JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, JULY 20, 2015 AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Amendments to the Unified Development Code (UDC)

A request of the City of Pearland for approval of a Unified Development Code (UDC) amendment to require that all automobile related uses, and Pawn Shops, Payday Loans, and Gold Exchanges, require approval of a Conditional Use Permit in the General Business (GB), General Commercial (GC), Neighborhood Services (NS), and Office Professional (OP) Zoning Districts; and amendments to requirements regarding underground utilities.

Legal Description: N/A

General Location: N/A

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION
C. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 7, 2015

Re: Proposed Amendments to the Unified Development Code regarding changes to the allowed land uses within the General Business (GB) and General Commercial (GC) Neighborhood Services (NS), and Office Professional (OP) Zoning Districts; and amendments to requirements regarding underground utilities.

Summary of Request

Staff was directed to review the Pearland Parkway Corridor to identify all undeveloped tracts of land within the specified review area and where existing zoning districts allow for automobile related uses by right. For those specific tracts, the City Council requested staff to recommend changes that would limit the continued growth of automobile related uses along Pearland Parkway.

The study area included Pearland Parkway from the northern city limits, just south of Clear Creek to the future connection of Dixie Farm Road to the south. Zoning districts within the study area range from Planned Developments (PD), including the Stonebridge PD, Lakes of Highland Glen, Pearland's Marketplace, Center at Pearland Parkway, Oakbrook Estates to conventional zoning district, General Business (GB). Thirteen (13) undeveloped tracts of land were identified within the study area that would permit automobile-related uses by right or with approval of a CUP.

Staff conducted a workshop with City Council in February, and a workshop with P&Z and a Final Joint Workshop with Council and P&Z, both in June of this year. From those workshops staff concluded that overall changes to the OP, NS,GB and GC zoning designations in the Unified Development Code (UDC) was the most effective way to achieve City Councils goal and to avoid city initiated zone changes for specific parcels, which could be viewed as downzoning. As proposed, no uses which are currently allowed in any of the zones will be eliminated but will simply involve further review by requiring the approval of a CUP. Staff has noticed an increase of existing developments that had been zoned GB or GC for a number of years that now abut residential developments and have since turned over into more intense commercial uses such as auto repair, pawn shops, or fuel stations. For example, the area east of Dixie Farm, in the vicinity of Broadway Street, is zoned GC and abuts residential subdivisions. At the time this

area was zoned GC, the surroundings were probably developed with large homesteads or vacant, with adequate buffering. Since then, these surroundings have developed with denser residential subdivisions with smaller lots, thereby raising adjacency concerns. Currently, the City has no ability to consider how these sites may or may not affect the abutting residential. The proposed changes will help with mitigating any negative impacts that may affect adjoining properties.

Additionally, staff would amend the existing PD's along Pearland Parkway (Oakbrook Estates and Stonebridge). This will be done at a later date with a separate Joint Public Hearing.

Also, staff has been instructed to look at our current undergrounding requirement for electrical utilities within our Corridor Overlay Districts and within certain zoning districts. The proposed change alters the wording regarding screening of utility equipment, when undergrounding is required, and who is responsible for payment of installation.

Recommendation

Staff recommends the following changes to the UDC in order to achieve Council's goal:

1. Change all automobile related uses and Pawn Shop, Payday Loans, and Gold Exchange use, that are currently permitted outright in either the GB, GC, NS, or OP zones to require approval of a Conditional Use Permit, prior to opening up operations.
2. Amend the sections of the UDC that discuss underground utilities to further clarify what needs to be screened, when undergrounding is required, and who is responsible for payment of installation.

Proposed Changes:

See attachment A and D below.

Attachments:

A. Proposed Changes to UDC (changes to the Land Use Matrix)
B. Examples of areas of concern that abut Residential.
C. City Zoning Map
D. Proposed Changes to the UDC (explanation of changes to underground utility requirements)

