

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 24, 2009, AT 6:00 P.M., IN THE 2nd FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I CALL TO ORDER

II PURPOSE OF THE WORKSHOP:

1. COMMISSION INPUT AND DISCUSSION: REGARDING FUTURE LAND USE PLAN. *Presented by Mrs. Lata Krishnarao, Planning Director, and Ms. Angela Gantuah, Senior Planner.*

- a. Formulate Recommendations on:
 - i. Pearland Parkway and airport – commercial uses. Comment #10. Discussion with Andy Rivera, Airport Manager.
 - ii. Scenarios for future development of areas adjacent to the airport.
- b. Staff summary regarding recommendations regarding Annexation of 1000' south of Bailey Avenue and land south of Southern Trails. Comment #9. Pearland Parkway and airport – commercial uses. Comment #10 discussed at last meeting.
- c. Summary of all P & Z recommendations to date on identified issues.
- d. Future workshop dates and topics:

August 31, 2009

 - Identify areas in the Land Use Plan that need to change.
 - Address future use of vacant parcels.H
 - Highest and best use.
- e. Public Input

III ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1840 prior to the meeting so that appropriate arrangements can be made.

I, Judy 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.

P & Z WORKSHOPS - UPDATE

August 20, 2009

The issues highlighted in pink indicate the ones that have been discussed by council, but would need to be reviewed by P & Z before they start making final recommendations to the FLUP, and those in blue indicate the issues that need recommendations from the P & Z. P & Z can request any technical information prior to any workshop, and staff will provide that.

COMMENT #	COMMENT/TOPICS	SCHEDULED WORKSHOP DATE FOR P & Z	DATE DISCUSSED
4	Review COD standards in M-1 and M-2, especially along SH 35. Relax or flexible transparency. Ex. Turbocare. Planning	June 15 – JPH June 29, 2009 – other recommendations	June 15, 2009 June 29, 2009
12	Add retail as a component within manufacturing. Planning	June 29, 2009	June 29, 2009
13	Add neighborhood nodes within residential – 5 acres total for each node. List of uses in this node. Justify the spots designated. Approved as CUPs. Planning	June 29 & July 6, 2009	June 29, July 6, & July 13, 2009
3	Between SH 35 and RR, south of 518, industrial park with internal roads for truck routes. Engineering	June 29, 2009	June 29, 2009
17	David L Smith Project – review land use and zoning. "Office uses". Planning	July 6, 2009	July 13, 2009
20	Explore more commercial zoned land – but not strip centers. "Office uses". Planning	July 6, 2009	July 13, 2009
25	Modify Cullen Mixed Use District to reinstate previous zoning. Examine Garden/O'Day MU also. Planning	July 6, 2009	July 6, July 13, July 23, 2009.
26	Differentiate between minor and major nodes in the FLUP. Planning	July 13, 2009	July 13, 2009
16	Residential zoned parcels along Broadway – rezoned to commercial/retail. Planning	July 20, 2009	July 20, 2009
18	Commercial on Broadway between 521 and 288. Planning	July 20, 2009	July 20, 2009
14 and 24	Identify hard to develop vacant land – detention, flood plain etc. Engineering	July 20, 2009	

COMMENT #	COMMENT/TOPICS	WORKSHOP DATE FOR P & Z	ACTUAL WORKSHOP DATE FOR P&Z
5	Retain industrial along Mykawa and Main, north of FM 518 and along McHard. Planning	July 27, 2009	July 27, 2009
6	Stop retail at Oiler, add minor node at SH 35 and Dixie Farm. Planning	July 27, 2009	July 27, 2009
7	Clean up conflicts in McHard – M-1, M-2, and FTZ. Planning	July 27, 2009	July 27, 2009
9	Annexation of 1000' south of Bailey Avenue and land south of Southern Trails. Planning/Legal Summary of All Recommendations	August 3, 2009	August 3, 2009 August 24, 2009
10	Pearland Parkway and airport – commercial uses. Summary of All Recommendations and corresponding FLUP	August 3, 2009	August 3, 2009 August 24, 2009
1	Identify areas in the Land Use Plan that need to change. Planning	August 17, 2009	
14 and 24	Analysis of detention for vacant industrial and commercial zoned properties and their use as parks/trails Engineering	August 17, 24, 2009 (?)	
15	Address future use of vacant parcels. Planning	August 17, 24, 31, 2009.	
22	Highest and best use of land. Planning	August 17, 24, 31, 2009.	



