FUTURE LAND USE PLAN

WORKSHOPS

DATE	HOURS	COUNCIL/ COMMISSION	SUBJECT	ADDITIONAL COMMENTS
2/2/09		P&Z AND CC	Land Use Workshop- eight maps & Land Use Workplan handed out	
4/6/09		P&Z AND CC	Land Use Study Future Land Use Plan book and proposed Land Use Map	
6/1/09		P&Z AND CC	Workshop – Regarding Amendments to the UDC – Mixed Use Districts and Creation of a New District with directive from CC to P&Z	
6/22/09		P&Z	Workshop Future Land Use Plan Update, and Timeline	
6/29/09	7:46 – 10:17 p.m.	P&Z	Workshop Flow Chart & Community Support M-1 and M-2 Relaxations Neighborhood & Residential Retail Nodes Mixed Use Districts	
7/6/09	7:10-10:30 p.m.	P&Z	Workshop Comments # 13, 17, 20, 25	
7/13/09	6:26-957 p.m.	P&Z	Workshop Copies of UDC, and FLUP provided on USB flashdrive, Public Outreach, Formulate Recommendations on #17, 20, 25, 26, Staff summary re: Nodes	
7/20/09	6:09-10:54 p.m.	P&Z	Workshop Comments # 16, 17, 18, 20, 25, 26	
8/3/09		P&Z	Workshop Comments #5, 6, 7, 9, 10, 13, 17, 18, 20, 25, 26 and Nodes	Fred Welch, PEDC Director
8/24/09		P&Z	Workshop Comments #9 & 10, Ariport	Andy Rivera, Airport Manager
8/31/09		P&Z	Workshop Comments #9 &10, Summary of all recommendations, vacant parcels, highest & best use	
9/14/09	7:40-10:00 p.m.	P&Z	Workshop Annexation Plan, Airport area recommendations, Discussion & recommendations	
9/21/09		P&Z	Workshop	Gateway Planning Scott Polikov & Jay Narayana
9/28/09		P&Z	Workshop Discussion & Recommendations	
10/5/09		P&Z	Workshop Discussion & Recommendations	

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

AGENDA OF: February 2, 2009	**ITEM NO.:**
DATE SUBMITTED: January 23, 2009	**DEPARTMENT OF ORIGIN: Planning**
PREPARED BY: Lata Krishnarao	**PRESENTOR: Lata Krishnarao**
REVIEWED BY: Mike Hodge	**REVIEW DATE: Jan 26, 2009**

SUBJECT: Land Use Workshop

EXHIBITS: Eight maps as listed below, Land Use Workplan

EXPENDITURE REQUIRED:
AMOUNT AVAILABLE:
ACCOUNT NO.:

AMOUNT BUDGETED:
PROJECT NO.:

ADDITIONAL APPROPRIATION REQUIRED:
ACCOUNT NO.:
PROJECT NO.:

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

EXECUTIVE SUMMARY

During the City Council's annual retreat on February 24, 2007, one of the first-tier strategies for 2007 was to "develop a land use plan for the city with more detail than the city's comprehensive plan that identifies the best use of remaining land and the most critical development needs."

The City Council identified eight action steps to carry out this strategy. These eight action steps and their status are included in the attached workplan.

At this workshop, staff would like to discuss step #2 in detail. Staff would also like to get Council's input on proceeding with the future steps as outlined.

> **Develop a "here's where we are" assessment of current land use and an inventory of available land.**

A detailed parcel-by-parcel existing land use survey for land inside the City limits was completed in July 2008 with the help of an intern. This data base of the existing land use was incorporated into the GIS system and a current land use map was prepared. This survey indentified all vacant parcels that are key to future growth of the city.

Staff has compared three key components – current land uses, zoning, and future land use designation and identified areas of conflict.
This study will be presented at the February 2, 2009 workshop.

Each comparison highlights the areas of conflict (step 1); staff's recommendations on modifications to the zoning map and future land use map for areas already developed (step 2); and areas that need to be discussed further (step 3).

Staff has these specific items to discuss:

MAP A Land Use Invenory 2008 Modified to Future Land Use Plan

Areas marked 1- Some existing uses do not conform to Future land Use Plan (FLUP). There areas are in transition and may eventually develop as recommend in the FLUP. Do we need to make any changes?

Areas marked 2- Change FLUP to reflect current use.

Areas marked 3- Transition Uses – No changes recommended.

Areas marked 4- Developed as Multi Family. Change FLUP to Multi Family.

Areas marked 5- Change to FLUP Retail, Offices, and Services.

Areas marked 6- Need input on future plans. Specifically Dixie Farm and SH 35 intersection.

MAP B - Zoning Districts Modified to Future Land Use Plan – Step 3

Areas marked with green and blue dots – Update FLUP to reflect existing schools, parks, and open spaces.

Areas marked 1- Change FLUP to Retail, Offices, and Services.

Areas marked 2- Zoned prior to adoption of UDC and creation of BP 288. No change proposed since properties are zoned and developed. If the properties redevelop in the future, would need to meet the requirements of BP 288.

Areas marked 3- Conflict in density of residential and not in use. Properties were zoned SR-12 from SD during adoption of the UDC in 2006. Comprehensive Plan had recommend three

categories of large lots – SR 10 (10,000 s.f.), SR-12 (12,000 s.f.) and SR-15 (15,000s.f.). However, at the time of zoning, only two zones were adopted, SR-15 and SR-12, since SR-10 was considered too close to the existing R-1 zone (8,800 s.f. lots). Therefore all areas shown as SR-10 in the Comprehensive Plan were zoned SR-12. The FLUP needs to be modified.

Areas marked 4- Discuss appropriate use and zone.

Areas marked 5- Discrepancy in intensity of manufacturing use. Discuss.

Areas marked 6- Modify FLUP boundary to reflect current use.

Areas marked 7- Industrial land along SH 35 – Discuss.

Areas marked 8- Discrepancy in intensity of use. No change proposed.

Areas marked 9- Change FLUP.

MAP C - Land Use Inventory 2008 Modified to Zoning Classifications – Step 3

Areas of discussion:

*SH 35 & Dixie Farm Road.
*SH 35, north of McHard Road.

Based of this discussion staff will propose changes to the future land use map and the zoning map.

RECOMMENDED ACTION

Conduct the workshop.

The following maps, to be discussed at the workshop, were sent as a separate package for the January 5, 2008 workshop, that was postponed to February 2, 2009:

1. Future Land Use Map
2. Zoning Map
3. Current Land Use Inventory 2008
4. Land Use Inventory 2008 Modified to Zoning Classifications – Step 1 & 2
5. Land Use Inventory 2008 Modified to Zoning Classifications – Step 3
6. Zoning Districts Modified to Future Land Use Plan – Step 1 & 2
7. Zoning Districts Modified to Future Land Use Plan – Step 3
8. Land Use Inventory 2008 Modified to Future Land Use Plan – Step 1, 2 & 3

If you need another copy of these maps, please let me know.

Workplan for Detailed Land Use Plan

During the City Council's annual retreat on February 24, 2007, one of the first-tier strategies for 2007 was to "develop a land use plan for the city with more detail than the city's comprehensive plan that identifies the best use of remaining land and the most critical development needs."

The City Council identified eight action steps to carry out this strategy. These eight action steps and their status are listed below.

•1 Prepare a plan to plan.

A plan of action was prepared and presented to the City Council in April 2007.

•2 Develop a "here's where we are" assessment of current land use and an inventory of available land.

A detailed parcel-by-parcel existing land use survey for land inside the City limits was completed in July 2008 with the help of an intern. This data base of the existing land use was incorporated into the GIS system and a current land use map was prepared. This survey indentified all vacant parcels that are key to future growth of the city.

Staff has compared three key components – current land uses, zoning, and future land use designation and identified areas of conflict. This study will be presented at the January 5, 2009 workshop.

Each comparison highlights the areas of conflict (step 1); staff's recommendations on modifications to the zoning map and future land use map for areas already developed (step 2); and areas that need to be discussed further (step 3). Based of this discussion staff will propose changes to the future land use map and the zoning map.

•3 Identify appropriate individuals to comprise a Master Plan Technical Team made up of utility and school district representatives, City employees, etc.

This team has not been identified yet. It is anticipated the once the study is presented to the City Council on January 5, 2008, this team would be formed to assist in the analyses of information and formulate policies for future growth.

•4 Collect information on priority land use needs from other community stakeholders including utilities, schools, etc.

This information was presented to the City Council on October 2008.

•5 Obtain input from the PEDC and the Planning and Zoning Commission

Staff has met with the Director of PEDC. It is anticipated that input from the Planning and Zoning Commission will be gathered after the study is presented on January 5, 2008.

•6 Organize a cross-functional, planning team to develop the Master Plan and a critical land inventory.

It is anticipated that the team will be formed, with input from the City council, after the January 5, 2008 workshop.

•7 Develop political support for the plan.

It is anticipated that, after a conceptual plan is formulated, workshops will be held with the stakeholders and citizens to get their input.

•8 Adopt the plan and circulate it in the community.

Once all comments have been addressed and the plan is finalized, staff will work on the adoption process and community meetings. As part of implementation of the plan, amendments to the future land use map, zoning map, parks and open space map, thoroughfare plan etc. may be required.

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 6, 2009, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS.

I. **CALL TO ORDER**

II. **PURPOSE OF THE WORKSHOP:**

A. **COMMISSION INPUT AND DISCUSSION:** LAND USE STUDY

III. **ADJOURNMENT**

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

I, Judy 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 & at the Community Center on the 2nd day of April 2009 A.D., at 5:30 p.m.

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Judy Krajca, Planning Secretary

Agenda removed _____ day of 2009.

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

AGENDA OF: April 6, 2009	**ITEM NO.:** Workshop No. 1
DATE SUBMITTED: March 31, 2009	**DEPT. OF ORIGIN: Planning**
PREPARED BY: Lata Krishnarao	**PRESENTOR: Lata Krishnarao**
REVIEWED BY: Mike Hodge	**REVIEW DATE: 3/31/09**

SUBJECT: Land Use Workshop.

EXHIBITS: Document titled Land Use Study, April 2009 - Handout.
Proposed Land Use Map to be handed at the workshop

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 last workshop in February 2, 2009, staff presented the comparison of the three key components, current land uses, zoning, and future land use designation. Each comparison highlighted the areas of conflict; staff's recommendations on modifications to the zoning map and future land use map for areas already developed; and areas that need to be discussed further.

The Council discussion and input resulted in a number of issues being identified. In addition to the comments gathered at that workshop, certain areas were identified by staff that related to this study.

The attached report includes a table that summarizes all the comments and staff recommendations. Additional text in the report explains each comment, its analysis and recommendations in detail.

Revised 2009-03-17

A proposed Land Use Plan, incorporating the land use recommendations of the report, is being prepared and will be presented at the workshop.

RECOMMENDED ACTION

Conduct the workshop.

Revised 2009-03-17

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JUNE 1, 2009, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. **CALL TO ORDER**

II. **PURPOSE OF THE WORKSHOP:**

A. **COMMISSION INPUT AND DISCUSSION:** REGARDING AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE – MIXED USE DISTRICTS AND CREATION OF A NEW DISTRICT.

III. **ADJOURNMENT**

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

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JUNE 22, 2009, AT 6:00 P.M., IN THE 1ST 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 Ms. Lata Krishnarao, Planning Director.*

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 & at the Community Center on the 19TH day of June 2009 A.D., at 5:30 p.m.

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Judy Krajca, Planning Secretary

Agenda removed _____ day of 2009.

FUTURE LAND USE PLAN UPDATE – PRESENTATION TO P & Z – June 2009

After the joint workshop on June 1, 2009, when Council directed staff to work with P & Z and formulate recommendations, staff compiled this list of issues that need to be discussed by the P & Z. At P & Z's meeting on June 15, 2009, the time frame will be discussed and modified. The last four columns indicate the documents and maps that need to be modified. The original list had 26 items, and the ones that have been addressed, resolved, or being researched have been removed from this list. The comment number refers to the original list and matches the comment numbers in the Land Use Study presented to P & Z in April 2009.

	COMMENT	ACTION	COMPLETION DATE	STAFF RECOMMENDATIONS	FLUP	Zoning Map	T'fare Plan	UDC Text
1	Identify areas in the Land Use Plan that need to change. Similar to comment #s 15 and 22.	Examine Land Use Plan and formulate a recommend plan based on "ideal" situation	Sept 21, 2009	See Proposed Changes to Land Use Map. Conflicts identified from the FLUP, Zoning, and Current Land Uses, and council's comments have been discussed.	x	x	x	x
4	Review COD standards in M-1 and M-2, especially along SH 35. Relax or flexible transparency. Ex. Turbocare.	Need to workshop CUP/SUP for existing situations.	June 15 – JPH Sept 21, 2009	3 Options proposed: 1. Specific Relaxation 2. Exemption from COD standards 3. CUP for variations. At the workshop, relaxation was discussed and CUP was preferred. Relaxations that pertain to all developments have been proposed with the UDC amendment T-11. The CUP/SUP for existing needs to be discussed.				x
12	Add retail as a component within manufacturing.	Discuss the CUP option.	Sept 21, 2009	Options: 1. Permit retail/ commercial uses in industrial zones by CUP. 2. Designate retail nodes in Industrial areas. 3. Add retail/commercial uses as accessory in industrial zones.	X Also Comp. Plan			x
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.	Discuss locations and specifics.	Sept 21, 2009	Seven nodes proposed.	X Also Comp. Plan			x
15	Address future use of vacant parcels.	Future Workshop	Sept 21, 2009	Future Workshop.	x	x	x	x
22	Highest and best use of land.	Outcome of above actions.	Sept 21, 2009	Future Workshop.	x	x	x	x
25	Modify Cullen Mixed Use District to reinstate previous zoning. Review Garden/Oday District.	Amend UDC (Land Use Table)	Sept 21, 2009	Staff has recommended a revised land use matrix.				x

CITY OF PEARLAND

PLANNING & ZONING

AGENDA ITEM

DATE: June 17, 2009

TO: Planning and Zoning Commission

FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Land Use Study

At the regular meeting of Planning and Zoning Commission (P & Z) on June 15, 2009, the schedule for Land Use workshops and the comments listed below were discussed. The P & Z decided to meet on Monday nights to discuss the issues and formulate recommendations to the City Council.

The "Land Use Study" document prepared in April 2009, and current land use/future land use/zoning analyses maps prepared in February 2009, distributed to the P & Z members, will be used as a reference at these workshops. Please let me know, if you need copies of the document or the maps. Comment numbers 4, 12, 13, and 25 are the outstanding ones that need to be discussed by P & Z. Please refer to the Land Use Study for explanation of these comments. At the next meeting, staff will update the P & Z on the resolution of other comments.

Council's directive from joint workshop of June 2, 2009

Council's Directive:

– Work with P & Z to formulate recommendations and present the recommendations to the Council.

- Involve P &Z and get their recommendations on the issues identified at the prior workshops.

- Simplified UDC requirements for developers and staff. Limit the number of zones.

- Ensure alignment with council's goals and policies.

Items discussed with P & Z on June 15, 2009

1. Obtain P & Z feedback on the process, meeting dates, etc. Discuss time line.

   The remaining four items that need recommendations were discussed, as highlighted in the attached table. P &Z decided to meet on Monday nights, at 6:00 p.m. Staff has prepared the following tentative schedule. Additionally meetings will be added as required. The bus trip requested by P & Z, to visit some of the areas under consideration, has been included.

Monday, June 22, 2009 –	Comment #4 - Review COD standards in M-1 and M-2, especially along SH 35.
	Comment # 12 - Add retail as component within manufacturing.
Monday, June 29, 2009 -	Bus Tour
Monday, July 6, 2009 -	Comment # 13 – Add neighborhood nodes within residential.
	Comment #25 - Modify Cullen Mixed Use and Garden/Oday Mixed Use districts.
Monday, July 13, 2009 -	Identify areas in the Land Use Plan that need to change
	Address future use of vacant parcels / Highest and best use of land.

2. Invest why certain areas (for ex. SCR) are developing at a faster rate. What are the characteristics that facilitate development?

   To be discussed as part of future workshops.

LAND USE PLAN TIME LINE

Listed below are the steps identified, status as of June 2009, and future completion dates.