Automobile Uses

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales															P	P								~~P~~	~~P~~	~~P~~ C	~~P~~ C	P	P
	Description: An establishment that sells all-terrain vehicles (ATV's), motorcycles and go-carts.																												
	Parking: One space per 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)																	C			P				~~P~~	~~P~~	~~P~~ C	~~P~~ C	P	
	Description: The use of any building or other premises for the primary inside display and sale of new or used accessories and/or parts for automobiles, panel trucks or vans, trailers, or recreation vehicles. This definition expressly does not include a "Wrecking or Salvage Yard"; this is separately defined herein.																												
	Parking: One space per 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Auto Glass Repair/Tinting																	C			C						C	~~P~~ C	P	P
	Description: A shop that repairs damage windows or provides tinting services for vehicles.																												
	Parking: One space per 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Auto Interior Shop/Upholstery																	C			C		C				C	~~P~~ C	P	P
	Description: An establishment that repairs or rebuilds the interior of the passenger compartment of automobiles, including the upholstery of seats.																												
	Parking: One space per 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Auto Parts Sales (With Outside Storage or Display)																										C	C	P	P
	Description: An establishment that sells and installs auto parts and accessories. All outdoor storage will have to meet screening requirements of the Unified Development Code.																												
	Parking: One space per 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Auto Parts Sales (Indoors Only; With Repair Bays)																	C					C				C	C	P	P
	Description: An establishment that sells auto parts and accessories and offers installation services.																												
	Parking: One space per 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Auto Rental																				C						C	~~P~~ C	P	P
	Description: A business establishment that provides for the renting of automobiles and light trucks on a short-term basis (differentiated from leasing, which is on a long-term basis). This may also involve the incidental storage of the automobiles and light trucks being rented.																												
	Parking: One space per 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Auto Repair (Major)																											C	P	P
	Description: General repair or reconditioning of engines, air conditioning systems and transmissions for motor vehicles; wrecker service; collision repair services including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust proofing; those uses listed under Automobile Repair (Minor); and other similar uses.																												
	Parking: One space per 200 square feet of gross floor area, excluding office space.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Auto Repair (Minor)																	C			C						C	~~P~~ C	P	P
	Description: Minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; muffler repair, emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under Automobile Repair (Major) or any other similar use.																												
	Parking: One space per 200 square feet of gross floor area, excluding office space.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Auto Sales/Dealer (New - In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease																				C						C	C	C	C
	Description: A paved area for the display for sale of motorized and non-motorized vehicles accompanied by an on-site office with staffing during normal business hours.																												
	Parking: One space per 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Auto Wash (Full Service/Detail Shop)																	C			C				C		~~P~~ C	~~P~~ C	P	P
	Description: Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle does not actually wash the vehicle. The owner either leaves the vehicle or comes back to retrieve it later, or the owner waits in a designated area while employees of the car wash facility vacuum, wash, dry, wax and/or detail the vehicle for a fee.																												
	Parking: One space for each 200 square feet of gross floor area, including service bays, wash tunnels and retail areas.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Auto Wash (Self-Service)																				C						C	~~P~~ C	P	P
	Description: Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle causes the vehicle to become washed. One type of unattended car wash facility utilizes automated self-service (drive-through/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle while it is being washed. The other type of unattended facility is comprised of wand-type self-service (open) wash bays in which the vehicle owner drives the vehicle into the wash bay, gets out of the vehicle, and hand washes the vehicle with a wand-type apparatus by depositing coins or tokens into a machine.																												
	Parking: One space for each 200 square feet of gross floor area, including service bays, wash tunnels and retail areas.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Auto Wrecker Service																											~~P~~ C	P	P
	Description: An establishment that provides the service of transporting damaged, inoperable, or impounded motor vehicles to an off-site storage area or other facility.																												
	Parking: One space per 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Boat Sales/Personal Watercraft Sales (New/Repair)																											~~P~~ C	P	P
	Description: A retail establishment that sells and repairs boats and personal watercraft.																												
	Parking: One space per 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Bus or Truck Storage																											C	P	P
	Description: A storage facility designed to store commercial vehicles such as buses or heavy trucks. All outdoor storage will have to meet screening requirements of the Unified Development Code.																												
	Parking: Five parking spaces plus one space per 50 storage spaces.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Commercial Transit Terminal																				P	C		C	C	C	~~P~~ C	~~P~~ C	P	P
	Description: Any premises for the storage and/or parking of motor-driven buses or passenger cars, and the loading and unloading of passengers.																												
	Parking: One space per employee plus spaces required to satisfy projected peak parking demand.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Gasoline Station (With or Without Auto Wash - Self Serve)																	C			P					P	~~P~~ C	~~P~~ C	P	P
	Description: An establishment where gasoline is sold and dispensed into motor vehicle tanks which may have an attached or detached auto wash use. Said attached or detached auto wash must be an automated wash tunnel and does not include self serve wand style auto washes.																												
	Parking: One per 300 square feet including service bays, wash tunnels and retail areas.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Limousine/Taxi Service																											~~P~~ C	P	P
	Description: An area or facility used for the storage or dispatch of taxicabs or limousines.																												
	Parking: One space for each employee on the largest shift, plus one space per taxi or limo when the facility is at maximum capacity.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Motorcycle Sales/Dealer (New/Repair)																	C	C									~~P~~ C	P	P
	Description: A dealership specializing in the sale and repair of motorcycles.																												
	Parking: One space per 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity)										C		C	C		C	C				P					C	~~P~~ C	~~P~~ C	P	P
	Description: A commercial parking lot that houses vehicles less than one (1) ton capacity.																												
	Parking: One space for each 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Tire Retreading and Capping																												P	P
	Description: An establishment that refurbishes used automobile tires by remolding and attaching new treads.																												
	Parking: One space for each 1.5 employees in the maximum work shift.																												

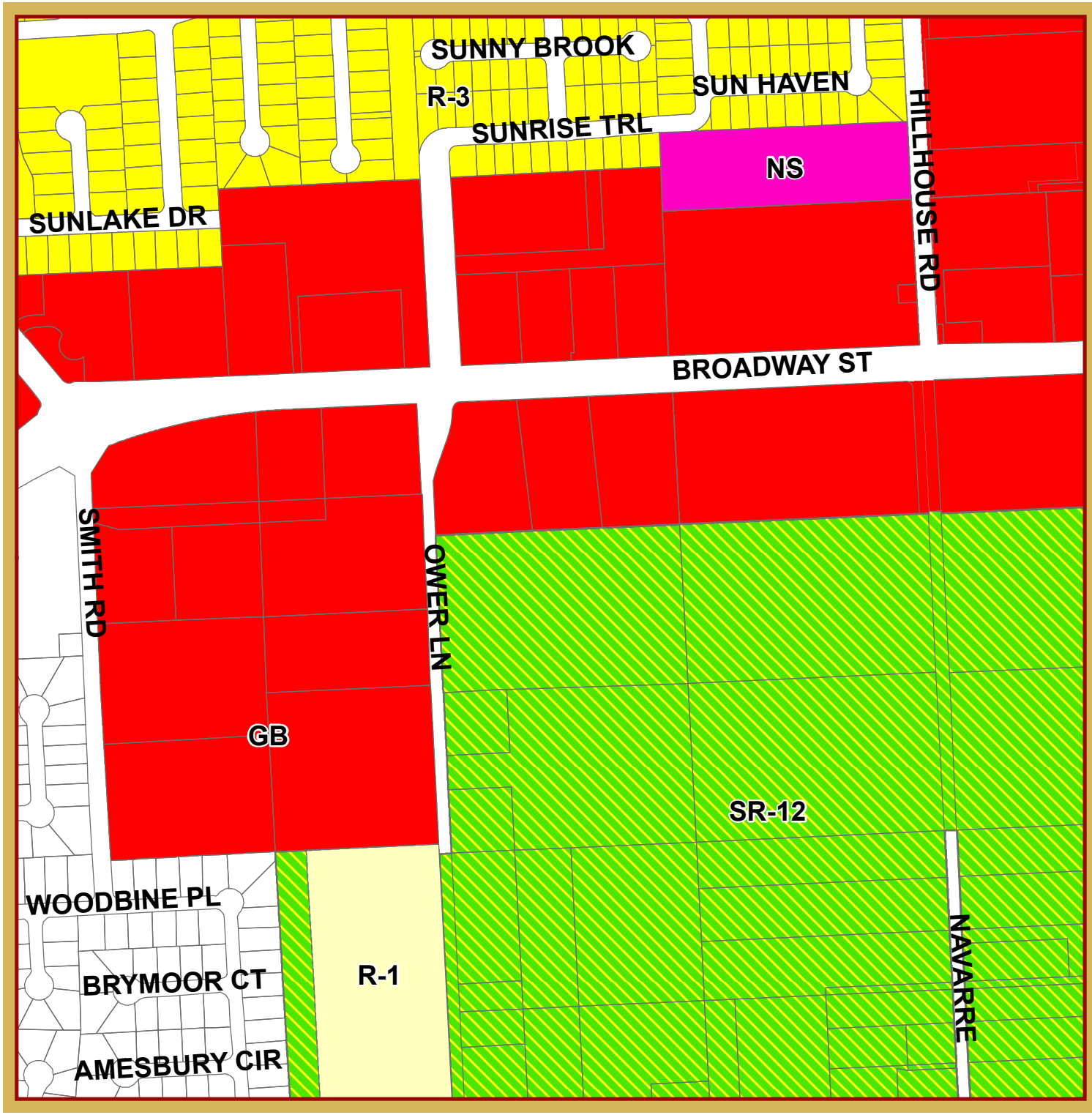
Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Tire Sales (Outdoors, With Open Storage)																											~~P~~ C	P	P
	Description: A retail business that sells tires for vehicles also includes accessory installation. All outdoor storage will have to meet screening requirements of the Unified Development Code.																												
	Parking: One space per 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Transfer Station (Refuse/Pick-up)																											C	P	P
	Description: A transfer station is a building for the temporary deposition of some wastes. Transfer stations are often used as places where local waste collection vehicles will deposit their waste cargo prior to loading into larger vehicles or containers.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Truck (Heavy) and Bus Rental or Sales																											~~P~~ C	P	P
	Description: The rental or sale of new or used panel trucks, vans, trailers, recreational vehicles or motor-driven buses in operable condition and where no repair work or intensive cleaning operations are performed.																												
	Parking: One space per 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Truck or Freight Terminal																											~~P~~ C	P	P
	Description: A location used for the transfer of freight or truck hauls typically located near a railway or other transit hub.																												
	Parking: One space for each employee on the largest shift																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-289	NS	GB	GC	M-1	M-2
Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange																				C				C		C	~~P~~ C	P	
	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.																												



