MEMO

TO: PLANNING & ZONING COMMISSION

FROM: JUDY KRAJCA, PLANNING ADMINISTRATIVE SECRETARY

DATE: December 3, 2009

RE: Outline of December 7, 2009 Meeting

The evening will begin with dinner arriving at 5:15 p.m. The menu is:

Central Texas Barbeque
Beef links
BBQ chicken
Potato salad
Baked beans
Green beans
Banana pudding

P&Z Agendas Posted:

6:00 p.m. Workshop-Land Use Plan	Council Chambers, City Hall
6:30 p.m. P&Z Regular Meeting	2nd Floor Conference Room, City Hall

City Council's Agendas Posted:

6:00 p.m. Workshop on Land Use and Transit Service	Council Chambers, City Hall
7:00 p.m. Special Meeting	Council Chambers, City Hall

After the Land Use Workshop with Council, P&Z will recess their portion of the workshop, move to the 2nd floor conference room. When the P&Z Regular meeting has adjourned, will reconvene the workshop for discussion.

Holiday snacks will be provided, as this will be our last meeting of the year.

WORKSHOP

JOINT WORKSHOP OF

CITY COUNCIL AND P&Z COMMISSION

AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD DECEMBER 7, 2009 AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF WORKSHOP

1. **COMMISSION INPUT AND DISCUSSION:** REGARDING FUTURE LAND USE PLAN. *Presented by Ms. Lata Krishnarao, Planning Director.*

III. 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.

I, Judy Krajca, Office Coordinator of the Planning Department, 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 3rd day of December 2009 A.D., at 5:30 p.m.

_____
Judy Krajca, Office Coordinator

Agenda removed _____ day of December, 2009.

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

AGENDA OF: December 7, 2009	**ITEM NO.:**
DATE SUBMITTED: December 3, 2009	**DEPT. OF ORIGIN: Planning**
PREPARED BY: Lata Krishnarao	**PRESENTOR: Lata Krishnarao**
REVIEWED BY: Mike Hodge	**REVIEW DATE: December 3, 2009**

SUBJECT: Land Use Workshop

EXHIBITS: Pearland – Our City, Our Future – P & Z's Recommendations; Land Use Study- April 2009, Proposed Future Land Use Maps. Additional Exhibits – Proposed Schedlue, Power Point Slides

EXPENDITURE REQUIRED: N/A
AMOUNT BUDGETED: N/A
AMOUNT AVAILABLE: N/A
PROJECT NO.: N/A
ACCOUNT NO.: N/A

ADDITIONAL APPROPRIATION REQUIRED: N/A
ACCOUNT NO.: N/A
PROJECT NO.: N/A

To be completed by Department:
☐ **Finance** ☐ **Legal** ☐ **Ordinance** ☐ **Resolution**

EXECUTIVE SUMMARY

At the joint workshop on November 30, 2009, the City Council and Planning and Zoning Commission discussed comments related to Corridor Overlay standards, and industrial Uses. Following is a summary of the discussions held so far.

Nodes: Discussed on 11/23/2009 and 11/30/09

Differentiate between major and minor nodes (comment 26)
Council and P & Z reviewed the proposed locations and did not have many comments.

Stop retail at Oiler, add minor node at SH 35 & Dixie Farm (comment 6)
Discussed the recommendations and the current land uses in the area.

Veteran + Bailey – node (comment 11)
Node exists. No discussion.

Neighborhood Retail Nodes (comment 13)

Discussed the locations at length and the need for buffers, compatibility of land uses, traffic circulation etc. This discussion continued at the following workshop, where staff presented existing and proposed scenarios. Development standards, CUP requirement, and adjacency issues were discussed at length. P & Z requested staff to look into lighting standards in other areas, and building setbacks in relation to height..

COD Standards Discussed on 11/30/09

Discussed the relaxation of COD standards in M-1 and M-2 by a CUP, especially along SH 35 (comment 4)

Industrial Issues: Discussed on 11/30/09

Effect of SH 35 on FLUP for areas south of FM 518 around Magnolia

Discussed the continuation of ROW dedication for a 120" ROW during platting.

Between SH 35 and RR, south of FM 518, industrial park with internal roads (comment 3)

Reviewed the proposed roadway network. Discussed appropriateness of industrial uses across from high school.

Retain industrial along Mykawa and Main, north of FM 518 and along McHard (comment 5)

Clean up conflict in McHard – M-1, M-2, and FTZ (comment 7)

Staff explained the changes. Discussed reclassification of land along east SH 35, and south of Oiler as Commercial from Light Industrial, due to current zoning and adjacent uses.

Pearland Parkway and airport – commercial uses (comment 10)

Discussed the runway length and need to modify page 1 of comment 10.

It is anticipated that after these workshops, the Land Use recommendations will be discussed with the community to get their input in December and January of 2009. After public input is gathered, joint workshop will be scheduled in January and February to finalize the recommendations. Subsequently, a joint public hearing will be scheduled in January / February to adopt the Future Land Use plan.

Please let me know if you need copies of any of the exhibits listed above. These will be referred to in the workshops. As requested by the Council, power point slides have been added to the package.

RECOMMENDATION ACTION

Conduct the workshop.

