



I, Judy Krajca, Planning Secretary 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, \_\_\_\_\_ at 5:30 p.m.

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Judy Krajca, Planning Secretary

Agenda removed \_\_\_\_\_ day of 2009.



# CITY OF PEARLAND

## PLANNING & ZONING

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### MEMO

**DATE:** July 13, 2009

**TO:** Planning & Zoning Commission

**FROM:** Lata Krishnarao, AICP, Planning Director

**SUBJECT:** Amendments to the Unified Development Code - Land Use Study  
– Neighborhood Residential Nodes and Cullen Mixed Use

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#### **Summary – July 6, 2009 Workshop**

#### **Neighborhood Residential Nodes – Comment # 13**

Staff has summarized the comments received at the workshop and later by the P & Z members. Please let staff know if there are any misinterpretations.

The P & Z commission decided to add five (5) Neighborhood Residential Nodes on the Future Land Use Plan (FLUP) for the following reasons:

1. The addition of nodes on the FLUP would provide a guide/goal for the developer as to the preferred location of these nodes.
2. These nodes, at the recommended locations and limited to 5 acres for each intersection, would not adversely affect the neighborhood character.
3. The nodes would provide desired services close to the residential neighborhoods. The Conditional Use Permit (CUP) would help the Council and P & Z decide if the proposed use was appropriate.
4. When located in areas accessible by sidewalks, these nodes would enhance pedestrian accessibility and connectivity.
5. These nodes would reduce the number of miles travelled and vehicle trips, thereby reducing congestion on heavily travelled roads.

P & Z recommended that the preferred locations for these nodes would be the following:

1. Intersection #1 at Croix and Savannah Parkway.
2. Intersection #2 at 564 and 564B (Woodfin and Sycamore)
3. Intersection #3 at Dallas and Vermont.
4. Intersection #9 at Hatfield and W. Orange.
5. Intersection #10 at McLean and Magnolia.

The P & Z stated that the approval of uses on these nodes would be subject to the following considerations that would be added to the Comprehensive Plan as guidelines for approval of these nodes:

1. Each node would be approved by a Conditional Use Permit (CUP), based on its location, desirability, adjacency to other existing or proposed non-residential uses, and impact on surroundings. Additional interior nodal groups would be strongly discouraged.
2. Nodes adjacent to other designated or existing retail nodes/zones/areas, along local, collector streets or thoroughfares, would be strongly discouraged.
3. Existence of pedestrian access (walkways, bikeways, trailways, and traffic controls) to promote the safe and productive use of the node would be desirable.
4. The nodes would be limited to a total of 5 acres for each intersection.

#### **Cullen Mixed Use District / Garden/O-Day Mixed Use District – Comment # 25**

- a. **Development Guidelines:** P & Z concluded that it was not necessary to modify the development guidelines for Cullen Mixed Use District at this time. Due to the Corridor Overlay District (COD) and other UDC standards, any future development on Cullen would be required to meet the higher aesthetic, design and landscaping standards required by the COD.

Guidelines for Garden/Oday do not appear to be an issue at this time.

- b. **Land Uses:** The specific land uses permitted currently, and those proposed to be added by staff was not discussed in detail. Staff recommends that P & Z discuss in detail the proposed land use matrix for both Cullen Mixed Use and Garden/Oday Mixed Use Districts.

As indicated in the earlier memo, sent with the package for July 6, 2009 workshop, the proposed land use table is based on the following considerations. Staff would recommend that these be considered while evaluating the land uses appropriate for the mixed use districts. Additionally changes have been proposed to the building footprint, height of building, definition of café, and orientation of building as discussed in the last workshop.

1. Since the council has indicated that development of strip centers is not a preferred goal for the city of Pearland, the uses that traditionally tend to locate in strip centers have been excluded. The thought is that exclusion of these uses would deter construction of strip centers.
2. Hours of operation – Uses that traditionally operate round the clock have been excluded, since these districts abut residential districts or contain residential uses.
3. Uses that have potential for outdoor storage and display have been excluded.

4. A majority of the additional uses added are proposed with a CUP to ensure that the Council and P & Z get an opportunity to review each development and assess its merits and appropriateness.

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Agricultural Field Crops</i>	<i>P</i>	<i>P</i>
<i>Agricultural Animal Husbandry</i> ☐ ☑	<i>C</i>	<i>C</i>
<i>Bulk Grain and/or Feed Storage</i>		
<i>Farm (Ranch, Livestock)</i> ☐ ☑	<i>P</i>	<i>P</i>
<i>Feed &amp; Grain Store/Farm Supply Store</i> ☐ ☑		
<i>Flour and Other Grain Mills</i>		
<i>Livestock – Wholesale</i>		
<i>Livestock Sales</i>		
<i>Crops or Orchard</i>	<i>P</i>	<i>P</i>
<i>Stable, Commercial</i>		
<i>Stable (Private, Principal or Accessory Use)</i>	<b>C</b>	<b>C</b>
<i>Boarding or Rooming House</i> ☐ ☑		
<i>Dwelling - Four-Family (Quadriplex) (Defined Under Dwelling - Multiple-Family)</i> ☐ ☑		
<i>Dwelling - HUD-Code Manufactured(Mobile) Home</i> ☐ ☑		
<i>Dwelling - Industrialized Home</i> ☐ ☑	<b>P</b>	<b>P</b>
<i>* Dwelling - Mobile Home</i> ☐ ☑		
<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>Home Occupation</i> ☐ ☑	<i>P</i>	<i>P</i>
<i>Private Street Subdivision</i>	<b>P</b>	<b>P</b>
<i>Accessory Structure (Business or Industry)</i> ☐ ☑	<i>C</i>	<i>C</i>
<i>Accessory Structure (Residential)</i> ☑ ☐	<i>P</i>	<i>P</i>
<i>Accessory Dwelling</i> ☐ ☑	<i>C</i>	<i>C</i>
<i>Farm Accessory Building</i>	<i>C</i>	<i>C</i>
<i>Off-Street Parking Incidental to Residential Main Use</i>	<i>P</i>	<i>P</i>

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Off-Street Parking Incidental to Nonresidential Main Use</i>	<i>P</i>	<i>P</i>
<i>Servant, Guest, Caretakers or Security Quarters</i>	<i>C</i>	<i>C</i>
<i>Social &amp; Recreational Building, including homeowners association neighborhood recreation centers</i>	<i>P</i>	<i>P</i>
<i>Onsite Detention Facility</i>	<i>P</i>	<i>P</i>
<i>Off-site Detention Facility</i>	<i>C</i>	<i>C</i>
<i>Billiard/Pool Facility (Three or More Tables)</i>	<i>C</i>	<i>C</i>
<i>Bingo Facility</i>	<i>C</i>	<i>C</i>
<i>Bowling Alley (Air-Conditioned and Sound Proofed)</i>	<i>C</i>	<i>C</i>
<i>Commercial Amusement, Indoor ☐ ☑</i>	<i>C</i>	<i>C</i>
<i>Commercial Amusement, Outdoor ☐ ☑</i>	<i>C</i>	<i>C</i>
<i>Country Club ☐ ☑</i>	<i>P</i>	<i>P</i>
<i>Dinner Theatre</i>	<i>C</i>	<i>C</i>
<i>Driving Range (Golf)</i>	<i>C</i>	<i>C</i>
<i>Drag Strip/Race Track ☐ ☑</i>		
<i>Fairgrounds</i>		
<i>Gaming Establishment ☐ ☑</i>	<i>C</i>	<i>C</i>
<i>Golf Course (Miniature)</i>	<i>C</i>	<i>C</i>
<i>Golf Course (Private) ☐ ☑</i>	<i>C</i>	<i>C</i>
<i>Golf Course (Public) ☐ ☑</i>	<i>C</i>	<i>C</i>
<i>Park and/or Playground (Private)</i>	<i>P</i>	<i>P</i>
<i>Park and/or Playground (Public; Municipal)</i>	<i>P</i>	<i>P</i>
<i>Private Club</i>		
<i>Recreation Center (Private, For Profit)</i>	<i>C</i>	<i>C</i>
<i>Rodeo Grounds</i>		
<i>Skating Rink</i>		
<i>Swimming Pool, Commercial</i>	<b>C</b>	<b>C</b>
<i>Swimming Pool, Private (Use Only By Resident)</i>	<i>P</i>	<i>P</i>
<i>Temporary Outdoor Amusement/Activity*</i>		
<i>Tennis or Swim Club (Private, For Profit)</i>	<i>P</i>	<i>P</i>

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
Tennis Court (Private/Not Lighted)	P	P
Tennis Court (Private/Lighted)	C	C
Travel Trailer/RV Park/Campground (Long-Term Stays) {Travel Trailer Defined}		
Travel Trailer/RV Park/Campground (Short-Term Stays) {Travel Trailer Defined}		
All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales		
Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair) ☐ ☑	C	
Auto Assembly		
Auto Body Repair		
Auto/Leasing		
Auto Glass Repair/Tinting	C	
Auto Interior Shop/Upholstery	C	
Auto Muffler Shop		
Auto Paint Shop		
Auto Parts Manufacturing		
Auto Parts Sale (With Outside Storage or Display)		
Auto Parts Sales (Indoors Only; With Repair Bays)	C	
Auto Rental ☐ ☑		
Auto Repair (Major) ☐ ☑		
Auto Repair (Minor) ☐ ☑	C	
Auto Sales/Dealer ☐ (New - In Building, Auto Servicing and Used Auto Sales as accessory uses only) ☑		
Auto Wash (Full Service/Detail Shop) ☐ ☑	C	
Auto Wash (Self-Service) ☐ ☑		
Auto Wrecker Service		
Bicycle Sales (New/Repair)	C	C
Boat Sales (New/Repair)		
Bus or Truck Storage		
Gasoline Station ☐ ☑		
Limousine/Taxi Service		

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Motor Freight Transportation, Storage, &amp; Terminal</i>		
<i>Motorcycle Sales/Dealer (New/Repair)</i>	<b>C</b>	
<i>Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity</i>		
<i>Personal Watercraft Sales (New/Repair)</i>		
<i>Tire Retreading and Capping</i>		
<i>Tire Sales (Outdoors, With Open Storage)</i>		
<i>Transfer Station (Refuse/Pick-up)</i>		
<i>Transit Terminal</i>		
<i>Truck and Bus Rental</i>		
<i>Truck Sales (Heavy Trucks)</i>		
<i>Truck or Freight Terminal</i>		
<i>Clinic, Medical or Dental</i> <input type="checkbox"/>	<i>P</i>	<i>P</i>
<i>Credit Agency</i>		
<i>Emergency Care Clinic</i>	<b>C</b>	
<i>Financial Institution (No Motor Bank Services)</i> <input type="checkbox"/>	<i>P</i>	<i>P</i>
<i>Financial Institution (With Motor Bank Services)</i> <input type="checkbox"/>	<i>P</i>	<i>P</i>
<i>Financial Services (Advice/Invest)</i>	<i>P</i>	<i>P</i>
<i>Insurance Agency Offices</i>	<i>P</i>	<i>P</i>
<i>Office, Brokerage Service</i>	<i>P</i>	<i>P</i>
<i>Office, Legal Service</i>	<i>P</i>	<i>P</i>
<i>Office, Medical/Dental {Defined Under Medical Facilities}</i>	<i>P</i>	<i>P</i>
<i>Office, Parole-Probation</i>		
<i>Office, Professional and General Business (other than those listed)</i>	<i>C</i>	<i>C</i>
<i>Office, Real Estate</i>	<i>P</i>	<i>P</i>
<i>Office/Clinic, Veterinarian (No Animal Hospital or Outside Pens)</i>	<i>C</i>	<i>C</i>
<i>Office/Clinic, Veterinarian (No Animal Hospital, With Outside Pens)</i>	<b>C</b>	<b>C</b>

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
Security Monitoring Company (No Outside Storage)	P	P
Telemarketing Agency		
Travel Agency, Bureau or Consultant	P	P
Ambulance Service ☐ ☒		
Automatic Teller Machine (ATM)	P	P
Automobile Driving School (including Defensive Driving)	P	
Barber/Beauty Shop/Tanning Studios (No Related School/College)	P	P
Barber/Cosmetology School/College		
Bed & Breakfast Inn ☐ ☒	P	P
Check Cashing Service		
Dance/Drama/Music School (Performing Arts)	C	C
Extended Stay Hotel/Motel ☐ ☒		
Funeral Home ☐ ☒		
Health Club (Physical Fitness; Indoors Only)	C	C
Hotel/Motel ☐ ☒		
Laundromat (Self-Service Laundry)		
Laundry/Dry Cleaning (Retail Only - Drop Off/Pick Up)	P	P
Mailing Service (Private)	C	C
Martial Arts School/Studio/Tutorial/Clubs/ Learning centers	C	C
Pharmacy (Retail Only)	P	P
Rehabilitation Care Facility (Halfway House)		
Rehabilitation Care Institution (Commercial)		
Seamstress or Dressmaker (Retail Only)	P	P
Studio - Tattoo or Body Piercing		
Antique Shop ☐ (No outside storage) ☒	P	P
Antique Shop ☐ (With outside storage) ☒	C	C

