

AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, DECEMBER 3, 2012, AT 6:00 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP

A. COMMISSION INPUT AND DISCUSSION: REGARDING THE PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE AND ZONING MAP REGARDING SPECTRUM (SP4 AND SP5) ZONES. *Ms. Lata Krishnarao, Director of Community Development.*

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 30th day of November, 2012, A.D., at 5:30 p.m.

Judy Brown, Office Coordinator

Agenda removed _____ day of December 2012.

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

AGENDA OF: December 3, 2012	ITEM NO.:
DATE SUBMITTED: November 16, 2012 Community Dev.	DEPARTMENT OF ORIGIN:
PREPARED BY: Lata Krishnarao	PRESENTOR: Lata Krishnarao
REVIEWED BY: Mike Hodge	REVIEW DATE: November 20, 2012
SUBJECT: Proposed amendments to the UDC and Zoning map regarding Spectrum (SP4 and SP5) zones	
EXHIBITS: Maps showing the current zoning and aerial view.	
EXPENDITURE REQUIRED: AMOUNT AVAILABLE: ACCOUNT NO.:	AMOUNT BUDGETED: PROJECT NO.:
ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.: PROJECT NO.:	
To be completed by Department: <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

In light of the recent developments in the Spectrum area (also known as Lower Kirby District) and the recent zone change request on Riley Road, staff has been reviewing the zoning and the permitted uses for properties located in the Spectrum area. The area of focus is specifically located west of Kirby Road, south of Beltway 8 and north and south of Spectrum Boulevard/Riley Road.

The proposed changes encompass two areas:

1. The rezoning of the property (approximately 45 acres) located west of Hooper Road and north of Spectrum Boulevard from M-1 to SP5.

Since the design standards in SP5 encourage a higher quality development, as compared to M-1, it is staff's belief that that the future development on this tract per SP5 standards will be better compatible to the existing/proposed developments on Kirby Road and Spectrum Boulevard. SP-5 zone would

ensure that the frontage on Hooper Road is developed in a manner that would complement the development on east side of Hooper (zoned SP1) and present a higher quality facade along Beltway 8.

2. Permitted uses in SP4 and SP5 districts.

Staff is proposing to modify the land use matrix to allow additional uses in SP4 and SP5 zones. At the time these zones were formulated in 2004, it was envisioned that the area would attract medical related uses. Therefore medical manufacturing and uses in the medical field were permitted. In the past few years, the city has witnessed a demand for visible and accessible sites that would permit other similar manufacturing uses, in a controlled and pleasing environment.

Staff believes that the proposed revision to the land use matrix will facilitate location of such additional uses in this area. The development guidelines in the SP4 and SP5 zoning districts will ensure that the intent of the Comprehensive Plan is maintained, specifically – “mixture of architectural and design characteristics that are aesthetically pleasing”.

This area currently lacks appropriate public utilities and infrastructure to accommodate future industrial development. Ideally the public will partner with private developers to improve the infrastructure in the area. Due to the significant public investment that has already been committed to this area and the additional public and private investment that will be needed in the future, it is important that we ensure high quality development that will provide the tax base to support the investment.

RECOMMENDED ACTION

Consider the proposed changes.

Land Use Matrix

P=Permitted

C=Conditional Use Permit

T=Temporary Commercial Permit

Proposed changes area highlighted in yellow.

(11-20-12)