FUTURE LAND USE STUDY

Tentative Schedule for Joint Workshops

Updated on December 3, 2009

November 23, 2009

*Objectives — Discussed on 11/23/2009

*Summary — Discussed on 11/23/2009

*Comments addressed – 8, 12, 14, 19, 21,23, and 24 — Discussed on 11/23/2009

*Nodes: — Discussed on 11/23/2009 and 11/30/09

Differentiate between major and minor nodes (comment 26)

-Stop retail at Oiler, add minor node at SH 35 & Dixie Farm (comment 6)

-Veteran + Bailey – node (comment 11)

-Neighborhood Retail Nodes (comment 13)

*COD Standards — Discussed on 11/30/09

-Review COD standards in M-1 and M-2, especially along SH 35 (comment 4)

November 30, 2009

*Industrial Issues — Discussed on 11/30/09

-Effect of SH 35 on FLUP for areas south of FM 518 around Magnolia (comment 2)

-Between SH 35 and RR, south of FM 518, industrial park with internal roads (comment 3)

-Retain industrial along Mykawa and Main, north of FM 518 and along McHard (comment 5)

-Clean up conflict in McHard – M-1, M-2, and FTZ (comment 7)

-Pearland Parkway and airport – commercial uses (comment 10)

December 7, 2009

***Annexation**

-Annexation of 1000' south of Bailey Avenue and land South of Southern Trails (comment 9). Added land along SH35 and airport site

***Retail/Commercial Uses**

-Residential zoned parcels along Broadway – rezoned to commercial/retail (comment 16)

-Commercial on Broadway between FM 521 and SH 288 (comment 18)

-Explore more commercial zoned land - but not strip centers (comment 20)

-David L. Smith Project – review land use and zoning (comment 17)

-Modify Cullen Mixed Use District to reinstate previous zoning (comment 25)

Date to be decided

*Overall Plan

-Identify areas in the Land Use plan that needs to change (comment 1)

-Address future use of vacant parcels (comment 15)

-Highest and best use of land (comment 22)

JOINT WORKSHOP

Discussion Regarding Amendments To The Future Land Use Plan

November –December 2009

Jerry Koza Jr. (Chairperson)

Henry Fuertes
Susan Sherrouse
Ron Capehart
Charles Gooden
Neil West
Darrell Diggs

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JOINT WORKSHOP

Discussion Regarding Amendments To The Future Land Use Plan

WORKSHOP I

November 23, 2009

Jerry Koza Jr. (Chairperson)

Henry Fuertes
Susan Sherrouse
Ron Capeheart
Charles Gooden
Neil West
Darrell Diggs

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City of Pearland

15 P & Z Workshops : June – November workshops

DATE	COUNCIL/ COMMISSION	SUBJECT DISCUSSED	ADDITIONAL COMMENTS
1/2/09	P&Z AND CC	Eight maps & Land Use Workplan handed out.	
4/6/09	P&Z AND CC	Future Land Use Plan book presented. Council directed P & Z to make recommendations.	
6/1/09	P&Z AND CC	Mixed Use Districts and Creation of a New District	
6/22/09	P & Z	Future Land Use Plan Update, and timeline	
6/29/09	P&Z	Flow Chart & Community Support; M-1 and M-2 Relaxations, Neighborhood & Residential Retail Nodes, Mixed Use Districts	
7/6/09	P&Z	Nhood nodes (#13) , David L Smith area (#17), Explore commercial land (#20), Cullen Mixed Use (#25)	
7/13/09	P&Z	Copies of UDC, and FLUP provided on USB flash drive, Public Outreach, recommendations on #17, 20, 25, 26, Staff summary re: major/minor nodes	
7/20/09	P&Z	Comments # 16, 17, 18, 20, 25, 26	
8/3/09	P&Z	Comments #3, 4, 7, 8, 10, 13, 17, 18, 20, 25, 26 and Nodes	Fred Walch, PEDC Director
8/24/09	P&Z	Comments #9 & 10, Airport	Andy Rivera, Airport Manager
8/31/09	P&Z	Comments #9 &10, Summary of all recommendations, vacant parcels, highest & best use	Kyler Cole - PEDC
9/14/09	P&Z	Annexation Plan, Airport area recommendations	
9/21/09	P&Z	Workshop with Gateway Planning - Considerations for Land Use Plan.	Gateway Planning – Scott Polikov & Jay Narayana
9/28/09	P&Z	Discuss overall recommendations	
10/5/09	P&Z	Review draft recommendations	Klotz Associates and Narcisa Lira regarding drainage
10/12/09	P & Z	Review draft recommendations	
11/02/09	P & Z	Discuss presentation to CC	

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P & Z
RECOMMENDATIONS

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LAND USE PLAN UPDATE – OCTOBER 2009

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LAND USE PLAN UPDATE – OCTOBER 2009

Objective 1

Conserve existing neighborhoods

- Preserve existing residential uses.
- Designate appropriate land uses for transition areas between residential and non residential uses to safeguard our neighborhoods while allowing for growth and expansion of local businesses.

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LAND USE PLAN UPDATE – OCTOBER 2009

Objective 2

Enhance long term economic development

- Consider future annexation of airport property
- Formulate a land use plan and appropriate zoning for airport area
- Preserve existing industrial land
- Consider increasing industrial land by future annexations
- Designate additional land for office use

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LAND USE PLAN UPDATE – OCTOBER 2009

Objective 3

Coordinate land use with transportation

- Encourage retail/commercial nodes at major street intersections to prevent strip commercial development
- Encourage residential retail nodes in proximity to residential uses to serve neighborhood needs
- Encourage higher-density, mixed-use, transit oriented and pedestrian-friendly development along the future multi modal/mass transit SH 288/Kirby corridor
- Plan for future growth by proactive annexation of sensitive areas along future corridors

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LAND USE PLAN UPDATE – OCTOBER 2009