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
Apparel Shop	C	C
Animal Hospital (No Outside Pens)		
Art Museum and/or Dealer	P	P
Art Studio and/or Gallery ☐ ☑	P	P
Art Supply Store	C	C
Bakery or Confectionery Shop (Retail Sales, Inside Service Only) ☑	P	P
Bakery or Confectionery Shop (Retail Sales, With Drive-Thru Service) ☐ ☑	C	C
Bakery (Wholesale) ☐ ☑		
Book/Stationery Shop (Retail Only)	P	P
Business Service Retail (Provides wares and/or service in support of professional occupations)	C	C
Café ☐ ☑ (see below)	P	P
Cafeteria ☐ ☑	C	C
Camera Shop (Retail Only)	C	C
Cigars, Tobacco Shop (Retail Only)		
Carpenter Shop	P	P
Catering Service	P	P
Coffee, Donut and Similar Food Sales Shop (For On- or Off-Site Consumption)	P	P
Computer Sales	C	C
Consignment Shop	C	C
Convenience Store (With Gasoline Sales) ☐ ☑	C	C
Convenience Store (Without Gasoline Sales) ☐ ☑	C	C
Copy/Printing Shop ☐ ☑	C	C
Department Store ☐ (Retail Only, for Hardware, Sporting Goods, Toys, Paints, Wallpaper, and/or Clothing) ☑		
Drapery/Blind Shop	P	P
Electronic Goods Store (Retail Only)	C	C
Florist Shop (Retail Only)	P	P
Food Store/Supermarket ☐ ☑		

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)</i>	C	C
<i>Furniture Repair and Upholstering (No Outside Storage)</i>		
<i>Garage and/or Yard Sales</i>	P	P
<i>Garden Shop &amp; Outside Plant Sales (i.e., Plant Nursery)</i>	C	C
<i>Gift or Card Shop (Retail Only)</i>	P	P
<i>Handicraft &amp; Art Object Sales Shop</i>	P	P
<i>Hardware Store </i>	C	C
<i>Hobby Shop (Retail Only)</i>	P	P
<i>Home Improvement Center</i>		
<i>Ice Cream/Yogurt Shop (For On- or Off-Site Consumption)</i>	P	P
<i>Itinerant Vendor/Seasonal Vending</i>	C	C
<i>Jewelry Store</i>	C	C
<i>Key Shop</i>	C	C
<i>Market - Open Air (i.e., Flea Market)</i>		
<i>Meat and Fish Market (Retail Only)</i>		
<i>Medical Appliances &amp; Sales</i>	C	
<i>Motion Picture Theater (Indoors)</i>		
<i>Optical Shop</i>	C	C
<i>Outside Display {See related regulations in applicable zoning districts}</i>		
<i>Paint, Wallpaper Shop (Retail Only)</i>	P	P
<i>Pet Shop-Small Animals, Birds or Fish</i>		
<i>Personal Custom Services, Tailor, Millinery, Etc.</i>	C	C
<i>Pharmacy/Drug Store (Retail Only)</i>	P	P
<i>Piano and Musical Instruments (Retail Only)</i>	C	
<i>Restaurant (With Drive-In and/or Drive-Thru Service)</i>	C	C
<i>Restaurant (With No Drive-In or Drive-Thru Service)</i>	C	C

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Retail Shops, Apparel, Accessories, Gifts &amp; Similar Goods (Other than those listed; No Outside Storage)</i>	C	C
<i>Shoe Store (Retail Only)</i>	C	C
<i>Sign Shop (small scale, such as a storefront; includes sign and banner making for retail sale only)</i>	C	C
<i>Stone Monuments - Retail Sales Only (indoors)</i>	C	C
<i>Stone Monuments – Fabrication and Outdoor Storage</i>	C	C
<i>Studio, Decorator &amp; Display of Art Objects</i>	C	C
<i>Studio, Photographer, Artist, Music, Drama, Dance</i>	C	C
<i>Studio, Health Reducing or Similar Service</i>	C	C
<i>Tavern</i>		
<i>Variety Store</i>		
<i>Video Rental and/or Sales</i>	C	C
<i>Adult Day Care Center(Business) </i>		
<i>Antenna (Commercial)</i>		
<i>Antenna (Non-Commercial)</i>		
<i>Assisted Living Facility </i>	C	C
<i>Auction House</i>		
<i>Child Day Care Center (Business) </i>	C	C
<i>Child Day Nursery </i>	P	P
<i>Church/Temple/Place of Worship </i>	P	P
<i>Civic Center (Municipal) </i>		
<i>Civic Club</i>		
<i>Community /Group Home </i>	<b>C</b>	<b>C</b>
<i>Community or Social Buildings </i>	C	C
<i>Convent or Monastery </i>	P	P
<i>Day Camp (For Children) </i>		
<i>Day Care</i>	<b>C</b>	

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
Day Nursery		
Exhibition Hall		
Fraternal Organization ☐ ☒	<b>C</b>	<b>C</b>
Fraternity or Sorority House ☐ ☒	<b>C</b>	<b>C</b>
Governmental Building or Use (County, State or Federal)	C	C
Home for Alcoholic, Narcotic or Psychiatric Patients		
Hospice (Defined Under Household Care Facility)	<b>P</b>	<b>P</b>
Hospital (Non-Profit) ☐ ☒		
Hospital (For Profit) ☐ ☒		
Institution of Religious, Educational or Philanthropic Nature	C	C
Library, Public		
Mortuary/Cemetery (Including Mausoleum/Crematorium)	C	
Municipal Public Administration Offices	<b>P</b>	<b>P</b>
Museum (Indoors Only)		
Nursing/Convalescent Home (Defined Under Skilled Nursing Facility)		
Penal or Correctional Institutions		
Public Assembly (Auditorium, Gymnasium, Stadiums etc.)		
Rectory/Parsonage	C	C
Retirement Housing for the Elderly		
School - College or University		
School - Elementary (Public or Parochial)	<b>C</b>	<b>C</b>
School - High School (Public or Parochial)	<b>C</b>	<b>C</b>
School - Junior High (Public or Parochial)	<b>C</b>	<b>C</b>
School - Other Than Public or Parochial	<b>C</b>	<b>C</b>
School - Trade or Commercial {Defined Under School, Commercial Trade}		
Sheltered Care Facility		
Studio for Radio and/or Television (No Tower[s])		

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Cellular Communications Tower/PCS {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}</i>	C	C
<i>Electric Power Generating Plant</i>		
<i>Electrical Substation</i>	C	C
<i>Franchised Private Utility □ (Other than those listed) ☐</i>	C	C
<i>Gas Transmission &amp; Metering Station</i>	C	C
<i>Public Utilities (Other than those listed)</i>	C	C
<i>Radio or Television or Microwave Towers (Commercial) {See Telecommunications Regulations, Chap.2, Art. 5, Div. 5 of the UDC}</i>	C	C
<i>Radio or Television Transmitting Station (Commercial) {See Telecommunications Regulations, Chap. 2, Art. 5, Div. 5 of the UDC}</i>	C	C
<i>Sanitary Landfill (Private)</i>		
<i>Sanitary Landfill (Public)</i>		
<i>Railroad Team Track or Freight Depot</i>		
<i>Satellite Dish (Private, less than 4' in diameter) {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}</i>	P	P
<i>Satellite Dish (greater than 4' in diameter)( See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC)</i>		
<i>Telephone Business Office</i>		
<i>Telephone Exchange Switching Relay &amp; Transmitting Equipment</i>	C	C
<i>Utility Shops or Storage, Yards and Building</i>		
<i>Pet Care Facility/Animal Kennel (With Outdoor Pens) ☐</i>		
<i>Pet Care Facility/Animal Kennel (With Indoor Pens) ☐</i>	C	C

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
Appliance Repair <input type="checkbox"/>	C	C
Book Binding	C	C
Building Material Sales		C
Cabinet Business		C
Cannery Wholesale		
Cattle Feedlot (CAFO)		
Chemical Packing or Blending		
Cleaning, Dyeing or Laundry Plant, Commercial <input type="checkbox"/>		
Communication Equipment Sales/Service (Installation and/or Repair – No outdoor sales or storage or towers/antennae)	C	C
Construction Contractor with Storage Yard		
Contractor's Office/Sales, No Outside Storage including Vehicles		
Contractor's Temporary On-Site Construction Office (only with permit from B.O.)	P	P
Dance Hall or Night Club <input type="checkbox"/>		
Drive-In Theater		
Electronic Assembly	C	C
Exterminator Service/Company (No outdoor sales or storage)	C	C
Fur/Hide Tanning and Finishing		
Furniture/Appliances - Open Storage & Retail Sale		
Gravestone/Tombstone Sales		
Heavy Machinery Sales, Storage & Repair <input type="checkbox"/>		
Heating & Air-Conditioning Sales/Services		C
Home Sales office-temp(for new subdivision)		
Laboratory, Scientific or Research {Defined Under Scientific and Industrial Research Laboratories}	C	C

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
Laboratory, Medical or Dental	C	C
Lawnmower Sales and/or Repair		
Liquefied Petroleum Storage & Sales		
Loading or Storage Tanks		
Locksmith		
Lumber Mill/Yard		
Machine Shop		
Manufactured Home Display, Sales and/or Rental (New or Used)		
Mattress Making and/or Renovating		
Milk Depot - Wholesale		
Mini-Warehouse/Self Storage		
Moving and Storage Company		
News Printing		
Office Warehouse Storage or Sales(Defined Under Storage or Wholesale Warehouse)		
Outside Storage		
Pawn Shop		
Pet and Animal Grooming Shop	C	C
Petroleum Products Bulk Storage (Wholesale)		
Pipe Processing		
Pipe Storage Yard		
Plumbing Shop (No Outside Storage)	C	C
Printing Equipment, Supplies and Repairs	C	C
Propane Sales (Retail)		
Quick Lube/Oil Change/Minor Inspection	C	
Railroad, Bus, Light Rail Passenger Station (Public)	P	
Railroad Team Tracks, Freight, Depot or Docks		
Railroad Tracks & Right-of-Way	C	C
Reproduction of Blueprints		
Sheet Metal Shop		C

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Storage of Used Lumber and Building Materials</i>		C
<i>Taxidermist</i>		
<i>Tool and Machinery Rental (Indoor Storage only)</i>		C
<i>Tool and Machinery Rental (with Outdoor Storage)</i>		
<i>Trailer Home Sales or Rental Only</i>		
<i>Transfer Storage &amp; Baggage Terminal</i>		
<i>Upholstery Business</i>		C
<i>Vacuum Cleaner Sales and Repair</i>		
<i>Welding Shop</i>		
<i>Wholesale Trade - Nondurable Goods</i>	C	C
<i>Wood Working Shops</i>	C	C
<i>Acid Manufacturer</i>		
<i>Airport <input type="checkbox"/>, Heliport/Helipad <input type="checkbox"/> or Landing Field</i>	C	C
<i>Animal Slaughtering or Poultry Processes</i>		
<i>Ammonia Manufacturer</i>		
<i>Asphalt Batching Plant <input type="checkbox"/></i>		
<i>Bio-Tech, High-Tech Manufacturing</i>	C	C
<i>Carbon Black Manufacturer</i>		
<i>Cement, Lime, Gypsum or Plaster of Paris Manufacturer</i>		
<i>Chemical Packing and/or Blending</i>		
<i>Clothing Manufacturing</i>	C	C
<i>Commercial Extraction of Soil, Sand, and Gravel</i>		
<i>Concrete Batching Plant <input type="checkbox"/></i>		
<i>Dumps and Landfills</i>		
<i>Hazardous Emissions (as Determined by Enforcing Officer &amp; Other Objectionable)</i>		

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Explosives Manufacturer and/or Storage</i>		
<i>Glue or Fertilizer Manufacturer</i>		
<i>Heavy Manufacturing Process</i>		
<i>Light Manufacturing Process</i>	<b>C</b>	<b>C</b>
<i>Manufacturer of Chlorine or Other Toxic Gasses</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>Minor Concrete Batching Operation &amp; Storage of Associated Processing Material (Restricted to 1.5 Yards or Less Per Batch)</i>		
<i>Petrochemical Plant</i>		
<i>Petroleum or Petroleum Product Extraction, Refining, Manufacturer, or Bulk Storage</i>		
<i>Rendering Plant</i>		
<i>Storage or Processing of Sand, Sulfur, Gravel, Cement or Similar Material</i>		
<i>Tanning, Curing, Treating, or Storage of Skins or Hides</i>		
<i>Warehouse &amp; Distribution Facility</i>		
<i>Wrecking or Salvage Yard (Auto, Steel)</i>		
<i>Wrecking or Salvage Yard (Building Materials)</i>		

Staff is also recommending that the definition of café' be modified to differentiate it from a restaurant use. Based on the seating provided by different establishments listed below, the seating has been limited to a maximum of 50 seats. All these definitions and proposed modifications are included below:

Starbucks – 50 Seats (including approx. 20 seats outdoors)

Shipleys - 20 seats (including 2 outdoors)

Pear Tree - 62 seats (including 12 outdoors)

McDonalds – 92 seats (none outdoors)

#### **Section 5.1.1.1 General Definitions**

~~**(a) (65) CAFÉ OR CAFETERIA:** A commercial eating establishment where food, snacks or meals are vended for consumption primarily on the premises. This definition is intended to exclude establishments with delivery offered to automobiles away from the main building. This definition does not prohibit take-out or drive-through windows.~~

**(a)(65) CAFÉ OR CAFETERIA** (includes coffee shop, bistro and similar uses): An informal restaurant, not exceeding 50 seats (outdoor and indoor), offering a range of food, snacks, meals, coffee, or other hot and cold beverages. This definition is intended to exclude establishments with delivery offered to automobiles away from the main building. This definition does not prohibit take-out or drive-through windows.