Types of Uses	SP4	SP5	M-1	M2
<i>Accessory Dwelling</i> ☐☐				
<i>Accessory Structure (Business or Industry)</i> ☐☐	P	P	P	P
<i>Accessory Structure (Residential)</i> ☐☐				
<i>Adult Day Care Center(Business)</i> ☐				
<i>Agricultural Animal Husbandry</i> ☐☐	C	C	P	P
<i>Agricultural Field Crops, Orchards</i>	P	P	P	P
<i>Airport</i> ☐☐, <i>Heliport/Helipad</i> ☐☐ or <i>Landing Field</i>	C	C	C	C
<i>All-Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales</i>	P	P	P	P
<i>Ambulance Service</i> ☐☐	CP	CP	P	
<i>Animal Hospital (No Outside Pens)</i>			C	
<i>Animal Processing</i>			P	P
<i>Antenna (Commercial or Non-commercial) See Telecommunications Regulations</i>				
<i>Antique Shop</i> ☐ (No outside storage)☐☐			C	
<i>Antique Shop</i> ☐ (With outside storage)☐☐			C	
<i>Apparel Shop</i>			C	
<i>Appliance Repair</i> ☐☐			P	P
<i>Art Museum and/or Dealer, or Studio</i>			C	
<i>Asphalt Batching Plant</i>			P	P
<i>Asphalt/Concrete Batching Plant</i> ☐☐			P	P
<i>Assisted Living Facility</i> ☐☐				
<i>Astrology, Hypnotist or Psychic Arts</i>			C	
<i>Auction House</i>				
<i>Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)</i> ☐☐			P	
<i>Auto Assembly or Auto Parts Manufacturing</i>	P	P	P	P
<i>Auto Glass Repair/Tinting</i>			P	P
<i>Auto Interior Shop/Upholstery</i>			P	P
<i>Auto Parts Sale (With Outside Storage or Display)</i>			P	P

Types of Uses	SP4	SP5	M-1	M2
<i>Auto Parts Sales (Indoors Only; With Repair Bays)</i>			<i>P</i>	<i>P</i>
<i>Auto Rental ☐☐</i>			<i>P</i>	<i>P</i>
<i>Auto Repair (Major) ☐☐</i>			<i>P</i>	<i>P</i>
<i>Auto Repair (Minor) ☐☐</i>			<i>P</i>	<i>P</i>
<i>Auto Sales/Dealer ☐ (New- In Building, Auto Servicing and Used Auto Sales as accessory uses only) ☐☐</i>			<i>P</i>	<i>P</i>
<i>Auto Wash (Full Service/Detail Shop) ☐☐</i>			<i>P</i>	<i>P</i>
<i>Auto Wash (Self-Service) ☐☐</i>			<i>P</i>	<i>P</i>
<i>Auto Wrecker Service</i>			<i>P</i>	<i>P</i>
<i>Automatic Teller Machine (ATM)</i>	<i>P</i>	<i>P</i>	<i>P</i>	
<i>Automobile Driving School (including Defensive Driving)</i>	P	<i>P</i>	<i>P</i>	
<i>Bakery (Wholesale) ☐☐</i>			<i>C</i>	
<i>Bakery or Confectionery Shop (Retail Sales, Inside Service Only) ☐☐</i>	<i>P</i>	<i>P</i>		
<i>Barber/Beauty Shop/Tanning Studios (No Related School/College)</i>			<i>C</i>	
<i>Barber/Cosmetology School/College</i>	<i>P</i>	<i>P</i>	<i>P</i>	
<i>Bed & Breakfast Inn ☐☐</i>	<i>P</i>	<i>P</i>		
<i>Bio-Tech, High-Tech Manufacturing</i>	GP	GP		
<i>Boarding or Rooming House ☐☐</i>				
<i>Boat Sales (New/Repair)</i>			<i>P</i>	<i>P</i>
<i>Building Material Sales</i>	GP	<i>P</i>	<i>P</i>	<i>P</i>
<i>Bulk Grain and/or Feed Storage</i>			<i>P</i>	<i>P</i>
<i>Bus or Truck Storage</i>			<i>P</i>	<i>P</i>
<i>Cabinet Business</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Cafeteria ☐☐</i>			<i>C</i>	
<i>Cannery Wholesale</i>			<i>P</i>	<i>P</i>
<i>Catering Service</i>			<i>C</i>	
<i>Cattle Feedlot (CAFO)</i>			<i>C</i>	<i>C</i>
<i>Cellular Communications Tower</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Check Cashing Service</i>			<i>P</i>	
<i>Chemical Packing and/or Blending</i>			<i>C</i>	<i>C</i>
<i>Child Day Care Center (Business) ☐☐</i>				
<i>Child Day Nursery ☐☐</i>				
<i>Church/Temple/Place of Worship ☐☐</i>	<i>P</i>	<i>P</i>		
<i>Cigars, Tobacco Shop (Retail Only)</i>			<i>C</i>	

