

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, SEPTEMBER 16, 2013, AT 7:00 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 ANNUAL DEVELOPMENT CODE UPDATE (T-16),** *Ms. Lata Krishnarao, Director of Community Development and 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, 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 2nd day of August, 2013, A.D., at 5:30 p.m.

Judy Brown, Office Coordinator

Agenda removed _____ day of September 2013.

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

AGENDA OF: September 16, 2013	ITEM NO.:
DATE SUBMITTED: August 28, 2013	DEPT. OF ORIGIN: Planning
PREPARED BY: Ian Clowes and Harold Ellis	PRESENTOR: Harold Ellis
REVIEWED BY: Mike Hodge	REVIEW DATE: September 10, 2013
SUBJECT: Annual Unified Development Code Updates (T-16)	
EXHIBITS: Proposed Areas of Amendments and Recommended Language	
EXPENDITURE REQUIRED: N/A	AMOUNT BUDGETED: N/A
AMOUNT AVAILABLE: N/A	PROJECT NO.: N/A
ACCOUNT NO.: N/A	
ADDITIONAL APPROPRIATION REQUIRED: N/A	
ACCOUNT NO.: N/A	
PROJECT NO.: N/A	
To be completed by Department:	
<input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

The City's Unified Development Code, initially adopted in February 2006, is reviewed annually. This review is based on input over the past year from citizens, developers, City Council, the Planning and Zoning Commission, board members, and city staff. Based on this input, Planning staff creates a list of proposed amendments to the Unified Development Code. This year's amendments, if approved, would result in the 16th amendment to the Unified Development Code.

As the Unified Development Code is the City of Pearland's local zoning ordinance, state law and city charter require a Joint Public Hearing with the Planning and Zoning Commission and City Council, followed by two readings of the ordinance by the City Council to approve any amendments.

In the City of Pearland, City Council has directed that the Planning and Zoning Commission review these amendments in detail and make a recommendation at the joint workshop. Therefore, as in the past, this year's amendment process

began with a series of workshops with the Commission. Workshops were conducted on July 15, August 5 and August 19, 2013, to discuss the proposed amendments. From these workshops, the Commission has recommended that staff amend the UDC as detailed in this report.

This year and for the purposes of this workshop, there are a total of sixteen (16) proposed amendments. As has been done in the past, we have separated the proposed amendments into three (3) separate categories: 1) *Clarification on existing UDC language*, which includes amendments 1-3; 2) *Land Use Matrix changes*, which includes amendments 4-9; and *General Unified Development Code changes*, which includes amendments 10-16.

Additions to the Unified Development Code are shown in red font and deletions are shown in red strikethrough font. Current code language is *italicized*.

Exhibit 1 Proposed Areas of Amendments and Recommended Language:

Clarification on existing UDC language

1. Clarification of buffering along Thoroughfares:

Section of be amended - Screening 4.2.4.1 (c) (1)

Proposed amendment:

This is a clarification to ensure that when a landscape reserve is shown to be located between a subdivision and a thoroughfare, a masonry wall is required as opposed to wood fencing, unless screening alternatives as discussed later in this report are proposed.

This clarification will ensure that proposed subdivisions comply with all screening requirements when abutting/visible from a thoroughfare.

Amendment:

4.2.4.1 (c) (1)

(c) *Residential Screening Along Major and Secondary Thoroughfares (Applies to the City & ETJ).*

- (1) *Requirement Criteria: Where residential subdivisions are platted so that the rear or side yards of single-family or two-family residential lots are adjacent to a major or secondary thoroughfare roadway as described in Chapter 3, or are separated from such thoroughfare by an alley, **landscape or open space area/detention facility**, or back up to such thoroughfare, the developer shall provide, at its sole expense, a minimum six-foot tall masonry screening wall (also see Subsection (2) below), or some other alternative form of screening, if approved by the Planning Director, according to the following alternatives and standards. All screening shall be adjacent to the right-of-way or property line*

and fully located on the private lot(s), including columns and decorative features. All forms of screening shall conform to the requirements of City ordinances and policies that govern sight distance for traffic safety.

Screening Alternatives: Screening shall be provided in accordance with, and shall be constructed to, standards and criteria as set forth in the City's EDCM. An alternative form of screening, in lieu of the masonry wall, may be approved by Planning Director and the City Engineer with the Preliminary Subdivision Plat or Preliminary Development Plat application. Alternatives that may be considered include:

- a. A living/landscaped screen in conjunction with decorative metal (e.g., wrought iron) fence sections with masonry columns;
- b. A combination of berms and living/landscaped screening;
- c. A combination of berms, decorative masonry walls and living/landscaped screening, either with or without a decorative metal or "WoodCrete" type of fence with masonry columns; or
- d. Some other creative screening alternative may be approved if it meets the spirit and intent of this Section, if it is demonstrated to be long-lasting and generally maintenance-free, and if the Planning Director and City Engineer find it to be in the public interest to approve the alternative screening device.

Basis for Recommendation

This language clarification will avoid confusion in the interpretation of the requirement. The Planning and Zoning Commission concurred with this clarification.

2. Clarification of the definition of Banner Signs:

Section to be amended – Temporary Signs 4.2.5.5 (c) (Page 4-70) and Definitions 5.1.1.1 (a) (370)

Proposed amendment:

Adding further clarification to differentiate Banner Signs from Temporary Signs.

Staff has seen an influx of requests to place banner like signs either on poles, vehicles, or other structures in order to advertise a specific business or event. Some of these uses may be permitted under the temporary sign definition but should not be considered under the banner sign definition.

Amendment:

5.1.1.1 (a) (370)

- (c) **Banner Defined.** A banner is hereby defined to be a temporary sign as that term is defined Chapter 5 of this UDC that is designed to be attached or installed with rope, wire, or other temporary means to a portion of the on premise building façade, so as to allow ease of installation and removal.

Basis for Recommendation:

This amendment will help clarify the definition of a banner as a temporary sign affixed to the façade of an on premise business and add an official definition of a *Banner Sign* to Chapter 5. The Planning and Zoning Commission concurred with this clarification.

3. *Clarification on Temporary Signs as they relate to Special and Off Premise Events:*

Section to be amended – On Premise Ground Signs 4.2.5.3 (b) (12) (Page 4-67) and **Temporary Signs** 4.2.5.5 (d) (3) (Page 4-71).