Step	Status	Estimated Time of Completion	Comments
Conduct Land Use inventory and analysis.	Completed	2008	Land use inventory completed by first intern; second intern hired on April 21 to complete the mapping portion. Current Land Use map prepared.
Interview stakeholders/players and get their input.	Completed	2008	Done. All organizations interviewed.
Prepare layer for each stakeholder/player showing their vision – existing and proposed.	Completed	2008	Compiled. Presented to the CC.
Ascertain opportunities by comparing land use analysis with vision for each player/stake holder.	Completed	2008	Future needs identified and presented to CC.
Compare FLUP, Current Land Use map and Zoning map and identify issues for future FLUP.	Completed	February 2009	**26 issues identified as a result of this comparison.**
Propose amendments to UDC, Comp Plan, and FLUP to resolve the issues.	Partially completed	March – June 2009	After a few workshops, CC directed staff to work with P & Z to formulate recommendations. JPH on June 15, 2009 addressed some of the comments.
Workshops With P & Z to propose amendments to UDC, Comp Plan, and FLUP to resolve the issues.	In progress. Ongoing workshops with P & Z.	June-August 2009	Workshops scheduled on Monday nights.
Compile amendments to Land Use Plan.	Future, after completion of workshops.	September 2009	Conduct workshops with P & Z and complete discussion of outstanding issues by end of September.
Compile amendments to Thoroughfare Plan.	Discussed and recommendation ready.	September 2009	Staff has completed. Workshop with CC and P & Z scheduled on June 22.
Compile amendments to Comprehensive Plan.	Future, after workshops with P & Z.	September 2009	Conduct workshops with P & Z and complete discussing outstanding issues by end of September.
Final workshops with the Council and P & Z and stakeholders/players to present the zoning map, FLUP, Thoroughfare Plan and Comprehensive Plan.	Future	October - November 2009	Future
JPH and readings - zoning map, FLUP, Thoroughfare Plan and Comprehensive Plan.	Future	December – January 2009	Future
Final adoption - zoning map, FLUP, Thoroughfare Plan and Comprehensive Plan.	Future	February - March 2010	Future

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JUNE 29, 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 Ms. Lata Krishnarao, Planning Director.*

   (a) Discuss Flow Chart and Community Support
   (b) Finalize Recommendations on M-1 and M-2 Relaxations
   (c) Formulate Recommendations on Neighborhood and Residential Retail Nodes
   (d) Discuss Mixed Use Districts

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 & at the Community Center on the 26TH day of June 2009 A.D., at 5:30 p.m.

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Judy Krajca, Planning Secretary

Agenda removed _____ day of 2009.

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 6TH, 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 Ms. Lata Krishnarao, Planning Director.*

    a. Formulate Recommendations on:
        i. Residential Retail Nodes – Comment 13
        ii. Cullen Mixed Use District – Comment 25
        iii. Garden/O-Day Mixed Use District – Comment 25
        iv. David L Smith Project – review land use and zoning. "Office uses" – Comment 17
        v. Explore more commercial zoned land – but not strip centers. "Office uses" – Comment 20

    b. Staff summary regarding recommendations regarding Industrial Retail Nodes and public involvement discussed at the last meeting.

    c. Future meeting/workshop dates and topics.

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 1st day of July 2009 A.D., at 5:30 p.m.

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Judy Krajca, Planning Secretary

Agenda removed _____ day of 2009.

CITY OF PEARLAND
PLANNING & ZONING

MEMO

DATE: July 6, 2009

TO: Planning & Zoning Commission

FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Future Land Use Study Update:
Comment # 4 - Add retail as a component within manufacturing

P & Z Workshop of June 29, 2009

At this workshop, P & Z discussed comment #4 - Add retail as a component within manufacturing and concluded that there was no need to add these 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.

Future P & Z Workshops

At the next workshop on July 6, 2009, the following topics need to be discussed:

i. Residential Retail Nodes - Comment #13
ii. Cullen Mixed Use District - Comment #25
iii. Garden/O-Day Mixed Use District - Comment #25
iv. David L Smith Project – review land use and zoning. "Office uses" – Comment # 17
v. Explore more commercial zoned land – but not strip centers. "Office uses" - Comment # 20

The schedule of future P & Z workshops with the topics has also been included in your package.

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

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 Planer.*

   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

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.

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Judy Krajca, Planning Secretary

Agenda removed _____ day of 2009.

CITY OF PEARLAND
PLANNING & ZONING

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.

Types of Uses	***C-MU***	***G/O-MU***
Agricultural Field Crops	*P*	*P*
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		
Dwelling - Industrialized Home	***P***	***P***
** 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*

Types of Uses	C-MU	G/O-MU
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		
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

Types of Uses	C-MU	G/O-MU
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		

Types of Uses	C-MU	G/O-MU
Motor Freight Transportation, Storage, & Terminal		
Motorcycle Sales/Dealer (New/Repair)	C	
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		
Tire Sales (Outdoors, With Open Storage)		
Transfer Station (Refuse/Pick-up)		
Transit Terminal		
Truck and Bus Rental		
Truck Sales (Heavy Trucks)		
Truck or Freight Terminal		
Clinic, Medical or Dental	P	P
Credit Agency		
Emergency Care Clinic	C	
Financial Institution (No Motor Bank Services)	P	P
Financial Institution (With Motor Bank Services)	P	P
Financial Services (Advice/Invest)	P	P
Insurance Agency Offices	P	P
Office, Brokerage Service	P	P
Office, Legal Service	P	P
Office, Medical/Dental {Defined Under Medical Facilities}	P	P
Office, Parole-Probation		
Office, Professional and General Business (other than those listed)	C	C
Office, Real Estate	P	P
Office/Clinic, Veterinarian (No Animal Hospital or Outside Pens)	C	C
Office/Clinic, Veterinarian (No Animal Hospital, With Outside Pens)	C	C

Types of Uses	C-MU	G/O-MU
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

Types of Uses	C-MU	G/O-MU
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		

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

Types of Uses	C-MU	G/O-MU
Retail Shops, Apparel, Accessories, Gifts & Similar Goods (Other than those listed; No Outside Storage)	C	C
Shoe Store (Retail Only)	C	C
Sign Shop (small scale, such as a storefront; includes sign and banner making for retail sale only)	C	C
Stone Monuments - Retail Sales Only (indoors)	C	C
Stone Monuments – Fabrication and Outdoor Storage	C	C
Studio, Decorator & Display of Art Objects	C	C
Studio, Photographer, Artist, Music, Drama, Dance	C	C
Studio, Health Reducing or Similar Service	C	C
Tavern		
Variety Store		
Video Rental and/or Sales	C	C
Adult Day Care Center(Business)		
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	

Types of Uses	C-MU	G/O-MU
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	P
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)		
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)	C	C
School - High School (Public or Parochial)	C	C
School - Junior High (Public or Parochial)	C	C
School - Other Than Public or Parochial	C	C
School - Trade or Commercial {Defined Under School, Commercial Trade}		
Sheltered Care Facility		
Studio for Radio and/or Television (No Tower[s])		

Types of Uses	C-MU	G/O-MU
Cellular Communications Tower/PCS {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}	C	C
Electric Power Generating Plant		
Electrical Substation	C	C
Franchised Private Utility (Other than those listed)	C	C
Gas Transmission & Metering Station	C	C
Public Utilities (Other than those listed)	C	C
Radio or Television or Microwave Towers (Commercial) {See Telecommunications Regulations, Chap.2, Art. 5, Div. 5 of the UDC}	C	C
Radio or Television Transmitting Station (Commercial) {See Telecommunications Regulations, Chap. 2, Art. 5, Div. 5 of the UDC}	C	C
Sanitary Landfill (Private)		
Sanitary Landfill (Public)		
Railroad Team Track or Freight Depot		
Satellite Dish (Private, less than 4' in diameter) {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}	P	P
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

Types of Uses	C-MU	G/O-MU
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

Types of Uses	C-MU	G/O-MU
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

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

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

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.*

<u>Areas of Concern in the Existing Regulations for C-MU District:</u>

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.

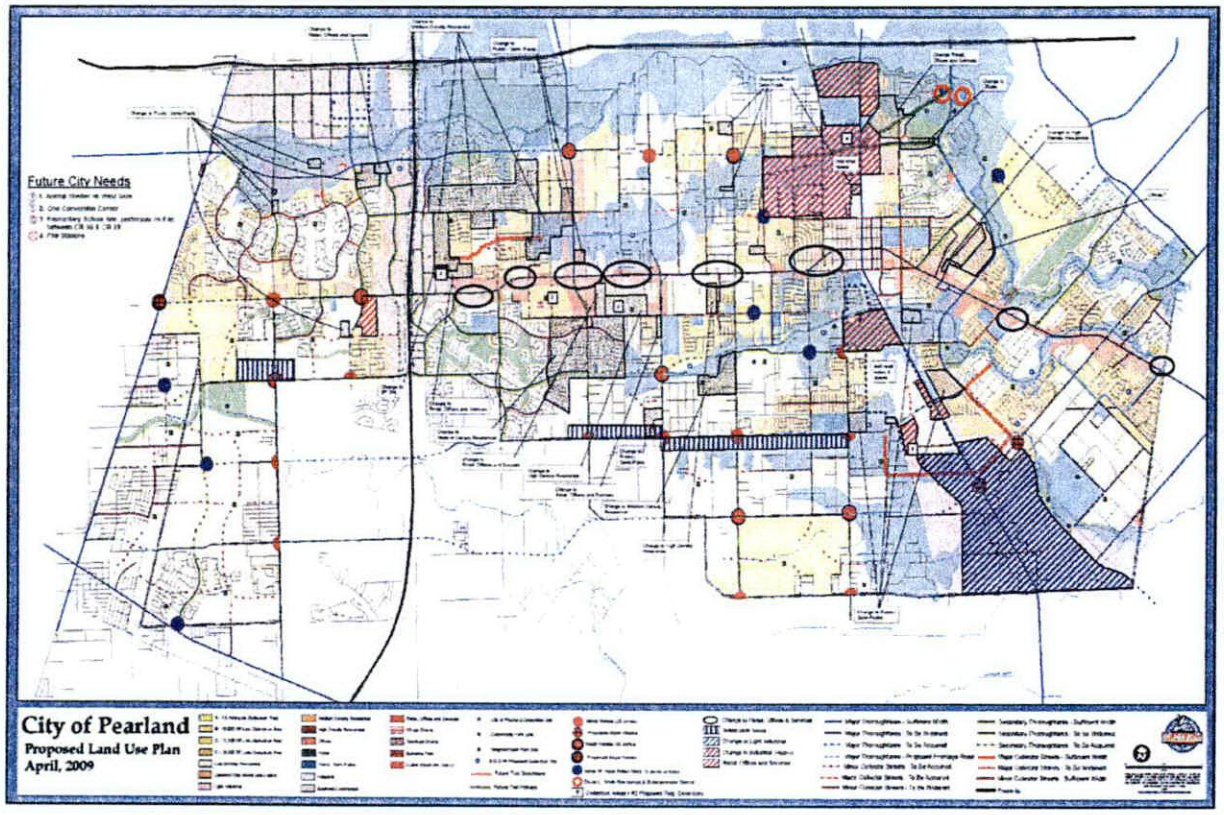
Refer to the Land Use Study

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 nosed 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:

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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.

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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 –

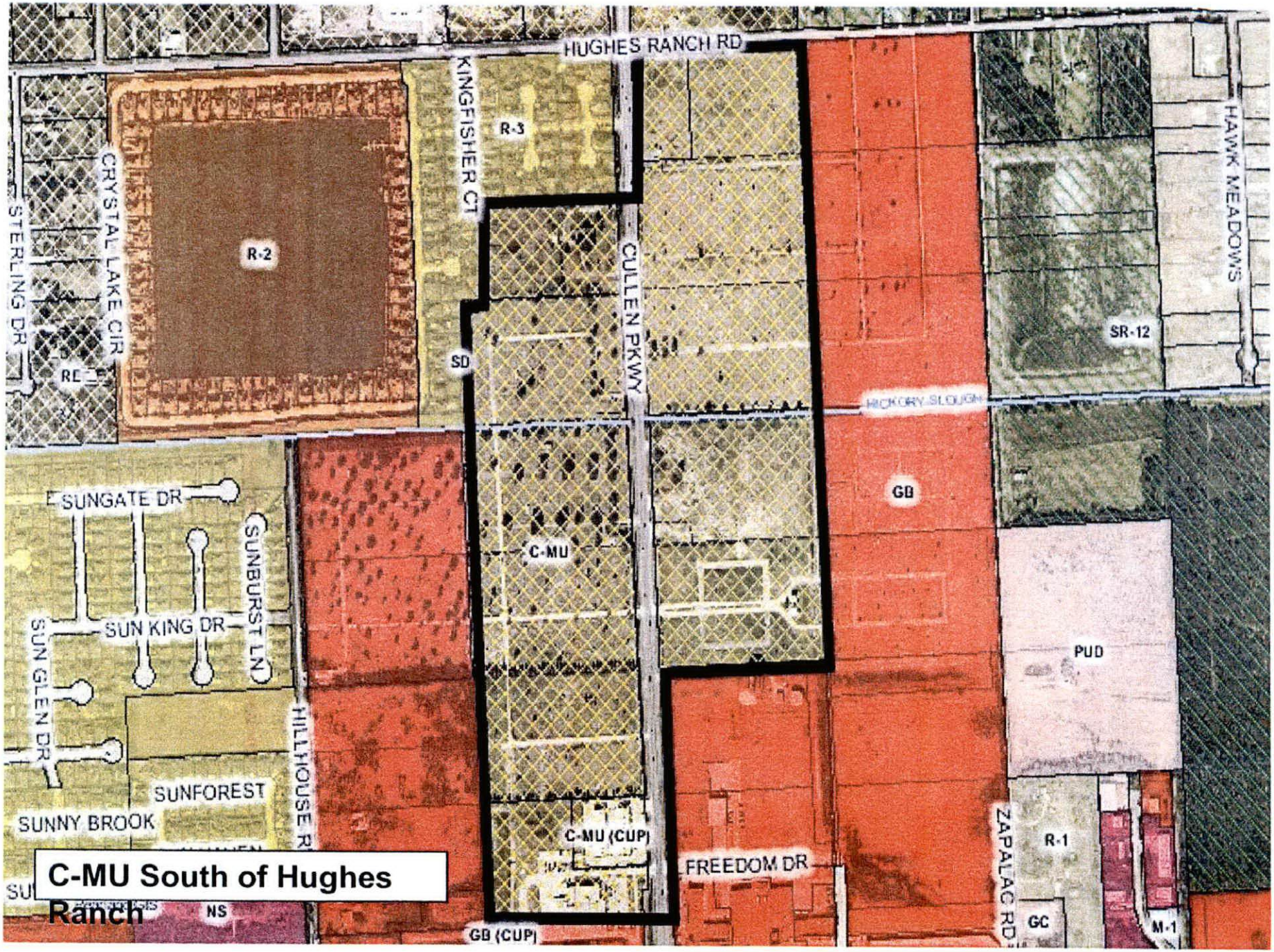
Not necessary to modify the development guidelines for Cullen Mixed Use District at this time.