Types of Uses	SP4	SP5	M-1	M2
Civic Center (Municipal) <input type="checkbox"/>				
Civic Club				
Cleaning, Dyeing or Laundry Plant, Commercial <input type="checkbox"/>			P	P
Clinic, Medical or Dental <input type="checkbox"/>	C	C	C	
Clothing Manufacturing	GP	P	P	P
Commercial Amusement, Indoor <input type="checkbox"/>				
Commercial Amusement, Outdoor <input type="checkbox"/>				
Commercial Extraction of Soil, Sand, and Gravel	C	C	C	C
Commercial Transit Terminal			P	P
Community /Group Home <input type="checkbox"/>				
Community or Social Buildings <input type="checkbox"/>				
Consignment Shop			C	
Construction Contractor with Storage Yard			P	P
Contractor's Temporary On-Site Construction Office (only with permit from B.O.)	P	P	P	P
Convenience Store (Without Gasoline Sales) <input type="checkbox"/>			C	
Convent or Monastery <input type="checkbox"/>	P	P		
Copy/Printing Shop <input type="checkbox"/>			C	
Country Club, Private & Public Golf Course <input type="checkbox"/>	P			
Credit Agency	P	P	C	
Dance Hall or Night Club <input type="checkbox"/>				
Day Camp (For Children) <input type="checkbox"/>				
Department Store <input type="checkbox"/> (Retail Only, for Hardware, Sporting Goods, Toys, Paints, Wallpaper, and/or Clothing) <input type="checkbox"/>			C	
Dinner Theatre				
Drag Strip/Race Track <input type="checkbox"/>			C	C
Drive-In Theater				
Dumps and Landfills				C
Dwelling - Four-Family (Quadriplex) (Defined Under Dwelling - Multiple-Family) <input type="checkbox"/>				P
Dwelling - HUD-Code Manufactured(Mobile) Home <input type="checkbox"/>			C	C
Dwelling - Industrialized Home <input type="checkbox"/>				
Dwelling - Mobile Home <input type="checkbox"/>				

Types of Uses	SP4	SP5	M-1	M2
<i>Dwelling - Multiple-Family</i> ☐☐				
<i>Dwelling - Patio Home</i> ☐☐				
<i>Dwelling - Single-Family Detached</i> ☐☐	<i>P</i>	<i>P</i>		
<i>Dwelling - Town House</i>				
<i>Dwelling - Two-Family</i> ☐☐				
<i>Electric Power Generating Plant</i>			<i>C</i>	<i>C</i>
<i>Electrical Substation</i>	<i>CP</i>	<i>P</i>	<i>C</i>	<i>C</i>
<i>Emergency Care Clinic</i>	<i>C</i>	<i>C</i>	<i>C</i>	
<i>Exhibition Hall or Public Assembly</i>			<i>P</i>	<i>P</i>
<i>Explosives Manufacturer and/or Storage</i>				<i>C</i>
<i>Extended Stay Hotel/Motel</i> ☐☐	<i>C</i>			
<i>Exterminator Service/Company (No outdoor sales or storage)</i>				
<i>Fairgrounds or Rodeo Grounds</i>			<i>C</i>	<i>C</i>
<i>Farm (Ranch, Livestock)</i> ☐☐	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Farm Accessory Building</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Feed & Grain Store/Farm Supply Store</i> ☐☐			<i>P</i>	<i>P</i>
<i>Financial Institution (No Motor Bank Services)</i> ☐☐	<i>P</i>	<i>P</i>	<i>C</i>	
<i>Financial Institution (With Motor Bank Services)</i> ☐☐	<i>P</i>	<i>P</i>	<i>C</i>	
<i>Flour and Other Grain Mills</i>			<i>P</i>	<i>P</i>
<i>Food Store/Supermarket</i> ☐☐			<i>C</i>	
<i>Franchised Private Utility</i> ☐ (Other than those listed)☐☐	<i>CP</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Fraternal Organization</i> ☐☐				
<i>Fraternity or Sorority House</i> ☐☐				
<i>Funeral Home</i> ☐☐			<i>C</i>	
<i>Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)</i>			<i>C</i>	
<i>Furniture/Appliances - Open Storage & Retail Sale</i>			<i>P</i>	<i>P</i>
<i>Gaming Establishment</i> ☐☐			<i>C</i>	<i>C</i>
<i>Garage and/or Yard Sales</i>			<i>C</i>	
<i>Garden Shop & Outside Plant Sales (i.e., Plant Nursery)</i>			<i>C</i>	
<i>Gas Transmission & Metering Station</i>	<i>C</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Gasoline Station</i> ☐☐			<i>P</i>	<i>P</i>

