

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 15, 2013, AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

- 1. COMMISSION INPUT AND DISCUSSION: UNIFIED DEVELOPMENT CODE (UDC) AMENDMENTS T-16.** *Presentation by Mr. Harold Ellis, City Planner.*

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, Debbie Cody, Administrative Clerk 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 12th day of July, 2013, A.D., at 5:30 p.m.

Debbie Cody, Administrative Clerk

Agenda removed _____ day of July 2013.



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Ian Clowes

DATE: July 10, 2013

AGENDA ITEM SUBJECT: Unified Development Code (UDC) Amendments – T-16

Old Business New Business Discussion Item Workshop

Summary of the amendment process:

Amendments to the Unified Development Code (UDC) are reviewed annually. Based on input from citizens, developers, City Council, Planning and Zoning Commission, board members, and city staff, planning staff creates a list of changes to the UDC.

Since UDC is our local zoning ordinance, state law and City Charter requires a joint public hearing with the Planning & Zoning Commission (P & Z) and City Council, and two readings of the ordinance by the City Council to approve any changes to the local zoning ordinance.

In Pearland, the Council has directed that the Planning and Zoning Commission review these changes in detail and make a recommendation at the joint workshop. Therefore, the process starts with a P & Z workshop.

Workshop(s) have been scheduled with the P & Z on July 15 and August 5, 2013, to discuss proposed amendments. Following these Commission workshops, joint workshops will be scheduled with both the P & Z and City Council.

Actual text changes will be done following input from the Commission. The language below is in draft form for discussion.

Proposed amendments:

1. Changes to Vet Clinic use and Animal Hospital use.

Sections proposed to be changed: 2.5.2.1 (a) (Page 2-147 and 2-138, 2-139).

The *Animal Hospital* use and *Office/Clinic, Veterinarian* uses may be able to be combined. Furthermore, the allowed zones may not best align with the intensity of use. Currently, vet clinics with outside pens are allowed in the same zones as vet clinics without outside pens. The *Animal Hospital* use appears to be too restrictive with where they can be located. *Office/Clinic, Veterinarian* should be renamed to *Veterinarian Clinic* and combined with *Emergency Animal Hospital*. There will still be two uses defined by whether or not there are outside pens.

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-	MU	OT-R	OT-GB	OT-	MU	RRN	OP	BP-	288	NS	GB	GC	M-1	M-2		
Veterinarian Clinic/ Emergency Animal Hospital (No Outside Pens)												S1	S2	S3	S4	S5																		
												C	C	C	€	€	C	C					P	P			C	P	P	C	P	P	€	€
	Description: An Office for a veterinary professional/group used for the medical or surgical treatment for any type of animals or pets. This use would include emergency veterinary medical services (including medical, surgical, dental, and diagnostic procedures). This use does not allow for the usage of outdoor pens																																	
Parking: One space per 300 square feet of gross floor area.																																		

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts															
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Veterinarian Clinic/ Emergency Animal Hospital (With Outside Pens)												S1	S2	S3	S4	S5																		
																																	P	P
	Description: An Office for a veterinary professional/group used for the medical or surgical treatment for any type of animals or pets. This use would include emergency veterinary medical services (including medical, surgical, dental, and diagnostic procedures). This use does allow for the usage of outdoor pens																																	
Parking: One space per 300 square feet of gross floor area.																																		

6. Remove Asphalt as a permitted use for parking lots.

Section to be changed: 4.2.1.6 (a) (3) (Page 4-26). Remove asphalt/black top as a permitted material for parking lot paving.

~~(3) Hot Mixed Asphaltic Concrete:~~

- ~~a. An asphaltic concrete surface shall consist of a base course, a leveling-up course, a surface course or any combination of these courses as shown on the plans, each to be composed of a compacted mixture of mineral aggregate and asphaltic material. The pavement shall be constructed on the previously completed and approved subbase, base or existing pavement (asphaltic or Portland cement) as specified in this division and in accordance with the construction plans.~~
- ~~b. The mineral aggregate shall be composed of a coarse aggregate and a fine aggregate bound together by asphalt cement or oil asphalt. The grade of asphaltic material shall be type D of either hot mix-hot lay or hot mix-cold lay variety. The application for surface pavement shall be no less than four inches (4") thick after proper compaction. The contractor shall notify the City Engineer of the source of the asphaltic material prior to the start of the project, and the source will be subject to the Director's approval.~~
- ~~c. Proper compaction shall be attained to the satisfaction of the City Engineer through utilization of specified rollers or other approved rollers.~~

Recommended action:

Conduct the workshop