#### **Current Definitions in the UDC for Restaurants – No Changes Proposed:**

**(a)(328) RESTAURANT (WITH DRIVE-IN SERVICE OR DRIVE-THRU SERVICE):** An eating establishment where food or drinks are primarily served to customers in motor vehicles, or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises. An area may also be provided for the consumption of food the premises.

**(a)(329) RESTAURANT (WITH NO DRIVE-IN OR DRIVE-THRU SERVICE):** An eating establishment where customers are primarily served at tables or are self-served, where food is consumed on the premises, and which do not have a drive-through window.

#### **Areas of Concern in the Existing Regulations for C-MU District:**

##### **Section 2.4.3.2 C-MU, Cullen-Mixed Use District**

**(a) Purpose.** *The Cullen Mixed Use District (C-MU) is intended to provide a district that allows for the continuation and limited growth of specific nonresidential land uses that have been in existence along Cullen Boulevard for a long period of time, while also respecting the residential uses that have developed and now co-exist with the nonresidential uses.*

**(b) Authorized Uses.** *The following are authorized uses under the regulations established in this chapter:*

- (1) Permitted and conditional uses as authorized in the Land Use Matrix in Article 5, Division 2 of this Chapter 2;*
- (2) Accessory uses as authorized in Article 5, Division 3 of this Chapter 2.*

**(c) Area Regulations for Residential Uses.**

**(1) Size of Lots:**

- a. Minimum Lot Area – Seven thousand (7,000) square feet*
- b. Minimum Lot Width – Seventy feet (70')*
- c. Minimum Lot Depth – One hundred feet (100')*
- d. Maximum Lot Coverage – Sixty percent (60%), but may be permitted seventy percent (70%) with a variance from the ZBA.*

**(2) Size of Yards:**

- a. Minimum Front Yard – Twenty-five feet (25')*
- b. Minimum Side Yard*
  - 1. Interior Lot: Seven feet and six inches (7'-6");*
  - 2. Corner Lot: Twenty-five feet (25') when abutting a street right-of way.*
  - 3. Every part of a required side yard shall be open and unobstructed except for accessory buildings, as permitted herein, and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting shall not exceed twelve inches (12") into the required side yard, and roof eaves projecting shall not exceed twenty-four inches (24") into the required side yard, except that no projections shall be permitted closer than twelve inches (12") to a common property line.*
- c. Minimum Rear Yard – Twenty feet (20')*

**(d) Area Regulations for Non-Residential Uses.**

**(1) Size of Lots:**

- a. Minimum Lot Size - Twenty-two thousand and five hundred (22,500) square feet in area.*
- b. Minimum Lot Width - One hundred and fifty feet (150').*
- c. Minimum Lot Depth - One hundred and twenty-five feet (125').*

(2) Size of Yards:

- a. Minimum Front Yard - Twenty-five feet (25')
- b. Minimum Side Yard
  - 1. Ten feet (10'), except as provided below.
  - 2. Twenty-five feet (25') if side yard abuts a residential zoning district.
- c. Minimum Rear Yard - Twenty-five feet (25')
- ~~(3) Maximum Non-Residential Building Footprint Size: Twenty thousand (20,000) square feet.~~

(e) **Height Restrictions.** No building shall exceed thirty-five feet (35') in height. *Additional height by CUP.*

(f) **Nonresidential Use Regulations.**

- ~~(1) Nonresidential uses shall be located on lots that have frontage on Cullen Boulevard. Nonresidential developments with internal streets may locate nonresidential uses along such streets.~~
- (2) All on-site business conducted in association with a nonresidential use, including any permitted expansion thereof, shall be conducted within a fully enclosed building.
- ~~(3) Parking areas shall not be located directly adjacent to any adjoining residential use(s), regardless of the establishment of screening in conformance with (g)(1) below. If parking is located on the side of a lot that is adjoining a residential use(s), the parking area shall be set back from the screening mechanism by a minimum of fifteen feet (15').~~

(g) **Residential Adjacency Considerations:**

- (1) Screening Standards: Adequate screening shall be provided between nonresidential and residential uses. It shall be the responsibility of the later established use to provide and maintain such screening (e.g., if a residential use is established adjacent to an existing nonresidential use, the residential use shall be responsible for providing and maintaining screening). Screening elements shall consist of the following, including a combination thereof:
  - a. Landscape Elements – Landscape elements permitted shall consist of shrubbery having year-round foliage:
    - 1. That is at least seventy-five percent (75%) opaque; and
    - 2. That is a minimum of six feet (6') in height; and
    - 3. That is a maximum of eight feet (8') in height; and
    - 4. That is not located within any required visibility triangle.
  - b. Built Elements – Built elements permitted shall consist of a masonry wall:

1. That is at least seventy-five percent (75%) opaque; and
2. That is a minimum of six feet (6') in height; and
3. That is a maximum of eight feet in height; and
4. That is not located within any required visibility triangle; and
5. That is not constructed with any of the following materials: surface painted or coated concrete, chain link, concertina wire, barbed wire, corrugated metal, or fiberglass panels.

(2) *Outside Storage:* Outside storage (refer to Definitions, Chapter 5 of this UDC) shall be prohibited unless otherwise permitted by CUP.

(h) **Parking.** Parking and loading shall be provided in conformance with Chapter 4, Article 2, and Division 1 of this UDC.

**David L Smith Project – review land use and zoning. “Office uses” – Comment # 17.**

Refer to the Land Use Study

**Explore more commercial zoned land – but not strip centers. “Office uses” – Comment # 20.**

Refer to the Land Use Study

**Differentiate between minor and major nodes in the FLUP – Comment # 26.**

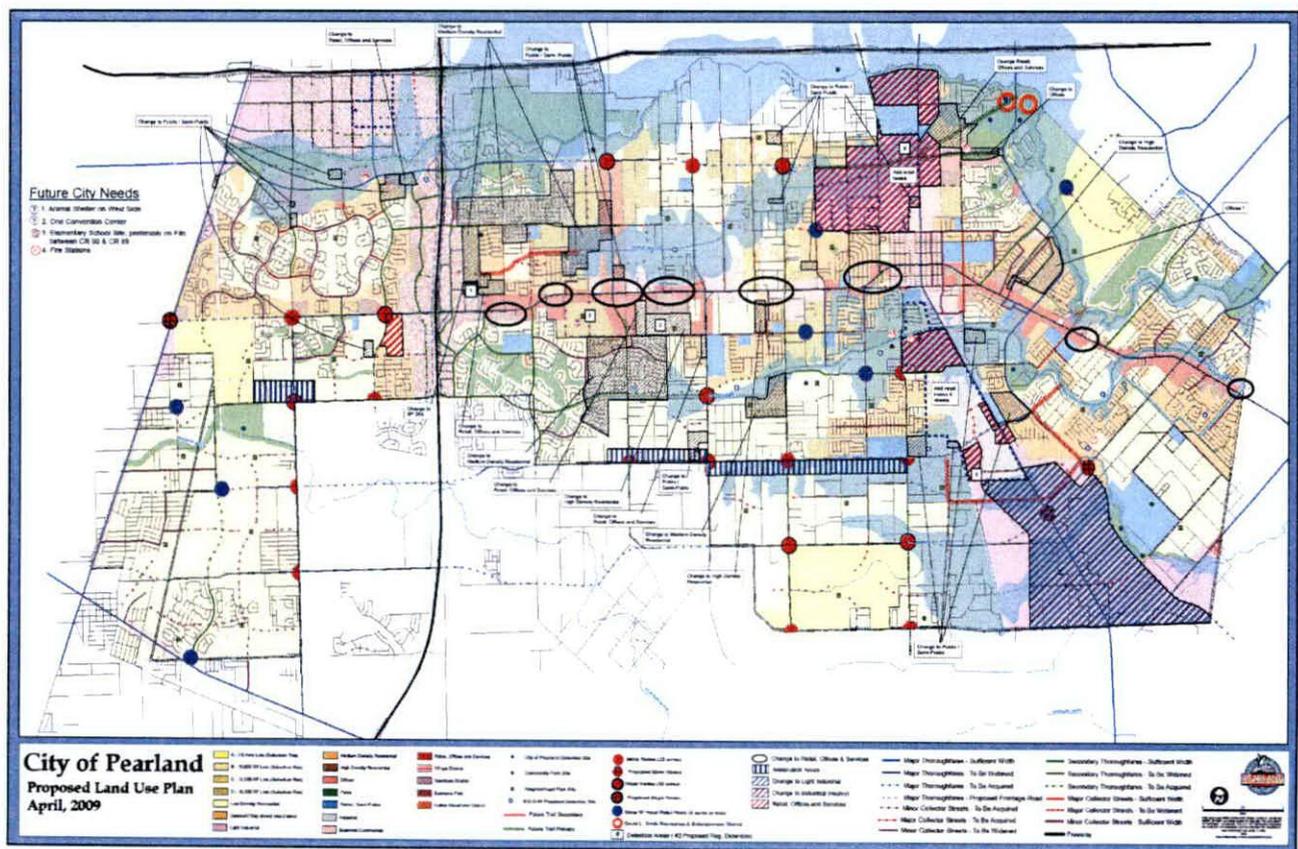
Refer to the Land Use Study

**Council Comment # 26:**  
**Differentiate Between Minor and Major Nodes.**

**Explanation:** The text in the Comprehensive Plan proposed two types of nodes, minor nodes with 25 acres and major nodes with 50 acres. This differentiation has been overlooked in the FLUP.

**Analysis:** Based on the street hierarchy, and existing and proposed land uses staff has designated these nodes in the FLUP.

**Recommendation:** Refer to the Proposed Land Use Plan.



**Explanation of Major and Minor Nodes From Comprehensive Plan:**

LAND USE  
 Section 5.0

PLANNING INITIATIVE #6  
 Concentrate local retail, offices and services into nodes centered at the intersections of two major thoroughfares instead of continuous strips along the length of either thoroughfare.

In clustering retail and related uses at major thoroughfare intersections, the challenge will be how to limit the amount of retail zoning to that which can be supported by nearby residents. When the Texas economy declined in the mid-1980's, a number of communities had an oversupply of retail zoned property. Zoning all four corners retail had been prevalent, with each corner tract generally sized at 10-15 acres. Cities developed on major thoroughfare grids spaced about one mile apart soon learned that a square mile residential area could not support 40-60 acres of retail, offices and services at every intersection of two major thoroughfares. About half that amount was found to be more practical.

Pearland has experienced considerable commercial and retail strip development along the City's two main roads - Broadway and Main. Much of this development has the following characteristics:

- Shallow depth lots
- Numerous individual ownerships
- Numerous driveways that impair mobility
- Numerous small buildings with no architectural unity
- Numerous signs
- Little or no landscaping
- Limited parking often restricted to the front setback area

The City's appearance can be improved and traffic mobility can be enhanced by limiting future commercial to selected areas and congregating retail, office and service uses at the intersections of major thoroughfares.

This objective is most imperative for far western undeveloped portions of Broadway. Through its zoning powers, the City can prevent West Broadway from duplicating East Broadway. The Land Use Plan map proposes residential "windows" on Broadway between Manvel Road and Cullen Boulevard, between Cullen and Southwyck Boulevard, and between Southwyck and the South Freeway. These residential windows can be a mix of densities with higher densities more prevalent nearer the freeway.

## 5.22

### LAND USE

#### Section 5.0

##### Major and Minor Retail Nodes

In order to avoid the experiences of other Texas cities, the Land Use Plan for Pearland designates key intersections as either major or minor retail nodes. Major retail nodes are intended to have an approximate maximum of 50 acres zone for retail, office and service uses. Minor retail nodes should comprise less than 25 acres. The total allocation for either a major or minor retail node can be distributed in any number of ways among an intersection's four corners depending on factors such as property ownership, physical constraints, and jurisdictional influences. As discussed under the Neighborhood Unit Concept, retail, office and service uses need not occupy every corner of intersecting major thoroughfares.

Also appropriate at or near the corner are medium and higher density residential. The Land Use Plan indicates limited strip development for general business use along State Highway 6 and F.M. 521 in the far western and southwestern portions of the Planning Area. Until these areas are annexed, the City cannot control their use.

Further development with a variety of uses will likely occur prior to annexation and application of the City's zoning ordinance. Strip business development along F.M. 521 however, can serve as a buffer to probable similar development along the west side of the street in Houston's extra territorial jurisdiction that will probably never be zoned.