Types of Uses	SP4	SP5	M-1	M2
<i>General Retail Store, other than listed</i>			C	
<i>Governmental Building or Use (County, State or Federal)</i>	C	C	P	P
<i>Gravestone/Tombstone Sales</i>			P	P
<i>Guest, Caretakers or Security Quarters</i>	P	P	C	C
<i>Gym/Health Club (Physical Fitness; Indoors Only)</i>			C	
<i>Hardware Store </i>			C	
<i>Hazardous Emissions</i>				C
<i>Heating & Air-Conditioning Sales/Services</i>		C	P	P
<i>Heavy Machinery Sales, Storage & Repair </i>			P	P
<i>Heavy Manufacturing Process</i>	P	P		P
<i>Home for Alcoholic, Narcotic or Psychiatric Patients</i>				
<i>Home Sales office-temp(for new subdivision)</i>				
<i>Hospice (Defined Under Household Care Facility)</i>				
<i>Hospital (For Profit) </i>	P	P	P	P
<i>Hospital (Non-Profit) </i>	C	C	P	P
<i>Hotel/Motel </i>			C	
<i>Institution of Religious, Educational or Philanthropic Nature</i>	P	P		
<i>Jewelry Store</i>			C	
<i>Laboratory, Medical or Dental</i>	P	P	P	P
<i>Laundromat (Self-Service Laundry)</i>			P	
<i>Library, Public, or Museum</i>				
<i>Light Manufacturing Process</i>	GP	GP	P	P
<i>Limousine/Taxi Service</i>			P	P
<i>Liquefied Petroleum Storage & Sales</i>			C	C
<i>Livestock Sales, Wholesale</i>			P	P
<i>Locksmith</i>			P	P
<i>Lumber Mill/Yard</i>			P	P