Attachment B1

ZONING MAP

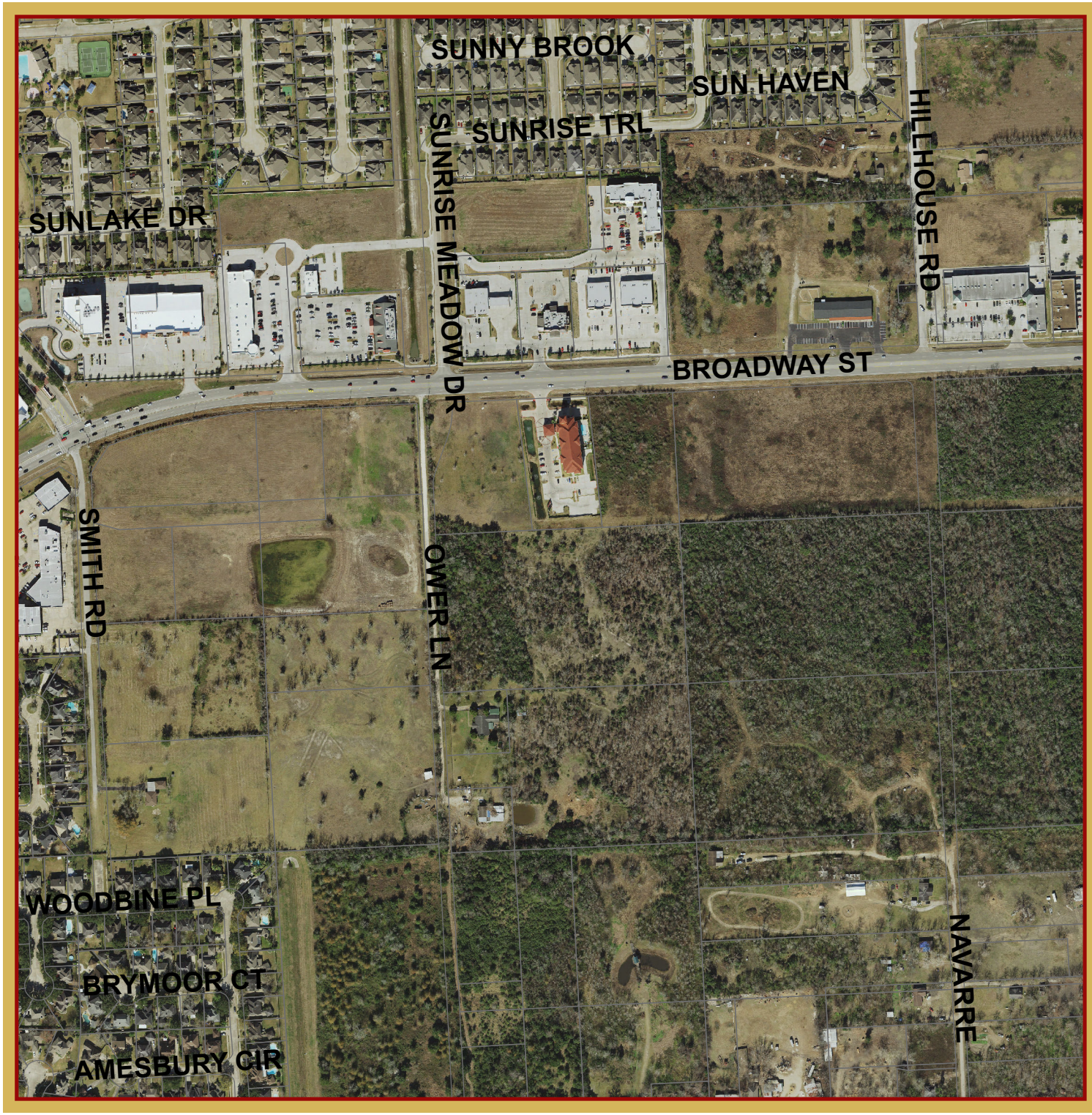
GB abutting SR-12

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.