Objective 4

Encourage regional detention

*Maximize development potential of vacant land

*Amenitize detention areas and incorporate within the parks plan

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LAND USE PLAN UPDATE – OCTOBER 2009

Objective 5

Identify future community facilities and services

Demarcate areas to provide adequate facilities

Objective 6

Identify implementation strategies

Identify changes to Future Land Use Plan, Comprehensive Plan, and Unified Development Code

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LAND USE PLAN UPDATE – OCTOBER 2009

Land Use Breakdown

	Current FLUP Acres	Proposed FLUP Acres	% Change within category	% Change total area
Sub. Resi. ½ acre	2187	2168	-0.96	-0.05
Sub. Resi. 15000 sf	158	158	0	0
Sub. Resi. 12000 sf	251	220	-12.43	-0.07
Sub. Resi. 10000 sf	**1589**	**1047**	**--34.17**	**-1.22**
Low Density	**18212**	**16670**	**-8.55**	**-3.51**
Medium density	**6183**	**6875**	**11.09**	**1.55**
High density	392	549	39.93	0.35
Airport	**0**	**460**	**NA**	**1.04**

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LAND USE PLAN UPDATE – OCTOBER 2009

Land Use Breakdown

	Current FLUP Acres	Proposed FLUP Acres	% Change within category	% Change total area
Offices	**73**	**423**	**478.94**	**0.79**
Retail Offices	**1318**	**1709**	**29.55**	**0.88**
Business Comm.	979	1092	11.44	0.25
Business Park	1372	1373	-0.01	0
Spectrum District	1161	1161	-0.09	0
Cullen Mixed Use	313	232	-25.94	-0.18
Garden/O'day	617	566	-8.35	-0.12
Industrial	**2119**	**1117**	**-47.33**	**-2.26**
Light Industrial	**2700**	**3849**	**42.43**	**2.58**
Parks	3377	3297	-2.45	-0.19
Public Semi	1107	1181	6.59	0.16
Village	271	271	0	0
Total	**44,379**	**44,418***		

* Includes some easements that were not calculated in the current FLUP.

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LAND USE PLAN UPDATE – OCTOBER 2009

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

P & Z Recommendation:

P & Z recommended removal of nodes proposed south of Magnolia, west of SH 35, and east of Railroad tracks, (see comment 12 – retail nodes within manufacturing), while retaining the others as recommended by staff.

Increased from total 18 to 20.
Minor nodes – 14 (includes 9 partial nodes)
Major nodes - 6

Implementation Strategy:

Modify the Future Land Use Plan

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LAND USE PLAN UPDATE – OCTOBER 2009

Council Comment #13 -Add Neighborhood Nodes Within Residential

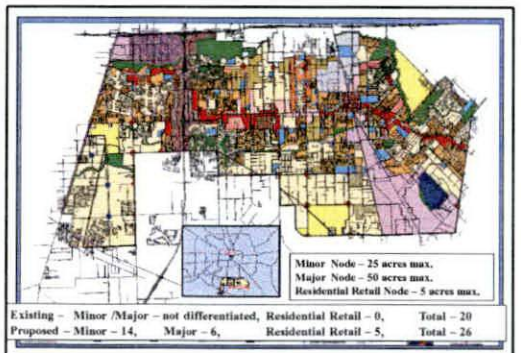
P & Z Recommendation: Add five (5) Neighborhood Residential Nodes (5 acres)

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

Implementation Strategy:

1. Amend the Retail Nodes section in the Comprehensive Plan to add guidelines and requirement of a CUP.
2. Amend the UDC to add the requirement of a CUP.
3. Modify the FLUP to show these nodes.

13



Existing – Minor /Major – not differentiated, Residential Retail – 0, Total – 20
Proposed – Minor – 14, Major – 6, Residential Retail – 5, Total – 26

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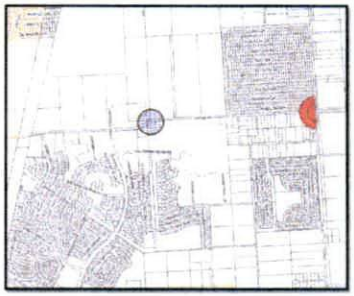
Intersection #1 at Croix and Savannah Parkway



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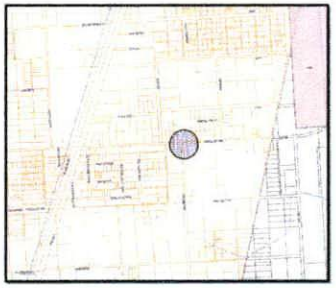
Intersection #2 at 564 and 564B (Woodfin and Sycamore)

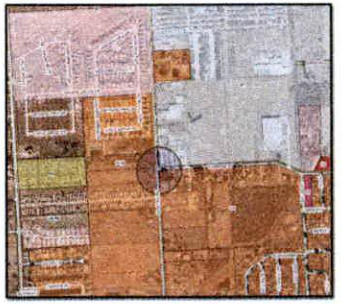
16

Intersection #3 at Dallas and Vermont.



17

Intersection #9 at Hatfield and W. Orange.