CITY OF PEARLAND PLANNING & ZONING

MEMO

DATE: August 20, 2009

TO: Planning & Zoning Commission

FROM: Angela Gantuah, Senior Planner; Lata Krishnarao, AICP,
Planning Director

SUBJECT: Summary of Planning & Zoning Commission (P & Z)
Recommendations from Workshops on Future Land Use
Plan

This memo summarizes the P & Z discussions and recommendations on the Land Use issues. Changes proposed by staff are highlighted in yellow and subsequent P & Z recommendations are highlighted in blue, unless otherwise indicated.

Comment #12 - Add retail as a component within manufacturing.

At this workshop, P & Z discussed and concluded that there was no need to add these retail nodes to the FLUP due to the following reasons:

1. Lack of market or need for these nodes, due to lack of sufficient roof tops.
2. Will cause reduction and erosion of manufacturing zoned land with very minimal or no benefits.
3. The locations of some of the nodes are not certain since the roads have not been built yet.
4. Existence of retail and commercial areas, generally within 1.5 miles of the proposed nodes.
5. Need to address nodes on a case by case basis, with the PD option.
6. Need for nodes along certain north/south roadways at intersections with Bailey Road and McHard Road may be addressed already by minor and major nodes. Will discuss this when major and minor roads are reviewed.
7. Will increase the pressure to open our established subdivisions to commercial interests. Nodes will take over some neighborhoods.
8. Nodes have to be zoned. The areas with prior zoning and new added nodes will have a dual zone causing conflict.

9. Nodes should contain only full or complete tracts with the same prior zoning.

Comment # 13 - Neighborhood Residential Nodes

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 targeted to approximately 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. **Development within** 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.
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 **targeted to approximately 5 acres** for each intersection.

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

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.

Land Uses: P & Z discussed in detail the proposed land use matrix for both Cullen Mixed Use and Garden/Oday Mixed Use Districts and made changes to the staff recommendations as shown below. Additionally P & Z recommended changes to the building footprint, height of building, definition of café, and orientation of building as discussed below.

P & Z considered the following while evaluating the land uses appropriate for the mixed use districts.

- a. 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.
- b. Hours of operation – Uses that traditionally operate round the clock have been excluded, since these districts abut residential districts or contain residential uses.
- c. Uses that have potential for outdoor storage and display have been excluded.
- d. 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
<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 & 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>	C	C
<i>Boarding or Rooming House</i> ☞		

Types of Uses	C-MU	G/O-MU
<i>Dwelling - Four-Family (Quadriplex) (Defined Under Dwelling - Multiple-Family)</i> ☞		
<i>Dwelling - HUD-Code Manufactured(Mobile) Home</i> ☞		
<i>Dwelling - Industrialized Home</i> ☞	P- change to C	P- change to C
<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>	<i>P</i>	<i>P</i>
<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>
<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 & 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>

Types of Uses	C-MU	G/O-MU
Drag Strip/Race Track 		
Fairgrounds		
Gaming Establishment 	C-remove C	C-remove 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	Add C	Add C
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
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		

Types of Uses	C-MU	G/O-MU
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	Add C	
Limousine/Taxi Service		
Motor Freight Transportation, Storage, & Terminal		
Motorcycle Sales/Dealer (New/Repair)	C	<p>What was the reasoning and would like some clarification for adding this as a C</p> <p>Staff reasoning - Similar to bicycle sales and less intense than auto sales.</p>
Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity		
Personal Watercraft Sales (New/Repair)		
Tire Retreading and Capping		

Types of Uses	C-MU	G/O-MU
<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>	C	
<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>	C	C What is the definition of Animal Hospital? Will be added to the definitions. See below.
<i>Security Monitoring Company (No Outside Storage)</i>	P	P
<i>Telemarketing Agency</i>	C	
<i>Travel Agency, Bureau or Consultant</i>	<i>P</i>	<i>P</i>
<i>Ambulance Service</i> 📄		

Types of Uses	C-MU	G/O-MU
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	C	
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) ☞	<p>C It is recommended to remove, but need to check if there is an existing Antique Shop there.</p> <p>Not existing, therefore remove.</p>	<p>C It is recommended to remove, but need to check if there is an existing Antique Shop there.</p> <p>Existing use, therefore retain.</p>

Types of Uses	C-MU	G/O-MU
Apparel Shop	C	C
Animal Hospital (No Outside Pens)	Need a definition here Will add definition	Need a definition here
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