1 inch = 464 feet

JUNE 2015
PLANNING DEPARTMENT

N



Attachment B1

AERIAL MAP

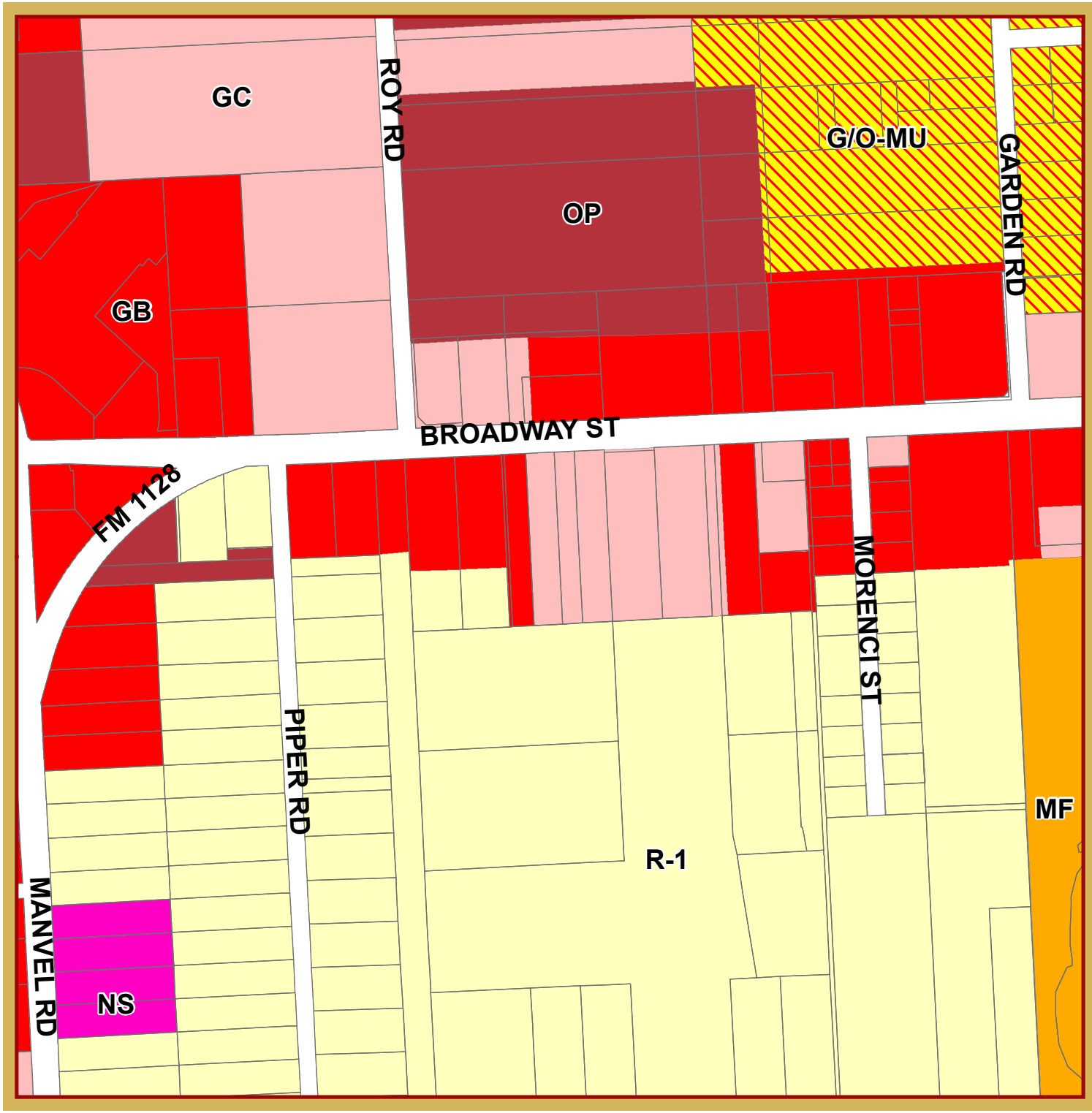
GB abutting SR-12

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.

1 inch = 464 feet

JUNE 2015
PLANNING DEPARTMENT

N



Attachment B2

ZONING MAP

GB/GC abutting R-1

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.