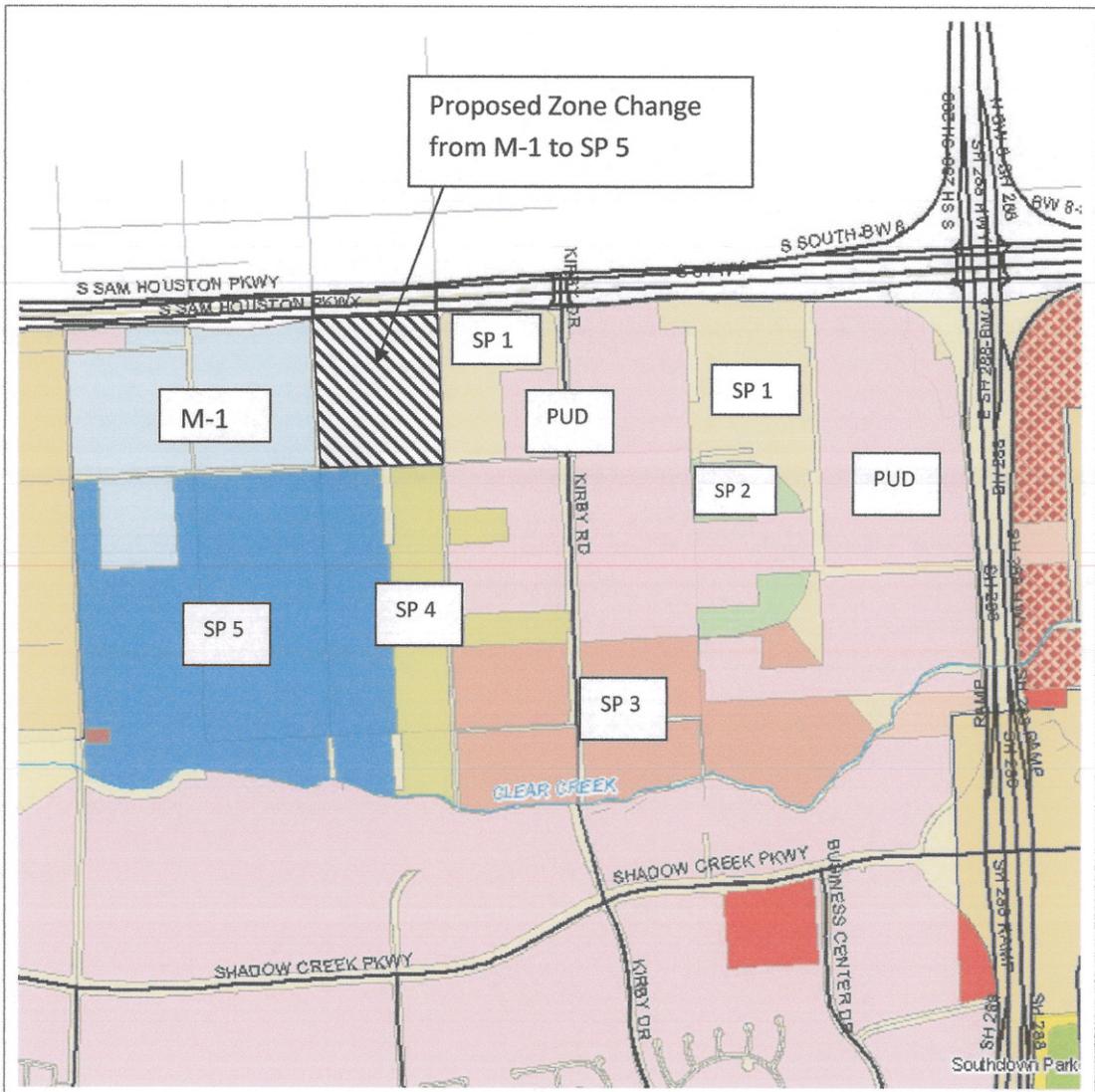
Types of Uses	SP4	SP5	M-1	M2
<i>Manufactured Home Display, Sales and/or Rental (New or Used)</i>			<i>P</i>	<i>P</i>
<i>Manufacturer of Chlorine or Other Toxic Gasses</i>				<i>C</i>
<i>Manufacturing, Industrial Storage or Assembly Process Not Prohibited by Law but excluding those listed in Section 2.4.4.6 and Section 2.4.4.7 of this UDC</i>				<i>P</i>
<i>Market - Open Air (i.e., Flea Market)</i>			<i>C</i>	
<i>Medical Appliances & Sales</i>			<i>C</i>	
<i>Medical Device Assembly</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Metal, Machine or Wood Shop</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Milk Depot - Wholesale</i>			<i>P</i>	<i>P</i>
<i>Mini-Warehouse/Self Storage</i>			<i>C</i>	<i>C</i>
<i>Minor Concrete Batching Operation & Storage of Associated Processing Material (Restricted to 1.5 Yards or Less Per Batch)</i>				<i>P</i>
<i>Mortuary/Cemetery (Including Mausoleum/Crematorium)</i>				
<i>Motorcycle Sales/Dealer (New/Repair)</i>			<i>P</i>	<i>P</i>
<i>Moving and Storage Company</i>			<i>P</i>	<i>P</i>
<i>Municipal Public Administration Offices</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>News Printing/Book Binding</i>			<i>P</i>	<i>P</i>
<i>Nursing/Convalescent Home (Defined Under Skilled Nursing Facility)</i>				
<i>Office (Other than listed)</i>	<i>P</i>	<i>P</i>	<i>C</i>	
<i>Office Warehouse Storage or Sales(Defined Under Storage or Wholesale Warehouse)</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Office, Parole-Probation, Bail Bonds</i>	<i>C</i>	<i>C</i>	<i>C</i>	
<i>Office/Clinic, Veterinarian (No Animal Hospital or Outside Pens)</i>	<i>C</i>	<i>C</i>	<i>C</i>	
<i>Office/Clinic, Veterinarian (No Animal Hospital, With Outside Pens)</i>	<i>C</i>	<i>C</i>	<i>C</i>	
<i>Off-site Detention Facility</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>