Types of Uses	C-MU	G/O-MU
<i>Electronic Goods Store (Retail Only)</i>	C	C
<i>Florist Shop (Retail Only)</i>	P	P
<i>Food Store/Supermarket</i> 📦		
<i>Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)</i>	C	C
<i>Furniture Repair and Upholstering (No Outside Storage)</i>	C	
<i>Garage and/or Yard Sales</i>	P	P
<i>Garden Shop & Outside Plant Sales (i.e., Plant Nursery)</i>	C	C
<i>Gift or Card Shop (Retail Only)</i>	P	P
<i>Handicraft & 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 & 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	

Types of Uses	C-MU	G/O-MU
<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
<i>Retail Shops, Apparel, Accessories, Gifts & 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	G Recommending removal but need to check to see if there is an existing business there. Not existing, therefore remove.
<i>Stone Monuments – Fabrication and Outdoor Storage</i>	C	G Recommending removal but need to check to see if there is an existing business there. Not existing, therefore remove.
<i>Studio, Decorator & 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> 	C	C

Types of Uses	C-MU	G/O-MU
Antenna (Commercial)		
Antenna (Non-Commercial)		
Assisted Living Facility,	C	C
Auction House		
Child Day Care Center (Business)	C	C
Child Day Nursery,	P	P
Church/Temple/Place of Worship	P	P
Civic Center (Municipal),		
Civic Club		
Community /Group Home,	C	C
Community or Social Buildings,	C	C
Convent or Monastery,	P	P
Day Camp (For Children),		
Day Care	C	
Day Nursery		
Exhibition Hall		
Fraternal Organization,	C	C
Fraternity or Sorority House,	C	C
Governmental Building or Use (County, State or Federal)	C	C
Home for Alcoholic, Narcotic or Psychiatric Patients		
Hospice (Defined Under Household Care Facility)	P - change to C	P - change to C
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	P	P
Museum (Indoors Only)	Add C	
Nursing/Convalescent Home (Defined Under Skilled Nursing Facility)		
Penal or Correctional Institutions		
Public Assembly (Auditorium, Gymnasium, Stadiums etc.)		

Types of Uses	C-MU	G/O-MU
<i>Rectory/Parsonage</i>	C	C
<i>Retirement Housing for the Elderly</i>		
<i>School - College or University</i>		
<i>School - Elementary (Public or Parochial)</i>	C	C
<i>School - High School (Public or Parochial)</i>	C	C
<i>School - Junior High (Public or Parochial)</i>	C	C
<i>School - Other Than Public or Parochial</i>	C	C
<i>School - Trade or Commercial {Defined Under School, Commercial Trade}</i>		
<i>Sheltered Care Facility</i>		
<i>Studio for Radio and/or Television (No Tower[s])</i>		
<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 & 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

Types of Uses	C-MU	G/O-MU
Satellite Dish (greater than 4' in diameter)(See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC)		
Telephone Business Office		
Telephone Exchange Switching Relay & Transmitting Equipment	C	C
Utility Shops or Storage, Yards and Building		
Pet Care Facility/Animal Kennel (With Outdoor Pens) ☞		
Pet Care Facility/Animal Kennel (With Indoor Pens) ☞	C	C
Appliance Repair ☞	C recommending removal need to check to see if there is an existing business here Not existing, therefore remove.	C recommending removal need to check to see if there is an existing business here. Not existing, therefore remove.
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		

Types of Uses	C-MU	G/O-MU
<i>Contractor's Temporary On-Site Construction Office (only with permit from B.O.)</i>	<i>P</i>	<i>P</i>
<i>Dance Hall or Night Club</i>		
<i>Drive-In Theater</i>		
<i>Electronic Assembly</i>	C	<i>C</i>
<i>Exterminator Service/Company (No outdoor sales or storage)</i>	C	<i>C</i>
<i>Fur/Hide Tanning and Finishing</i>		
<i>Furniture/Appliances - Open Storage & Retail Sale</i>	Add C	
<i>Gravestone/Tombstone Sales</i>		
<i>Heavy Machinery Sales, Storage & Repair</i>		
<i>Heating & Air-Conditioning Sales/Services</i>		<i>C</i>
<i>Home Sales office-temp(for new subdivision)</i>		
<i>Laboratory, Scientific or Research {Defined Under Scientific and Industrial Research Laboratories}</i>	<i>C</i>	<i>C</i>
<i>Laboratory, Medical or Dental</i>	<i>C</i>	<i>C</i>
<i>Lawnmower Sales and/or Repair</i>		
<i>Liquefied Petroleum Storage & Sales</i>		
<i>Loading or Storage Tanks</i>		
<i>Locksmith</i>	Add C	Add C
<i>Lumber Mill/Yard</i>		
<i>Machine Shop</i>		
<i>Manufactured Home Display, Sales and/or Rental (New or Used)</i>		
<i>Mattress Making and/or Renovating</i>		
<i>Milk Depot - Wholesale</i>		
<i>Mini-Warehouse/Self Storage</i>		
<i>Moving and Storage Company</i>		
<i>News Printing</i>		
<i>Office Warehouse Storage or Sales(Defined Under Storage or Wholesale Warehouse)</i>		