1 inch = 464 feet

JUNE 2015
PLANNING DEPARTMENT

Attachment B2

AERIAL MAP

GB/GC abutting R-1

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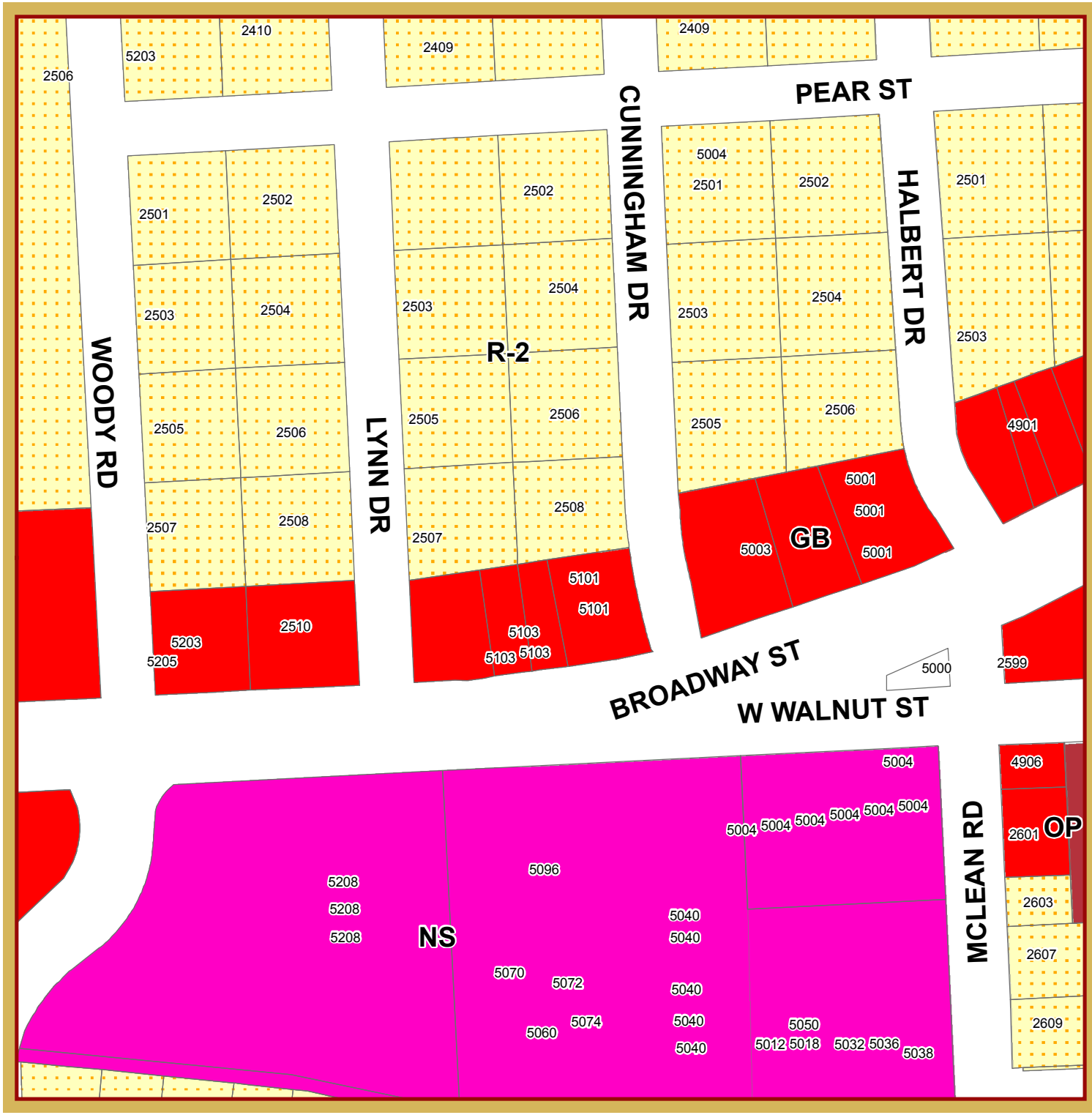
1 inch = 464 feet

JUNE 2015
PLANNING DEPARTMENT

N

Attachment B3



ZONING MAP

GB abutting R-2

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.

1 inch = 155 feet

JUNE 2015
PLANNING DEPARTMENT

N

Attachment B3

AERIAL MAP

GB abutting R-2

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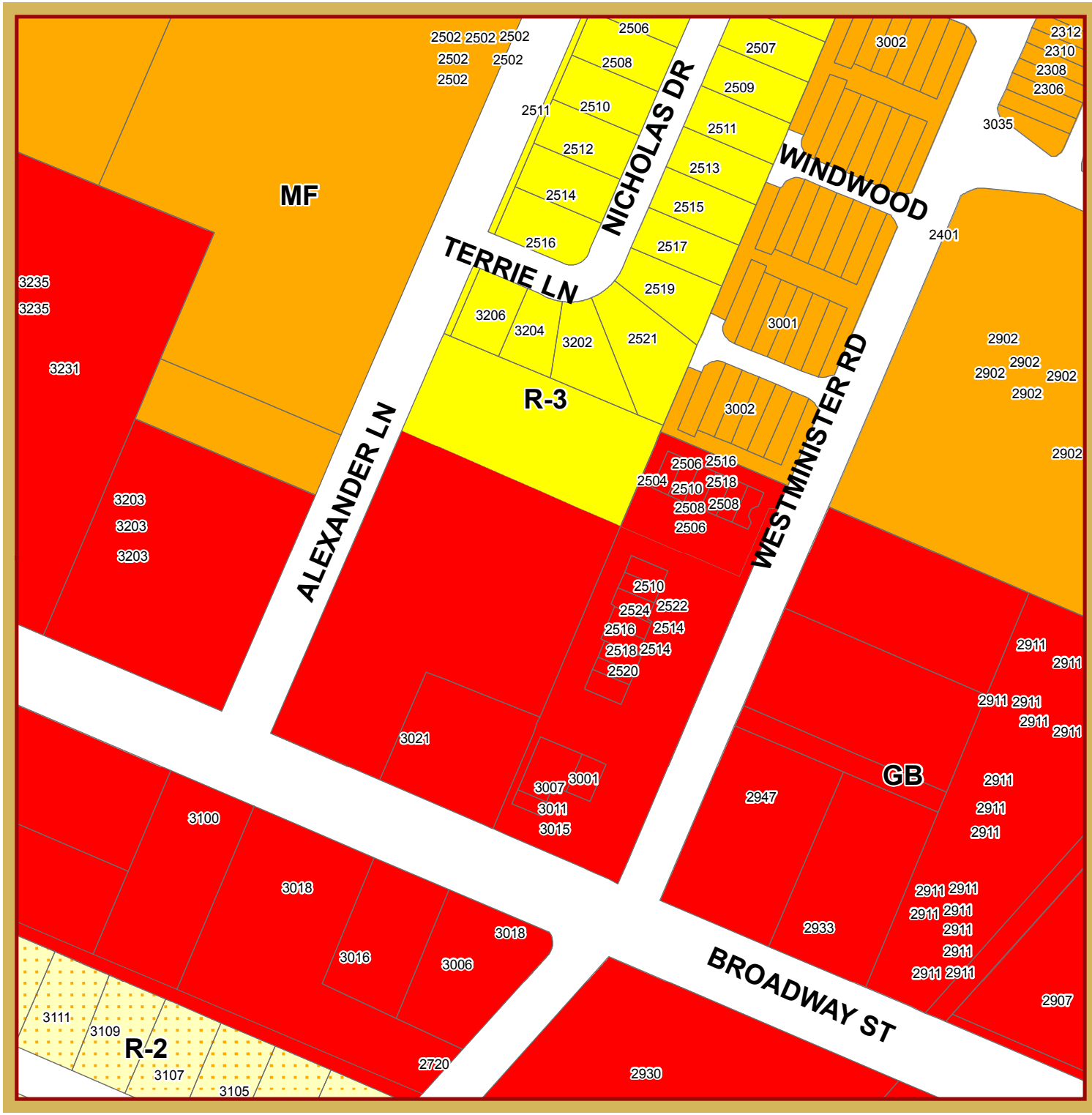
1 inch = 155 feet

JUNE 2015
PLANNING DEPARTMENT

N



Attachment B4

ZONING MAP

GB abutting R-3

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.