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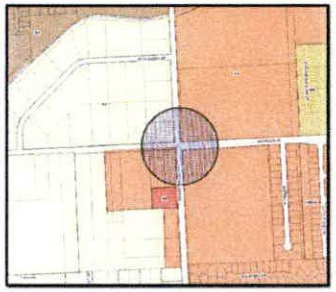
Intersection #10 at McLean and Magnolia



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JOINT WORKSHOP

Discussion Regarding Amendments To The Future Land Use Plan

November 30, 2009

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FUTURE LAND USE STUDY
Tentative Schedule for Joint Workshops

November 23, 2009

*Objectives
*Summary
*Comments addressed – 4, 12, 14, 19, 21, 22 and 24
*Notes:
Differences between Hobbs and Bailey Avenue (comment 26)
Stop Island at Olive, add review route at SH 21 & Dave Farm (comment 5)
Vicinity – Bailey – Scale (comment 13)
Neighborhood Retail Nodes (comment 13)
*COD Standards
Review COD standards in M-1 and M-2, especially along SH 51 (comment 4)

November 30, 2009

*Industrial Issues
Effect of SH 28 on FLUP for areas south of FM 518 around Magnolia (comment 2)
Between SH 21 and 98, south of FM 518, industrial park with external roads (comment 3)
Retain industrial along Mykeens and Main, north of FM 518 and along Mcmurd (comment 5)
Clean up conflict at McNeal – M-1, M-2, and FTD (comment 7)
Peoplland Parkway and airport – commercial uses (comment 10)

December 7, 2009

*Annexation
Annexation of 1000' south of Bailey Avenue and land South of Southern Trails (comment 9). Added land along SH28 and airport site
*Retail/Commercial Uses
Residential zoned parcels along Broadway – reserved for commercial/retail (comment 16)
Commercial on Broadway between FM 521 and SH 288 (comment 18)
Explore more commercial zoned land – but not deep centers (comment 20)
David L. Smith Project – review to re-use and zoning (comment 17)
Modify Gullen Mixed Use District to remediate previous zoning (comment 25)

Date to be decided

*Overall Plan
Identify areas to the Land Use plan that needs to change (comment 1)
Address future size of vacant parcels (comment 13)
Highway and best use of land (comment 27)

Will be updated after this workshop, if required.

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LAND USE PLAN UPDATE – OCTOBER 2009

Comment #4: Review COD Standards in M-1 and M-2.

P & Z Recommendations:

The CUP relaxation option should be offered to any non-residential use, not just M-1 and M-2.
Only the specific requirements discussed and listed should be eligible for a relaxation under the CUP.
Only additions and expansions to existing uses should be eligible for CUP relaxation.
Vacant parcels should be required to develop in accordance with the UDC requirements.

Implementation Strategy:

Amend the Unified Development Code to allow relaxations for expansion of existing non-residential developments by a Conditional Use Permit.

T-11 addressed some of the overall requirements.

22

Requirement	New Development on Vacant Parcels	Existing Non conforming Expansion -less than 500 s.f.	**Existing Non conforming** **Expansion - 500 s.f. or greater**
Façade: (Based on frontage on Thoroughfares) Reduce requirements. Reduce the percentage of masonry for front façade to 50% and exempt side facades from the masonry requirement. Reduce the requirement of masonry for rear façade. For facade abutting residential, instead of requiring the entire facade to be masonry allow masonry for any portion of the wall that is above 6' masonry (height of the fence) and visible from adjoining residential areas.	Applies to entire struct	Existing facades exempt. New facades to comply.	Existing facades need to be brought into compliance unless a Special Exception (SE) is granted. Recommend CUP. Can be phased over a period of time.

23

	Requirement	New Development on Vacant Parcels	Existing Non conforming Expansion -less than 500 s.f.	**Existing Non conforming** **Expansion - 500 s.f. or greater**
2	Articulation: (Only in COD) No change in requirements.	Applies to entire structure	Existing facades exempt. New façade to comply.	Existing facades exempt. New façade to comply.
3	**Transparency:** **(Only in COP)** **Reduce transparency requirement from 25% to 15%.** **Exempt buildings located farther than 250' from the street from this requirement.**	New buildings to comply	Existing facades exempt. New façade to comply.	Existing facades exempt. New façade to comply.

24

	Requirement	New Development on Vacant Parcels	Existing Non conforming Expansion -less than 500 s.f.	**Existing Non conforming** **Expansion - 500 s.f. or greater**
	Color Palette: (Only in COD) Retain this requirement.	New buildings to comply	Existing facades exempt, but required to comply if exterior façade painting is proposed. New façade to comply.	Existing facades exempt but required to comply if exterior façade painting is proposed. New façade to comply.
5	Landscaping:			
a	COD **30' buffer** along street. No changes	New development needs to comply.	Preserve non conforming buffer. Expansion of parking lot needs to comply with the buffer requirement unless a SE is approved. Recommend CUP instead.	Preserve non conforming buffer. Expansion of parking lot needs to comply with the buffer requirement unless a SE is approved. Recommend CUP instead.

25

	Requirement	New Development on Vacant Parcels	Existing Non conforming Expansion -less than 500 s.f.	**Existing Non conforming** **Expansion - 500 s.f. or greater**
b	**Street trees, ornamental trees and shrubs** to screen parking lots. No changes	New development needs to comply.	Exempt.	Needs to comply with total number. Locational requirements waived by SE. Recommend CUP instead. New parking lot expansion needs to comply.
c	**Parking lot trees:** Currently required within 50' of parking space, only for passenger car parking. Exempt locational requirement, as long as total number is provided. Similar provisions were included for educational facilities	New development needs to comply.	Exempt – all landscaping requirements.	Needs to comply with the total amount only and not with locational requirements (currently waived by SE).