# Land Use Study

## Comment 25

### Mixed Use Districts - Development Guidelines:

P & Z's conclusion –

Not necessary to modify the development guidelines for Cullen Mixed Use District at this time.

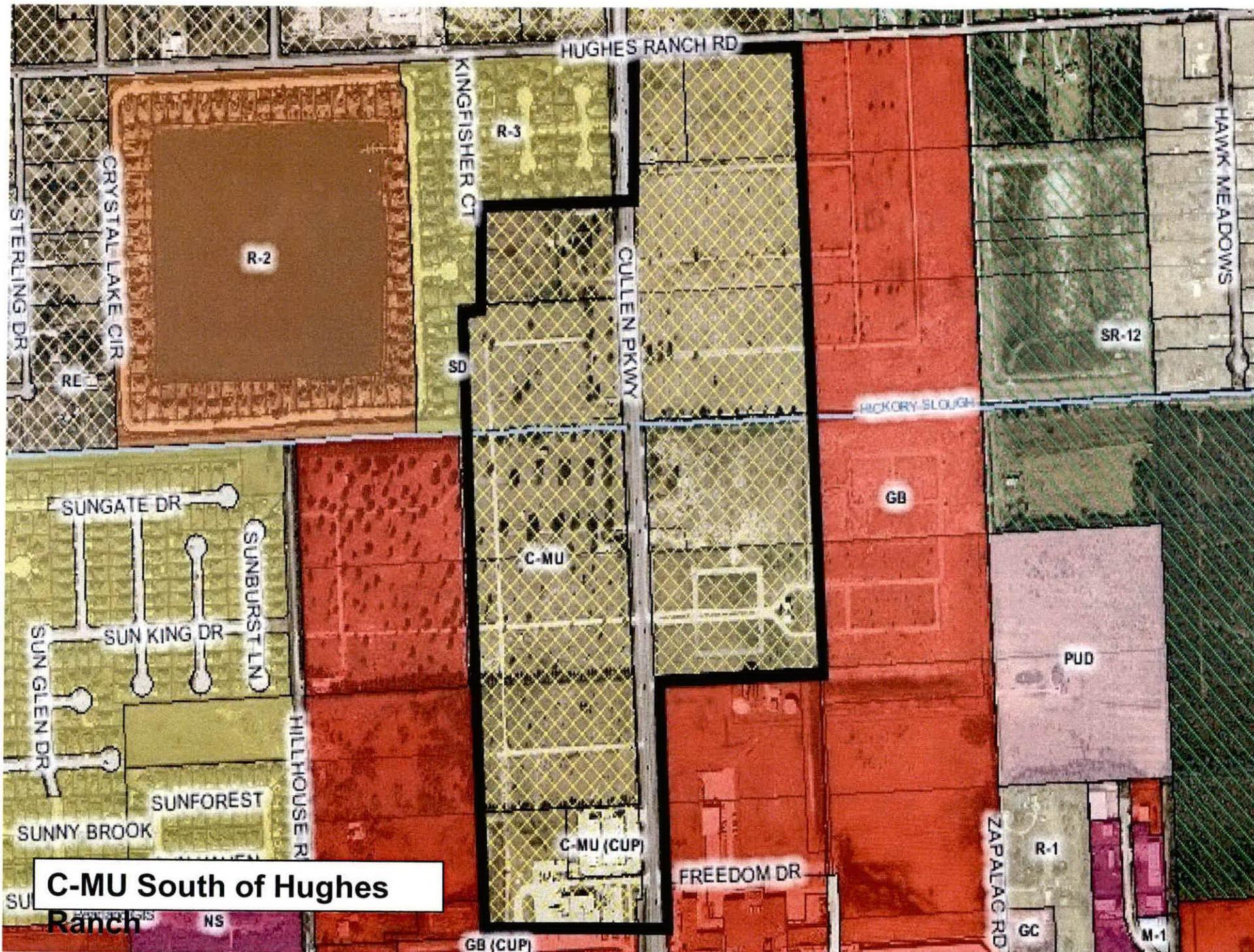
Future development on Cullen to meet the higher aesthetic, design and landscaping standards currently required by the COD.

Guidelines for Garden/Oday not an issue at this time.

# Land Use Study

## Comment 25

- **Mixed Use Districts - Guidelines for Land Use Matrix**
- Exclude uses that tend to locate in strip centers.
- Exclude 24 – hr uses, since these districts abut residential districts or contain residential uses.
- Exclude uses that have potential for outdoor storage and display.
- Additional uses added are proposed with a CUP to ensure additional review regarding merits and appropriateness.

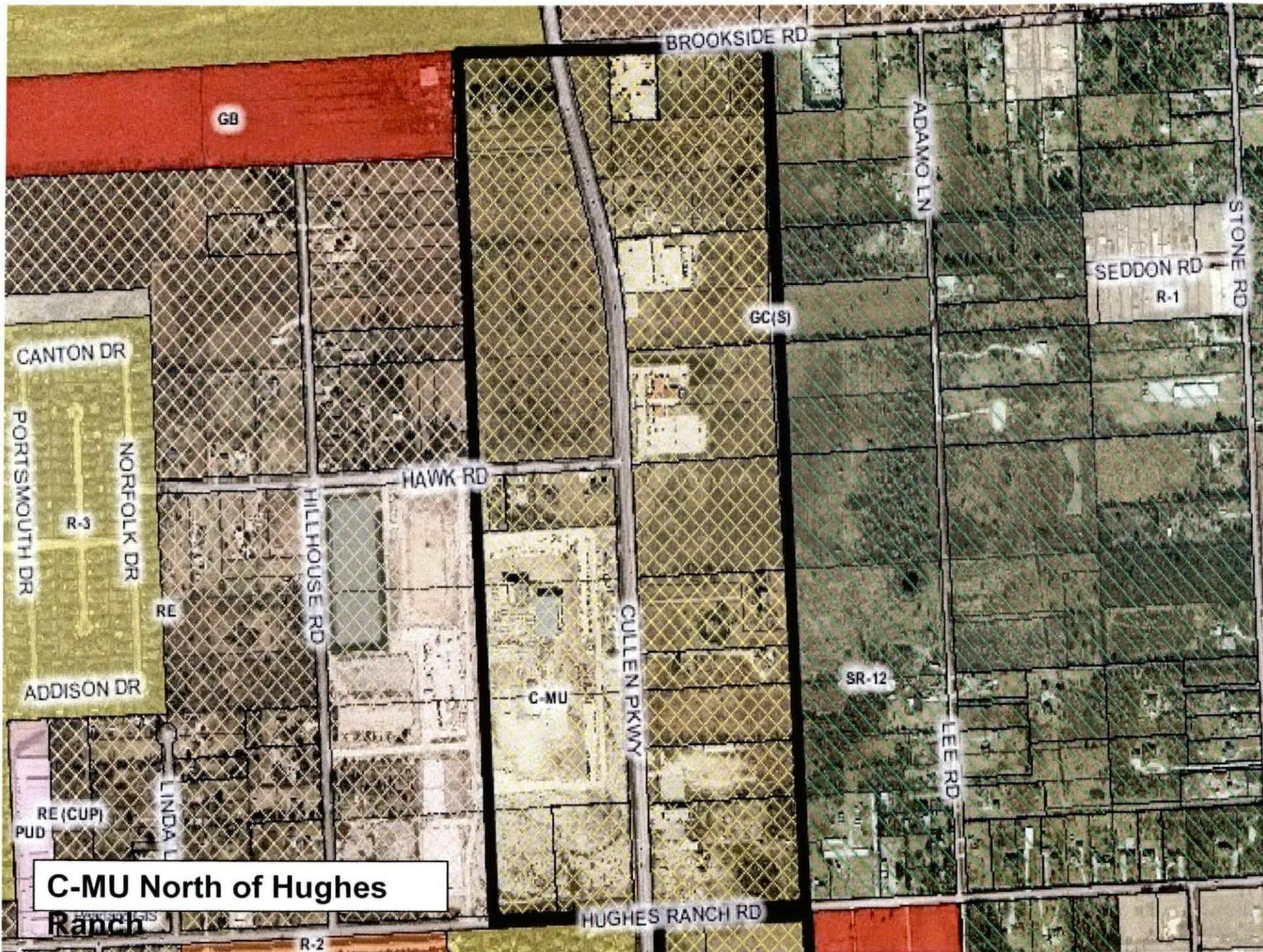


**C-MU South of Hughes**

**Ranch**

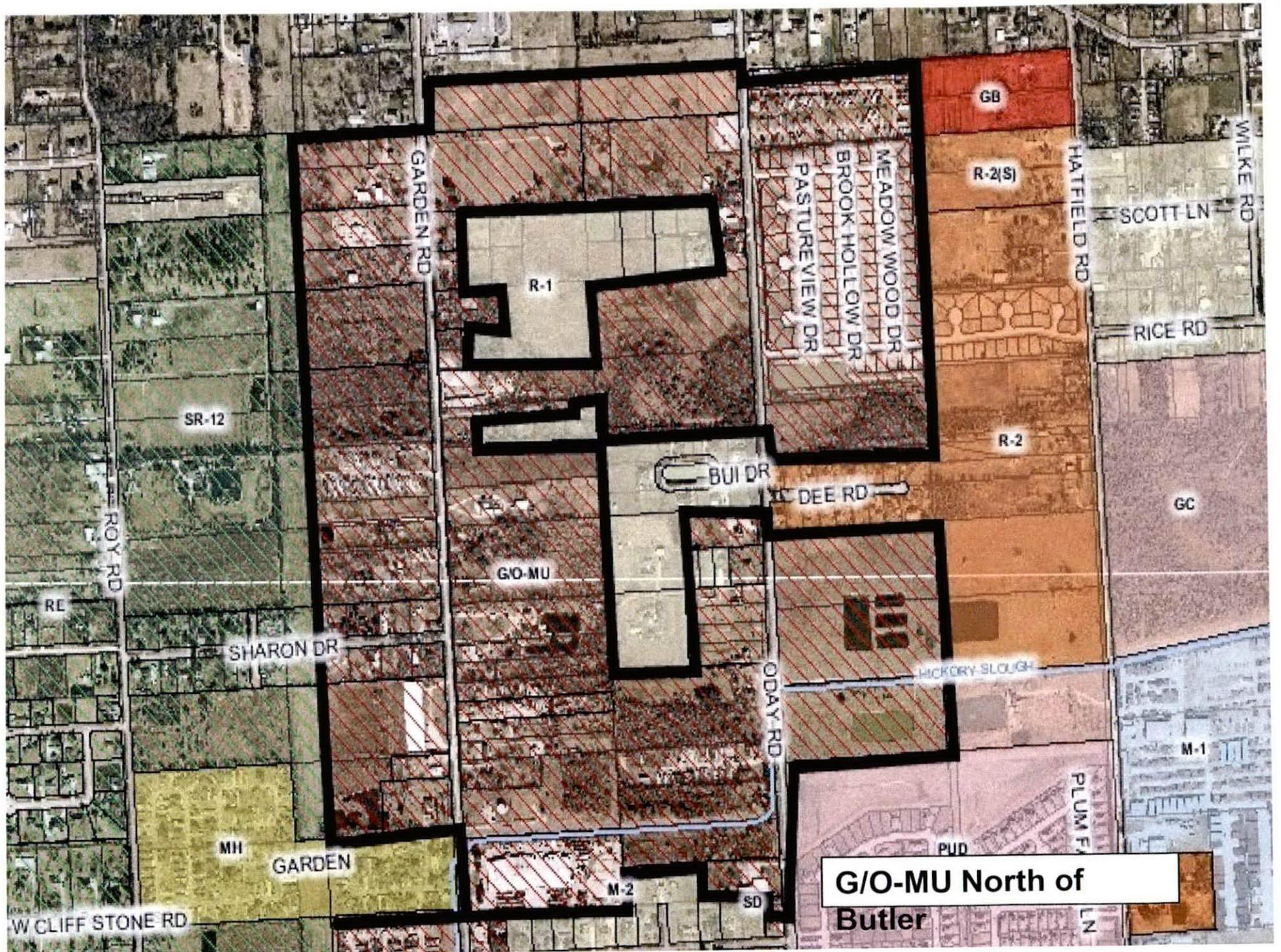
NS

GB (CUP)



C-MU North of Hughes Ranch





AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 13TH, 2009, AT 6:00 P.M., IN THE 2nd FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I CALL TO ORDER

@ 6:26<sup>pm</sup> by Jerry Kora

II PURPOSE OF THE WORKSHOP:

1. COMMISSION INPUT AND DISCUSSION: REGARDING FUTURE LAND USE PLAN. Presented by Mr. Mike Hodge, Assistant City Manager and Ms. Angela Gantuah, Senior Planner.

a. Copies of UDC, Comprehensive Plan, and Land Use Study document provided for downloading.

b. Public Outreach - Workshop schedule

i. Posted on City's web page

ii. Advertised in Planning Newsletter

iii. Mailed to developers, realtors, and design professionals

iv. Posted on Group Builder

c. Formulate Recommendations on:

i. Cullen Mixed Use District – Comment # 25

ii. Garden/O-Day Mixed Use District- Comment # 25

iii. David L Smith Project – review land use and zoning. "Office uses" – Comment # 17

iv. Explore more commercial zoned land – but not strip centers. "Office uses" – Comment # 20.

v. Differentiate between minor and major nodes in the FLUP – Comment # 26.

d. Staff summary regarding recommendations regarding Neighborhood Retail Nodes discussed at the last meeting.

e. Future workshop dates and topics.