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

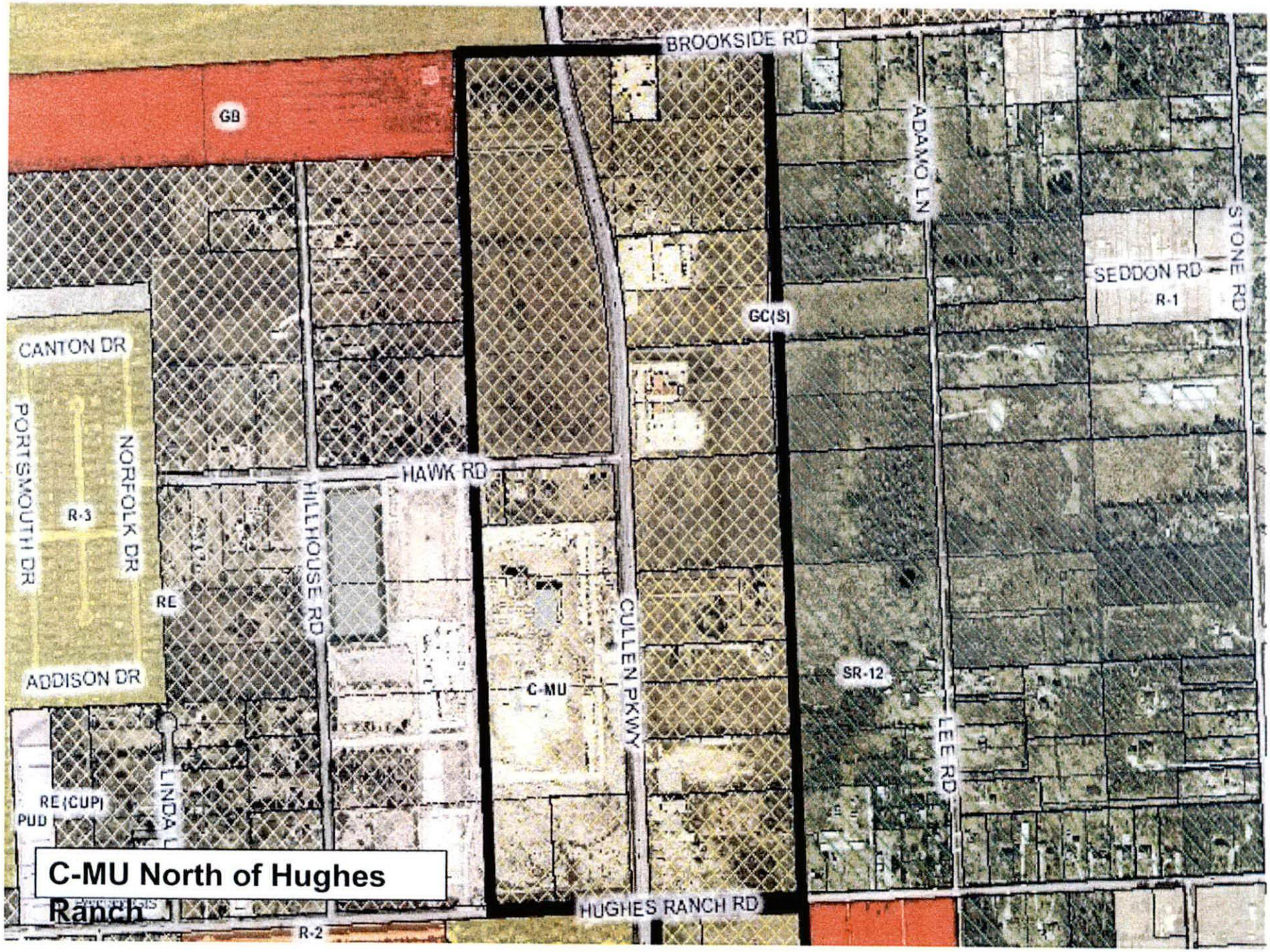
Guidelines for Garden/Oday not an issue at this time.

Land Use Study
Comment 25

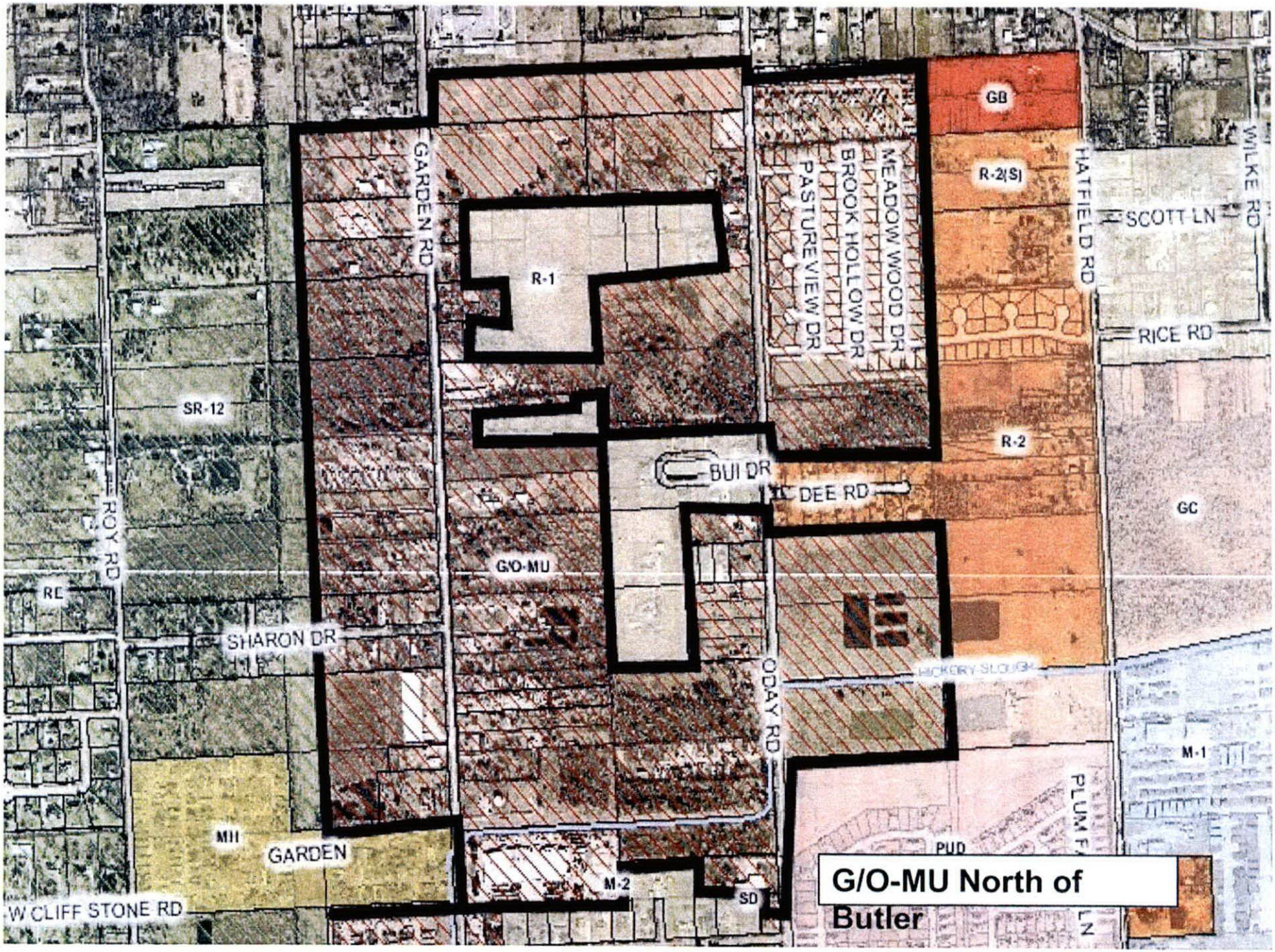
- Mixed Use Districts - Guidelines for Land Use Matrix
- Exclude uses that tend to locate in strip centers.
- Exclude 24 – hr uses, since these districts abut residential districts or contain residential uses.
- Exclude uses that have potential for outdoor storage and display.
- Additional uses added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



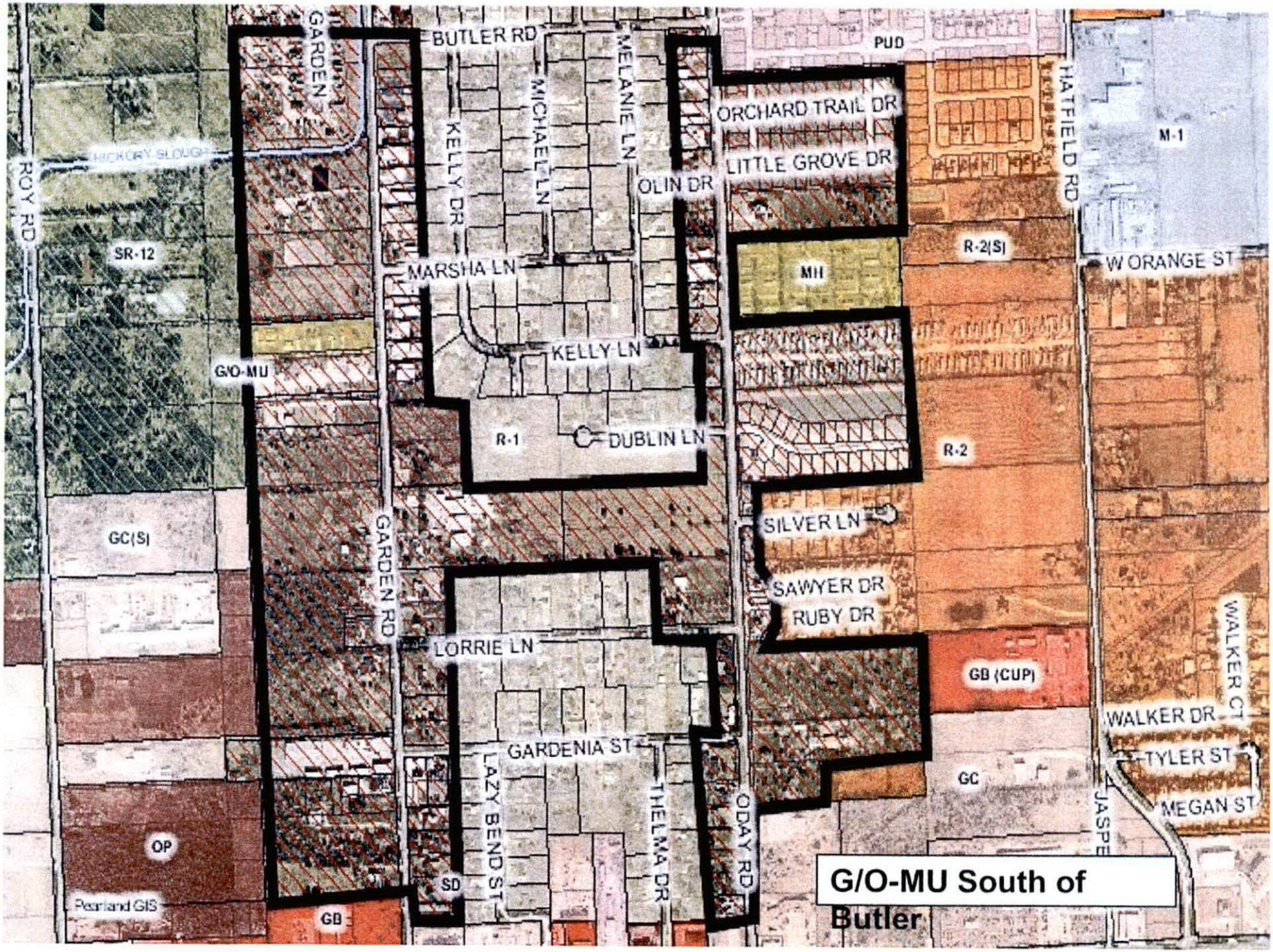
C-MU South of Hughes Ranch



C-MU North of Hughes Ranch



G/O-MU North of Butler


BUTLER RD
GARDEN
MICHAEL LN
MELANIE LN
KELLY DR
OLIN DR
PUD
ORCHARD TRAIL DR
LITTLE GROVE DR
HATFIELD RD
M-1
HICKORY SLOUGH
ROY RD
SR-12
MARSHA LN
MH
R-2(S)
W ORANGE ST
KELLY LN
G/O-MU
R-1
DUBLIN LN
R-2
GC(S)
GARDEN RD
SILVER LN
SAWYER DR
RUBY DR
WALKER CT
LORRIE LN
GB (CUP)
WALKER DR
GARDENIA ST
TYLER ST
GC
LAZY BEND ST
THELMA DR
ODAY RD
MEGAN ST
JASPE
OP
SD
Pearland GIS
GB
G/O-MU South of Butler

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 20TH, 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 Mr. Mike Hodge, Assistant City Manager and Ms. Angela Gantuah, Senior Planner.*

   a. Formulate Recommendations on:

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

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

   b. Staff summary regarding recommendations regarding Cullen Mixed Use District – Comment # 25, Garden/O-Day Mixed Use District-Comment # 25, David L Smith Project – review land use and zoning. "Office uses" – Comment # 17, Explore more commercial zoned land – but not strip centers. "Office uses" – Comment # 20, Differentiate between minor and major nodes in the FLUP – Comment # 26, discussed at the last meeting.

   c. Future workshop dates and topics.

      July 27, 2009 No workshop scheduled on this date.

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, 16th day of July 2009 at 5:30 p.m.

_____

Judy Krajca, Planning Secretary

Agenda removed _____ day of 2009.

P&Z Agenda Item

a.

Council Comment # 16:
Residential Zoned Parcels Along Broadway-Rezoned to Commercial/Retail.

Explanation: There is only a small number of lots along Broadway that are still zoned residential. These exist on the East side of town between Country Club Dr. and Yost Blvd. Furthermore, there are four areas further to the West on Broadway that are zoned commercial but need to be changed in the FLUP to reflect their current zoning. At the western edge of the city, within the Shadow Creek PUD, a large amount of residential exists along 518.The stretch of Broadway-west of SH 288 is considered under comment #18.

Staff Analysis: Staff reviewed all of these areas and has suggested changes as seen below.