Proposed amendment:

Add the phrase *Temporary Sign* to the section regarding Special Events Sign and Off Premise Special Event Signs to clarify the type of sign as it is defined in the definition section of the Unified Development Code:

For these types of signs, we need to clarify that the permitted signs are different than Portable Signs or Marquee Signs.

The Unified Development Code currently has a definition for *Temporary Sign* but this type of sign is not appropriately referenced in the sign code.

Amendment:

4.2.5.3 (b) (12)

(12) Special Events Sign: **Temporary** Signs advertising a special event sponsored by a non-profit organization, charitable group, or civic club and placed on real property where said event is to take place shall be allowed subject to the following conditions:

- a. The signs may not be displayed more than fourteen (14) days before, or five (5) days after, the event.
- b. The sign may not exceed six feet (6') in height or thirty-two square feet (32 ft²) in area per sign face.
- c. Only one such sign is allowed per street frontage, with a maximum of three per property.

- d. Portable Signs as defined in section 5.1.1.1 (a) (389) are not considered Temporary Signs and will not be permitted.

4.2.5.5 (d) (3)

- (3) Off-premise special events signs: Temporary Signs advertising a special event sponsored by a non-profit organization, charitable group, or civic club may be placed off-premises of where said event is to take place shall be allowed subject to the following conditions:
 - a. The signs may not be displayed more than fourteen (14) days before, or five (5) days after, the event.
 - b. No more than ten signs not exceeding six feet (6') in height or thirty-two square feet (32 ft²) in area per sign face are allowed within the City's limits, limited to one per street frontage. These signs shall be exempt from sign permit fees.
 - c. There is no quantity limit on signs not exceeding three and a half feet (3.5') in height or five square feet (5 ft²) in area per sign face, except only one is allowed per lot.
 - d. Portable Signs as defined in section 5.1.1.1 (a) (389) are not considered Temporary Signs and will not be permitted.

Basis for Recommendation:

This amendment will help to provide clarity and consistency when interpreting sign requests. The Planning and Zoning Commission concurred with this clarification.

Land Use Matrix changes

- 4. Combine Check Cashing use with Pawn Shop/Title Loan use and amend the definition accordingly:

Section to be amended - Section proposed to be changed: 2.5.2.1 (a) (Page 2-184 and 2-142).

Proposed amendment:

Staff feels that these uses are similar in nature and thus should be combined and allowed/disallowed in the same zoning districts. By calling out the different uses, this allows for more clarity when determining the best land use category for an applicant's proposed use.

Currently, as *Check Cashing* is a separate land use category from *Pawn Shop*, *Payday Loan*, and *Gold Exchange*, the uses are permitted in different areas of

the City. A *Check Cashing* business is permitted by right in the Old Townsite General Business Zone, General Business, General Commercial, and M-1 and M-2 Industrial districts and with the approval of a Conditional Use Permit in the BP-288, Neighborhood Service, and S1, S2, and S3 Spectrum zones.

A *Pawn Shop, Payday Loan, and Gold Exchange*, is only permitted by right in the General Commercial and Light Industrial (M-1) zones. This proposal, while adding *Check Cashing* to the same category is to continue the use by right in the same categories and add it with the approval of a Conditional Use Permit in the Old Townsite General Business, BP-288, and General Business zones.

Amendment:

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												
Check Cashing Service												S1	S2	S3	S4	S5																										
												C	C	C								P																				
	Description: An establishment that cashes customers' checks for a fee.																																									
Parking: One space for 200 square feet of gross floor area.																																										

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															
Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange												S1	S2	S3	S4	S5																														
																						C																								
	Description: An establishment that loans money in exchange for personal property pledged by the property owner to the business, or that buys such property from its owner for resale. Retail sales permitted, including sales of pre-owned items, provided that sales of such pre-owned items comply with all applicable law. This use includes establishments that primarily buy gold from customers, and institutions that loan money based on postdated checks and car titles, or cash personal/paychecks for a fee.																																													
Parking: One space per 300 square feet of gross floor area.																																														

Other options for addressing the issue:

If council prefers to keep the uses separate, that can be done and discussions can occur with regards to where Council believes these uses are most appropriate in the City.

Basis for recommendation:

As *Check cashing* is considered to be a similar use as *Pawn Shop, Gold Exchange, and Title Loans* use and should be combined. Additionally, the

Other options for addressing the issue:

There was internal discussion with regards to classifying a riding facility as a *Private Club*, which is an existing use in the City’s Land Use Matrix. However, as we already had a similar use, the *Stable, Commercial* in the Land Use Matrix, the most appropriate fit was to amend that use so as to provide the use with as much clarity as possible.

Basis for recommendation:

Staff recently received a request to enlarge an existing riding facility. In order to do so, the use needed to be formally classified in the Land Use Matrix. We discovered at that time that we did not have a use which addressed the specific operation in question. The Planning and Zoning Commission concurred with the amendment.

6. Create a new use for Wine Bars in the Land Use Matrix:

Section to be amended - Section proposed to be added: 2.5.2.1 (a) (Page 2-158)

Proposed amendment:

Wine bars have become a more popular use in the last couple of years. In general, the majority of requests have been for wine bars where little to no food is sold but would not be best classified as a traditional Bar or Tavern, as those establishments differ in operation (including types of beverages sold), as well as the zoning districts they are permitted in. Staff feels that a wine bar is a less intensive use than a tavern and thus would be appropriate in the General Business and General Commercial zone.

Amendment:

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
Wine Bar												S1	S2	S3	S4	S5		C	C			C	C					P	P	P	
	Description: A facility that derives up to 100% of its revenue from the sale of wine (not beer or liquor) for consumption on the premises where the drinks are sold.																														
	Parking: One space per 300 square feet of gross floor area.																														

- (4) For any type of use that requires openings in the facade for vehicle entry or exit: These openings must not face a public roadway unless adequately screened to minimize the visual impact on the roadway. The screening should meet the requirements 2.4.5.1 (i) (b), 2.4.5.1. (2), and 2.4.5.1 (3) (c) (a).