Types of Uses	SP4	SP5	M-1	M2
<i>Off-Street Parking Incidental to Nonresidential Main Use</i>			<i>P</i>	<i>P</i>
<i>Off-Street Parking Incidental to Residential Main Use</i>			<i>P</i>	<i>P</i>
<i>Onsite Detention Facility</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Outside Display {See related regulations in applicable zoning districts}</i>			<i>C</i>	
<i>Outside Storage</i>			<i>P</i>	<i>P</i>
<i>Park and/or Playground (Private)</i>	<i>P C</i>	<i>P C</i>		
<i>Park and/or Playground (Public; Municipal)</i>	<i>P C</i>	<i>P C</i>		
<i>Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity</i>	<i>C</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Pawn Shop, Pay Day Loan, Gold Exchange</i>			<i>P</i>	
<i>Penal or Correctional Institutions</i>			<i>P</i>	<i>P</i>
<i>Pet and Animal Grooming Shop</i>				
<i>Petrochemical or Petroleum Product Extraction</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Petroleum Products Bulk Storage (Wholesale)</i>			<i>C</i>	<i>C</i>
<i>Petroleum Refining, Manufacturer, or Bulk Storage</i>	<i>C</i>	<i>C</i>		<i>C</i>
<i>Piano and Musical Instruments (Retail Only)</i>			<i>C</i>	
<i>Pipe Processing or Storage Yard</i>			<i>C</i>	<i>P</i>
<i>Plumbing or Carpenter Shop (No Outside Storage)</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Printing Equipment, Supplies and Repairs</i>			<i>P</i>	<i>P</i>
<i>Private Club</i>			<i>C</i>	<i>C</i>
<i>Propane Sales (Retail)</i>			<i>P</i>	<i>P</i>
<i>Radio or Television or Microwave Towers (Commercial) {See Telecommunications Regulations, Chap.2, Art. 5, Div. 5 of the UDC}</i>	<i>C</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Radio or Television Transmitting Station (Commercial) {See Telecommunications Regulations, Chap. 2, Art. 5, Div. 5 of the UDC}</i>	<i>C</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Railroad Team Tracks, Freight, Depot or Docks</i>			<i>P</i>	<i>P</i>