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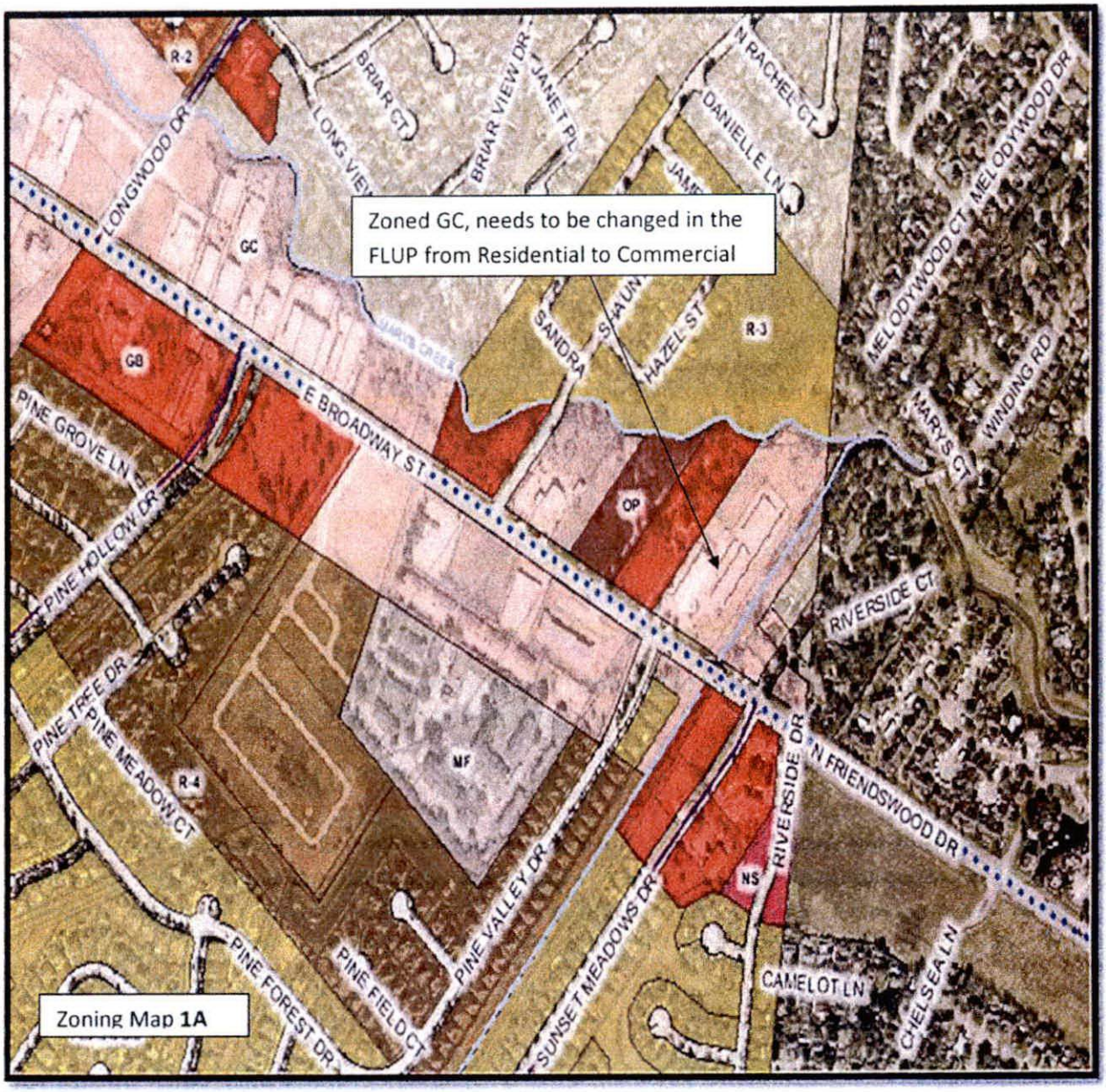
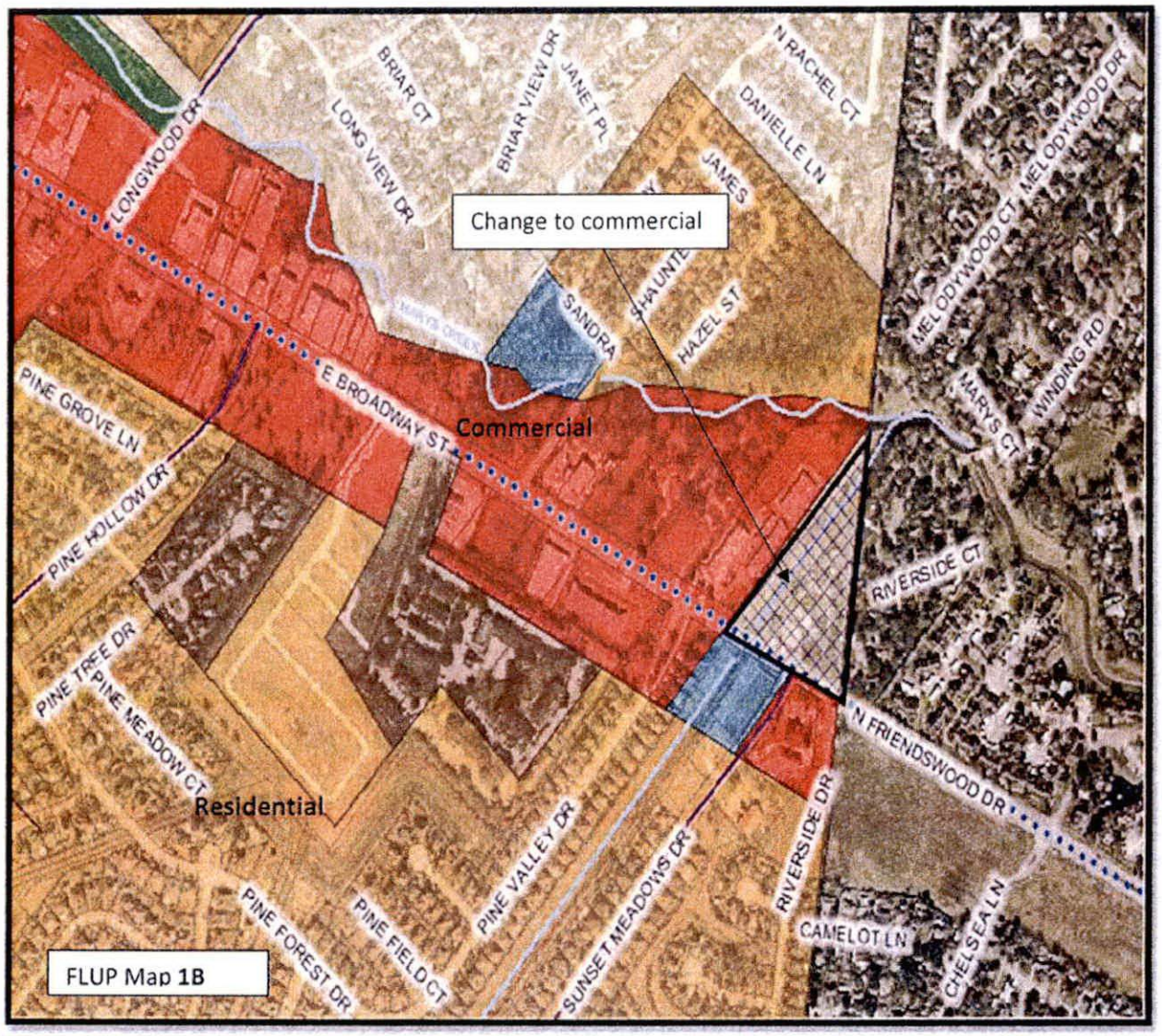
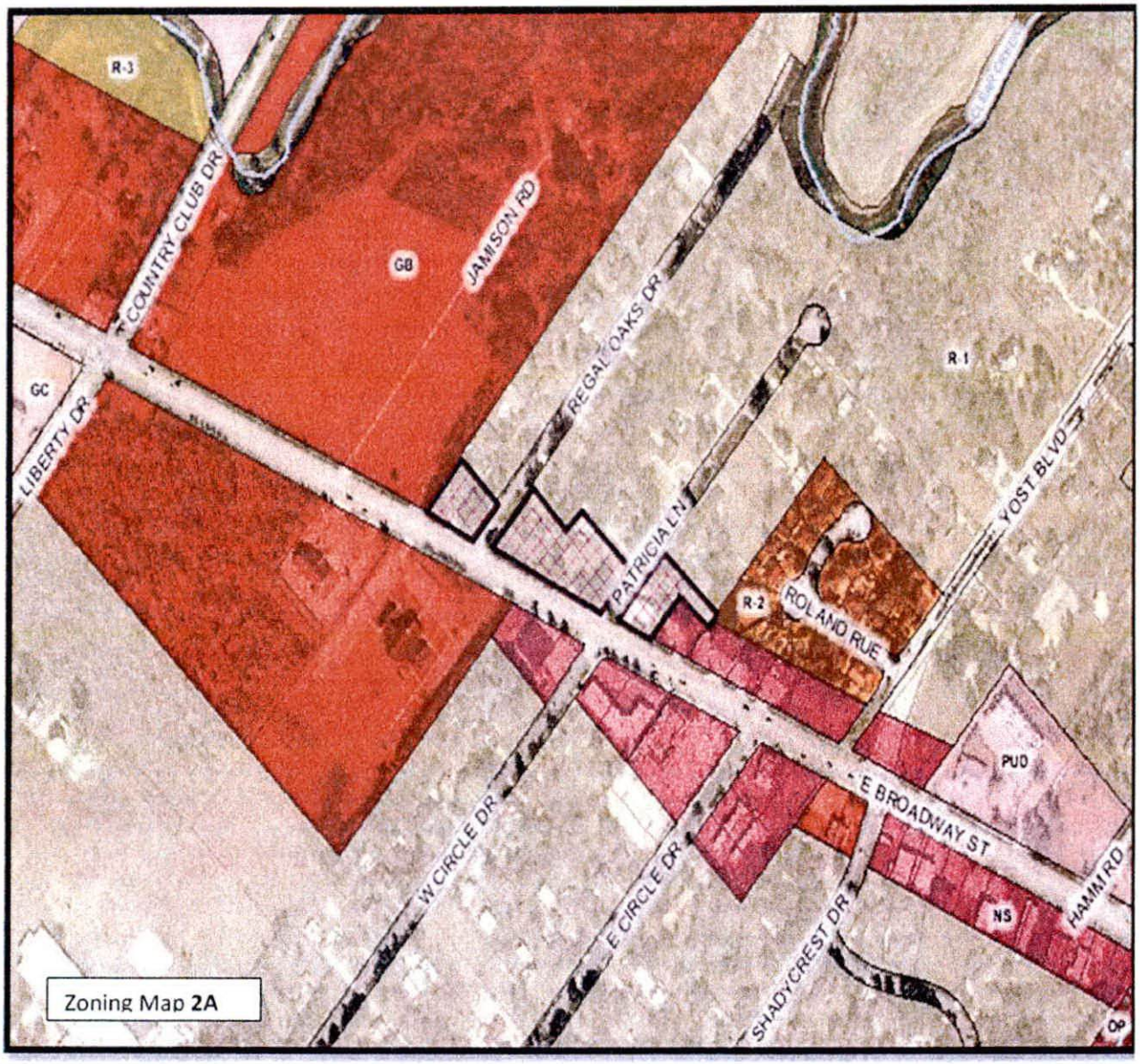


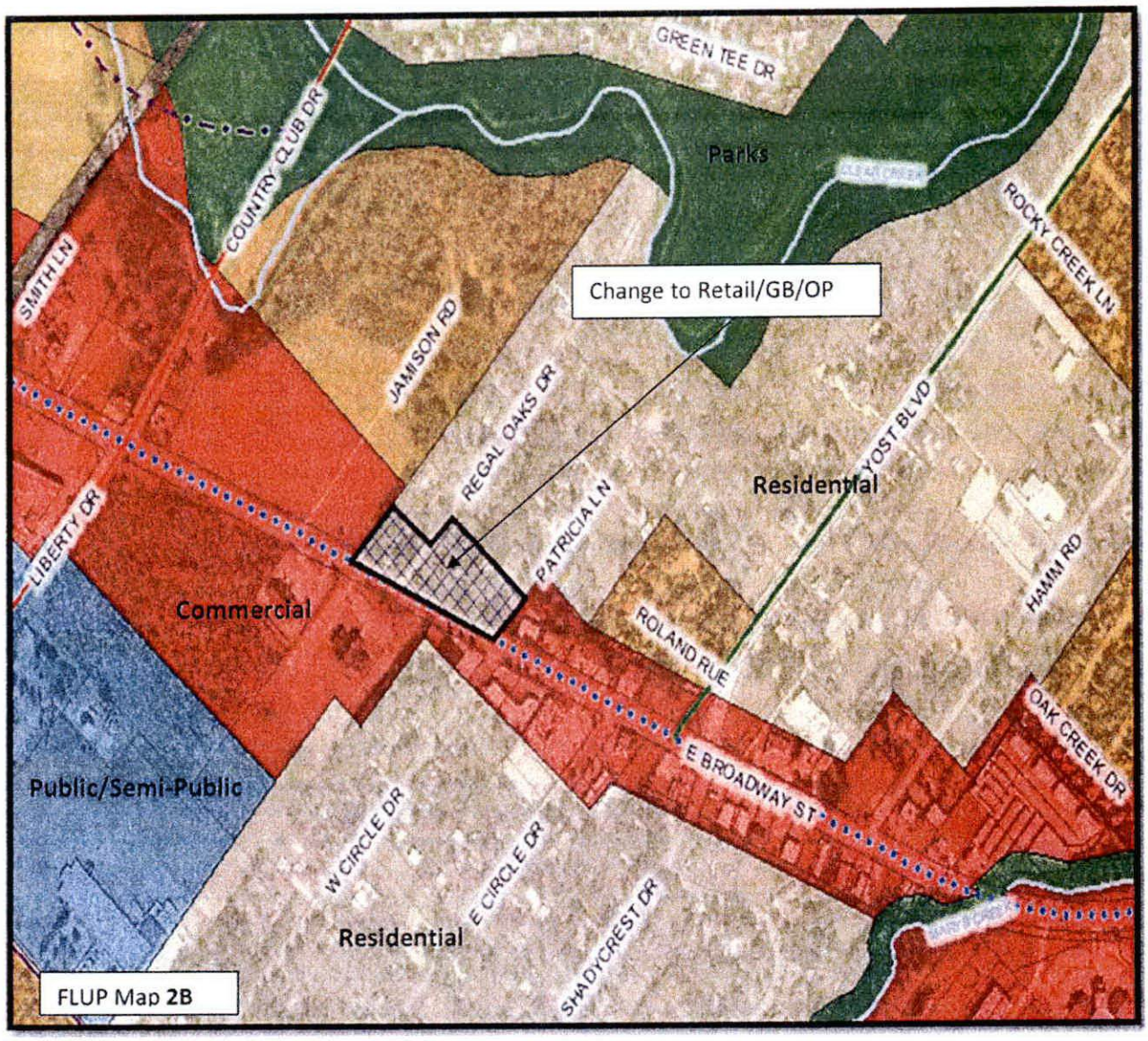
Broadway at Eastern Border – General Area