Types of Uses	C-MU	G/O-MU
<i>Outside Storage</i>		
<i>Pawn Shop</i>		
<i>Pet and Animal Grooming Shop</i>	C	C
<i>Petroleum Products Bulk Storage (Wholesale)</i>		
<i>Pipe Processing</i>		
<i>Pipe Storage Yard</i>		
<i>Plumbing Shop (No Outside Storage)</i>	C	C
<i>Printing Equipment, Supplies and Repairs</i>	C	C
<i>Propane Sales (Retail)</i>		
<i>Quick Lube/Oil Change/Minor Inspection</i>	C	
<i>Railroad, Bus, Light Rail Passenger Station (Public)</i>	P	
<i>Railroad Team Tracks, Freight, Depot or Docks</i>		
<i>Railroad Tracks & Right-of-Way</i>	C	C
<i>Reproduction of Blueprints</i>		
<i>Sheet Metal Shop</i>		C
<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 & Baggage Terminal</i>		
<i>Upholstery Business</i>	Add C	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>		

Types of Uses	C-MU	G/O-MU
<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 & Other Objectionable)</i>		
<i>Explosives Manufacturer and/or Storage</i>		
<i>Glue or Fertilizer Manufacturer</i>		
<i>Heavy Manufacturing Process</i>		
<i>Light Manufacturing Process</i>	C	C
<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 & Storage of Associated Processing Material (Restricted to 1.5 Yards or Less Per Batch)</i>		
<i>Petrochemical Plant</i>		

Types of Uses	C-MU	G/O-MU
<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 & Distribution Facility</i>		
<i>Wrecking or Salvage Yard (Auto, Steel)</i>		
<i>Wrecking or Salvage Yard (Building Materials)</i>		

Definition of Animal Hospital: an institution where the sick or injured animals are given medical or surgical care.

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, and/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 **Would like this removed and also need some clarification as to why this is here from the Director of Planning.**

Explanation - The height of fencing is limited in most cities to make sure that tall fences do not obscure light and ventilation. This is the reason why building setbacks are required.

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.*

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

P & Z recommended the following:

1. The David L. Smith overlay be added to the FLUP. Overlays are not typically added to the FLUP.
2. Agreed w/retail entertainment district as shown on page 1 of comment #17 in the Land Use Study Book.
3. That the 1st 500 feet North of McHard should be changed to OP and follow the property lines.
4. South side of McHard should be changed to OP and follow the property lines.

Staff would like to reiterate that Land Use Plan should not focus on property boundaries, since property boundaries are subject to change. The appropriate size and configuration of the area, for the proposed land use category, needs to be considered, irrespective of current property configuration.

Comment # 18 - Commercial on Broadway Between 521 and 288

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

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

P & Z recommended no change.

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

P & Z recommended having a workshop with PEDC to address the following:

- a. Do we need nodes at all?
- b. Should we go with the map like it is?
- c. Consider changing goal # 6 in the Comprehensive Plan
- d. What alternatives to nodes are there?

A workshop with Fred Welch and Kyler Cole from PEDC was conducted and following are the notes from that workshop:

The owner of Third Coast during the discussion wanted to state that he was not in favor of any type of retail node there or near industrial uses. It is too much of a liability for the companies with Heavy Industrial or Hazmat types of uses.

Fred Welch and Kyler Cole discussed reason why some retail nodes were a good idea. For example: even with undeveloped roads as a developer comes in to an area where there are "future roads" they can help pay for the planned roads that are located on their property but not yet built.

P & Z discussed it may be possible to have a node at McHard and Mykawa, within industrial, depending on the uses there.

P & Z stated that we have vacant land available, and we need to decide how we want to direct development when we have existing uses that are going to stay.

P & Z wanted to meet again with PEDC and Fred Welch suggested that we wait until after November for the new board.