July 20, 2009

Residential zoned parcels along Broadway – rezoned to commercial/retail – Comment # 16.

Commercial on Broadway between 521 and 288 – Comment # 18.

III ADJOURNMENT

9:57 pm

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.

Tape 1  
Side A  
@ 6:26 pm

~~Handwritten scribble~~

Tape 1  
Side B  
@ 7:10 pm

Tape 2  
Side A  
@ 7:55

Recess @ 8:00-8:05  
Resumed @ 8:09 pm

Tape 3  
Side A  
@ 9:35 pm

45 side B

I, Judy Krajca, Planning Secretary 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, \_\_\_\_\_ at 5:30 p.m.

\_\_\_\_\_  
Judy Krajca, Planning Secretary

Agenda removed \_\_\_\_\_ day of 2009.



# CITY OF PEARLAND

## PLANNING & ZONING

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### MEMO

**DATE:** July 13, 2009  
**TO:** Planning & Zoning Commission  
**FROM:** Lata Krishnarao, AICP, Planning Director  
**SUBJECT:** Amendments to the Unified Development Code - Land Use Study  
– Neighborhood Residential Nodes and Cullen Mixed Use

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#### Summary – July 6, 2009 Workshop

#### Neighborhood Residential Nodes – Comment # 13

Staff has summarized the comments received at the workshop and later by the P & Z members. Please let staff know if there are any misinterpretations.

The P & Z commission decided to add five (5) Neighborhood Residential Nodes on the Future Land Use Plan (FLUP) for the following reasons:

1. The addition of nodes on the FLUP would provide a guide/goal for the developer as to the preferred location of these nodes.
2. These nodes, at the recommended locations and ~~limited to~~ *targeted to around* 5 acres for each intersection, would not adversely affect the neighborhood character.
3. The nodes would provide desired services close to the residential neighborhoods. The Conditional Use Permit (CUP) would help the Council and P & Z decide if the proposed use was appropriate.
- 4. When located in areas accessible by sidewalks, these nodes would enhance pedestrian accessibility and connectivity.
5. These nodes would reduce the number of miles travelled and vehicle trips, thereby reducing congestion on heavily travelled roads.

P & Z recommended that the preferred locations for these nodes would be the following:

1. Intersection #1 at Croix and Savannah Parkway.
2. Intersection #2 at 564 and 564B (Woodfin and Sycamore)
3. Intersection #3 at Dallas and Vermont.
4. Intersection #9 at Hatfield and W. Orange.
5. Intersection #10 at McLean and Magnolia.

The P & Z stated that the approval of uses on these nodes would be subject to the following considerations that would be added to the Comprehensive Plan as guidelines for approval of these nodes:

1. Each <sup>propose project within the</sup> node would be approved by a Conditional Use Permit (CUP), based on its location, desirability, adjacency to other existing or proposed non-residential uses, and impact on surroundings.  
→ Additional interior nodal groups would be strongly discouraged.
2. Nodes adjacent to other designated or existing retail nodes/zones/areas, along local, collector streets or thoroughfares, would be strongly discouraged.
3. Existence of pedestrian access (walkways, bikeways, trailways, and traffic controls) to promote the safe and productive use of the node would be desirable.
4. The nodes would be limited to a total of 5 acres for each intersection.

#### **Cullen Mixed Use District / Garden/O-Day Mixed Use District – Comment # 25**

- a. Development Guidelines: P & Z concluded that it was not necessary to modify the development guidelines for Cullen Mixed Use District at this time. Due to the Corridor Overlay District (COD) and other UDC standards, any future development on Cullen would be required to meet the higher aesthetic, design and landscaping standards required by the COD.

Guidelines for Garden/Oday do not appear to be an issue at this time.

- b. Land Uses: The specific land uses permitted currently, and those proposed to be added by staff was not discussed in detail. Staff recommends that P & Z discuss in detail the proposed land use matrix for both Cullen Mixed Use and Garden/Oday Mixed Use Districts.

As indicated in the earlier memo, sent with the package for July 6, 2009 workshop, the proposed land use table is based on the following considerations. Staff would recommend that these be considered while evaluating the land uses appropriate for the mixed use districts. Additionally changes have been proposed to the building footprint, height of building, definition of café, and orientation of building as discussed in the last workshop.

1. Since the council has indicated that development of strip centers is not a preferred goal for the city of Pearland, the uses that traditionally tend to locate in strip centers have been excluded. The thought is that exclusion of these uses would deter construction of strip centers.
2. Hours of operation – Uses that traditionally operate round the clock have been excluded, since these districts abut residential districts or contain residential uses.
3. Uses that have potential for outdoor storage and display have been excluded.

4. A majority of the additional uses added are proposed with a CUP to ensure that the Council and P & Z get an opportunity to review each development and assess its merits and appropriateness.

Types of Uses	C-MU	G/O-MU
Agricultural Field Crops	P	P
<del>X</del> Agricultural Animal Husbandry ☐☐	C	C
Bulk Grain and/or Feed Storage		
Farm (Ranch, Livestock) ☐☐	P	P
Feed & Grain Store/Farm Supply Store ☐☐		
Flour and Other Grain Mills		
Livestock – Wholesale		
Livestock Sales		
Crops or Orchard	P	P
Stable, Commercial		
Stable (Private, Principal or Accessory Use)	C	C
Boarding or Rooming House ☐☐		
Dwelling - Four-Family (Quadriplex) (Defined Under Dwelling - Multiple-Family) ☐☐		
Dwelling - HUD-Code Manufactured(Mobile) Home ☐☐		
<del>X</del> Dwelling - Industrialized Home ☐☐	P CUP	P CUP
* Dwelling - Mobile Home ☐☐		
Dwelling - Multiple-Family ☐☐		
Dwelling - Patio Home ☐☐		
Dwelling - Single-Family Detached ☐☐	P	P
Dwelling - Town House		
Dwelling - Two-Family ☐☐		
Home Occupation ☐☐	P	P
Private Street Subdivision	P	P
Accessory Structure (Business or Industry) ☐☐	C	C
Accessory Structure (Residential) ☐☐	P	P
Accessory Dwelling ☐☐	C	C
Farm Accessory Building	C	C
Off-Street Parking Incidental to Residential Main Use	P	P

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
Off-Street Parking Incidental to Nonresidential Main Use	P	P
Servant, Guest, Caretakers or Security Quarters	C	C
Social & Recreational Building, including homeowners association neighborhood recreation centers	P	P
Onsite Detention Facility	P	P
Off-site Detention Facility	C	C
Billiard/Pool Facility (Three or More Tables)	C	C
Bingo Facility	C	C
Bowling Alley (Air-Conditioned and Sound Proofed)	C	C
Commercial Amusement, Indoor ☐ ☑	C	C
Commercial Amusement, Outdoor ☐ ☑	C	C
Country Club ☐ ☑	P	P
Dinner Theatre	C	C
Driving Range (Golf)	C	C
Drag Strip/Race Track ☐ ☑		
Fairgrounds		
<i>Disallowed</i> X Gaming Establishment ☐ ☑	C	C
Golf Course (Miniature)	C	C
Golf Course (Private) ☐ ☑	C	C
Golf Course (Public) ☐ ☑	C	C
Park and/or Playground (Private)	P	P
Park and/or Playground (Public; Municipal)	P	P
Private Club		
Recreation Center (Private, For Profit)	C	C
Rodeo Grounds		
Skating Rink		
Swimming Pool, Commercial	C	C
Swimming Pool, Private (Use Only By Resident)	P	P
Temporary Outdoor Amusement/Activity*		
Tennis or Swim Club (Private, For Profit)	P	P

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
Tennis Court (Private/Not Lighted)	P	P
Tennis Court (Private/Lighted)	C	C
Travel Trailer/RV Park/Campground (Long-Term Stays) {Travel Trailer Defined}		
Travel Trailer/RV Park/Campground (Short-Term Stays) {Travel Trailer Defined}		
All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales		
Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair) ☐ ☑	C	
Auto Assembly		
Auto Body Repair		
Auto/Leasing		
Auto Glass Repair/Tinting	C	
Auto Interior Shop/Upholstery	C	
Auto Muffler Shop		
Auto Paint Shop		
Auto Parts Manufacturing		
Auto Parts Sale (With Outside Storage or Display)		
Auto Parts Sales (Indoors Only; With Repair Bays)	C	
Auto Rental ☐ ☑		
Auto Repair (Major) ☐ ☑		
Auto Repair (Minor) ☐ ☑	C	
Auto Sales/Dealer ☐ (New - In Building, Auto Servicing and Used Auto Sales as accessory uses only) ☑		
Auto Wash (Full Service/Detail Shop) ☐ ☑	C	
Auto Wash (Self-Service) ☐ ☑		
Auto Wrecker Service		
Bicycle Sales (New/Repair)	C	C
Boat Sales (New/Repair)		
Bus or Truck Storage		
Gasoline Station ☐ ☑		
Limousine/Taxi Service		

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Motor Freight Transportation, Storage, &amp; Terminal</i>		
<i>Motorcycle Sales/Dealer (New/Repair)</i>	<b>C</b>	
<i>Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity</i>		
<i>Personal Watercraft Sales (New/Repair)</i>		
<i>Tire Retreading and Capping</i>		
<i>Tire Sales (Outdoors, With Open Storage)</i>		
<i>Transfer Station (Refuse/Pick-up)</i>		
<i>Transit Terminal</i>		
<i>Truck and Bus Rental</i>		
<i>Truck Sales (Heavy Trucks)</i>		
<i>Truck or Freight Terminal</i>		
<i>Clinic, Medical or Dental</i> ☐ ☑	<i>P</i>	<i>P</i>
<i>Credit Agency</i>		
<i>Emergency Care Clinic</i>	<b>C</b>	
<i>Financial Institution (No Motor Bank Services)</i> ☐ ☑	<i>P</i>	<i>P</i>
<i>Financial Institution (With Motor Bank Services)</i> ☐ ☑	<i>P</i>	<i>P</i>
<i>Financial Services (Advice/Invest)</i>	<i>P</i>	<i>P</i>
<i>Insurance Agency Offices</i>	<i>P</i>	<i>P</i>
<i>Office, Brokerage Service</i>	<i>P</i>	<i>P</i>
<i>Office, Legal Service</i>	<i>P</i>	<i>P</i>
<i>Office, Medical/Dental {Defined Under Medical Facilities}</i>	<i>P</i>	<i>P</i>
<i>Office, Parole-Probation</i>		
<i>Office, Professional and General Business (other than those listed)</i>	<i>C</i>	<i>C</i>
<i>Office, Real Estate</i>	<i>P</i>	<i>P</i>
<i>Office/Clinic, Veterinarian (No Animal Hospital or Outside Pens)</i>	<i>C</i>	<i>C</i>
<i>Office/Clinic, Veterinarian (No Animal Hospital, With Outside Pens)</i>	<b>C</b>	<b>C</b>

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Security Monitoring Company (No Outside Storage)</i>	<b>P</b>	<b>P</b>
<i>Telemarketing Agency</i>		
<i>Travel Agency, Bureau or Consultant</i>	<b>P</b>	<b>P</b>
<i>Ambulance Service ☐ ☑</i>		
<i>Automatic Teller Machine (ATM)</i>	<b>P</b>	<b>P</b>
<i>Automobile Driving School (including Defensive Driving)</i>	<b>P</b>	
<i>Barber/Beauty Shop/Tanning Studios (No Related School/College)</i>	<b>P</b>	<b>P</b>
<i>Barber/Cosmetology School/College</i>		
<i>Bed &amp; Breakfast Inn ☐ ☑</i>	<b>P</b>	<b>P</b>
<i>Check Cashing Service</i>		
<i>Dance/Drama/Music School (Performing Arts)</i>	<b>C</b>	<b>C</b>
<i>Extended Stay Hotel/Motel ☐ ☑</i>		
<i>Funeral Home ☐ ☑</i>		
<i>Health Club (Physical Fitness; Indoors Only)</i>	<b>C</b>	<b>C</b>
<i>Hotel/Motel ☐ ☑</i>		
<i>Laundromat (Self-Service Laundry)</i>		
<i>Laundry/Dry Cleaning (Retail Only - Drop Off/Pick Up)</i>	<b>P</b>	<b>P</b>
<i>Mailing Service (Private)</i>	<b>C</b>	<b>C</b>
<i>Martial Arts School/Studio/Tutorial/Clubs/ Learning centers</i>	<b>C</b>	<b>C</b>
<i>Pharmacy (Retail Only)</i>	<b>P</b>	<b>P</b>
<i>Rehabilitation Care Facility (Halfway House)</i>		
<i>Rehabilitation Care Institution (Commercial)</i>		
<i>Seamstress or Dressmaker (Retail Only)</i>	<b>P</b>	<b>P</b>
<i>Studio - Tattoo or Body Piercing</i>		
<i>Antique Shop (No outside storage) ☑</i>	<b>P</b>	<b>P</b>
<i>Antique Shop (With outside storage) ☑</i>	<b>C</b>	<b>C</b>