Broadway at Eastern Border – General Area



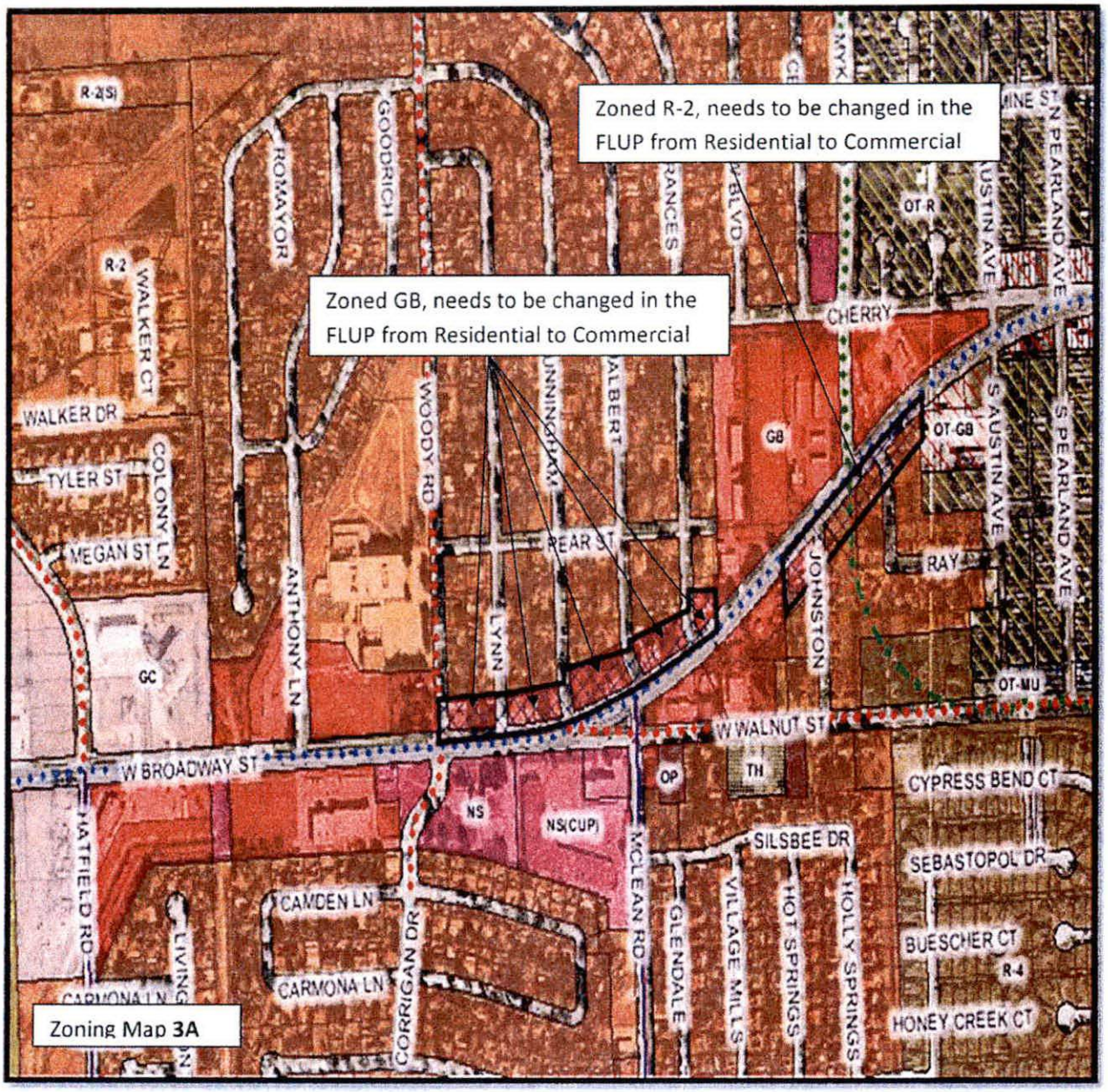
Broadway East of Liberty– General Area



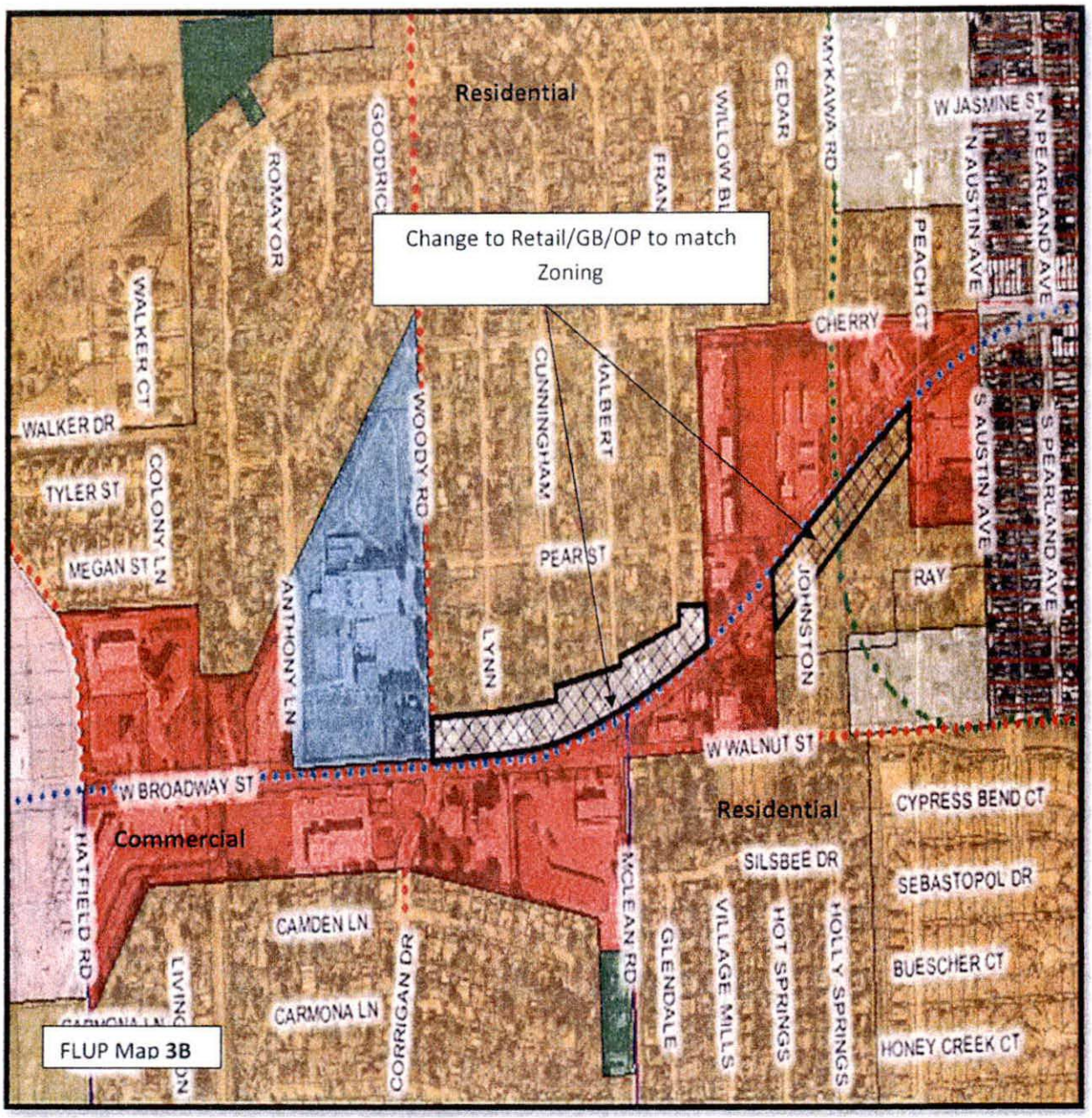
Broadway East of Liberty– General Area

Recommendation:

1. Change FLUP to permit OP Zones. Encourage rezone to OP upon owners request.

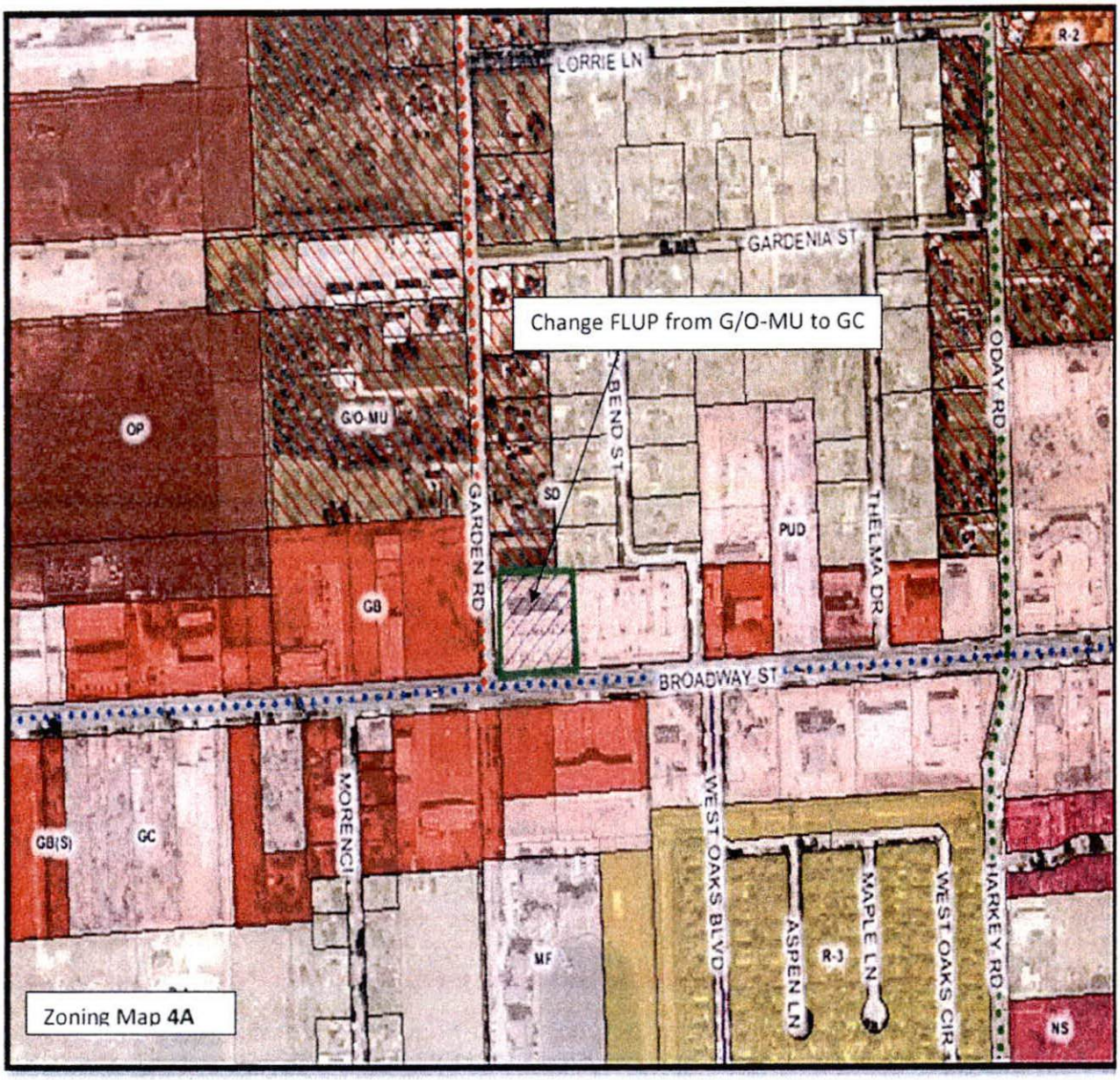


Broadway East of Hatfield – General Area

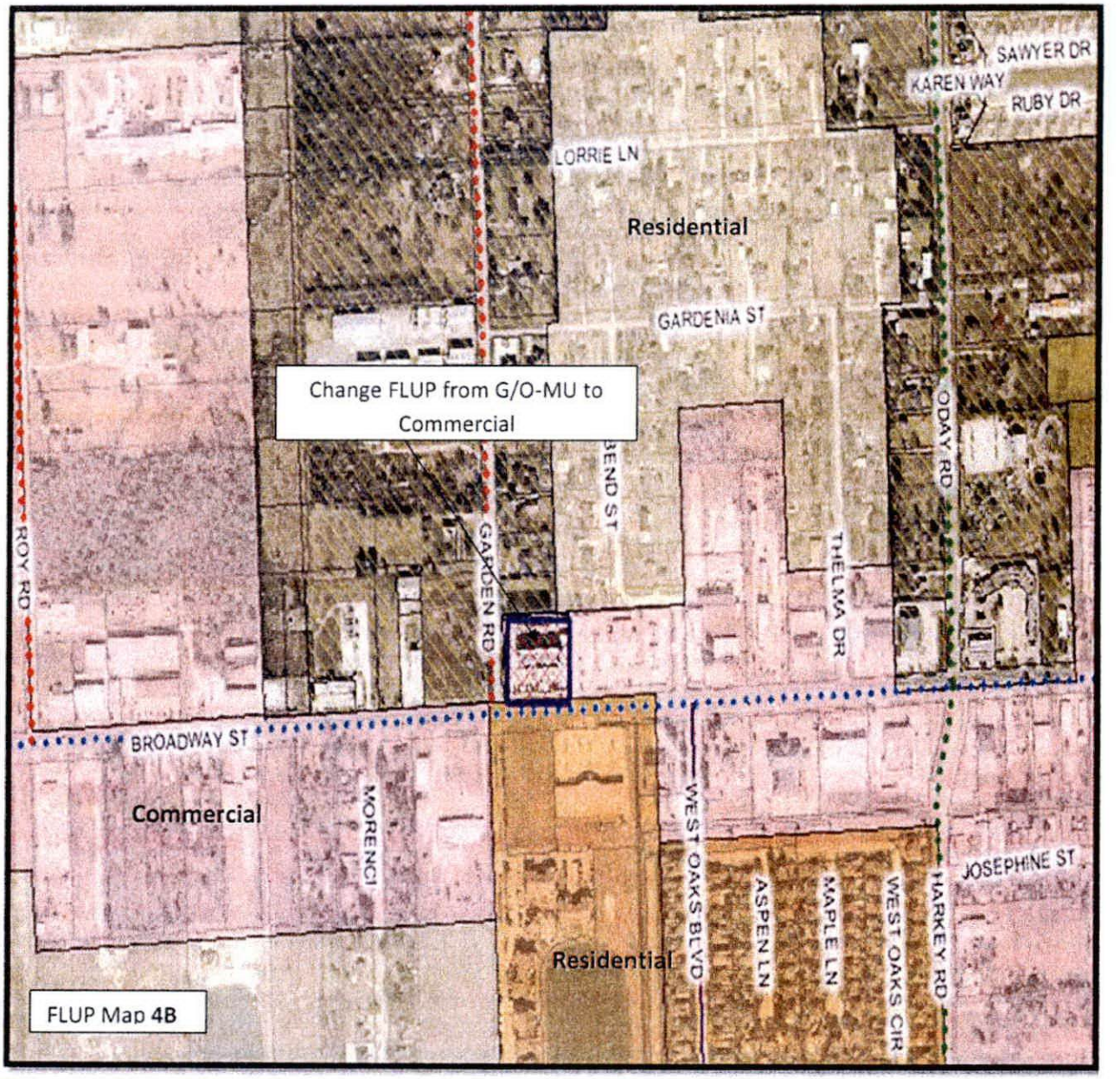


Broadway East of Hatfield – General Area

Recommendation: Change FLUP to reflect current zoning.