Other options for addressing the issue:

If Council is more comfortable addressing each carwash associated with a permitted primary use on a case-by-case basis, staff can continue processing them as such. If the Council has other conditions which they believe will help mitigate any potential negative impacts, those conditions may also be added to the Unified Development Code as conditions for allowing the auto-washes by right.

Basis for recommendation:

With the language above, added to the Corridor Overlay District section of the Unified Development Code, that states no bay doors shall be permitted to face the thoroughfare without adequate screening, staff believes that necessity for a Conditional Use Permit for an auto-wash, self-serve, is alleviated. The Planning and Zoning Commission concurred with this amendment.

8. Separate new and used car sales in the land use matrix:

Section to be amended - Section to be changed: 2.5.2.1

Proposed amendment:

The proposal is to separate new and used car sales and require used car sales to obtain a Conditional Use Permit prior to obtaining a Certificate of Occupancy. This will allow the City Council to look at each site and determine what, if any, improvements need to be completed prior to issuance of a Certificate of Occupancy.

Recently we have had a number of used car lots open up throughout the city. The majority of these have opened on sites that do not currently comply with the Unified Development Code and no site improvements are triggered or undertaken. This has led to further deterioration of the sites as the intensity of the used car sales use exceeds that of previous uses on these sites.

General Unified Development Code changes

10. Human Signs:

Section to be amended - Section to be changed/added: **General Exceptions** 4.2.5.9 (b) (7) and **Temporary Signs** 4.2.5.5 (d) (4)

Proposed amendment:

Amend the section of the sign code that discusses human signs by adding moderate restrictions on how human signs can be displayed throughout the city.

This is in response to a substantial increase in the use of human signs throughout the city including costumed characters. The concerns discussed at the past workshop included traffic safety concerns, including hazards such as driver distraction caused by the signs, as well as the signs being a general visual nuisance.

The City of Webster adopted a human sign code this past May. The majority of the City of Pearland proposed language was taken from The City of Webster’s ordinance with a few additional restrictions. Webster does not regulate the size or the movements of such signs. We are proposing both size restrictions and movement restrictions in order to limit possible roadway distractions. We also are limiting the location and the number per lot. Webster allows one sign per business and must be displayed at the business. We are proposing to permit only one human sign per individual lot per month and signs must not be located on any paved area of a public or private street, public medians or public swale. This will prevent a large shopping center located on one individual lot from having multiple human signs out in the ROW at the same time.

Amendment:

Section 4.2.5.9 (b) (7)

Remove Human Signs from the Exempted Signs Section and move it to the temporary signs section (below)

Section 4.2.5.9 General Exemptions

(a) **Generally.** *Notwithstanding any other provision in this UDC to the contrary, the following signs shall be exempt from all sign requirements contained in the UDC except for location restrictions, unless modified below, and any requirement for the sign specifically listed herein.*

(b) **Exemptions.**

~~(7) Human Signs. Signs carried or wholly supported by humans are allowed so long as they do not exceed thirty-two square feet (32 ft²) in size.~~

Section 4.2.5.5 (d) (4)

Section 4.2.5.5 Temporary Signs

(d) **Other Temporary Signs.** *The following signs shall be allowed, subject to any conditions set forth below.*

- (7) Human signs are permitted within the city limits. Human signs are defined as a person wearing a costume or holding a sign while outside for the purpose of advertising a business, product, service, person, event or issue. Human signs are not permitted on any paved area of a public or private street, public medians or public swale. All human signs are also subject to the following:
- a. A permit for up to 10 consecutive days of display per month is required. Only one such permit for one human sign will be issued to an individual lot per month.
 - b. Sign holders must be standing (not seated) on the sidewalk or on private property. The use of podiums, chairs, ladders, risers, silts, vehicles, roofs, or any other structure or device is prohibited.
 - c. The maximum size of any sign being held is six square feet.
 - d. Signs are not permitted to be shaken, swung, oscillated, waved, rotated, twirled or thrown.
 - e. No electronic displays of any type including lights, video, LED, or reader boards are allowed.

Other options for addressing the issue:

If necessary, other options may be researched based on Council input and discussion at the workshop.

Basis for recommendation:

This is a proposed amendment which has been discussed in the past with prior Unified Development Code amendments. As this issue has become more prevalent in the region as a whole, cities are beginning to regulate how to address the issue. This issue has been discussed in the past by City Council, and regulating human signs is supported by the Eyes of Pearland. The Planning and Zoning Commission also concurs with this amendment.

11. *Fencing along Corridor Overlay District (COD), Screening and Fence Type:*

Section to be amended - Section proposed to be amended: **Corridor Overlay**

Zoning District 2.4.5.1 (i) (3) and Section 2.4.5.1 (i) (5)

Proposed amendments:

Add clarifying language with regard to front yard fence height requirements, and allow additional fencing and landscaping options for repairing or replacing existing fences.

An example of this would be the residential lots which front onto Dixie Farm Rd. Since the front yards are located along the roadway, they would not be permitted to install privacy fences but would be able to install fences not exceeding 4' in height which are decorative in nature. This amendment is meant to clarify an existing requirement.

Additionally, new subdivision fences which abut the COD are required to be constructed of masonry materials or wood rail fencing for larger lot subdivisions. The code is not clear on what developed or vacant single family lots that are not part of a subdivision, with an existing subdivision fence, may do when it comes to constructing, replacing or repairing fences. A recent example of this situation is occurring along Bailey where as a result of the widening, existing fences need to be relocated or rebuilt. The amendment allows for other types of fencing with landscaping.

Amendment:

2.4.5.1 (i) (3)

- 3) Screening Elements Prohibited: *No fence or wall visible from a public street shall be:*
- a. *Greater than eight feet (8') in height unless regulated by section 4.2.4.3 (a) (2) (b).*
 - b. *Located within any required visibility triangle.*
 - c. *Constructed with any of the following materials: surface painted or coated concrete, chain link, concertina wire, barbed wire, corrugated metal, fiberglass panels, or wood (unless completely screened with vegetation per Section 2.4.5.1 (i) (3) (c) (2) (A) (i), with a 3' landscape planting area. Landscape alternatives may be approved by the Planning Director or designee.*

2.4.5.1 (i) (5)

- 5) Residential ~~Subdivision~~ Fences:

- a. Residential subdivision fences shall be uniform in style, color, and material along the length of the subdivision.
- b. If visible from a street right-of-way, fences shall be constructed of masonry materials.