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
Apparel Shop	C	C
Animal Hospital (No Outside Pens)		
Art Museum and/or Dealer	P	P
Art Studio and/or Gallery ☐ ☑	P	P
Art Supply Store	C	C
Bakery or Confectionery Shop (Retail Sales, Inside Service Only) ☑	P	P
Bakery or Confectionery Shop (Retail Sales, With Drive-Thru Service) ☐ ☑	C	C
Bakery (Wholesale) ☐ ☑		
Book/Stationery Shop (Retail Only)	P	P
Business Service Retail (Provides wares and/or service in support of professional occupations)	C	C
Café ☐ ☑ (see below)	P	P
Cafeteria ☐ ☑	C	C
Camera Shop (Retail Only)	C	C
Cigars, Tobacco Shop (Retail Only)		
Carpenter Shop	P	P
Catering Service	P	P
Coffee, Donut and Similar Food Sales Shop (For On- or Off-Site Consumption)	P	P
Computer Sales	C	C
Consignment Shop	C	C
Convenience Store (With Gasoline Sales) ☐ ☑	C	C
Convenience Store (Without Gasoline Sales) ☐ ☑	C	C
Copy/Printing Shop ☐ ☑	C	C
Department Store ☐ (Retail Only, for Hardware, Sporting Goods, Toys, Paints, Wallpaper, and/or Clothing) ☑		
Drapery/Blind Shop	P	P
Electronic Goods Store (Retail Only)	C	C
Florist Shop (Retail Only)	P	P
Food Store/Supermarket ☐ ☑		

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)</i>	C	C
<i>Furniture Repair and Upholstering (No Outside Storage)</i>		
<i>Garage and/or Yard Sales</i>	P	P
<i>Garden Shop &amp; Outside Plant Sales (i.e., Plant Nursery)</i>	C	C
<i>Gift or Card Shop (Retail Only)</i>	P	P
<i>Handicraft &amp; Art Object Sales Shop</i>	P	P
<i>Hardware Store </i>	C	C
<i>Hobby Shop (Retail Only)</i>	P	P
<i>Home Improvement Center</i>		
<i>Ice Cream/Yogurt Shop (For On- or Off-Site Consumption)</i>	P	P
<i>Itinerant Vendor/Seasonal Vending</i>	C	C
<i>Jewelry Store</i>	C	C
<i>Key Shop</i>	C	C
<i>Market - Open Air (i.e., Flea Market)</i>		
<i>Meat and Fish Market (Retail Only)</i>		
<i>Medical Appliances &amp; Sales</i>	C	
<i>Motion Picture Theater (Indoors)</i>		
<i>Optical Shop</i>	C	C
<i>Outside Display {See related regulations in applicable zoning districts}</i>		
<i>Paint, Wallpaper Shop (Retail Only)</i>	P	P
<i>Pet Shop-Small Animals, Birds or Fish</i>		
<i>Personal Custom Services, Tailor, Millinery, Etc.</i>	C	C
<i>Pharmacy/Drug Store (Retail Only)</i>	P	P
<i>Piano and Musical Instruments (Retail Only)</i>	C	
<i>Restaurant (With Drive-In and/or Drive-Thru Service)</i>	C	C
<i>Restaurant (With No Drive-In or Drive-Thru Service)</i>	C	C

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Retail Shops, Apparel, Accessories, Gifts &amp; Similar Goods (Other than those listed; No Outside Storage)</i>	C	C
<i>Shoe Store (Retail Only)</i>	C	C
<i>Sign Shop (small scale, such as a storefront; includes sign and banner making for retail sale only)</i>	C	C
<i>Stone Monuments - Retail Sales Only (indoors)</i>	C	C
<i>Stone Monuments – Fabrication and Outdoor Storage</i>	C	C
<i>Studio, Decorator &amp; Display of Art Objects</i>	C	C
<i>Studio, Photographer, Artist, Music, Drama, Dance</i>	C	C
<i>Studio, Health Reducing or Similar Service</i>	C	C
<i>Tavern</i>		
<i>Variety Store</i>		
<i>Video Rental and/or Sales</i>	C	C
<i>Adult Day Care Center(Business) ☐☐</i>		
<i>Antenna (Commercial)</i>		
<i>Antenna (Non-Commercial)</i>		
<i>Assisted Living Facility ☐☐</i>	C	C
<i>Auction House</i>		
<i>Child Day Care Center (Business) ☐☐</i>	C	C
<i>Child Day Nursery ☐☐</i>	P	P
<i>Church/Temple/Place of Worship ☐☐</i>	P	P
<i>Civic Center (Municipal) ☐☐</i>		
<i>Civic Club</i>		
<i>Community /Group Home ☐☐</i>	C	C
<i>Community or Social Buildings ☐☐</i>	C	C
<i>Convent or Monastery ☐☐</i>	P	P
<i>Day Camp (For Children) ☐☐</i>		
<i>Day Care</i>	C	

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
Day Nursery		
Exhibition Hall		
Fraternal Organization <input type="checkbox"/>	<b>C</b>	<b>C</b>
Fraternity or Sorority House <input type="checkbox"/>	<b>C</b>	<b>C</b>
Governmental Building or Use (County, State or Federal)	C	C
Home for Alcoholic, Narcotic or Psychiatric Patients		
Hospice (Defined Under Household Care Facility)	<b>P</b>	<b>P</b>
Hospital (Non-Profit) <input type="checkbox"/>		
Hospital (For Profit) <input type="checkbox"/>		
Institution of Religious, Educational or Philanthropic Nature	C	C
Library, Public		
Mortuary/Cemetery (Including Mausoleum/Crematorium)	C	
Municipal Public Administration Offices	<b>P</b>	<b>P</b>
Museum (Indoors Only)		
Nursing/Convalescent Home (Defined Under Skilled Nursing Facility)		
Penal or Correctional Institutions		
Public Assembly (Auditorium, Gymnasium, Stadiums etc.)		
Rectory/Parsonage	C	C
Retirement Housing for the Elderly		
School - College or University		
School - Elementary (Public or Parochial)	<b>C</b>	<b>C</b>
School - High School (Public or Parochial)	<b>C</b>	<b>C</b>
School - Junior High (Public or Parochial)	<b>C</b>	<b>C</b>
School - Other Than Public or Parochial	<b>C</b>	<b>C</b>
School - Trade or Commercial {Defined Under School, Commercial Trade}		
Sheltered Care Facility		
Studio for Radio and/or Television (No Tower[s])		

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Cellular Communications Tower/PCS {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}</i>	C	C
<i>Electric Power Generating Plant</i>		
<i>Electrical Substation</i>	C	C
<i>Franchised Private Utility (Other than those listed) ☐</i>	C	C
<i>Gas Transmission &amp; Metering Station</i>	C	C
<i>Public Utilities (Other than those listed)</i>	C	C
<i>Radio or Television or Microwave Towers (Commercial) {See Telecommunications Regulations, Chap.2, Art. 5, Div. 5 of the UDC}</i>	C	C
<i>Radio or Television Transmitting Station (Commercial) {See Telecommunications Regulations, Chap. 2, Art. 5, Div. 5 of the UDC}</i>	C	C
<i>Sanitary Landfill (Private)</i>		
<i>Sanitary Landfill (Public)</i>		
<i>Railroad Team Track or Freight Depot</i>		
<i>Satellite Dish (Private, less than 4' in diameter) {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}</i>	P	P
<i>Satellite Dish (greater than 4' in diameter) ( See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC)</i>		
<i>Telephone Business Office</i>		
<i>Telephone Exchange Switching Relay &amp; Transmitting Equipment</i>	C	C
<i>Utility Shops or Storage, Yards and Building</i>		
<i>Pet Care Facility/Animal Kennel (With Outdoor Pens) ☐</i>		
<i>Pet Care Facility/Animal Kennel (With Indoor Pens) ☐</i>	C	C

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
Appliance Repair ☐☐	C	C
Book Binding	C	C
Building Material Sales		C
Cabinet Business		C
Cannery Wholesale		
Cattle Feedlot (CAFO)		
Chemical Packing or Blending		
Cleaning, Dyeing or Laundry Plant, Commercial ☐☐		
Communication Equipment Sales/Service (Installation and/or Repair – No outdoor sales or storage or towers/antennae)	C	C
Construction Contractor with Storage Yard		
Contractor's Office/Sales, No Outside Storage including Vehicles		
Contractor's Temporary On-Site Construction Office (only with permit from B.O.)	P	P
Dance Hall or Night Club ☐☐		
Drive-In Theater		
Electronic Assembly	C	C
Exterminator Service/Company (No outdoor sales or storage)	C	C
Fur/Hide Tanning and Finishing		
Furniture/Appliances - Open Storage & Retail Sale		
Gravestone/Tombstone Sales		
Heavy Machinery Sales, Storage & Repair ☐☐		
Heating & Air-Conditioning Sales/Services		C
Home Sales office-temp(for new subdivision)		
Laboratory, Scientific or Research {Defined Under Scientific and Industrial Research Laboratories}	C	C

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
Laboratory, Medical or Dental	C	C
Lawnmower Sales and/or Repair		
Liquefied Petroleum Storage & Sales		
Loading or Storage Tanks		
Locksmith		
Lumber Mill/Yard		
Machine Shop		
Manufactured Home Display, Sales and/or Rental (New or Used)		
Mattress Making and/or Renovating		
Milk Depot - Wholesale		
Mini-Warehouse/Self Storage		
Moving and Storage Company		
News Printing		
Office Warehouse Storage or Sales(Defined Under Storage or Wholesale Warehouse)		
Outside Storage		
Pawn Shop		
Pet and Animal Grooming Shop	C	C
Petroleum Products Bulk Storage (Wholesale)		
Pipe Processing		
Pipe Storage Yard		
Plumbing Shop (No Outside Storage)	C	C
Printing Equipment, Supplies and Repairs	C	C
Propane Sales (Retail)		
Quick Lube/Oil Change/Minor Inspection	C	
Railroad, Bus, Light Rail Passenger Station (Public)	P	
Railroad Team Tracks, Freight, Depot or Docks		
Railroad Tracks & Right-of-Way	C	C
Reproduction of Blueprints		
Sheet Metal Shop		C

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Storage of Used Lumber and Building Materials</i>		C
<i>Taxidermist</i>		
<i>Tool and Machinery Rental (Indoor Storage only)</i>		C
<i>Tool and Machinery Rental (with Outdoor Storage)</i>		
<i>Trailer Home Sales or Rental Only</i>		
<i>Transfer Storage &amp; Baggage Terminal</i>		
<i>Upholstery Business</i>		C
<i>Vacuum Cleaner Sales and Repair</i>		
<i>Welding Shop</i>		
<i>Wholesale Trade - Nondurable Goods</i>	C	C
<i>Wood Working Shops</i>	C	C
<i>Acid Manufacturer</i>		
<i>Airport , Heliport/Helipad  or Landing Field</i>	C	C
<i>Animal Slaughtering or Poultry Processes</i>		
<i>Ammonia Manufacturer</i>		
<i>Asphalt Batching Plant </i>		
<i>Bio-Tech, High-Tech Manufacturing</i>	C	C
<i>Carbon Black Manufacturer</i>		
<i>Cement, Lime, Gypsum or Plaster of Paris Manufacturer</i>		
<i>Chemical Packing and/or Blending</i>		
<i>Clothing Manufacturing</i>	C	C
<i>Commercial Extraction of Soil, Sand, and Gravel</i>		
<i>Concrete Batching Plant </i>		
<i>Dumps and Landfills</i>		
<i>Hazardous Emissions (as Determined by Enforcing Officer &amp; Other Objectionable)</i>		J

<b>Types of Uses</b>	<b>C-MU</b>	<b>G/O-MU</b>
<i>Explosives Manufacturer and/or Storage</i>		
<i>Glue or Fertilizer Manufacturer</i>		
<i>Heavy Manufacturing Process</i>		
<i>Light Manufacturing Process</i>	<b>C</b>	<b>C</b>
<i>Manufacturer of Chlorine or Other Toxic Gasses</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>Minor Concrete Batching Operation &amp; Storage of Associated Processing Material (Restricted to 1.5 Yards or Less Per Batch)</i>		
<i>Petrochemical Plant</i>		
<i>Petroleum or Petroleum Product Extraction, Refining, Manufacturer, or Bulk Storage</i>		
<i>Rendering Plant</i>		
<i>Storage or Processing of Sand, Sulfur, Gravel, Cement or Similar Material</i>		
<i>Tanning, Curing, Treating, or Storage of Skins or Hides</i>		
<i>Warehouse &amp; Distribution Facility</i>		
<i>Wrecking or Salvage Yard (Auto, Steel)</i>		
<i>Wrecking or Salvage Yard (Building Materials)</i>		

Staff is also recommending that the definition of café be modified to differentiate it from a restaurant use. Based on the seating provided by different establishments listed below, the seating has been limited to a maximum of 50 seats. All these definitions and proposed modifications are included below:

Starbucks – 50 Seats (including approx. 20 seats outdoors)

Shipleys - 20 seats (including 2 outdoors)

Pear Tree - 62 seats (including 12 outdoors)

McDonalds – 92 seats (none outdoors)

### **Section 5.1.1.1 General Definitions**

~~(a) (65) CAFÉ OR CAFETERIA: A commercial eating establishment where food, snacks or meals are vended for consumption primarily on the premises. This definition is intended to exclude establishments with delivery offered to automobiles away from the main building. This definition does not prohibit take-out or drive-through windows.~~

**(a)(65) CAFÉ OR CAFETERIA** (includes coffee shop, bistro and similar uses): An informal restaurant, not exceeding 50 seats (outdoor and indoor), offering a range of food, snacks, meals, coffee, or other hot and cold beverages. This definition is intended to exclude establishments with delivery offered to automobiles away from the main building. This definition does not prohibit take-out or drive-through windows.