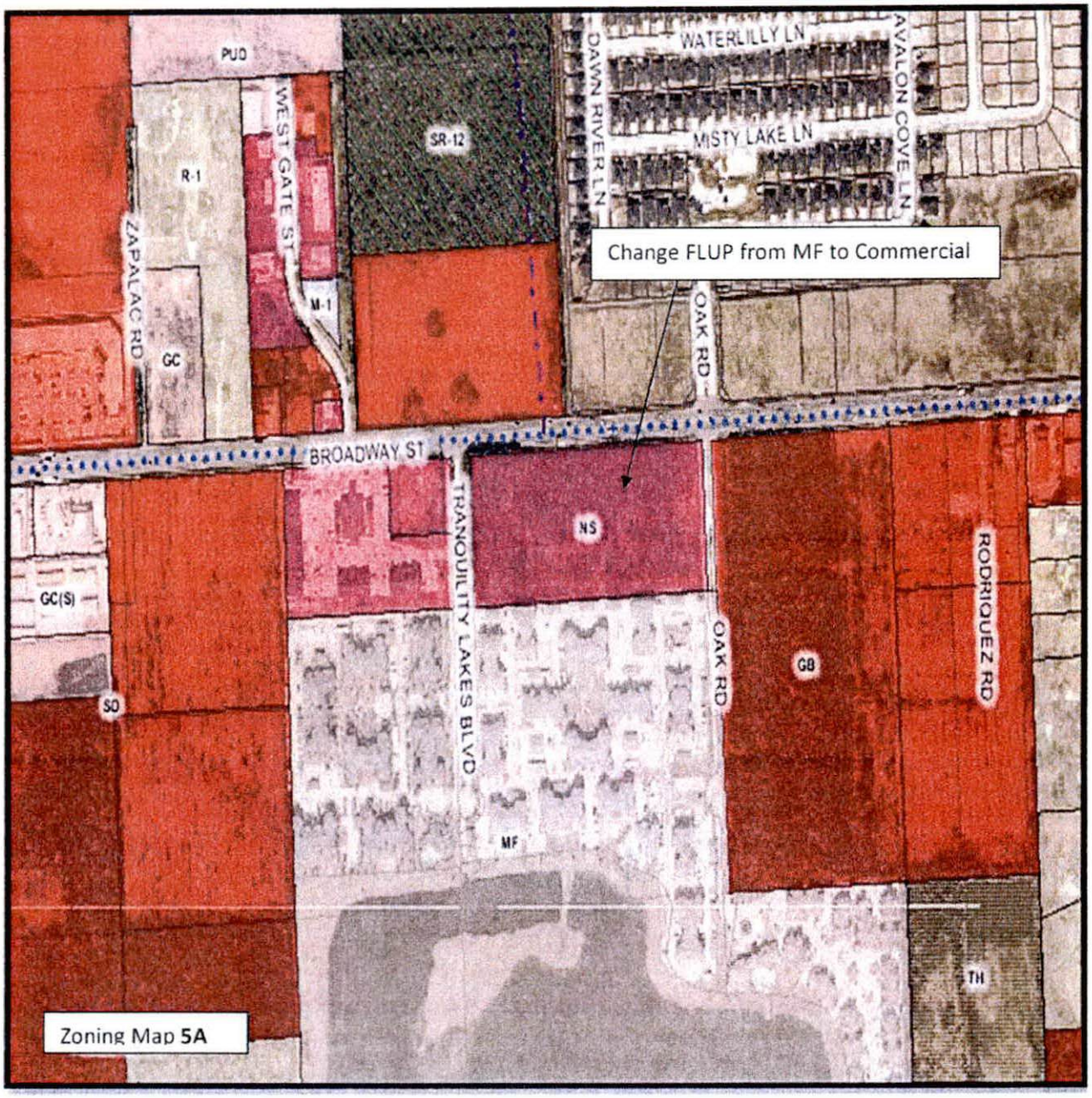
Broadway East of O'Day – General Area



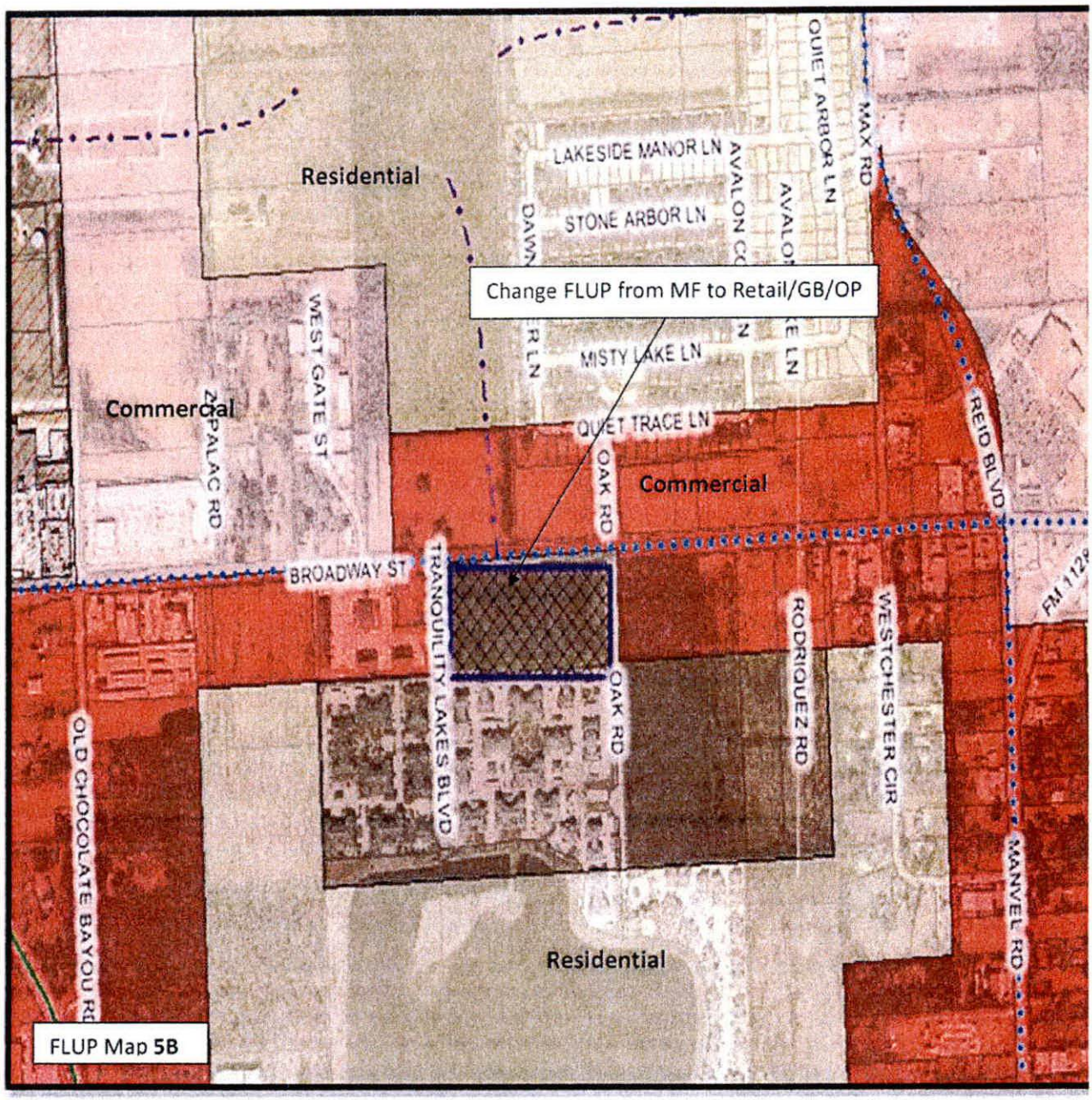
Broadway East of O'Day – General Area

Hampton Inn was built in the G/O-Mixed Use zoning category. They are now zoned GC.

Recommendation: Change FLUP to reflect current Zoning.



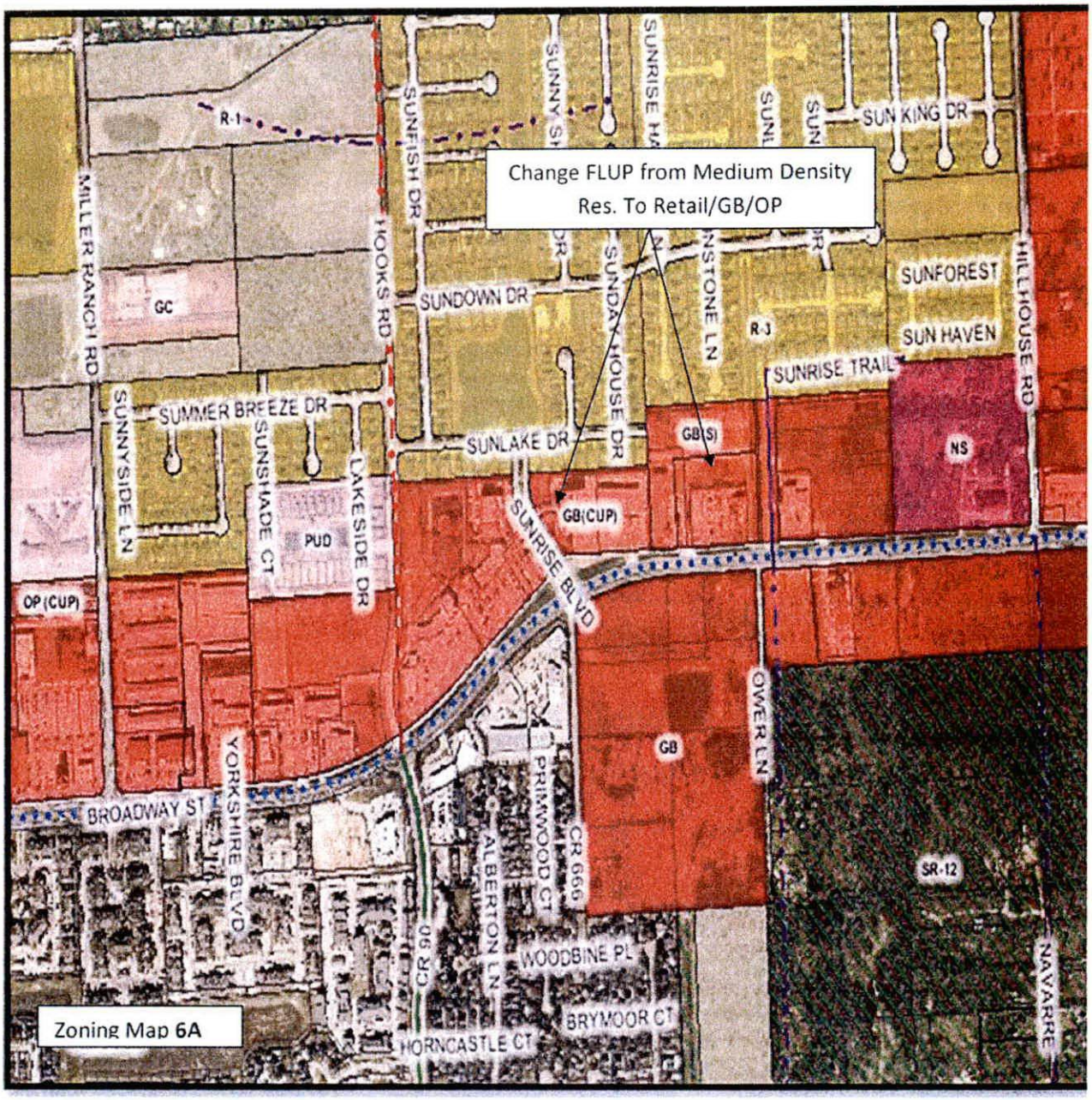
Broadway East of Old Chocolate – General Area



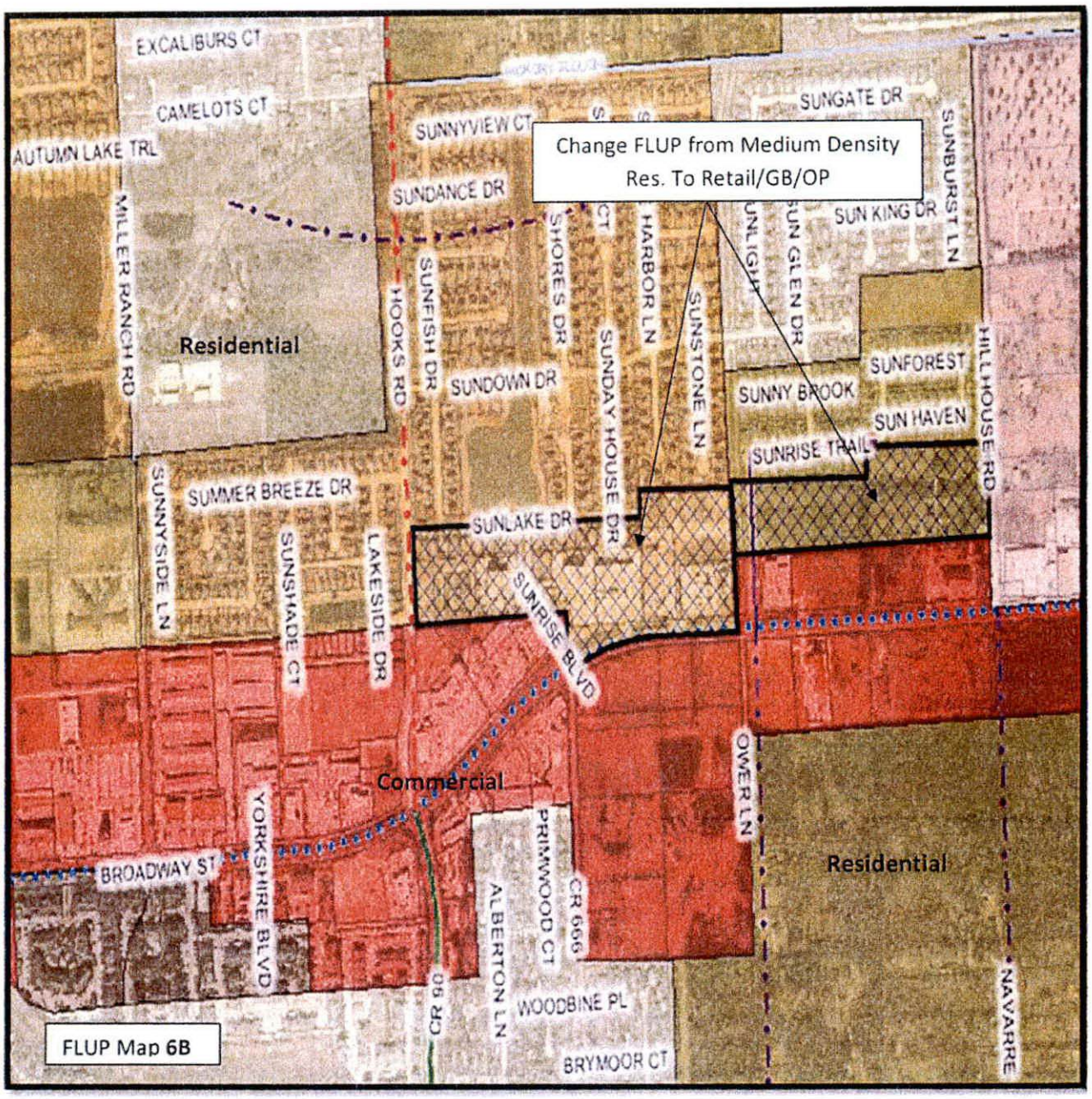
Broadway East of Old Chocolate – General Area

A large lot along Broadway north of Tranquility Lakes Apartments was originally set aside as MF to go along with the current apartment homes in FLUP. It is now zoned NS.

Recommendation: Change FLUP to reflect current Zoning.



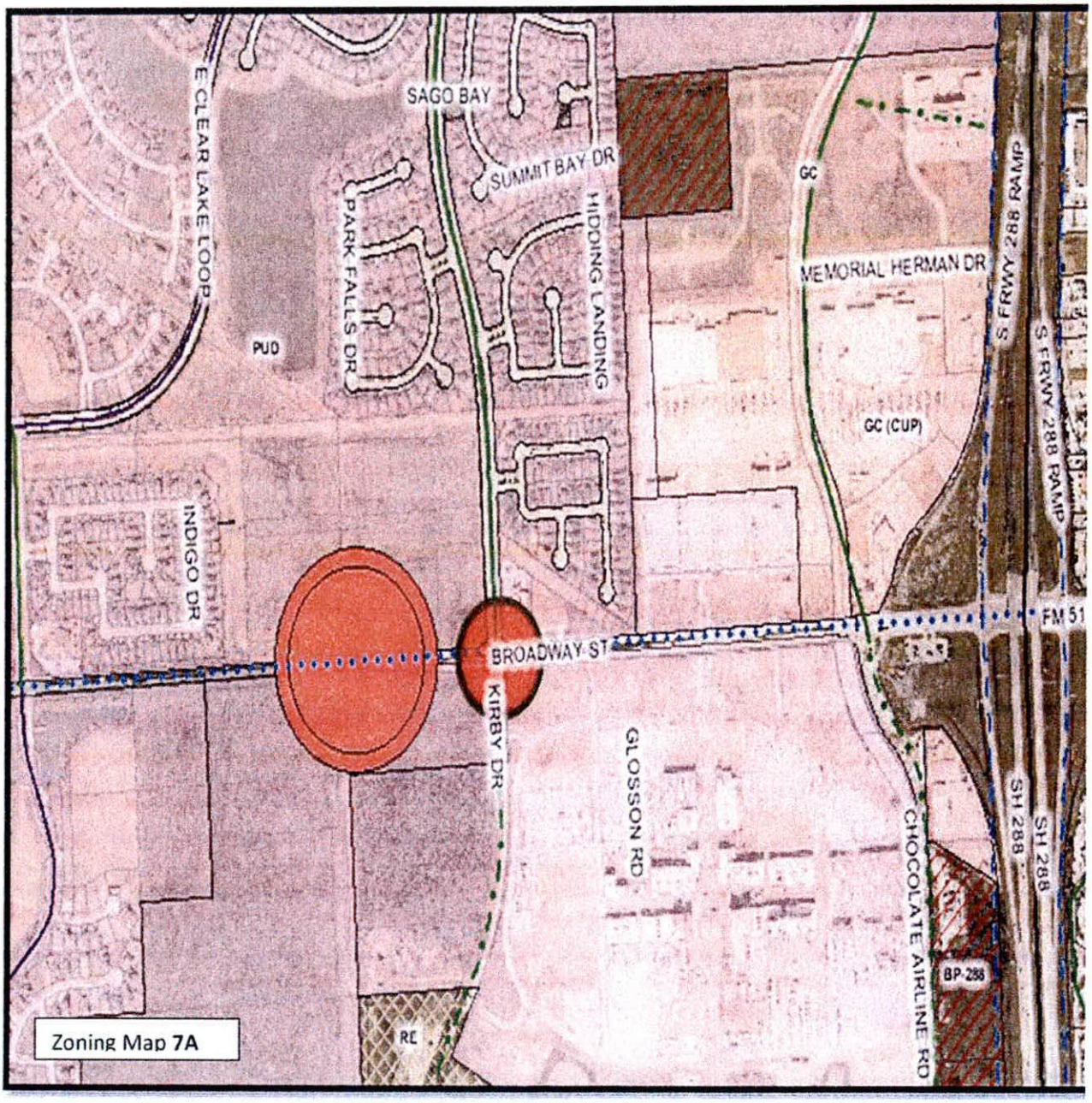
Broadway East of Miller Ranch – General Area



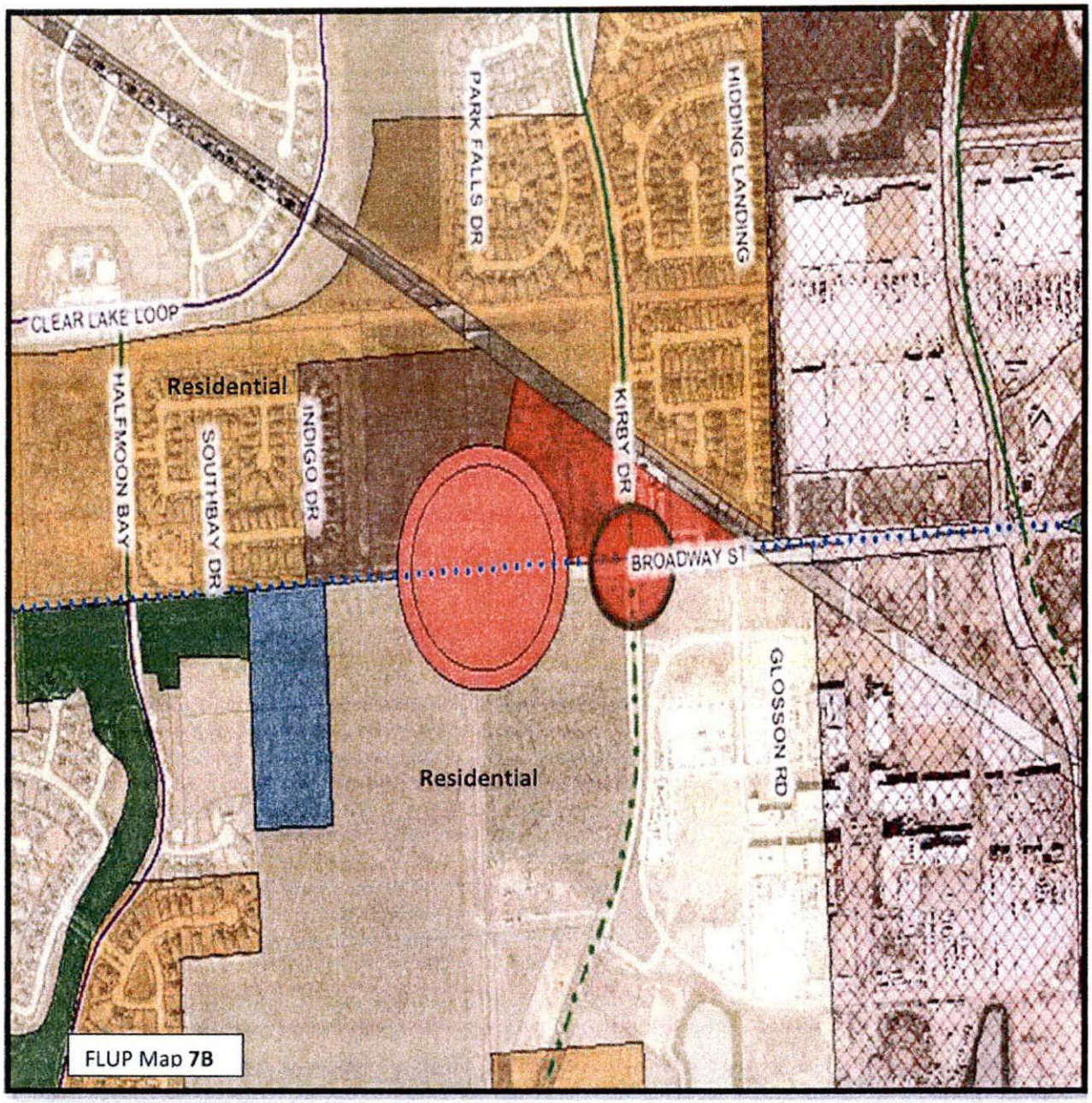
Broadway East of Miller Ranch – General Area

Three lots located along Broadway are zoned GB and built out as such.