(i) For large-lot subdivisions, which are defined as subdivisions with average lot sizes of one-half acre or more or single lots not part of a platted subdivision, wood rail fencing may be used if it is not more than 25% opaque.

(ii) In situations where single family parcels exist and where a subdivision fence or wall does not currently exist, wood fencing may be used if it is completely screened from view of the roadway by shrubs per Section 2.4.5.1 (i) (3) (c) (2) (A) (i), with a 3' landscape planting area. Landscape alternatives may be approved by the Planning Director or designee.

Basis for recommendation:

Staff believes that this amendment will help clarify existing requirements and also provide additional fencing options. Currently a fence abutting a Corridor Overlay District would not be permitted to be constructed of wood. This amendment will allow wood as a material as long it is screened with landscaping. This request stems from recent cases where fence permit applicants were unclear on what the height requirements were and what screening options were required for different types of fencing. The Planning and Zoning Commission concurs with this amendment.

12. *Fencing along Corridor Overlay District (COD), Definition's*

Sections to be amended - Sections proposed to be amended: **General Definitions 5.1.1.1 (a)**

Proposed amendment:

As we are proposing amendments which pertain to subdivision and wood rail fences (above), we believe definitions for these types of fences should be added for clarification purposes.

Amendment:

Adding 5.1.1.1 (a) (184) (185) and amending subsequent numbers:

(184) FENCE, SUBDIVISION: A cohesive fence which is typically built by and at the cost of the developer at the time of initial subdivision development. These fences surround the development and are also typically maintained by a home

owners association and are often regulated by recorded deed restrictions with design requirements.

(185) FENCE, WOOD RAIL: A fence constructed of narrow, or split wood timbers, placed between upright supporting posts and with a maximum opacity of 25%.

Basis for recommendation:

This amendment is in conjunction with the prior amendment and provides additional clarification. The Planning and Zoning Commission concurs with this request.

13. *Remove or limit asphalt parking as an allowable paving material:*

Section to be amended - Section to be amended: **Off-Street Parking Lot Construction - Subbase** 4.2.1.4 and Section 4.2.1.5 **Off-Street Parking Lot Construction – Base Course**, and Section 4.2.1.6 **Off-Street Parking Lot Construction – All-Weather Surface**

Proposed amendment:

This item was initially discussed with the Commission on July 15th. Based on recent applications for asphalt parking lots, which are currently allowed in the Unified Development Code, staff is recommending that the City limit or eliminate asphalt as an allowable material for paving. Not only is asphalt less aesthetically pleasing, it is significantly less durable than concrete.

The Commission initially indicated that they would like to see the material limited as well, but was concerned with removing it as an allowed use all together and requested staff research further options.

The Engineering Department has researched further options and believes that the durability concern will be addressed by adding language to the Unified Development Code which requires asphalt, if used, to be constructed with the same sub-base as concrete.

Amendment:

4.2.1.4

(3) **Embankment:**

- a. **Embankment material shall be consistent with the City of Pearland (COP) specification section for Bedding, Backfill, and Embankment Material.**
- b. *Except as otherwise specified, embankment filling shall be constructed in successive layers for the full width of the individual parking lot cross section*

and in lengths as are best suited to the sprinkling and compaction methods utilized.

- c. Layers of embankment may be formed by utilizing equipment which will spread the material as it is dumped, or they may be formed by being spread by blading or other acceptable methods from piles or windrows dumped from excavating or hauling equipment in amounts that provide even distribution.
 - d. Each layer of embankment fill shall be uniform as to material, density and moisture content before beginning compaction. Where layers of unlike materials abut each other, each layer shall be feather-edged for at least 100 feet or the material shall be so mixed as to prevent abrupt changes in the soil. No material placed in the embankment by dumping in a pile or windrow shall be incorporated in a layer in that position, but all piles or windrows shall be moved by blading or similar methods.
 - e. Compaction of embankments shall be obtained by the method described as "ordinary compaction".
- (4) Ordinary Compaction: When the ordinary compaction method is specified, the following shall apply. "Depth" means the depth of material achieved upon compaction until there is no evidence of further compaction, in accordance with the provisions governing "rolling". Prior to and in conjunction with the rolling operation, each layer shall be compacted to a minimum of 95% maximum dry density within $\pm 3\%$ of the optimum, unless otherwise specified by the Design Engineer and shall be kept leveled with suitable equipment to ensure uniform compaction over the entire layer.
- (5) All parking lot pavements shall consist of a minimum 6 inch of Class A, Lime Treated Subgrade compacted to a minimum of 95% maximum dry density within $\pm 3\%$ of the optimum.

4.2.1.5

Base Course for Parking Areas.

- (1) Generally: For off-street parking lot pavements, flexible base shall consist of a foundation course composed of crushed stone or other stone materials as specified in the COP specification section for base course for pavement and in conformity with the typical sections shown on plans or grades established by the Design Engineer. Concrete parking lots do not require base course.
- (2) Material: One of the following materials; crushed stone, recycled crushed concrete base, cement-stabilized crushed stone, cement-stabilized bank-run gravel, recycled crushed stone and hot mixed asphalt base, can be used as specified in the COP specification section for Base Course for Pavement. The material shall be a graded material that has sufficient fine material to bind the base. The material sources shall be subject to approval by the City Engineer.
- (3) Construction Methods:
 - a. Immediately before placing the base material, the subgrade shall be checked as to conformity with dry density, moisture content, grade and section.

- b. *Materials deposited upon the subgrade shall be spread and shaped the same day unless otherwise approved by the City Engineer in writing. If inclement weather or other unforeseen circumstances render impractical the spreading of the material during the first 24-hour period, the material shall be scarified and spread in a manner subject to approval by the City Engineer. The material will be sprinkled, if directed, and will then be bladed, dragged and shaped to conform to typical sections as shown on the plans. All areas and “nests” of segregated coarse or fine material shall be corrected or removed and replaced with well-graded material, as directed by the City Engineer. If additional binder is considered desirable or necessary after the material is spread and shaped, it shall be furnished and applied in an amount subject to approval by the City Engineer. The binder material shall be spread by harrowing, brooming or other approved methods.*
- c. *The base course shall be compacted in accordance to COP specification section for Base Course for Pavement with a minimum of 95% dry density with moisture content within ±3% of the optimum, unless otherwise specified by the Design Engineer.*

4.2.1.6

All-Weather Surface for Parking Areas.