1 inch = 193 feet

JUNE 2015
PLANNING DEPARTMENT

N

Attachment B4

AERIAL MAP

GB abutting R-3

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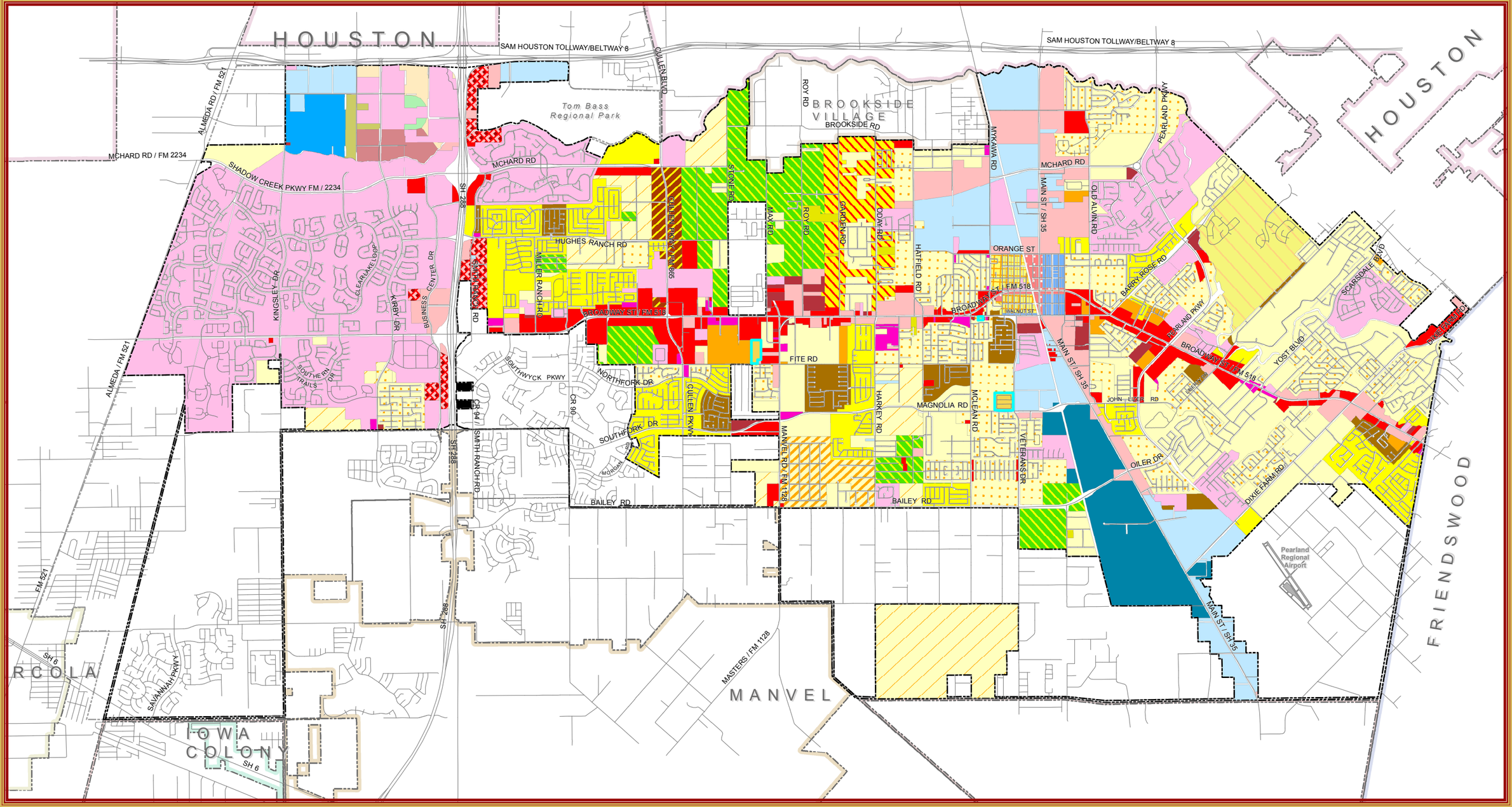
1 inch = 193 feet

JUNE 2015
PLANNING DEPARTMENT

N



CITY OF PEARLAND ZONING DISTRICTS

Map Current Through Ord. 2000M-133 (23 MARCH 2015)

BP-288	M-1	OP	R-1	SR-15	SP3
C-MU	M-2	OT-GB	R-2	SR-12	SP4
GB	MF	OT-MU	R-3	SD	SP5
GC	MH	OT-R	R-4	SP1	TH
G/O-MU	NS	PD	RE	SP2	R-1 CLUSTER

MAP PREPARED: JUNE 2015
CITY OF PEARLAND GIS DEPARTMENT

1:63,600
or
1 inch = 1 mile

0 0.5 1 2
Miles

N

THE ZONING DISTRICT DESIGNATIONS AND BOUNDARIES REFLECTED ON THIS MAP ARE REPRESENTATIONAL OF THE OFFICIAL LEGALLY DESCRIBED DISTRICT BOUNDARIES. WHERE UNCERTAINTY EXIST WITH RESPECT TO THE BOUNDARIES OF ANY OF THE DISTRICTS SHOWN ON THIS MAP, REFER TO THE ADOPTED ORDINANCE ESTABLISHING THE DISTRICT OR "RULES OF INTERPRETATION OF DISTRICT BOUNDARIES" PROVIDED IN THE CITY OF PEARLAND DEVELOPMENT CODE.

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.

UNDERGROUNDING REQUIREMENTS

The purpose of this workshop item is to provide a brief summary on proposed revisions to the UDC as it relates to the undergrounding of utilities by C-Point. In its appeal, the Company identifies two sections, 2.4.5.1(i) and 2.4.5.1(m), of the ordinance that it objects to. These sections state:

(i) Screening Standards.

(1) Site Elements Required to Be Screened: The following site elements shall be screened from the public view from all specified major thoroughfares:

(a) Mechanical and Utility Equipment

1. Screening shall consist of a decorative wall or architectural element of the building that is one hundred percent (100%) opaque.