Recommendation: Change FLUP to reflect current zoning.



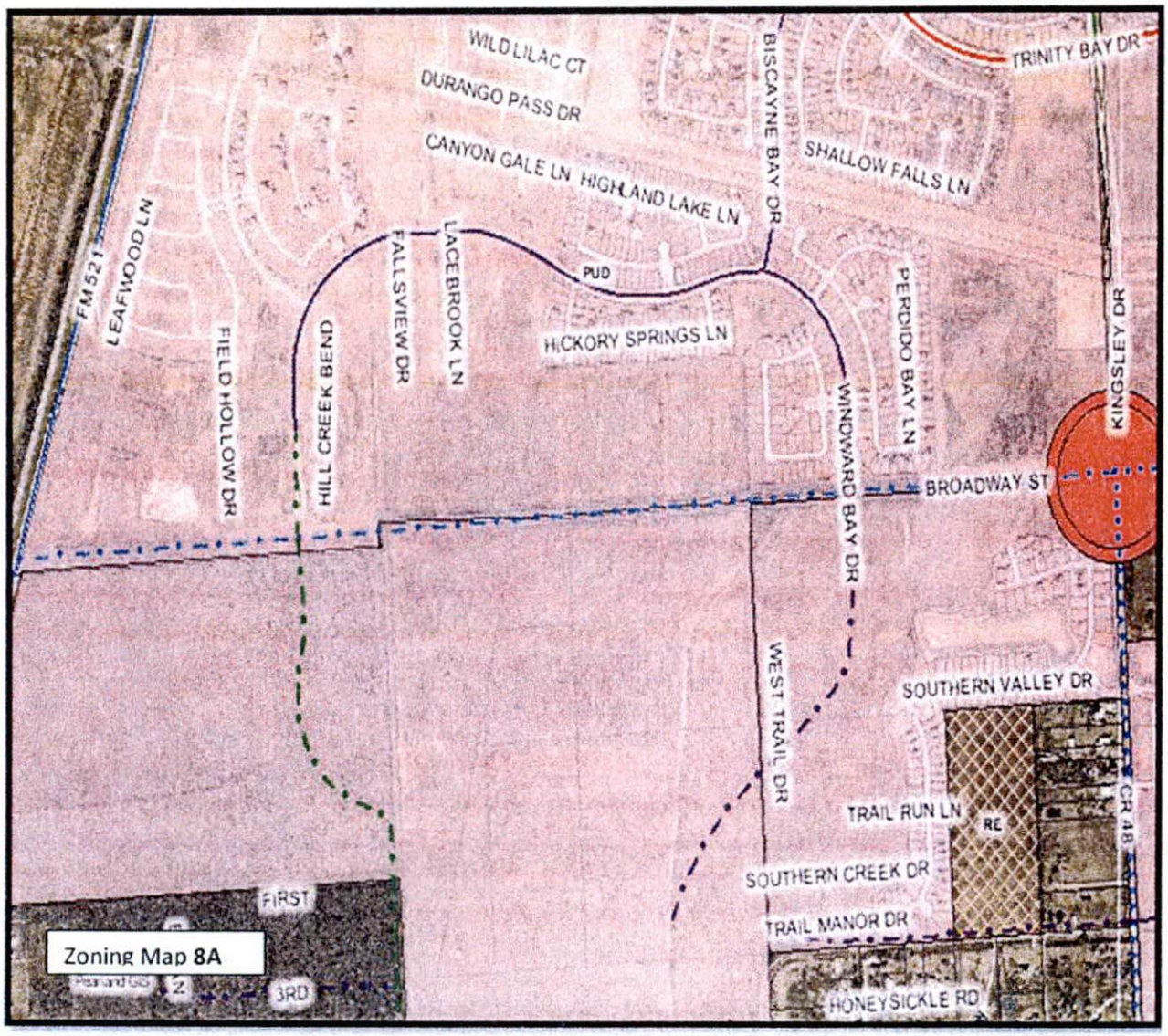
Intersection of Broadway and Kirby – General Area



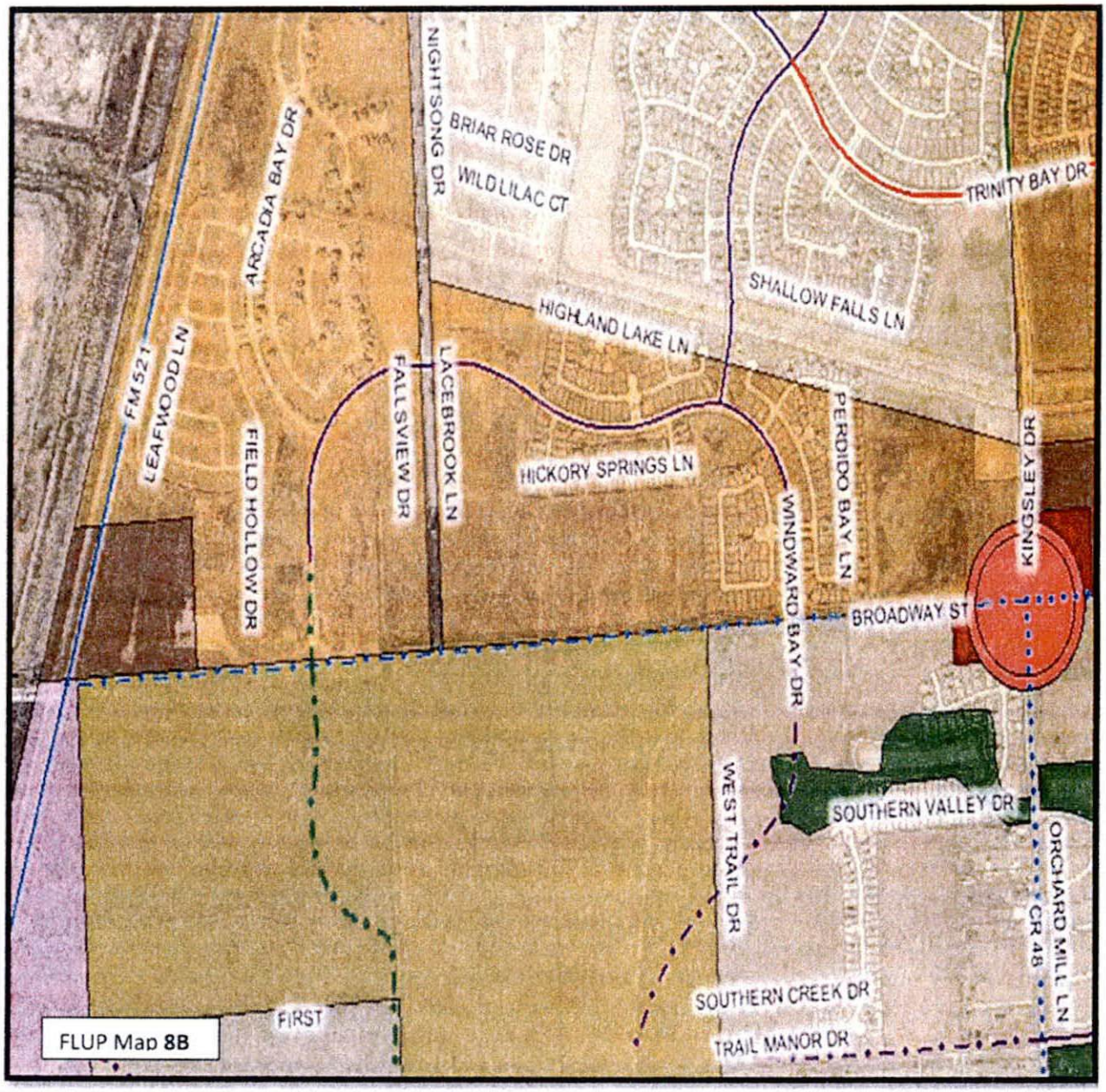
Intersection of Broadway and Kirby – General Area

Explanation: Retail node at intersection of Kirby and 518 was placed before Kirby was built.

Recommendation: Shift retail node to reflect intended location.



Broadway between Kingsley and FM 521 – General Area



Broadway between Kingsley and FM 521 – General Area

Explanation: Shadow Creek PUD fronts both sides of 518 and has a large amount of residential planned along 518 with some commercial.

Recommendation: Staff would consider adding more retail nodes possibly at the intersection of 518 and 521 but land is part of a PUD.

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

Explanation: The Council and P & Z had directed staff to examine parcels with frontage on Broadway, to analyze the existing retail/commercial opportunities and examine the potential for retail/commercial uses.

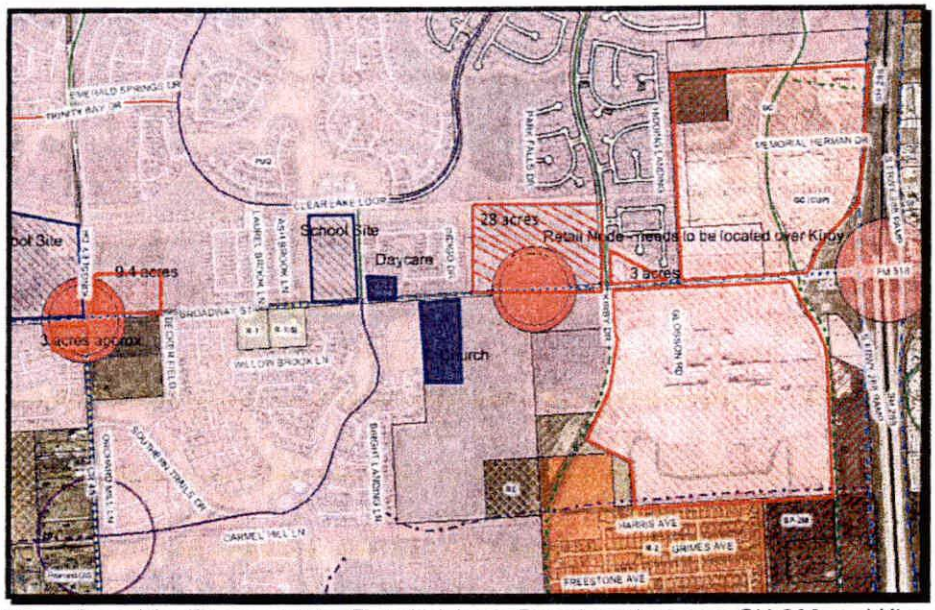
Staff Analysis: The frontage along Broadway, west of SH 288 is predominantly zoned Planned Development and is within the Shadow Creek Ranch, Southern Trails, Ridgerock, and Pearland Town Center PDs. The areas zoned for retail/commercial within the PDs have been highlighted in the following maps by red outline hatch marks. Those designated for other non-residential uses have also been identified.

This stretch of Broadway contains two retail nodes (25-50 acres) at Kirby and Kingsley.

Zoning Map - Broadway - General Area Between SH 288 and FM 521

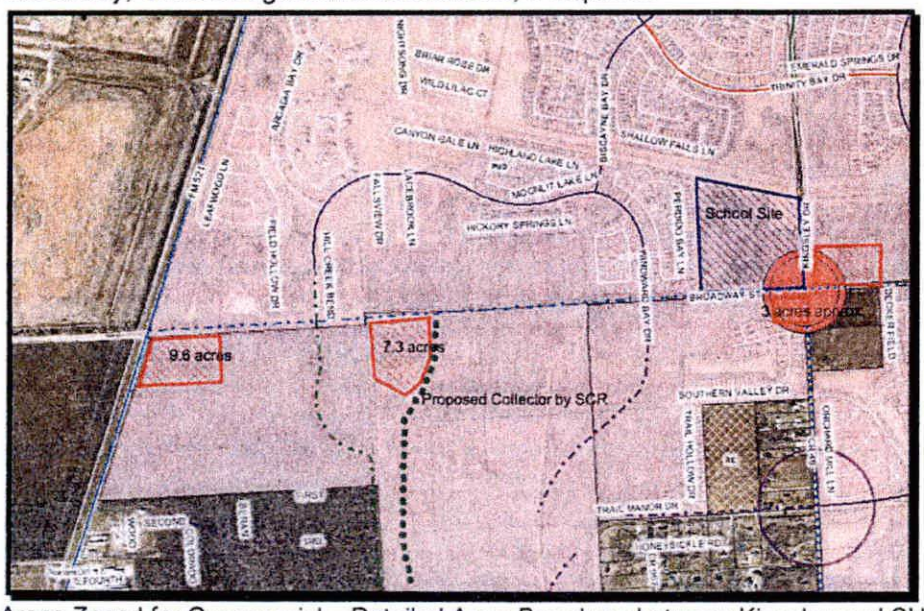
While the retail node designated for Broadway and Kirby has been developed, the one at the intersection of Broadway and Kingsley is still vacant land (refer to map below). Ten acres have been delineated by the SCR and Southern Trails PD at the corners as shown. A minor node can accommodate up to 25 acres of retail/commercial as per the Comprehensive Plan. Therefore, this node has additional potential for retail/commercial development.

The designation of the nodes is in conformance with the Comprehensive Plan recommendations, and prevents the entire strip of Broadway from being commercial. The adequacy of these nodes needs to be evaluated. An additional node at Broadway and FM 521 could be explored.



Areas Zoned for Commercial – Detailed Area: Broadway between SH 288 and Kingsley.

West of Kingsley, 17 acres of land has been demarcated for retail/commercial use along Broadway by SCR PD, as shown below. With an additional node at FM 521 and Broadway, this acreage can be increased, if required.



Areas Zoned for Commercial – Detailed Area: Broadway between Kingsley and SH 521.

Recommendation: Staff recommends that an additional major node (50 acres) be added at the intersection of FM521 and Broadway.

P&Z Agenda Item

b.

CITY OF PEARLAND
PLANNING & ZONING

MEMO

DATE: July 13, 2009

TO: Planning & Zoning Commission

FROM: Angela Gantuah, Senior Planner

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

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Summary – July 13th, 2009 Workshop

Neighborhood Residential Nodes – Comment # 13

Staff has summarized the comments received at the workshop and later by the P & Z members.