- (1) *Portland Cement Concrete: This off-street parking lot surface shall consist of a pavement of Portland cement concrete, with or without monolithic curbs, constructed as specified in this section on the prepared subgrade or other base course in conformity with the thickness and typical cross sections shown on plans and to the lines and grades established subject to approval by the City Engineer. Alternative pavement materials may be used for parking surfaces upon approval of the Building Official and the City Engineer. The paving material or concrete shall be considered of satisfactory quality if it meets the requirement specified in the COP specification section for Concrete Pavement.*

The following guidelines can be used for concrete parking lot upon verified by the Design Engineer and approved by the City engineer.

Component	Material Thickness (Inches)		
	Automobile Parking Area (EAL ¹ <6)	Driveways (Light Duty) (EAL = 6-20)	Driveways and Truck Traffic Areas (Medium Duty) (EAL =21-75)
Portland Cement Concrete (Min Comp. Strength 3500 psi)	5	6	7
Lime Treated Subgrade	6	6	6
Reinf. Steel (Grade 60)	#3@18” c/c eachway	#3@12” c/c eachway	#4@18” c/c eachway
¹ Equivalent daily 18-kip single-axle load applications			

The above guideline is not intended as a substitute for geotechnical recommendation of a design professional and professional judgment.

(2) Hot-Mixed Asphaltic Concrete:

- a. An asphaltic concrete surface shall consist of a lime treated subgrade, a base course, a surface course and leveling up surface as needed and 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 asphaltic material. The grade of asphaltic material shall be type D of either hot mix-hot lay or hot mix-cold lay variety. The material used for Hot-mix asphalt concrete shall be in accordance to the COP specification for Asphaltic Concrete Pavement. 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 City Engineer's approval.
- c. Proper compaction shall be attained to the satisfaction of the City Engineer through utilization of specified rollers or other approved rollers as specified in the COP specification section for Asphaltic Concrete Pavement.
- d. The following guidelines can be used for asphalt concrete parking lot upon verified by the Design Engineer and approved by the City engineer.

Component	Material Thickness (Inches)		
	Automobile Parking Area (EAL ¹ <6)	Driveways (Light Duty) (EAL = 6-20)	Driveways and Truck Traffic Areas (Medium Duty) (EAL =21-75)
Hot Mix Asphalt Concrete	2	2	2.5
Base Course	6	8	10
Lime Treated Subgrade	6	6	6

¹ Equivalent daily 18-kip single-axle load applications

The above guideline is not intended as a substitute for geotechnical recommendation of a design professional and professional judgment.

- (3) Masonry Paving Units: Pervious or impervious masonry paving units shall be installed and maintained according to the manufacturer's recommendations for the anticipated traffic load. Masonry paving units shall not be used without obtaining a permit from the Building Official based upon review of construction plans and specifications, provided that no separate permit for the use of masonry paving units is required when the use is in connection with a building permit for construction activity on the same lot.

Other options for addressing the issue:

One option which was discussed with the Commission pertained to limiting asphalt parking in certain zoning districts and/or within the Corridor Overlay Districts.

Basis for recommendation:

Staff believes the current regulations in the Unified Development Code should be amended. The proposed amendment will help to address the concern that asphalt is not as durable as other paving materials. If asphalt is used and constructed in a more durable manner, aesthetic concerns will also be minimized. The Planning and Zoning Commission concurs with this request.

14. Require that all utilities throughout the city be underground:

Section to be amended – Sections to be amended: **Townhouse Residential District 2.4.2.9 (j), Multiple-Family Residential District 2.4.2.10 (r), Garden/O’Day Mixed Use District 2.4.3.3 (j), Cullen-Mixed Use District 2.4.3.2. (i), General Commercial 2.4.4.6 (k), General Business Retail District 2.4.4.5 (m), Neighborhood Service District 2.4.4.4 (l), Office & Professional District 2.4.4.2 (l)**

Proposed amendment:

Add a section under each of the indicated zoning districts which do not already require underground electrical utility lines which states no overhead utilities shall be extended to the property unless in the rear of the property and not prominently visible. Currently the City requires underground utilities in the Corridor Overlay Districts, and several other zoning districts, as indicated on the following chart.

At this time we are recommending adding the underground requirement to additional commercial, mixed use, and higher density residential zoning districts only. Below is a chart which further illustrates which zoning districts currently require underground utilities for new development as well as the districts that are being suggested to have the requirement added to:

Underground Utility Requirement

Zoning District

GC	<i>Proposed</i>	SP1	Required
GB	<i>Proposed</i>	SP2	Required
NS	<i>Proposed</i>	SP3	Required
OP	<i>Proposed</i>	SP4	Required
BP-288	Required	SP5	Required
C-MU	<i>Proposed</i>	MF	<i>Proposed</i>
G/O MU	<i>Proposed</i>	MH	Required
OT-GB	Required	TH	<i>Proposed</i>
OT-MU	Required	PD	Varies
OT-R	Required	COD*	Required

*Corridor Overlay District

The language below is the language currently used in the Unified Development Code in the districts which currently require underground electrical utilities.

Amendment:

Utilities. All utility service lines shall be located underground. Above-ground lines may be located in the rear or other areas of the property as necessary, however such lines must not be prominent from the front view of the property or from thview of roadways (the visibility of the poles must be partially or wholly obscured). Any determination on whether utilities are noticeable shall be made by the Planning Director

Basis for recommendation:

In light of recent cases which have resulted in new prominently visible above ground utility poles, there has been discussion on whether the City should require new poles and lines to be located underground in more areas of the City. This is being discussed not only for aesthetic reasons but also public safety concerns. The topic of this proposed amendment has been discussed at City Council in the past and the Planning and Zoning Commission concurs with the amendment as proposed.

15. Prohibit Temporary Buildings for permanent Commercial Use:

Section to be amended - Sections proposed to be amended: **General Definitions 5.1.1.1 (a)** and **Corridor Overlay Zoning District 2.4.5.1 (n)**

Proposed amendment:

The purpose of this proposed amendment is to prevent the use of temporary buildings being located on commercial property for permanent use. This is not meant to prohibit the use of commercial construction trailers used during the construction process. At this time staff's recommendation is to add a definition to the UDC for temporary commercial buildings and add language to the Corridor Overlay District section that prohibits the use of these types of structures. This recommendation and definition comes from examples of definitions and regulations from cities throughout the country and from discussions with local planners from surrounding communities.