2. Roof-mounted equipment shall be screened with materials that are one hundred percent (100%) opaque. Appropriate screening includes an extension of the wall, such as a parapet wall, on which the equipment is mounted.

(m) 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 the view of roadways (the visibility of the poles must be partially or wholly obscured). Any determination on whether utilities are prominent shall be made by the Planning Director.

With respect to **Section 2.4.5.1(i)**, our initial recommendation is to delete the words "and utility" in order to clarify that any screening requirements would not apply to utility equipment. As for Section **2.4.5.1(m)**, we suggest three changes. **First**, we propose adding language to clarify that where the underground placement of such facilities is not a standard practice of the utility involved, the customer shall make arrangements with the applicable utility for payment of all costs associated with the non-standard installation. **Second**, we recommend adding the following language: **"**Notwithstanding this requirement, nothing in this ordinance shall be taken to conflict with the utility's tariff." Doing so will make it clear that we are not restricting CenterPoint's rights under its tariff. **Third**, we propose adding language making it clear that neither CenterPoint nor its other customers will be asked to pay for or subsidize undergrounding costs.

Section 2.4.5.1 Corridor Overlay Districts

(i) **Screening Standards.**

(1) Site Elements Required to Be Screened: The following site elements shall be screened from the public view from all specified major thoroughfares:

a. *Mechanical ~~and Utility~~ Equipment*

1. Screening shall consist of a decorative wall or architectural element of the building that is one hundred percent (100%) opaque.

2. Roof-mounted equipment shall be screened with materials that are one hundred percent (100%) opaque. Appropriate screening

(m) **Utilities.** All utility service lines shall be located underground. Where the underground placement of facilities is not a standard practice of the utility, the utility's customer shall make arrangements with the utility for payment of all costs associated with the non-standard installation. With the exception of the customer responsible for the non-standard installation, neither the utility nor the utility's other customers shall be responsible for any costs of non-standard installation of utilities. Notwithstanding the requirements of this section, nothing in this ordinance shall be interpreted in a manner that conflicts with a utility's state-approved tariff. Above-ground lines may be located in the rear or other areas of the property as necessary, however such lines must not prominent from the front view of the property or from the view of roadways (the visibility of the poles must be partially or wholly obscured). Any determination on whether utilities are prominent shall be made by the Planning Director.

2.4.3.1 Spectrum District

(r) **Utilities.** All utility service lines shall be located underground. Where the underground placement of facilities is not a standard practice of the utility, the utility's customer shall make arrangements with the utility for payment of all costs associated with the non-standard installation. With the exception of the customer responsible for the non-standard installation, neither the utility nor the utility's other customers shall be responsible for any costs of non-standard installation of utilities. Notwithstanding the requirements of this section, nothing in this ordinance shall be interpreted in a manner that conflicts with a utility's state-approved tariff. Above-ground lines are allowed only upon a determination made by the Planning Director that they will be adequately screened or obscured from view and that underground placement is not desirable.

2.4.3.4 OT, Old Townsite District

2. **Utilities.**

a. For new building construction and significant building renovation (of over fifty percent of the value of the existing building and improvements) all utilities within the property shall be required to be underground. Where the underground placement of facilities is not a standard practice of the utility, the utility's customer shall make arrangements with the utility for payment of all costs associated with the non-standard installation. With the exception of the customer responsible for the non-standard installation, neither the utility nor the utility's other customers shall be responsible for any costs of non-standard installation of utilities. Notwithstanding the requirements of this section, nothing in this ordinance shall be interpreted in a manner that conflicts with a utility's state-approved tariff. All above ground lines are located in the rear or other areas of the property where they are not prominently visible from the front of the property or any roadway, and all poles are wholly obscured, as determined by the Planning Director.

~~, unless:~~

~~1. The utility is required to be above ground to operate properly, or~~
~~2. All above ground lines are located in the rear or other areas of the property where they are not prominently visible from the front of the property or any roadway, and all poles are wholly obscured, as determined by the Planning Director~~.

b. Location of above ground utility equipment shall avoid conflict with pedestrian movement and visually shield the equipment.

2.4.4.3 BP-288, Business Park District-288

(j) **Utilities.** All utility service lines shall be located underground. Where the underground placement of facilities is not a standard practice of the utility, the utility's customer shall make arrangements with the utility for payment of all costs associated with the non-standard installation. With the exception of the customer responsible for the non-standard installation, neither the utility nor the utility's other customers shall be responsible for any costs of non-standard installation of utilities. Notwithstanding the requirements of this section, nothing in this ordinance shall be interpreted in a manner that conflicts with a utility's state-approved tariff. 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 the view 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

2.4.2.11 MH, Manufactured Home Park District

(r) **Mobile/Manufactured Home Space Improvements.**

(1) Paving - All wheels of structural supports shall be placed on an approved foundation as set forth by the Building Inspection Department.
(2) Sanitary Facilities - Refer to requirements within Section 4.2.6.7 of this UDC.
(3) Anchoring Devices - Each mobile home space shall be provided with tie-down anchors as provided by State and Federal Regulations.
(4) Utilities - All utility service shall be underground. Where the underground placement of facilities is not a standard practice of the utility, the utility's customer shall make arrangements with the utility for payment of all costs associated with the non-standard installation. With the exception of the customer responsible for the non-standard installation, neither the utility nor the utility's other customers shall be responsible for any costs of non-standard installation of utilities. Notwithstanding the requirements of this section, nothing in this ordinance shall be interpreted in a manner that conflicts with a utility's state-approved tariff.

JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, JULY 20, 2015 AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Amendments to theThroughfare Plan

A request of the City of Pearland for approval of proposed amendments to the City Adopted Thoroughfare Plan.

Legal Description: N/A

General Location: N/A

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION
C. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 7, 2015

Re: Proposed Amendments to the City Adopted Thoroughfare Plan.

Summary of Request

Staff has identified a few areas of the current Thoroughfare Plan that due to upcoming development in the area, need to be amended to reflect current conditions. The attached memo dated July 8, 2015 explains the amendments in detail.

Recommendation

Staff recommends approving the proposed changes.