Types of Uses	SP4	SP5	M-1	M2
<i>Railroad, Bus, Light Rail Passenger Station (Public)</i>	C	C	P	P
<i>Recreation Center (Private, For Profit)</i>				
<i>Rehabilitation Care Facility (Halfway House)</i>			P	
<i>Rehabilitation Care Institution (Commercial)</i>			P	
<i>Reproduction of Blueprints</i>				
<i>Restaurant (With Drive-In and/or Drive-Thru Service)</i>			C	
<i>Restaurant (With No Drive-In or Drive-Thru Service)</i>			C	
<i>Sanitary Landfill (Private)</i>			C	C
<i>Sanitary Landfill (Public)</i>			C	C
<i>Satellite Dish (greater than 4' in diameter)(See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC)</i>	P	P	P	P
<i>Satellite Dish (Private, less than 4' in diameter) {See Telecommunications Regs}. Chp. 2, Art. 5, Div. 5 of the UDC}</i>	P	P	P	P
<i>School – Elementary, Junior High, High (Public or Parochial)</i>	C			
<i>School - Other Than Public or Parochial</i>	C			
<i>Seamstress or Dressmaker (Retail Only)</i>				
<i>Security Monitoring Company (No Outside Storage)</i>	P	P	C	
<i>Sheltered Care Facility</i>				
<i>Shopping Center See applicable use categories</i>				
<i>Sign Shop</i>			C	
<i>Social & Recreational Building, including homeowners association neighborhood recreation centers</i>				

Types of Uses	SP4	SP5	M-1	M2
<i>Stable, Commercial</i>			<i>P</i>	<i>P</i>
<i>Stone Monuments – Fabrication and Outdoor Storage</i>			<i>C</i>	
<i>Stone Monuments - Retail Sales Only (indoors)</i>			<i>C</i>	
<i>Storage of Used Lumber and Building Materials</i>			<i>P</i>	<i>P</i>
<i>Studio - Tattoo or Body Piercing</i>			<i>C</i>	<i>C</i>
<i>Studio for Radio and/or Television (No Tower)</i>			<i>P</i>	<i>P</i>
<i>Studio or Learning Center for Fine or Performing Arts</i>			<i>P</i>	<i>P</i>
<i>Swimming Pool, Commercial</i>				
<i>Swimming Pool, Private (Use Only By Resident)</i>				
<i>Tavern</i>			<i>C</i>	
<i>Taxidermist</i>			<i>P</i>	<i>P</i>
<i>Telemarketing Agency</i>			<i>C</i>	
<i>Telephone Exchange Switching Relay & Transmitting Equipment</i>	<i>CP</i>	<i>CP</i>	<i>C</i>	<i>C</i>
<i>Temporary Outdoor Amusement/Activity*</i>	<i>T</i>	<i>T</i>	<i>T</i>	<i>T</i>
<i>Tennis Court (Private/ Lighted)</i>				
<i>Tennis or Swim Club (Private, For Profit)</i>				
<i>Tire Retreading and Capping</i>			<i>P</i>	<i>P</i>
<i>Tire Sales (Outdoors, With Open Storage)</i>			<i>P</i>	<i>P</i>
<i>Tool and Machinery Rental (with Outdoor Storage)</i>			<i>P</i>	<i>P</i>
<i>Transfer Station (Refuse/Pick-up)</i>			<i>P</i>	<i>P</i>
<i>Travel Trailer/RV Park/Campground (Long-Term Stays) {Travel Trailer Defined}</i>				
<i>Truck and Bus Rental</i>			<i>P</i>	<i>P</i>
<i>Truck or Freight Terminal</i>			<i>P</i>	<i>P</i>
<i>Upholstery Business(with Outdoor Storage)</i>			<i>P</i>	<i>P</i>
<i>Utility Shops or Storage, Yards and Building</i>			<i>P</i>	<i>P</i>

Types of Uses	SP4	SP5	M-1	M2
<i>Warehouse & Distribution Facility</i>	P	P	<i>P</i>	<i>P</i>
<i>Wholesale Trade - Nondurable Goods</i>	P	P	<i>P</i>	<i>P</i>
<i>Wrecking or Salvage Yard (Auto, Steel, or Building Materials</i>			<i>C</i>	<i>P</i>