26

	Requirement	New Development on Vacant Parcels	Existing Non conforming Expansion -less than 500 s.f.	**Existing Non conforming** **Expansion - 500 s.f. or greater**
d	**Total Landscaped area** = 15% of gross site No changes. Since grass and native vegetation is included in this 15%, typically this is not a problem.	New development needs to comply.	Exempt.	Need to comply unless a Special Exception (SE) is granted. Recommend CUP
e	**Treatment of detention as amenity** If located along the corridor No changes.	New development needs to comply.	Exempt	Need to comply unless a Special Exception (SE) is granted. Recommend CUP

27

	Requirement	New Development on Vacant Parcels	Existing Non conforming Expansion -less than 500 s.f.	**Existing Non conforming** **Expansion - 500 s.f. or greater**
	Non COD areas			
f	**Street trees, and shrubs** to screen parking lots from streets in a min. 6 foot strip along the street.	New development needs to comply.	Exempt.	Need to comply with total number. Locational requirements waived by SE. Recommend CUP.
g	**Parking lot trees:** Currently required within 100' of parking space-only for passenger car parking. Exempt locational requirement, as long as total number is provided. Similar provisions were included for educational facilities.	New development needs to comply.	Exempt.	Needs to comply with the total amount only and not with locational requirements (currently waived by SE).

28

	Requirement	New Development on Vacant Parcels	Existing Non conforming Expansion -less than 500 s.f.	**Existing Non conforming** **Expansion - 500 s.f. or greater**
h	**Total Landscaped area** = 10% of gross site area. No changes. Since grass and native vegetation is included in this 10%, typically this is not a problem.	New development needs to comply.	Exempt.	Need to comply unless a Special Exception (SE) is granted. Recommend CUP.
6	Sidewalks	Required or Payment in lieu of if applicable.	Exempt	Required or Payment in lieu of if applicable.

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	Requirement	New Development on Vacant Parcels	Existing Non conforming Expansion -less than 500 s.f.	**Existing Non conforming** **Expansion - 500 s.f. or greater**
7	Screening and fencing along residential zone or use 30' landscaped buffer with vegetative screening or 25' buffer with 6' tall masonry fence.	New development needs to comply.	Need to comply unless a Special Exception (SE) is granted. May require a CUP instead.	Need to comply unless a Special Exception (SE) is granted. Recommend CUP.
8	Landscaping on adjacent lot **Permit landscaping requirements to be met on adjacent lot if under same ownership (individual or LLC). Total landscaping quantity for all lots within the agreement needs to be met.**	Permit with recorded agreement.	NA	Permit with recorded agreement.

30

	Requirement	New Development on Vacant Parcels	Existing Non conforming Expansion -less than 500 s.f.	**Existing Non conforming** **Expansion - 500 s.f. or greater**
9	Screening for dumpsters, equipment etc.	New development needs to comply.	Need to comply.	Need to comply unless a Special Exception (SE) is granted. Recommend CUP
10	Building Setbacks Remove the current requirement of a SE for additions to structures with non conforming setbacks.	New development needs to comply.	Addition needs to comply. Existing structures exempt.	Addition needs to comply. Existing structures exempt.

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	Requirement	New Development on Vacant Parcels	Existing Non conforming Expansion -less than 500 s.f.	**Existing Non conforming** **Expansion - 500 s.f. or greater**
11	Parking Requirements	New development needs to comply.	Existing and expansion needs to comply unless a Special Exception (SE) is granted. May require a CUP instead	Existing and expansion needs to comply unless a Special Exception (SE) is granted. Recommend CUP
12	Screening of outdoor storage and display areas in COD Currently masonry fencing is required. Permit wrought iron or chain link fence with vegetative screening, similar to that permitted for detentions along COD	New development needs to comply.	Exempt	Existing and expansion needs to comply unless a Special Exception (SE) is granted. Recommend CUP

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LAND USE PLAN UPDATE – OCTOBER 2009

Comment #2:
Effect of SH 35 on the Land Use Plan for Areas South of 518 around Magnolia.

P & Z Recommendation:

Concur with staff recommendation that City continues to gain additional ROW for a 120' cross section through platting.

Implementation Strategy:

No new strategy required. Platting procedure in place.

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LAND USE PLAN UPDATE – OCTOBER 2009

Comment #3:
Between SH 35 and RR, South of 518, Industrial Park with Internal Roads for Truck Routes

P & Z Recommendation: Recommend City Engineer's proposed layout as shown below. The recommendation considers property boundaries, alignment with existing driveways and streets, and traffic circulation.

Implementation Strategy:
Amend the Thoroughfare Plan

Discussed at a separate Joint Workshop already.

34

Council Comment #3:
Between SH 35 and RR, South of 518, Industrial Park with Internal Roads for Truck Routes.

P & Z Recommendation:
Recommend City Engineer's proposed layout as shown below. The recommendation considers **property boundaries, alignment with existing driveways and streets, and traffic circulation.**

Implementation Strategy:

Amend the Thoroughfare Plan

Legend	
Blue Thoroughfare	Major
Green Thoroughfare	Minor
Red	Major Collector
Purple	Minor Collector
Red Circle	Grade separation

North of Industrial Drive – Proposed Thoroughfare Layout

South of Industrial Drive – Proposed Thoroughfare Layout

Legend	
Blue Thoroughfare	Major
Green Thoroughfare	Minor
Red	Major Collector
Purple	Minor Collector
Red Circle	Grade separation

36

Comment #5 and #7:
Retain Industrial Along Mykawa and Main North of FM 518 and Along McHard. Clean Up Conflicts in McHard M-1 and M-2 Zones, FTZ

P & Z Recommendation:

Area designated as R-1 and GC, south of Scott, is partially developed as residential. The area is shown as light industrial in the Future Land Use Plan (FLUP). Recommendation is to change the FLUP in the area to M-2.
Also change the parcel north of future McHard & west of Woody to M-2.
Council also suggested changing all zoning within the Foreign Trade Zone (FTZ) to M-2.
P & Z recommended changing this on the FLUP to allow future rezoning of any properties within the FTZ to M-2.
Rezoning all M-1, north of 518 and up to the City border to M-2 due to its proximity to Beltway 8.
Expand the FTZ to encourage more industrial growth. P &Z recommended checking with the Port of Freeport as they are the administrators for the FTZ and they have the authority to expand the FTZ. In addition have the Chamber of commerce take steps to advertize more about the FTZ.