### **Current Definitions in the UDC for Restaurants – No Changes Proposed:**

**(a)(328) RESTAURANT (WITH DRIVE-IN SERVICE OR DRIVE-THRU SERVICE):** An eating establishment where food or drinks are primarily served to customers in motor vehicles, or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises. An area may also be provided for the consumption of food the premises.

**(a)(329) RESTAURANT (WITH NO DRIVE-IN OR DRIVE-THRU SERVICE):** An eating establishment where customers are primarily served at tables or are self-served, where food is consumed on the premises, and which do not have a drive-through window.

### **Areas of Concern in the Existing Regulations for C-MU District:**

#### **Section 2.4.3.2 C-MU, Cullen-Mixed Use District**

*(a) Purpose. The Cullen Mixed Use District (C-MU) is intended to provide a district that allows for the continuation and limited growth of specific nonresidential land uses that have been in existence along Cullen Boulevard for a long period of time, while also respecting the residential uses that have developed and now co-exist with the nonresidential uses.*

*(b) Authorized Uses. The following are authorized uses under the regulations established in this chapter:*

- (1) Permitted and conditional uses as authorized in the Land Use Matrix in Article 5, Division 2 of this Chapter 2;*
- (2) Accessory uses as authorized in Article 5, Division 3 of this Chapter 2.*

***(c) Area Regulations for Residential Uses.***

*(1) Size of Lots:*

- a. Minimum Lot Area – Seven thousand (7,000) square feet*
- b. Minimum Lot Width – Seventy feet (70')*
- c. Minimum Lot Depth – One hundred feet (100')*
- d. Maximum Lot Coverage – Sixty percent (60%), but may be permitted seventy percent (70%) with a variance from the ZBA.*

*(2) Size of Yards:*

- a. Minimum Front Yard – Twenty-five feet (25')*
- b. Minimum Side Yard*
  - 1. Interior Lot: Seven feet and six inches (7'-6");*
  - 2. Corner Lot: Twenty-five feet (25') when abutting a street right-of way.*
  - 3. Every part of a required side yard shall be open and unobstructed except for accessory buildings, as permitted herein, and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting shall not exceed twelve inches (12") into the required side yard, and roof eaves projecting shall not exceed twenty-four inches (24") into the required side yard, except that no projections shall be permitted closer than twelve inches (12") to a common property line.*
- c. Minimum Rear Yard – Twenty feet (20')*

***(d) Area Regulations for Non-Residential Uses.***

*(1) Size of Lots:*

- a. Minimum Lot Size - Twenty-two thousand and five hundred (22,500) square feet in area.*
- b. Minimum Lot Width - One hundred and fifty feet (150').*
- c. Minimum Lot Depth - One hundred and twenty-five feet (125').*

(2) Size of Yards:

- a. Minimum Front Yard - Twenty-five feet (25')
  - b. Minimum Side Yard
    - 1. Ten feet (10'), except as provided below.
    - 2. Twenty-five feet (25') if side yard abuts a residential zoning district.
  - c. Minimum Rear Yard - Twenty-five feet (25')
- ~~(3) Maximum Non-Residential Building Footprint Size: Twenty thousand (20,000) square feet.~~

(e) **Height Restrictions.** No building shall exceed thirty-five feet (35') in height. *Additional height by CUP.*

(f) **Nonresidential Use Regulations.**

~~(1) Nonresidential uses shall be located on lots that have frontage on Cullen Boulevard. Nonresidential developments with internal streets may locate nonresidential uses along such streets.~~

(2) All on-site business conducted in association with a nonresidential use, including any permitted expansion thereof, shall be conducted within a fully enclosed building.

~~(3) Parking areas shall not be located directly adjacent to any adjoining residential use(s), regardless of the establishment of screening in conformance with (g)(1) below. If parking is located on the side of a lot that is adjoining a residential use(s), the parking area shall be set back from the screening mechanism by a minimum of fifteen feet (15').~~

(g) **Residential Adjacency Considerations:**

(1) Screening Standards: Adequate screening shall be provided between nonresidential and residential uses. It shall be the responsibility of the later established use to provide and maintain such screening (e.g., if a residential use is established adjacent to an existing nonresidential use, the residential use shall be responsible for providing and maintaining screening). Screening elements shall consist of the following, including a combination thereof:

a. Landscape Elements – Landscape elements permitted shall consist of

shrubbery having year-round foliage:

- 1. That is at least seventy-five percent (75%) opaque; and
- 2. That is a minimum of six feet (6') in height; and
- 3. That is a maximum of eight feet (8') in height; and
- 4. That is not located within any required visibility triangle.

b. Built Elements – Built elements permitted shall consist of a masonry wall:

1. That is at least seventy-five percent (75%) opaque; and
2. That is a minimum of six feet (6') in height; and
3. That is a maximum of eight feet in height; and
4. That is not located within any required visibility triangle; and
5. That is not constructed with any of the following materials: surface painted or coated concrete, chain link, concertina wire, barbed wire, corrugated metal, or fiberglass panels.

(2) *Outside Storage: Outside storage (refer to Definitions, Chapter 5 of this UDC) shall be prohibited unless otherwise permitted by CUP.*

(h) **Parking.** *Parking and loading shall be provided in conformance with Chapter 4, Article 2, and Division 1 of this UDC.*

**David L Smith Project – review land use and zoning. “Office uses” – Comment # 17.**

Refer to the Land Use Study

**Explore more commercial zoned land – but not strip centers. “Office uses” – Comment # 20.**

Refer to the Land Use Study

**Differentiate between minor and major nodes in the FLUP – Comment # 26.**

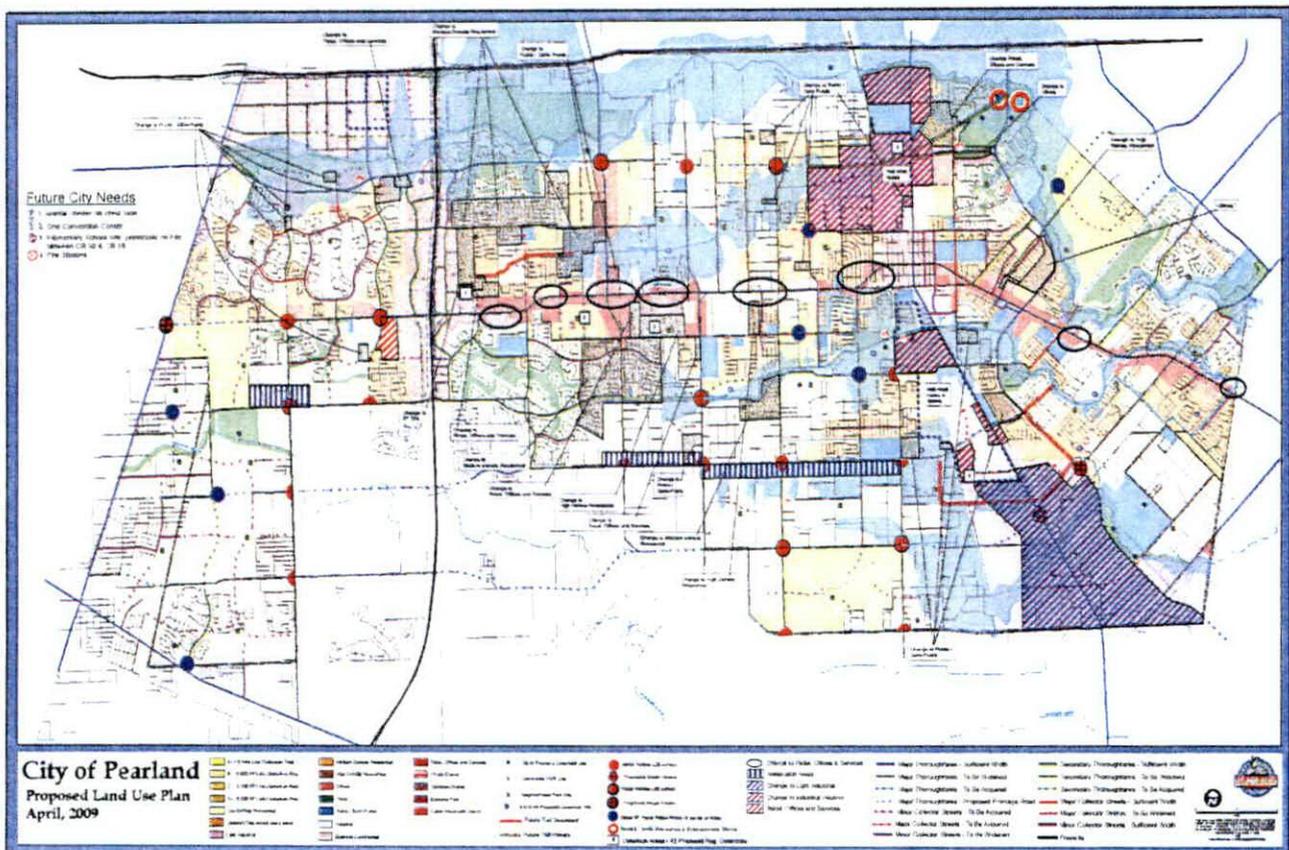
Refer to the Land Use Study

**Council Comment # 26:**  
**Differentiate Between Minor and Major Nodes.**

**Explanation:** The text in the Comprehensive Plan proposed two types of nodes, minor nodes with 25 acres and major nodes with 50 acres. This differentiation has been overlooked in the FLUP.

**Analysis:** Based on the street hierarchy, and existing and proposed land uses staff has designated these nodes in the FLUP.

**Recommendation:** Refer to the Proposed Land Use Plan.



**Explanation of Major and Minor Nodes From Comprehensive Plan:**

LAND USE  
Section 5.0

**PLANNING INITIATIVE #6**

Concentrate local retail, offices and services into nodes centered at the intersections of two major thoroughfares instead of continuous strips along the length of either thoroughfare.

In clustering retail and related uses at major thoroughfare intersections, the challenge will be how to limit the amount of retail zoning to that which can be supported by nearby residents. When the Texas economy declined in the mid-1980's, a number of communities had an oversupply of retail zoned property. Zoning all four corners retail had been prevalent, with each corner tract generally sized at 10-15 acres. Cities developed on major thoroughfare grids spaced about one mile apart soon learned that a square mile residential area could not support 40-60 acres of retail, offices and services at every intersection of two major thoroughfares. About half that amount was found to be more practical.

Pearland has experienced considerable commercial and retail strip development along the City's two main roads - Broadway and Main. Much of this development has the following characteristics:

- Shallow depth lots
- Numerous individual ownerships
- Numerous driveways that impair mobility
- Numerous small buildings with no architectural unity
- Numerous signs
- Little or no landscaping
- Limited parking often restricted to the front setback area

The City's appearance can be improved and traffic mobility can be enhanced by limiting future commercial to selected areas and congregating retail, office and service uses at the intersections of major thoroughfares.

This objective is most imperative for far western undeveloped portions of Broadway. Through its zoning powers, the City can prevent West Broadway from duplicating East Broadway. The Land Use Plan map proposes residential "windows" on Broadway between Manvel Road and Cullen Boulevard, between Cullen and Southwyck Boulevard, and between Southwyck and the South Freeway. These residential windows can be a mix of densities with higher densities more prevalent nearer the freeway.

5.22

## LAND USE

### Section 5.0

#### Major and Minor Retail Nodes

In order to avoid the experiences of other Texas cities, the Land Use Plan for Pearland designates key intersections as either major or minor retail nodes. Major retail nodes are intended to have an approximate maximum of 50 acres zone for retail, office and service uses. Minor retail nodes should comprise less than 25 acres. The total allocation for either a major or minor retail node can be distributed in any number of ways among an intersection's four corners depending on factors such as property ownership, physical constraints, and jurisdictional influences. As discussed under the Neighborhood Unit Concept, retail, office and service uses need not occupy every corner of intersecting major thoroughfares.

Also appropriate at or near the corner are medium and higher density residential. The Land Use Plan indicates limited strip development for general business use along State Highway 6 and F.M. 521 in the far western and southwestern portions of the Planning Area. Until these areas are annexed, the City cannot control their use.