The proposed definition below is a combined effort between the Planning and Building Departments, as well as other research on the topic.

Amendment:

5.1.1.1 (a)

(68) BUILDING, TEMPORARY (COMMERCIAL): Any building or structure that is designed to be transportable in one or more sections, on either a permanent or temporary chassis, and which may or may not be designed to be placed on a permanent or temporary foundation. This definition does not include temporary construction trailers permitted as a *Contractor's Temporary On-Site Construction Office*, as defined in Section 2.5.2.1 of the Unified Development Code unless associated with a Special Event permit and or permitted outdoor activity or use in applicable zoning district.

Section 2.4.5.1 (n)

(d) No temporary building shall be permitted for any type of use.

Basis for recommendation:

The reason for the amendment is that the City has seen a few cases in which temporary buildings have been left on site for permanent use. The City responded to those cases by asking the property owner to apply a masonry material to the façade, as required by the UDC. As stucco is considered a masonry material, property owners have added a layer of stucco to a temporary building, which then meets the requirements of the code, but in reality, there is still a temporary building on site. The Pearland Economic Development Corporation and the Planning and Zoning Commission concur with this amendment.

16. Proposed Amendments to allowable uses in the Spectrum S4 and S5 zoning districts.

Section to be amended – Section 2.5.2.1 Land Use Matrix

Proposed amendment:

A Joint Workshop was conducted with City Council and the Planning and Zoning Commission on December 3, 2012 where amendments to the City’s Land Use Matrix was proposed which involved adding additional allowable land uses to the Spectrum S4 and S5 zoning districts. As discussed at the workshop, these zones were established in 2004 and it was envisioned that the area would attract medical related uses and 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. At the time of the December 2012 workshop, City Council and the Planning and Zoning Commission concurred with adding the additional land uses.

Amendment:

Land Use Matrix

P=Permitted

C=Conditional Use Permit

T=Temporary Commercial Permit

Proposed changes area highlighted in yellow.

(11-20-12)

<i>Types of Uses</i>	<i>SP4</i>	<i>SP5</i>	<i>M-1</i>	<i>M2</i>
<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

Types of Uses	SP4	SP5	M-1	M2
<i>Antenna (Commercial or Non-commercial) See Telecommunications Regulations</i>				
<i>Antique Shop <input type="checkbox"/> (No outside storage) ^{1,2}</i>			C	
<i>Antique Shop <input type="checkbox"/> (With outside storage) ^{1,2}</i>			C	
<i>Apparel Shop</i>			C	
<i>Appliance Repair <input type="checkbox"/> ^{1,2}</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 <input type="checkbox"/> ^{1,2}</i>			P	P
<i>Assisted Living Facility <input type="checkbox"/> ^{1,2}</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) <input type="checkbox"/> ^{1,2}</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
<i>Auto Parts Sales (Indoors Only; With Repair Bays)</i>			P	P
<i>Auto Rental <input type="checkbox"/> ^{1,2}</i>			P	P
<i>Auto Repair (Major) <input type="checkbox"/> ^{1,2}</i>			P	P
<i>Auto Repair (Minor) <input type="checkbox"/> ^{1,2}</i>			P	P
<i>Auto Sales/Dealer <input type="checkbox"/> (New- In Building, Auto Servicing and Used Auto Sales as accessory uses only) ^{1,2}</i>			P	P
<i>Auto Wash (Full Service/Detail Shop) <input type="checkbox"/> ^{1,2}</i>			P	P
<i>Auto Wash (Self-Service) <input type="checkbox"/> ^{1,2}</i>			P	P
<i>Auto Wrecker Service</i>			P	P
<i>Automatic Teller Machine (ATM)</i>	P	P	P	
<i>Automobile Driving School (including Defensive Driving)</i>	P	P	P	
<i>Bakery (Wholesale) <input type="checkbox"/> ^{1,2}</i>			C	
<i>Bakery or Confectionery Shop (Retail Sales, Inside Service Only) ^{1,2}</i>	P	P		
<i>Barber/Beauty Shop/Tanning Studios (No Related School/College)</i>			C	
<i>Barber/Cosmetology School/College</i>	P	P	P	
<i>Bed & Breakfast Inn <input type="checkbox"/> ^{1,2}</i>	P	P		
<i>Bio-Tech, High-Tech Manufacturing</i>	CP	CP		

Types of Uses	SP4	SP5	M-1	M2
Boarding or Rooming House <input type="checkbox"/>				
Boat Sales (New/Repair)			P	P
Building Material Sales	CP	P	P	P
Bulk Grain and/or Feed Storage			P	P
Bus or Truck Storage			P	P
Cabinet Business	P	P	P	P
Cafeteria <input type="checkbox"/>			C	
Cannery Wholesale			P	P
Catering Service			C	
Cattle Feedlot (CAFO)			C	C
Cellular Communications Tower	C	C	C	C
Check Cashing Service			P	
Chemical Packing and/or Blending			C	C
Child Day Care Center (Business) <input type="checkbox"/>				
Child Day Nursery <input type="checkbox"/>				
Church/Temple/Place of Worship <input type="checkbox"/>	P	P		
Cigars, Tobacco Shop (Retail Only)			C	
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	CP	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"/>				

Types of Uses	SP4	SP5	M-1	M2
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"/>				
Dwelling - Multiple-Family <input type="checkbox"/>				
Dwelling - Patio Home <input type="checkbox"/>				
Dwelling - Single-Family Detached <input type="checkbox"/>	P	P		
Dwelling - Town House				
Dwelling - Two-Family <input type="checkbox"/>				
Electric Power Generating Plant			C	C
Electrical Substation	CP	P	C	C
Emergency Care Clinic	C	C	C	
Exhibition Hall or Public Assembly			P	P
Explosives Manufacturer and/or Storage				C
Extended Stay Hotel/Motel <input type="checkbox"/>	C			
Exterminator Service/Company (No outdoor sales or storage)				
Fairgrounds or Rodeo Grounds			C	C
Farm (Ranch, Livestock) <input type="checkbox"/>	P	P	P	P
Farm Accessory Building	P	P	P	P
Feed & Grain Store/Farm Supply Store <input type="checkbox"/>			P	P
Financial Institution (No Motor Bank Services) <input type="checkbox"/>	P	P	C	
Financial Institution (With Motor Bank Services) <input type="checkbox"/>	P	P	C	
Flour and Other Grain Mills			P	P