Implementation Strategy:

Modify the FLUP - Change Light Industrial to Industrial
Modify the zoning map M-1 to M-2 (?)

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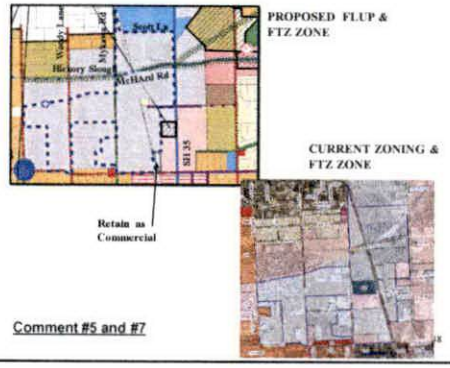
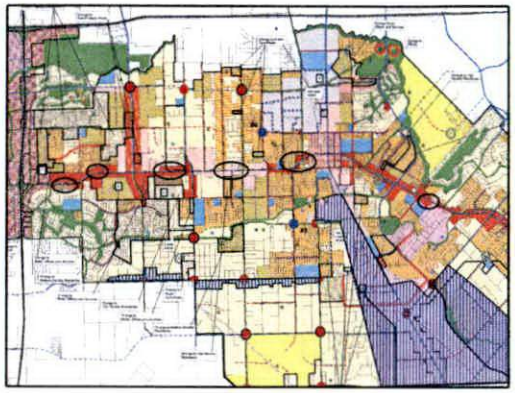
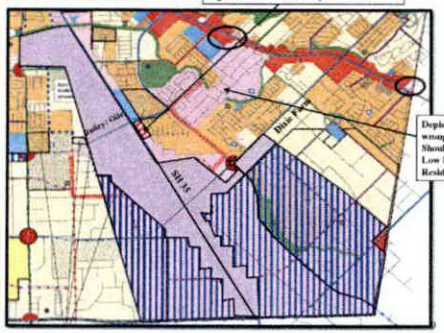


Comment #5 and #7



Comment #5 and #7



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LAND USE PLAN UPDATE – OCTOBER 2009

Comment #10:Pearland Parkway and Airport – Commercial Uses

P & Z Recommendations:

*New designation as "Airport Area" in the FLUP.
*Zoning categories & regulations formulated with a consultant at the time of annexation.
*Minor retail node at Dixie Farm & Future Pearland Pkwy.
*Designate the area between airport and Dixie Farm as light industrial

Implementation Strategy:

*Modify the FLUP
*Consultant to analyze zoning and permitted uses and make recommendations.

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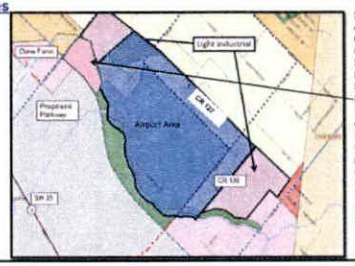
LAND USE PLAN UPDATE – OCTOBER 2009

Comment #10:Pearland Parkway and Airport – Commercial Uses



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LAND USE PLAN UPDATE – OCTOBER 2009

Comment #10:Pearland Parkway and Airport – Commercial Uses - Aerial

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Clover Field Airport

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Uses on CR 130 and CR 127

Uses on CR 130 and CR 127

Uses on CR 130 and CR 127

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LAND USE PLAN UPDATE – OCTOBER 2009

Additional Discussion on Nodes:

Council Comment # 26: Differentiate Between Minor and Major Nodes. Example - Minor 25 acres

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LAND USE PLAN UPDATE – OCTOBER 2009

Council Comment # 26: Differentiate Between Minor and Major Nodes. Example - Major 50 acres – Magnolia and Manvel.

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LAND USE PLAN UPDATE – OCTOBER 2009

Residential Nodes

- Permitted only by a CUP – requires a Public Hearing process
- Only for nodes shown on the Land Use Plan
- Only for LIMITED uses serving the immediate neighborhood listed in the Land Use Matrix
- Limited to a maximum of 5 acres
- Additional landscaping and buffers may be considered
- Need to conform to all other guidelines listed in the UDC

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LAND USE PLAN UPDATE – OCTOBER 2009

Residential Nodes - Adjacencey Considerations to be added to UDC – Refer to hand out for details.

Located at street intersections shown on the Future Land Use Plan.

Minimum impact on surroundings

Distance from other existing, designated or proposed non-residential uses, zones or nodes along local, collector or thoroughfare streets.

Pedestrian access, such as walkways, bikeways, trails, and traffic controls

Required buffers along property lines adjacent to single-family residential

Height of lighting and glare on residential.

Nonresidential uses shall be located on lots that have frontage on Collectors or Thoroughfares.

No outdoor uses or storage except outdoor seating for restaurants and cafés and similar uses permitted by a CUP

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LAND USE PLAN UPDATE – OCTOBER 2009

Residential Nodes - Adjacencey Considerations – Contd.

Parking areas shall not located directly adjacent to any adjoining residential use(s) –additional screening may be required.