Proposed Changes:

See attachments below.

Attachments:

A. Memo explaining proposed changes
B. Map showing proposed amendments.

Attachment A

Memo

To: Clay Pearson

From: Sue Polka

CC: Trent Epperson, Matt Buchanan

Date: July 8, 2015

Re: Thoroughfare Plan Amendment

7/9/2015
To: Mayor and City Council members
Upcoming edits to our Thorughfare Master Plan for consideration.
Clay

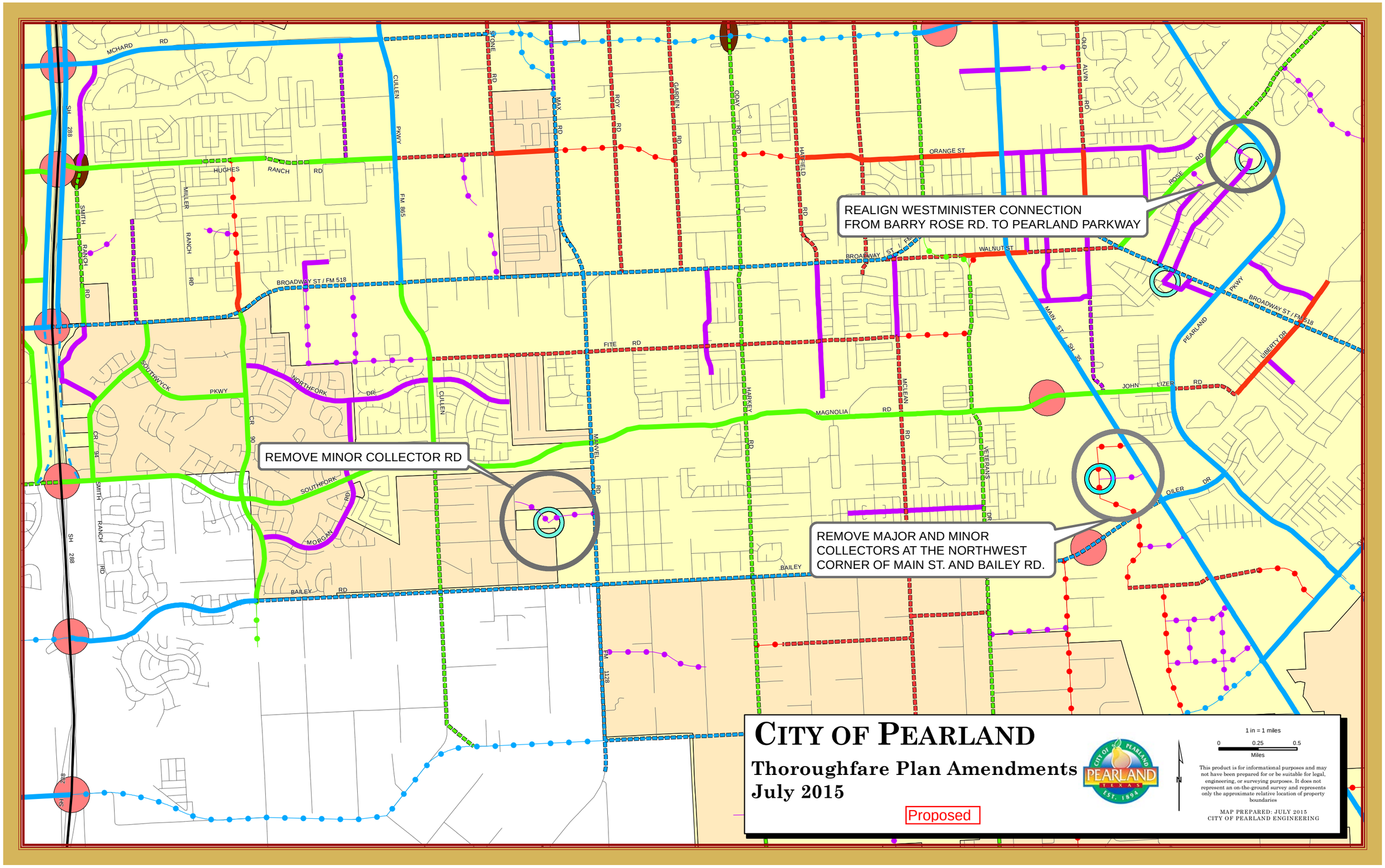
BACKGROUND: The Thoroughfare Plan is a transportation planning tool that identifies and classifies thoroughfares in the city that will support the City's development goals and mobility along with connectivity throughout the City. The plan is instrumental in identifying and prioritizing projects for the 5-Year Capital Improvement Program (CIP). The City's objective is to amend the Plan periodically based on development activity, land use studies, environmental issues, etc. Staff is currently proposing amendments which will have the effect of updating classifications of roadways based on developments that have occurred and realigning various roadways within the City.

SUMMARY: The current plan was adopted March 24, 2014 (Ord. 943-21). The proposed Thoroughfare Plan amendment will include the following proposed changes which are shown on the attached map:

1. **Realignment of the future Westminster Drive connection from Barry Rose Parkway to a connection with Pearland Parkway.** This will provide another access point for the residential subdivision and also allow for access to the proposed commercial development at the corner of Barry Rose Parkway and Pearland Parkway.

2. **Elimination of a Minor Collector between Manvel Road and CR 107 through the proposed Massey Lakes Estates,** as it has been determined that the designation is not needed. The proposed circulation pattern for Massey Lakes Estates adequately addresses the east-west connection between Manvel Road and CR 107.

3. The **Blackacres development, located at the northwest corner of Main Street and Bailey Road**, consists of approximately 97 acres, 40 acres of which is currently being proposed for an industrial development. The current Thoroughfare Plan shows both Major and Minor Collectors within the proposed development. Staff is proposing to remove the Collectors from the Plan so as not to hinder the developable prospects on the remaining 57 acres. Both traffic and access will be re-evaluated at the time of future development depending on the proposed land use.

SCHEDULE: Staff proposes to present the Thoroughfare Plan Amendment at the Joint Public Hearing of the City Council and Planning and Zoning Commission on July 20, 2015. This will be followed by the two readings at the regular City Council meetings of August 10, 2015 and August 24, 2015.

Attachment B