Additionally, the following were discussed:

1. Commercial west of the area of Dixie Farm and SH 35 – P & Z concluded that node not required.
2. Annexation schedule for areas south and north along the Railroad. Staff reported that there are no current plans.
3. P & Z needs to review FLUP while making recommendations for on the CIP & road widening. FLUP will be made available to the P & Z.
4. Nodes are helpful as a planning tool so the public would know how and where city wanted commercial development.
5. Parcels boundaries should define node boundaries. Mike Hodge stated that this would not be a good idea as the City of Pearland would need to be more flexible.

As a result of this discussion, P & Z recommended removal of nodes proposed south of Magnolia, west of SH 35, and east of Railroad tracks while retaining the others as recommended by staff.

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

P & Z recommended the following:

1. Zoning Map 1A –Leave as is
2. FLUP Map 1A-change to commercial

3. Zoning Map 2A-Leave as is
4. FLUP Map 2B-Change to OP
5. Zoning Map 3A- Leave as is
6. FLUP Map 3B-change to commercial
7. Zoning Map 4A-leave as is
8. FLUP Map 4B -change to commercial+ 2 parcels
9. Zoning Map 5A-leave as is
10. FLUP Map 5B- change FLUP to reflect current zoning-align with property line
11. Zoning Map 6A-leave as is
12. FLUP Map 6B-change FLUP to reflect current zoning- align with property line
13. Zoning Map 7A-shift retail node-remove this node from the map
14. FLUP Map 7B-shift retail node -remove this node from the map
15. Zoning Map 8A
16. FLUP Map 8B-Leave as is

Comment #5 - Retain industrial along Mykawa and Main, north of FM 518 and along McHard &

Comment #7 - clean up conflicts in McHard – M-1, M-2, and FTZ.

P & Z Recommendation:

1. 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.

2. Council also suggested changing all zoning within the Foreign Trade Zone (FTZ) to M-2. Staff recommends changing this on the FLUP to allow future rezoning of any properties within the FTZ to M-2.

3. Staff recommends rezoning all M-1, north of 518 and up to the City border to M-2 due to its proximity to Beltway 8.

4. 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.

Comment #6 - Stop retail at Oiler, add minor node at SH 35 and Dixie Farm.

P& Z recommended changing the FLUP to commercial and leave zoning as GC for the parcel south of PHS. Also recommended changing the zoning to M-1 for the smaller land locked parcel near the PD.

Staff recommended the placement of a minor retail node of approximately target for 5 acres at the intersection of Dixie Farm and SH 35.

P & Z was concerned that changing the FLUP to M-1 would cause some non-conforming issues. Wanted to know how changing the M-2 in the FLUP south of 518 from M-1 to M-2 would affect existing uses.

Since the change was in the FLUP and not zoning, no non-conforming uses will be created.

Comment #9 - Discussion of annexation of 1000' south of Bailey Avenue and land south of Southern Trails

P & Z discussed islands within the City of Pearland specially the L-shaped one that area not annexed. Staff stated that that particular area has mobile homes and trailer parks and is difficult to annex.

1. Do these islands along Bailey have City Services? Generally no.
2. What is the waiting period for annexing the remainder of the contiguous parcels, and the island that would be left over, could it be annexed all at once. Need to check with legal.
3. P & Z recommended the following:
 - a. M-1 and M-2 along SH 35 be more aggressively annexed. Staff will add this recommendation on the proposed annexation map.
 - b. Annex the parcels east of 521 and north of Clear Creek. Staff will add this recommendation on the proposed annexation map.

P & Z also recommended that Bailey be added to the COD and wanted to know if we will have to amend the UDC to do that. The entire length of Bailey within city limits is designated as a COD in the UDC. Once annexed, land along Bailey will assume the COD designation, without any further action.

Comment #10 : Discussion on Pearland Parkway and Airport- commercial uses

P & Z was hesitant to rezone to commercial.

Mr. Hodge explained the reason for this recommendation to add commercial uses and discussed:

- a. Expansion of Pearland Parkway South and potential land uses if that happened.
- b. As they continue to develop the airport access, Pearland Parkway would serve as the main entrance to the airport, thereby making the roadway project more viable.
- c. Locating a fire station there.
- d. Enlarging the runway to 7,000 feet and add a bigger helicopter hub.

P& Z stated that they would like to hear from Andy Riviera before making a recommendation.

Comment #3 - Between SH 35 and RR, south of 518, industrial park with internal roads for truck routes.

Revised plan presented at a workshop.