Screening Standards to include:

Landscape Elements –shrubbery and trees having year-round foliage

Built Elements –masonry wall, eight feet in height

Limit total number of parking spaces to 75% of that required by the UDC. The remaining 25% of required parking area maintained as landscaped open space.

Submittal of a site plan showing the layout of the buildings, activities, buffers, parking, driveways and other elements as required by the P & Z Commission and City Council to assist in evaluating the impact of the development on surrounding uses.

Land Uses to conform to the Land Use Matrix. Add uses permitted in these nodes.

Hours of operation to be approved as part of the CUP.

Unless otherwise specified in this section, the development in these nodes shall conform to all other requirements of the OP zone, and UDC.

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LAND USE PLAN UPDATE – OCTOBER 2009

Comment # 13 Neighborhood Nodes Within Residential - Examples showing a total of 5 acres

Intersection #9 at Hatfield and W. Orange

Intersection #10 at McLean and Magnolia

53

Residential Retail Node at Magnolia (Secondary Thoroughfare and McLean (Collector) – Total 5 acres.

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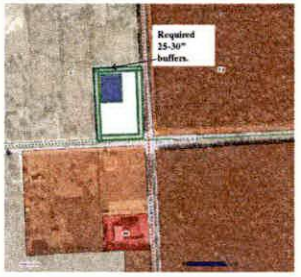
Residential Retail Node at Magnolia (Secondary Thoroughfare and McLean (Collector) – Total 5 acres.

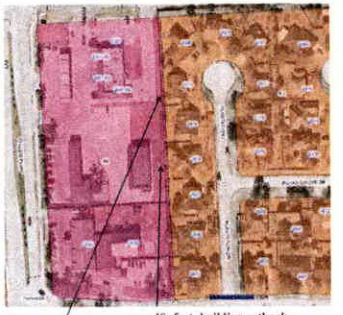


55

4 Acre Node on Fite and CR 89

56

4 Acre Node on Fite and CR 89 with a gas station, convenience store, day care and swim club.



57

3-acre node at Southfork and CR 90 with a church

Min. 10 ' setback for parking areas, and 80' building setback.

58

Retail at Broadway and SH 288 with a shopping center - 90 acres.

Min. 40' retail building setback from property line abutting residential. No setback for drives.

Sugarland - Towncenter Blvd & Sweetwater Blvd – 30-40 foot heavily landscaped buffer along abutting residential property lines.

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JOINT WORKSHOP

Discussion Regarding Amendments To The Future Land Use Plan

Workshop III

December 7, 2009

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LAND USE PLAN UPDATE – OCTOBER 2009

Comment #9: Annexation

P & Z recommendations:

Areas for immediate annexation:

Manufacturing areas along SH 35 and airport site
Area along CR 59, including along CR 48
Land along Bailey Avenue

Areas for three year annexation plan:

L-shaped area west of Manvel, south of Fite Road.

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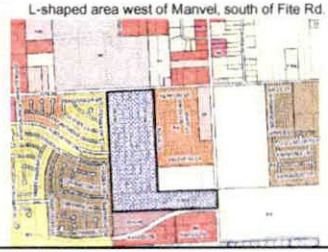
LAND USE PLAN UPDATE – OCTOBER 2009

Comment #9: Annexation - Areas for three year annexation plan

L-shaped area west of Manvel, south of Fite Rd.



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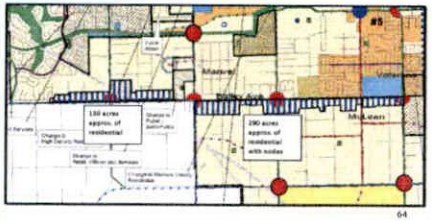
LAND USE PLAN UPDATE – OCTOBER 2009

Comment #9: Annexation - Land along Bailey Avenue



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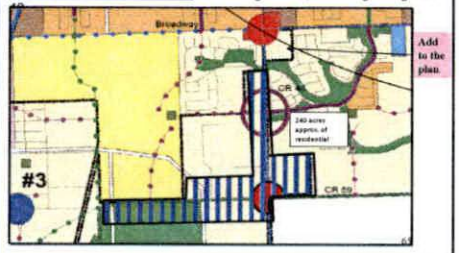
LAND USE PLAN UPDATE – OCTOBER 2009

Comment #9: Annexation - Area along CR 59, including along CR



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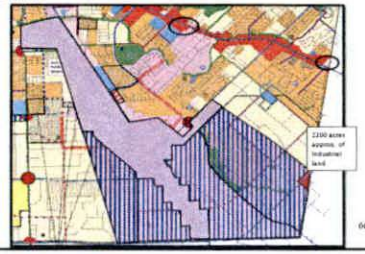
LAND USE PLAN UPDATE – OCTOBER 2009

Comment #9: Annexation - Manufacturing areas along SH 35 and airport site



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LAND USE PLAN UPDATE – OCTOBER 2009

Council Comment # 16: Residential Parcels along Broadway – Rezoned to Commercial/Retail.

P & Z Recommendation: FLUP changes have been shown in the Recommendations book.

Implementation Strategy:
Modify the FLUP as proposed.

