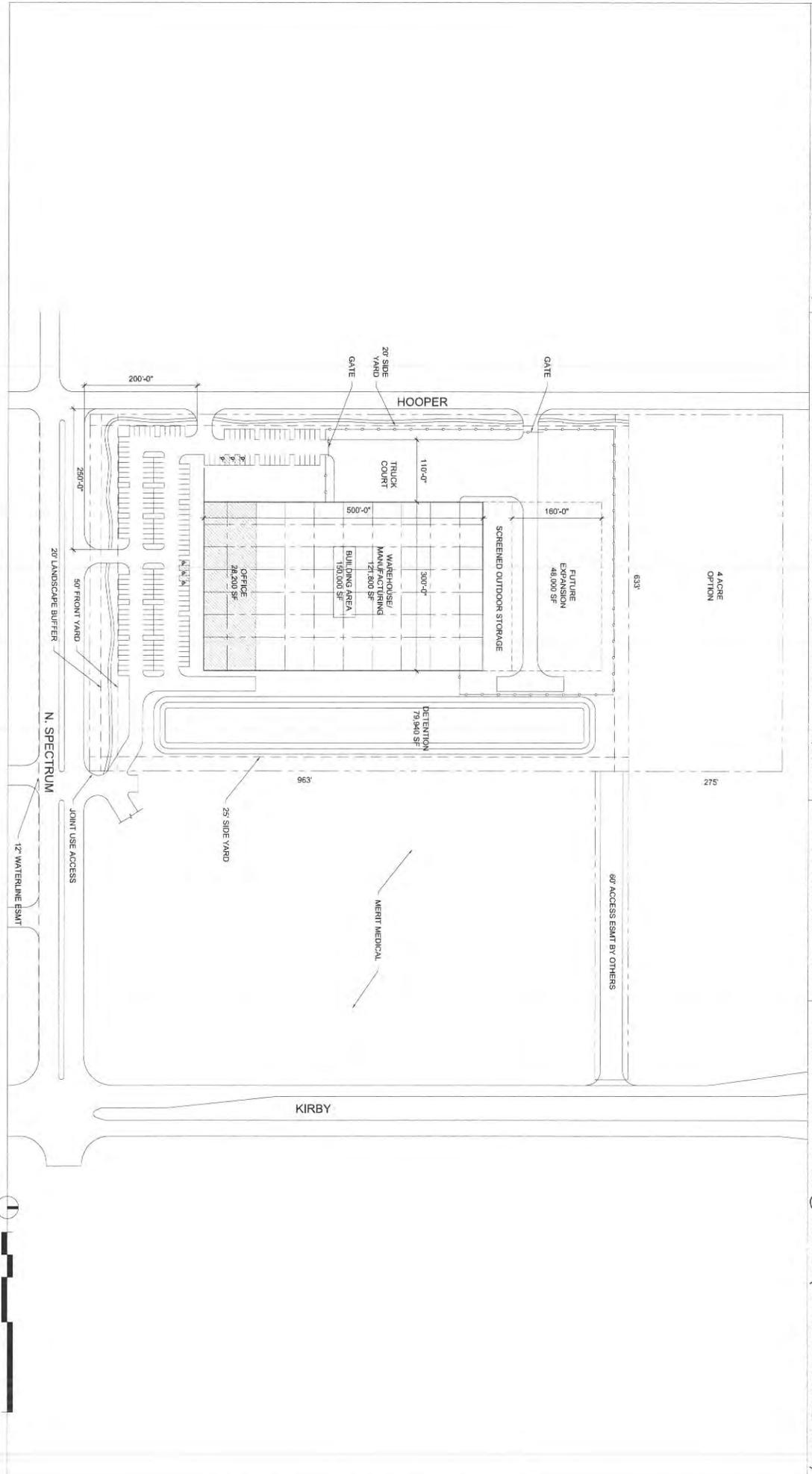
Uses in S-1 but not in PD

N/A

- III. Design Standards
  - A. Design Standards
    - 1. Landscape Buffer: There shall be a 25' wide landscape buffer along the western boundary of the subject site, to screen loading docks, planted with ground cover, shrubs and trees. The landscape buffer may be located within the required yard/setback area. Landscape elements permitted shall consist of shrubbery having year round foliage, that is at least seventy-five percent (75%) opaque and this is a minimum of six feet (6') in height at planting.
  - B. Specific list of deviations: N/A
  - C. All requirements of the unified Development Code will be met, unless specifically mentioned in this document
- IV. Required dedications of land or public improvements  
This development is primarily commercial, industrial, and office and therefore no dedication to parkland is required.
- V. Phasing Schedule
  - A. The first phase of the development will consist of 150,000 SF +/- Office/Manufacturing/Warehouse Building at the corner of Hooper and Spectrum.
  - B. Future phase(s) will add approximately 60,000 SF +/- of Office/Manufacturing/Warehouse building to the north end of the first phase.
- VI. Exhibits
  - A- Site Location and Surrounding Uses Map
  - B- Survey, metes & bounds description

SITE AREA = 14.75 ACRES (642,459 SF) | BUILDING AREA = 150,000 SF | FUTURE EXPANSION = 48,000 SF | SITE COVERAGE = 23.4% | PARKING = 183 SPACES @ 1.2/1000 (151 SPACES REQUIRED)

### 2012-10-09 SITE PLAN



# DOVER ENERGY

HOUSTON

29 OCTOBER 2012

TEXAS



STREET VIEW

BUILDING IMAGE



DOVER COMPANIES

HOUSTON

20 MARCH 2012

TEXAS