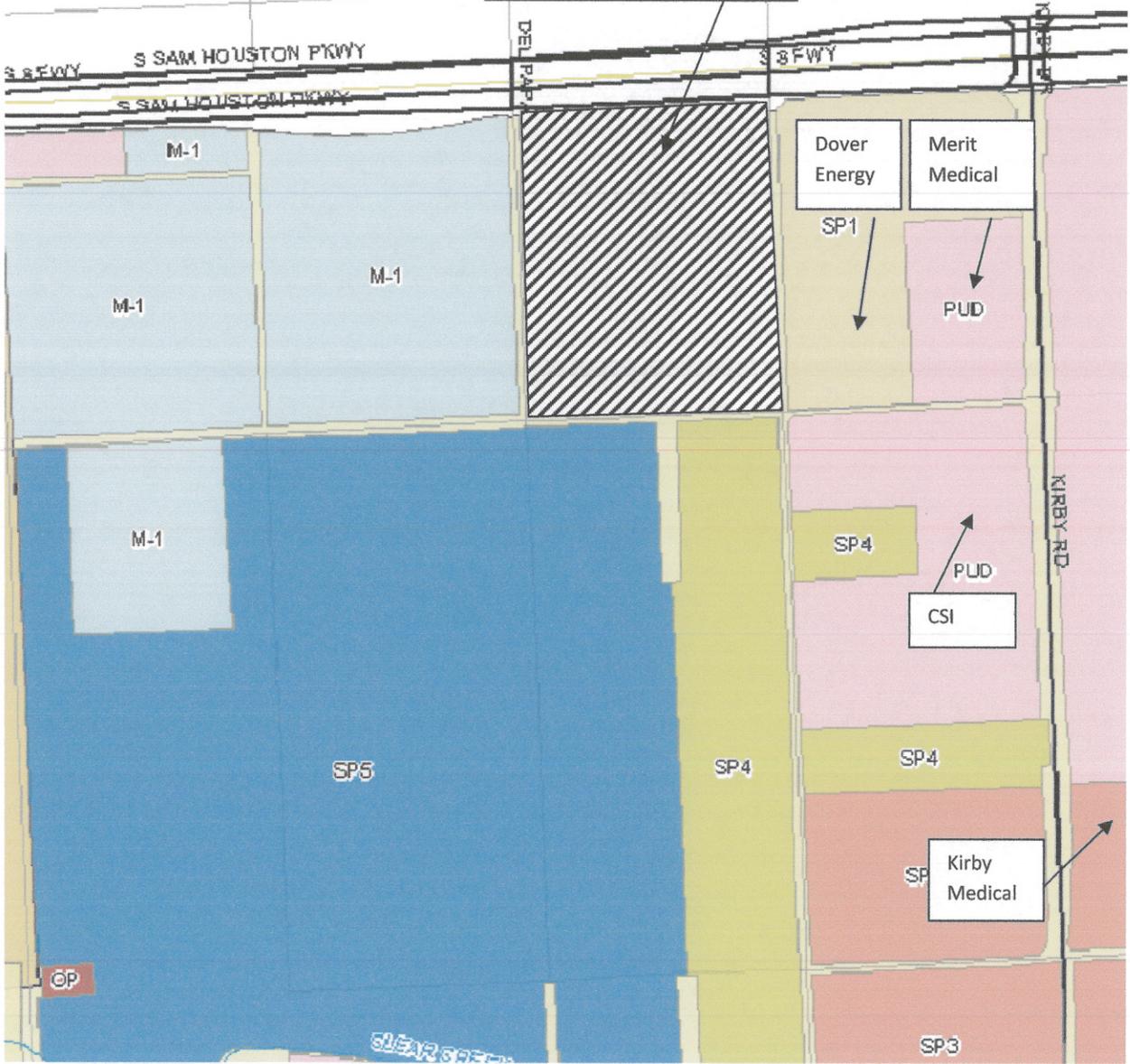
Vicinity Map - Pearland, TX



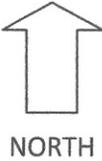
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Proposed Zone Change
from M-1 to SP 5
45 Acres approx.



DETAILED ZONING MAP WITH RECENT DEVELOPMENTS



Proposed Zone Change
from M-1 to SP 5
45 Acres approx.



AERIAL MAP WITH RECENT DEVELOPMENTS