Types of Uses	SP4	SP5	M-1	M2
Food Store/Supermarket <input type="checkbox"/>			C	
Franchised Private Utility <input type="checkbox"/> (Other than those listed)	CP	P	P	P
Fraternal Organization <input type="checkbox"/>				
Fraternity or Sorority House <input type="checkbox"/>				
Funeral Home <input type="checkbox"/>			C	
Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)			C	
Furniture/Appliances - Open Storage & Retail Sale			P	P
Gaming Establishment <input type="checkbox"/>			C	C
Garage and/or Yard Sales			C	
Garden Shop & Outside Plant Sales (i.e., Plant Nursery)			C	
Gas Transmission & Metering Station	C	P	P	P
Gasoline Station <input type="checkbox"/>			P	P
General Retail Store, other than listed			C	
Governmental Building or Use (County, State or Federal)	C	C	P	P
Gravestone/Tombstone Sales			P	P
Guest, Caretakers or Security Quarters	P	P	C	C
Gym/Health Club (Physical Fitness; Indoors Only)			C	
Hardware Store <input type="checkbox"/>			C	
Hazardous Emissions				C
Heating & Air-Conditioning Sales/Services		C	P	P
Heavy Machinery Sales, Storage & Repair <input type="checkbox"/>			P	P
Heavy Manufacturing Process	P	P		P
Home for Alcoholic, Narcotic or Psychiatric Patients				
Home Sales office-temp(for new subdivision)				
Hospice (Defined Under Household Care Facility)				
Hospital (For Profit) <input type="checkbox"/>	P	P	P	P
Hospital (Non-Profit) <input type="checkbox"/>	C	C	P	P
Hotel/Motel <input type="checkbox"/>			C	
Institution of Religious, Educational or Philanthropic Nature	P	P		
Jewelry Store			C	
Laboratory, Medical or Dental	P	P	P	P

Types of Uses	SP4	SP5	M-1	M2
<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
<i>Manufactured Home Display, Sales and/or Rental (New or Used)</i>			P	P
<i>Manufacturer of Chlorine or Other Toxic Gasses</i>				C
<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>				P
<i>Market - Open Air (i.e., Flea Market)</i>			C	
<i>Medical Appliances & Sales</i>			C	
<i>Medical Device Assembly</i>	P	P	P	P
<i>Metal, Machine or Wood Shop</i>	P	P	P	P
<i>Milk Depot - Wholesale</i>			P	P
<i>Mini-Warehouse/Self Storage</i>			C	C
<i>Minor Concrete Batching Operation & Storage of Associated Processing Material (Restricted to 1.5 Yards or Less Per Batch)</i>				P
<i>Mortuary/Cemetery (Including Mausoleum/Crematorium)</i>				
<i>Motorcycle Sales/Dealer (New/Repair)</i>			P	P
<i>Moving and Storage Company</i>			P	P
<i>Municipal Public Administration Offices</i>	P	P	P	P
<i>News Printing/Book Binding</i>			P	P
<i>Nursing/Convalescent Home (Defined Under Skilled Nursing Facility)</i>				
<i>Office (Other than listed)</i>	P	P	C	
<i>Office Warehouse Storage or Sales(Defined Under Storage or Wholesale Warehouse)</i>	P	P	P	P

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

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 Stable, Commercial</i>			P	P
<i>Stone Monuments – Fabrication and Outdoor Storage</i>			C	
<i>Stone Monuments - Retail Sales Only (indoors)</i>			C	

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

Basis for recommendation:

Staff believes that the proposed revision to the land use matrix will facilitate location of additional uses in the 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 in 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. The Pearland Economic Development Corporation concurs with this amendment.

Recommended action:

Conduct the workshop and provide staff with direction.

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</i> ☐ (<i>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