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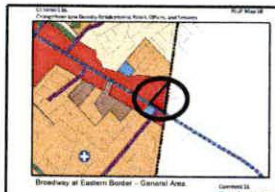

Broadway at Eastern Border - General Area

Broadway East of Liberty - General Area

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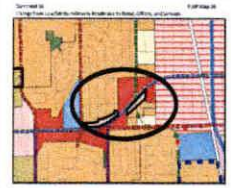
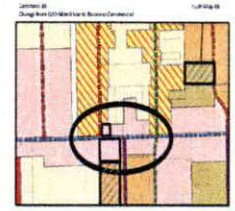
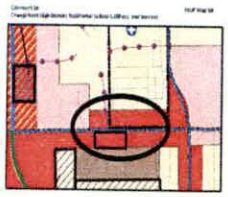


Broadway East of Hatfield - General Area

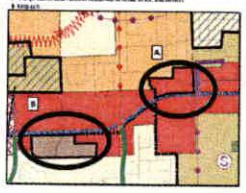


Broadway East of Garden - General Area

69

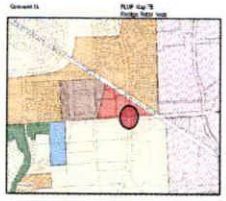


Broadway East of Old Chocolate - General Area



Broadway East of Miller Ranch - General Area

70



Intersection of Broadway and Kirby - General Area

Broadway between Kingsley and FM 521 - General Area

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LAND USE PLAN UPDATE – OCTOBER 2009

Comment # 17 David L. Smith Project – Review Land Use and Zoning

P & Z Recommendation:

1. Approved configuration of the site as shown below, to reflect current conditions and U of H site.
2. North of McHard should be changed to OP and follow the property lines.
3. South of McHard should be changed to OP and follow the property lines.

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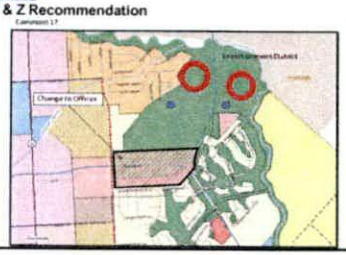
LAND USE PLAN UPDATE – OCTOBER 2009

Comment # 17 David L. Smith Project – Review Land Use and Zoning

P & Z Recommendation



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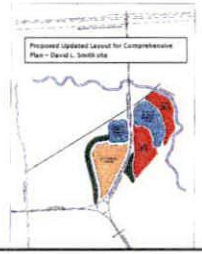
LAND USE PLAN UPDATE – OCTOBER 2009

Comment # 17 David L. Smith Project – Review Land Use and Zoning



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LAND USE PLAN UPDATE – OCTOBER 2009

Council Comment # 18: Commercial on Broadway Between 521 and 288

P & Z Recommendation:
P &Z does not recommend a node here. It is in an area that is under a PUD.

Implementation Strategy:
None.

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LAND USE PLAN UPDATE – OCTOBER 2009

Council Comment # 20: Explore More Commercial Zoned Land. (Not Strip Centers)

P & Z Recommendation:

Additional land designated for "Offices category: (350 acres)

- *Along McHard, in the vicinity of Pearland Parkway.
- *East and west of Cullen, between Broadway and Fite Road.
- *Along Pearland Parkway, north and south of Broadway

It is anticipated, that the development plan for the Spectrum district will also address this issue.

Implementation Strategy:

Modify the FLUP as proposed.

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LAND USE PLAN UPDATE – OCTOBER 2009

Council Comment # 20: Explore More Commercial Zoned Land. (Not Strip Centers)

Description of "Office" category in Comprehensive Plan

- Mid-rise office buildings (adjacent to the David L. Smith Project)
- Retail and restaurants as a secondary use within the buildings
- Parking areas preferred within the building sideyards and rearyards

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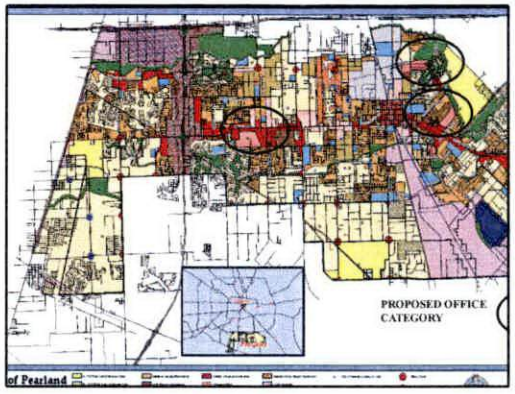

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LAND USE PLAN UPDATE – OCTOBER 2009

Council Comment # 25:
Modify Cullen-Mixed Use (C-MU) District to Reinstate Previous Zoning.

P & Z Recommendation:
Garden O'Day Mixed Use District:

No changes.

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LAND USE PLAN UPDATE – OCTOBER 2009

Council Comment # 25:
Modify Cullen-Mixed Use (C-MU) District to Reinstate Previous Zoning.

Cullen Mixed Use District:

Development Guidelines: No changes due to the Corridor Overlay District (COD) and UDC requiring higher aesthetic, design and landscaping standards.

Land Uses:

FLUP: No changes, except to remove parcels at the intersection of Broadway and Cullen that are zoned GB. (See page 25)

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LAND USE PLAN UPDATE – OCTOBER 2009

Council Comment # 25:
Modify Cullen-Mixed Use (C-MU) District to Reinstate Previous Zoning.

Cullen Mixed Use District:

UDC Changes:
*Changes to the building footprint, height, & orientation; definition of café.
*Modify the Land Use matrix with the following considerations:
- *Exclude uses that traditionally tend to locate in strip centers.
- * Exclude uses that traditionally operate round the clock 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 review each development and assess its merits and appropriateness.

Refer to Proposed Land Use Matrix in the P & Z Recommendations book.

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LAND USE PLAN UPDATE – OCTOBER 2009

COMMUNITY OUTREACH AND SUPPORT – DISCUSS STRATEGIES

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JOINT WORKSHOP

Discussion Regarding Amendments To The Future Land Use Plan

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