Further development with a variety of uses will likely occur prior to annexation and application of the City's zoning ordinance. Strip business development along F.M. 521 however, can serve as a buffer to probable similar development along the west side of the street in Houston's extra territorial jurisdiction that will probably never be zoned.

# Land Use Study

## Comment 25

### Mixed Use Districts - Development Guidelines:

P & Z's conclusion –

Not necessary to modify the development guidelines for Cullen Mixed Use District at this time.

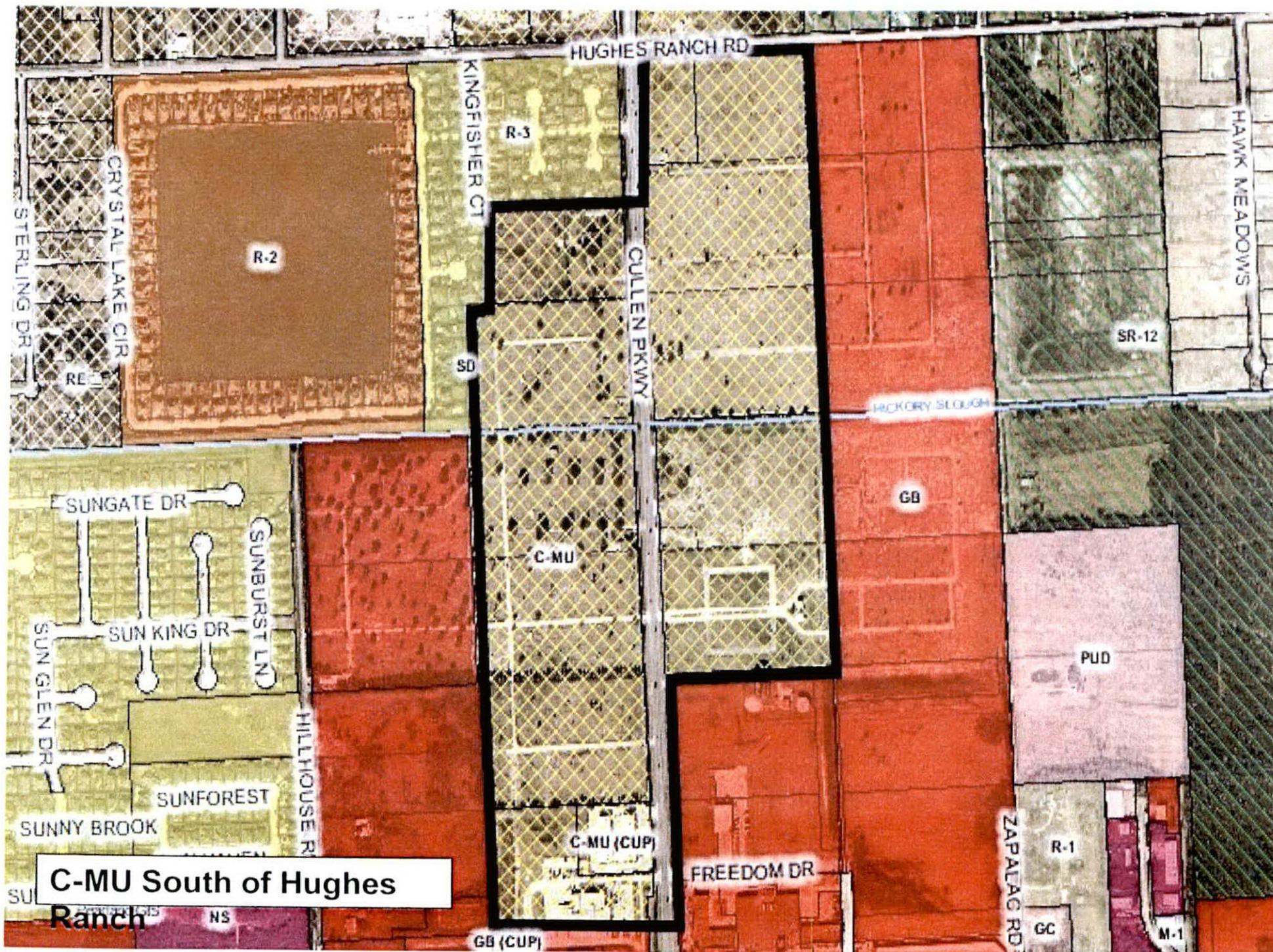
Future development on Cullen to meet the higher aesthetic, design and landscaping standards currently required by the COD.

Guidelines for Garden/Oday not an issue at this time.

# Land Use Study

## Comment 25

- **Mixed Use Districts - Guidelines for Land Use Matrix**
- Exclude uses that tend to locate in strip centers.
- Exclude 24 – hr uses, since these districts abut residential districts or contain residential uses.
- Exclude uses that have potential for outdoor storage and display.
- Additional uses added are proposed with a CUP to ensure additional review regarding merits and appropriateness.



**C-MU South of Hughes**

**Ranch**



BROOKSIDE RD

GB

ADAMS LN

STONE RD

SEDDON RD  
R-1

GC(S)

CANTON DR

PORTSMOUTH DR

NORFOLK DR

R-3

RE

HAWK RD

HILLHOUSE RD

ADDISON DR

C-MU

SR-12

RE (CUP)  
PUD

LINDA L

CULLEN PKWY

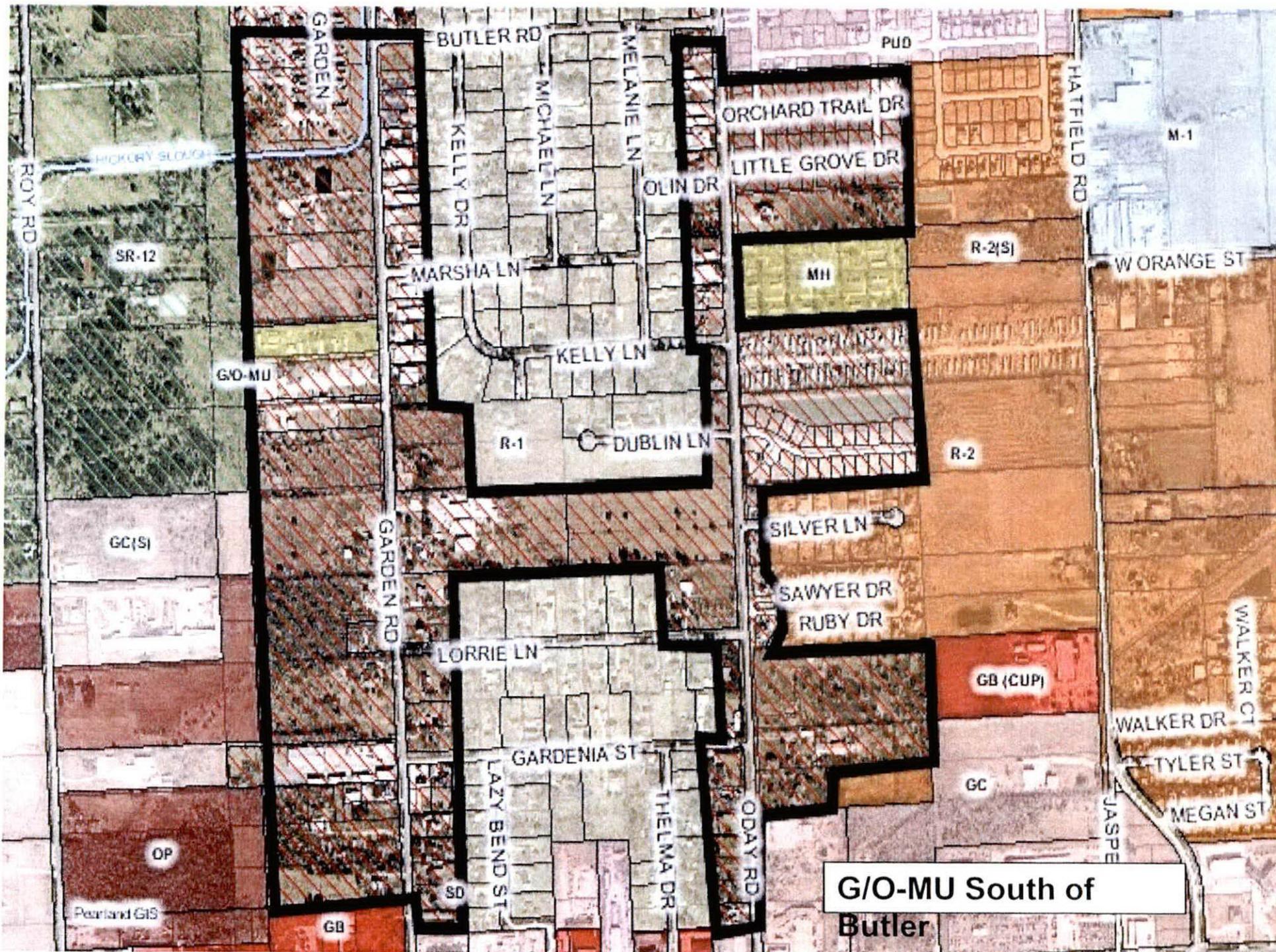
LEE RD

C-MU North of Hughes

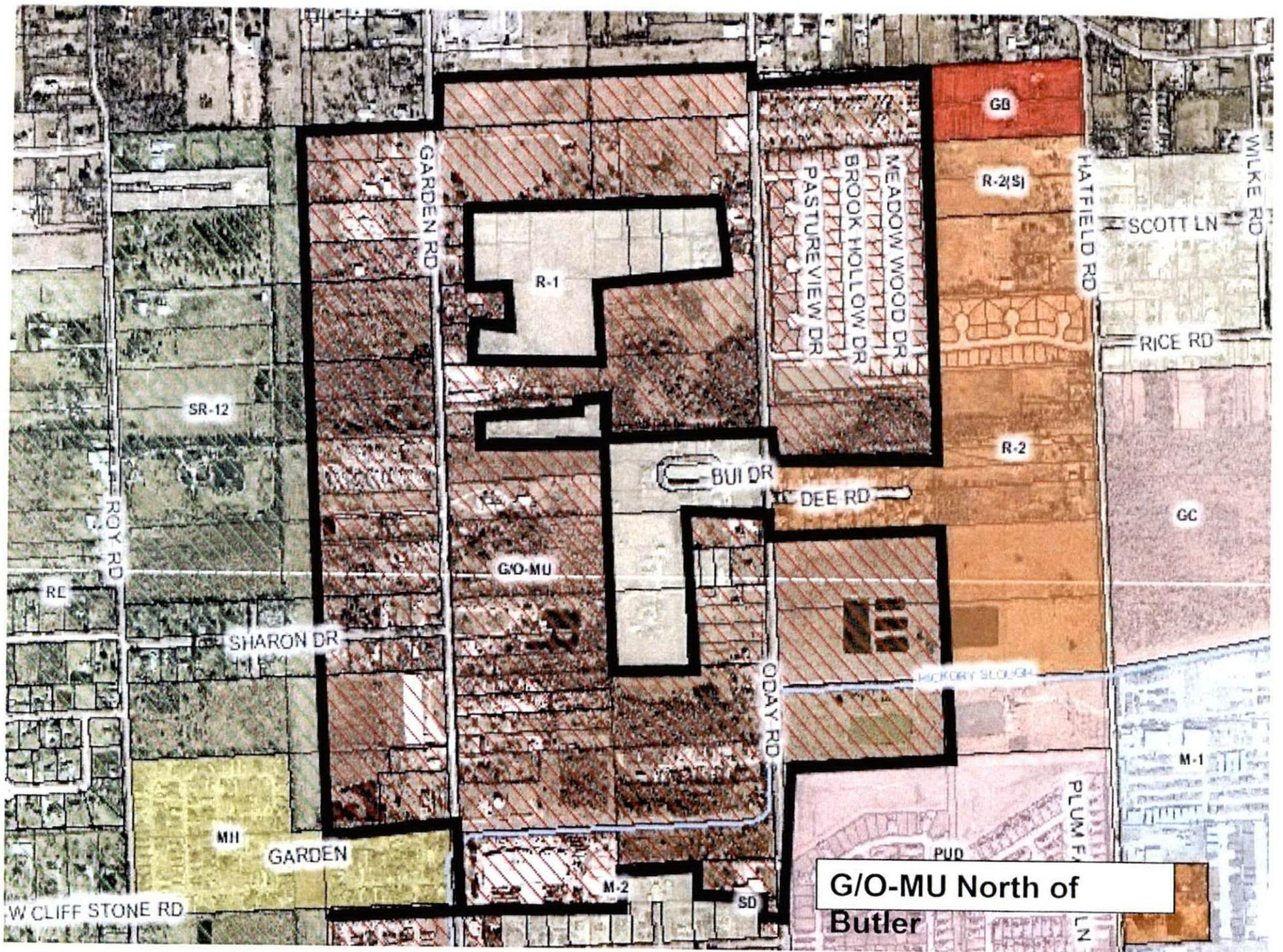
Ranch

HUGHES RANCH RD

R-2



G/O-MU South of Butler



**G/O-MU North of  
Butler**