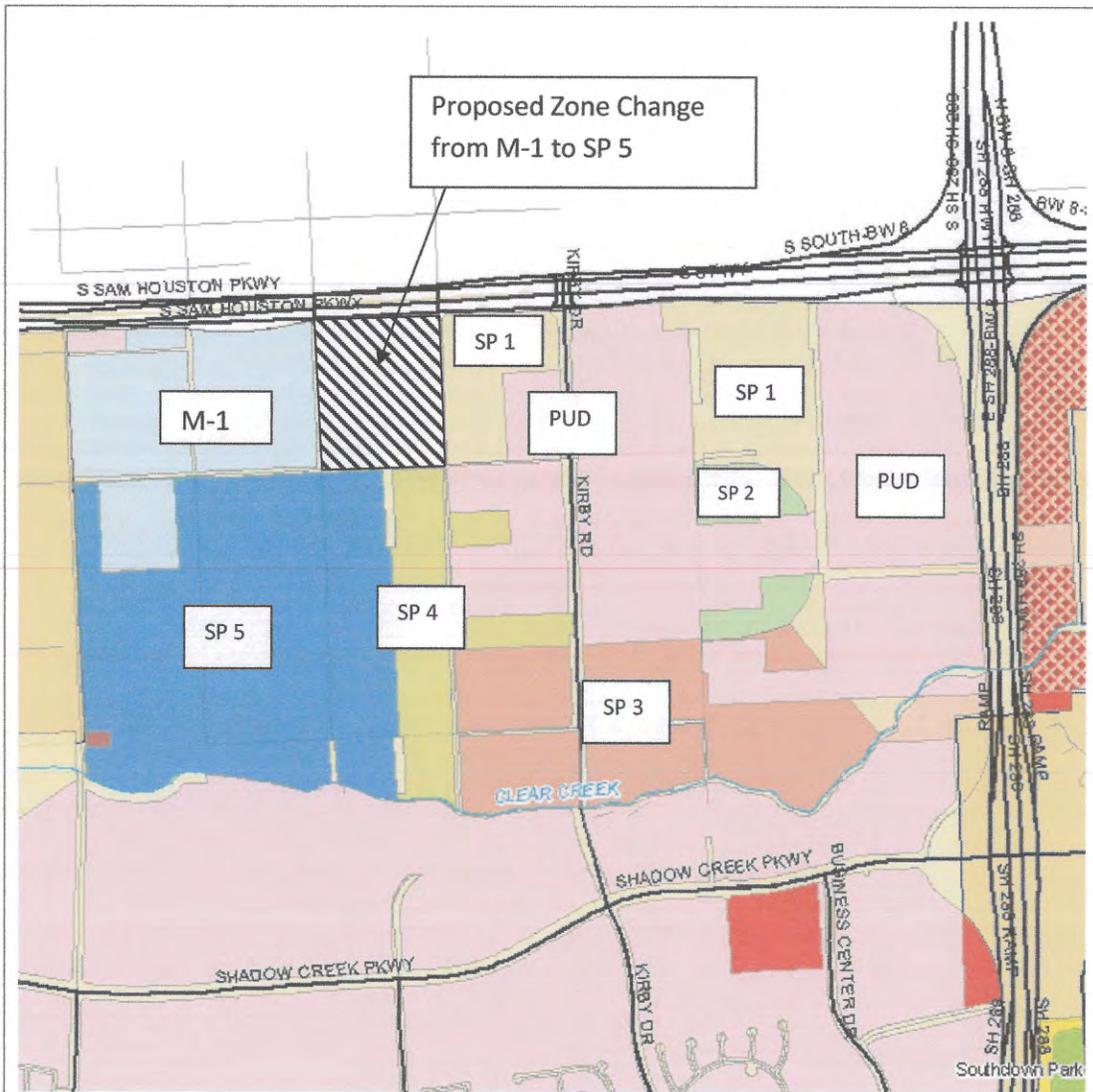
Types of Uses	SP4	SP5	M-1	M2
<i>Manufactured Home Display, Sales and/or Rental (New or Used)</i>			<i>P</i>	<i>P</i>
<i>Manufacturer of Chlorine or Other Toxic Gasses</i>				<i>C</i>
<i>Manufacturing, Industrial Storage or Assembly Process Not Prohibited by Law but excluding those listed in Section 2.4.4.6 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>



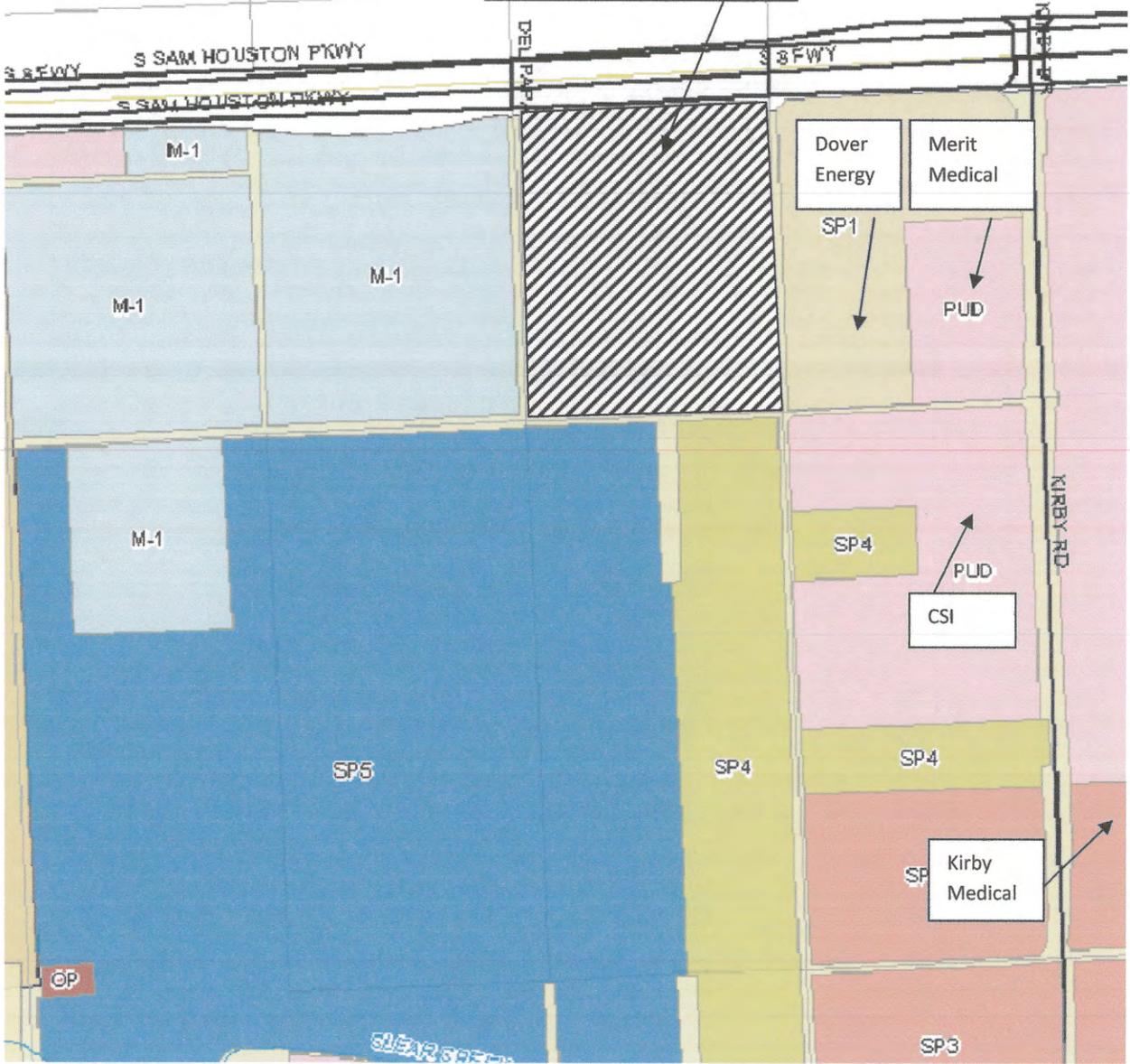
Vicinity Map - Pearland, TX



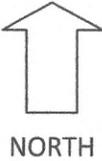
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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