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. 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 targeted to approximately 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*
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		
Dwelling - Industrialized Home	***P change to C***	***P change to C***
** 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*

Types of Uses	C-MU	G/O-MU
Off-Street Parking Incidental to Residential Main Use	P	P
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		
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*		

Types of Uses	C-MU	G/O-MU
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		
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	

Types of Uses	C-MU	G/O-MU
Limousine/Taxi Service		
Motor Freight Transportation, Storage, & Terminal		
Motorcycle Sales/Dealer (New/Repair)	C	What was the reasoning and would like some clarification for adding this as a C
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		
Tire Sales (Outdoors, With Open Storage)		
Transfer Station (Refuse/Pick-up)		
Transit Terminal		
Truck and Bus Rental		
Truck Sales (Heavy Trucks)		
Truck or Freight Terminal		
Clinic, Medical or Dental	P	P
Credit Agency		
Emergency Care Clinic	C	
Financial Institution (No Motor Bank Services)	P	P
Financial Institution (With Motor Bank Services)	P	P
Financial Services (Advice/Invest)	P	P
Insurance Agency Offices	P	P
Office, Brokerage Service	P	P
Office, Legal Service	P	P
Office, Medical/Dental {Defined Under Medical Facilities}	P	P
Office, Parole-Probation		
Office, Professional and General Business (other than those listed)	C	C
Office, Real Estate	P	P

Types of Uses	C-MU	G/O-MU
Office/Clinic, Veterinarian (No Animal Hospital or Outside Pens)	C	C
Office/Clinic, Veterinarian (No Animal Hospital, With Outside Pens)	C	**C What is the definition of Animal Hospital?**
Security Monitoring Company (No Outside Storage)	P	P
Telemarketing Agency	C	
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	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

Types of Uses	C-MU	G/O-MU
Studio - Tattoo or Body Piercing		
Antique Shop (No outside storage)	P	P
Antique Shop (With outside storage)	C It is recommended to remove, but need to check if there is an existing Antique Shop there	C It is recommended to remove, but need to check if there is an existing Antique Shop there
Apparel Shop	C	C
Animal Hospital (No Outside Pens)	Need a definition here	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

Types of Uses	C-MU	G/O-MU
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		
Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)	C	C
Furniture Repair and Upholstering (No Outside Storage)	C	
Garage and/or Yard Sales	P	P
Garden Shop & Outside Plant Sales (i.e., Plant Nursery)	C	C
Gift or Card Shop (Retail Only)	P	P
Handicraft & Art Object Sales Shop	P	P
Hardware Store	C	C
Hobby Shop (Retail Only)	P	P
Home Improvement Center		
Ice Cream/Yogurt Shop (For On- or Off-Site Consumption)	P	P
Itinerant Vendor/Seasonal Vending	C	C
Jewelry Store	C	C
Key Shop	C	C
Market - Open Air (i.e., Flea Market)		
Meat and Fish Market (Retail Only)		
Medical Appliances & Sales	C	
Motion Picture Theater (Indoors)		
Optical Shop	C	C
Outside Display {See related regulations in applicable zoning districts}		
Paint, Wallpaper Shop (Retail Only)	P	P

Types of Uses	C-MU	G/O-MU
Pet Shop-Small Animals, Birds or Fish		
Personal Custom Services, Tailor, Millinery, Etc.	C	C
Pharmacy/Drug Store (Retail Only)	P	P
Piano and Musical Instruments (Retail Only)	C	
Restaurant (With Drive-In and/or Drive-Thru Service)	C	C
Restaurant (With No Drive-In or Drive-Thru Service)	C	C
Retail Shops, Apparel, Accessories, Gifts & Similar Goods (Other than those listed; No Outside Storage)	C	C
Shoe Store (Retail Only)	C	C
Sign Shop (small scale, such as a storefront; includes sign and banner making for retail sale only)	C	C
Stone Monuments - Retail Sales Only (indoors)	C	C Recommending removal but need to check to see if there is an existing business there.
Stone Monuments – Fabrication and Outdoor Storage	C	C Recommending removal but need to check to see if there is an existing business there
Studio, Decorator & Display of Art Objects	C	C
Studio, Photographer, Artist, Music, Drama, Dance	C	C
Studio, Health Reducing or Similar Service	C	C
Tavern		

Types of Uses	C-MU	G/O-MU
Variety Store		
Video Rental and/or Sales	C	C
Adult Day Care Center(Business)	C	C
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)		

Types of Uses	C-MU	G/O-MU
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)	C	C
School - High School (Public or Parochial)	C	C
School - Junior High (Public or Parochial)	C	C
School - Other Than Public or Parochial	C	C
School - Trade or Commercial {Defined Under School, Commercial Trade}		
Sheltered Care Facility		
Studio for Radio and/or Television (No Tower[s])		
Cellular Communications Tower/PCS {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}	C	C
Electric Power Generating Plant		
Electrical Substation	C	C
Franchised Private Utility (Other than those listed)	C	C
Gas Transmission & Metering Station	C	C
Public Utilities (Other than those listed)	C	C
Radio or Television or Microwave Towers (Commercial) {See Telecommunications Regulations, Chap.2, Art. 5, Div. 5 of the UDC}	C	C
Radio or Television Transmitting Station (Commercial) {See Telecommunications Regulations, Chap. 2, Art. 5, Div. 5 of the UDC}	C	C
Sanitary Landfill (Private)		
Sanitary Landfill (Public)		
Railroad Team Track or Freight Depot		

Types of Uses	C-MU	G/O-MU
Satellite Dish (Private, less than 4' in diameter) {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}	P	P
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**	**C recommending removal need to check to see if there is an existing business here**
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
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	Add C	
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
Laboratory, Medical or Dental	C	C
Lawnmower Sales and/or Repair		
Liquefied Petroleum Storage & Sales		
Loading or Storage Tanks		
Locksmith	Add C	Add C
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)		

Types of Uses	C-MU	G/O-MU
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
Storage of Used Lumber and Building Materials		C
Taxidermist		
Tool and Machinery Rental (Indoor Storage only)		C
Tool and Machinery Rental (with Outdoor Storage)		
Trailer Home Sales or Rental Only		
Transfer Storage & Baggage Terminal		
Upholstery Business	Add C	C
Vacuum Cleaner Sales and Repair		
Welding Shop		
Wholesale Trade - Nondurable Goods	C	C
Wood Working Shops	C	C
Acid Manufacturer		

Types of Uses	C-MU	G/O-MU
Airport , Heliport/Helipad or Landing Field	C	C
Animal Slaughtering or Poultry Processes		
Ammonia Manufacturer		
Asphalt Batching Plant		
Bio-Tech, High-Tech Manufacturing	C	C
Carbon Black Manufacturer		
Cement, Lime, Gypsum or Plaster of Paris Manufacturer		
Chemical Packing and/or Blending		
Clothing Manufacturing	C	C
Commercial Extraction of Soil, Sand, and Gravel		
Concrete Batching Plant		
Dumps and Landfills		
Hazardous Emissions (as Determined by Enforcing Officer & Other Objectionable)		
Explosives Manufacturer and/or Storage		
Glue or Fertilizer Manufacturer		
Heavy Manufacturing Process		
Light Manufacturing Process	C	C
Manufacturer of Chlorine or Other Toxic Gasses		
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		
Minor Concrete Batching Operation & Storage of Associated Processing Material (Restricted to 1.5 Yards or Less Per Batch)		
Petrochemical Plant		

Types of Uses	*C-MU*	*G/O-MU*
Petroleum or Petroleum Product Extraction, Refining, Manufacturer, or Bulk Storage		
Rendering Plant		
Storage or Processing of Sand, Sulfur, Gravel, Cement or Similar Material		
Tanning, Curing, Treating, or Storage of Skins or Hides		
Warehouse & Distribution Facility		
Wrecking or Salvage Yard (Auto, Steel)		
Wrecking or Salvage Yard (Building Materials)		

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.*

<u>Areas of Concern in the Existing Regulations for C-MU District:</u>

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.*
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- recommended the following:

1. The David L. Smith overlay be 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.

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

Refer to the Land Use Study-recommended the following:

1. No change.

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

Refer to the Land Use Study-recommendation:

1. Proposed holding a separate workshop on Nodes with PEDC.

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 3, 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 Ms. Angela Gantuah, Senior Planner.*

   a. Formulate Recommendations on:

      i. Retain industrial along Mykawa and Main, north of FM 518 and along McHard. Comment #5.

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

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

      iv. Discussion of "Nodes" with Fred Welch from PEDC

   b. Staff summary regarding recommendations regarding Comment # 13, # 25, the definition for *café*, Areas of Concern in the Existing Regulations for C-MU District, comment # 17, # 18, # 20, and #26 discussed at the last meeting.

   c. Future workshop dates and topics.

August 10, 2009	Annexation of 1000' south of Bailey Avenue and land south of Southern Trails. Comment #9.
	Pearland Parkway and airport – commercial uses. Comment #10.

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 Kraica, 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 31st day of July, 2009 A.D., at 5:30 p.m.

_____

Judy Krajca, Planning Secretary

Agenda removed _____ day of 2009.

CITY OF PEARLAND
PLANNING & ZONING

MEMO

DATE: July 13, 2009

TO: Planning & Zoning Commission

FROM: Angela Gantuah, Senior Planner

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

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Summary – July 13th and July 20th, 2009 Workshop

Neighborhood Residential Nodes – Comment # 13

Staff has summarized the comments received at the workshop and later by the P & Z members.

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.

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*
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		
Dwelling - Industrialized Home	***P change to C***	***P change to C***
** 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*

Types of Uses	C-MU	G/O-MU
Accessory Dwelling	C	C
Farm Accessory Building	C	C
Off-Street Parking Incidental to Residential Main Use	P	P
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		
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

Types of Uses	C-MU	G/O-MU
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		
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)		

Types of Uses	C-MU	G/O-MU
Bus or Truck Storage		
Gasoline Station	Add C	
Limousine/Taxi Service		
Motor Freight Transportation, Storage, & Terminal		
Motorcycle Sales/Dealer (New/Repair)	C	What was the reasoning and would like some clarification for adding this as a C
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		
Tire Sales (Outdoors, With Open Storage)		
Transfer Station (Refuse/Pick-up)		
Transit Terminal		
Truck and Bus Rental		
Truck Sales (Heavy Trucks)		
Truck or Freight Terminal		
Clinic, Medical or Dental	P	P
Credit Agency		
Emergency Care Clinic	C	
Financial Institution (No Motor Bank Services)	P	P
Financial Institution (With Motor Bank Services)	P	P
Financial Services (Advice/Invest)	P	P
Insurance Agency Offices	P	P
Office, Brokerage Service	P	P
Office, Legal Service	P	P
Office, Medical/Dental {Defined Under Medical Facilities}	P	P
Office, Parole-Probation		
Office, Professional and General Business (other than those listed)	C	C

Types of Uses	C-MU	G/O-MU
Office, Real Estate	P	P
Office/Clinic, Veterinarian (No Animal Hospital or Outside Pens)	C	C
Office/Clinic, Veterinarian (No Animal Hospital, With Outside Pens)	C	C What is the definition of Animal Hospital?
Security Monitoring Company (No Outside Storage)	P	P
Telemarketing Agency	C	
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	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)		

Types of Uses	C-MU	G/O-MU
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 It is recommended to remove, but need to check if there is an existing Antique Shop there	C It is recommended to remove, but need to check if there is an existing Antique Shop there
Apparel Shop	C	C
Animal Hospital (No Outside Pens)	Need a definition here	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

Types of Uses	C-MU	G/O-MU
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		
Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)	C	C
Furniture Repair and Upholstering (No Outside Storage)	C	
Garage and/or Yard Sales	P	P
Garden Shop & Outside Plant Sales (i.e., Plant Nursery)	C	C
Gift or Card Shop (Retail Only)	P	P
Handicraft & Art Object Sales Shop	P	P
Hardware Store	C	C
Hobby Shop (Retail Only)	P	P
Home Improvement Center		
Ice Cream/Yogurt Shop (For On- or Off-Site Consumption)	P	P
Itinerant Vendor/Seasonal Vending	C	C
Jewelry Store	C	C
Key Shop	C	C
Market - Open Air (i.e., Flea Market)		
Meat and Fish Market (Retail Only)		
Medical Appliances & Sales	C	
Motion Picture Theater (Indoors)		
Optical Shop	C	C
Outside Display {See related regulations in applicable zoning districts}		

Types of Uses	C-MU	G/O-MU
Paint, Wallpaper Shop (Retail Only)	P	P
Pet Shop-Small Animals, Birds or Fish		
Personal Custom Services, Tailor, Millinery, Etc.	C	C
Pharmacy/Drug Store (Retail Only)	P	P
Piano and Musical Instruments (Retail Only)	C	
Restaurant (With Drive-In and/or Drive-Thru Service)	C	C
Restaurant (With No Drive-In or Drive-Thru Service)	C	C
Retail Shops, Apparel, Accessories, Gifts & Similar Goods (Other than those listed; No Outside Storage)	C	C
Shoe Store (Retail Only)	C	C
Sign Shop (small scale, such as a storefront; includes sign and banner making for retail sale only)	C	C
Stone Monuments - Retail Sales Only (indoors)	C	C Recommending removal but need to check to see if there is an existing business there.
Stone Monuments – Fabrication and Outdoor Storage	C	C Recommending removal but need to check to see if there is an existing business there
Studio, Decorator & Display of Art Objects	C	C
Studio, Photographer, Artist, Music, Drama, Dance	C	C
Studio, Health Reducing or Similar Service	C	C

Types of Uses	C-MU	G/O-MU
Tavern		
Variety Store		
Video Rental and/or Sales	C	C
Adult Day Care Center(Business)	C	C
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	

Types of Uses	C-MU	G/O-MU
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)	C	C
School - High School (Public or Parochial)	C	C
School - Junior High (Public or Parochial)	C	C
School - Other Than Public or Parochial	C	C
School - Trade or Commercial {Defined Under School, Commercial Trade}		
Sheltered Care Facility		
Studio for Radio and/or Television (No Tower[s])		
Cellular Communications Tower/PCS {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}	C	C
Electric Power Generating Plant		
Electrical Substation	C	C
Franchised Private Utility (Other than those listed)	C	C
Gas Transmission & Metering Station	C	C
Public Utilities (Other than those listed)	C	C
Radio or Television or Microwave Towers (Commercial) {See Telecommunications Regulations, Chap.2, Art. 5, Div. 5 of the UDC}	C	C
Radio or Television Transmitting Station (Commercial) {See Telecommunications Regulations, Chap. 2, Art. 5, Div. 5 of the UDC}	C	C
Sanitary Landfill (Private)		
Sanitary Landfill (Public)		

Types of Uses	C-MU	G/O-MU
Railroad Team Track or Freight Depot		
Satellite Dish (Private, less than 4' in diameter) {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}	P	P
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**	**C recommending removal need to check to see if there is an existing business here**
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		

Types of Uses	C-MU	G/O-MU
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	Add C	
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
Laboratory, Medical or Dental	C	C
Lawnmower Sales and/or Repair		
Liquefied Petroleum Storage & Sales		
Loading or Storage Tanks		
Locksmith	Add C	Add C
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		

Types of Uses	C-MU	G/O-MU
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
Storage of Used Lumber and Building Materials		C
Taxidermist		
Tool and Machinery Rental (Indoor Storage only)		C
Tool and Machinery Rental (with Outdoor Storage)		
Trailer Home Sales or Rental Only		
Transfer Storage & Baggage Terminal		
Upholstery Business	Add C	C
Vacuum Cleaner Sales and Repair		
Welding Shop		
Wholesale Trade - Nondurable Goods	C	C
Wood Working Shops	C	C

Types of Uses	C-MU	G/O-MU
Acid Manufacturer		
Airport , Heliport/Helipad or Landing Field	C	C
Animal Slaughtering or Poultry Processes		
Ammonia Manufacturer		
Asphalt Batching Plant		
Bio-Tech, High-Tech Manufacturing	C	C
Carbon Black Manufacturer		
Cement, Lime, Gypsum or Plaster of Paris Manufacturer		
Chemical Packing and/or Blending		
Clothing Manufacturing	C	C
Commercial Extraction of Soil, Sand, and Gravel		
Concrete Batching Plant		
Dumps and Landfills		
Hazardous Emissions (as Determined by Enforcing Officer & Other Objectionable)		
Explosives Manufacturer and/or Storage		
Glue or Fertilizer Manufacturer		
Heavy Manufacturing Process		
Light Manufacturing Process	C	C
Manufacturer of Chlorine or Other Toxic Gasses		
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		
Minor Concrete Batching Operation & Storage of Associated Processing Material (Restricted to 1.5 Yards or Less Per Batch)		

Types of Uses	*C-MU*	*G/O-MU*
Petrochemical Plant		
Petroleum or Petroleum Product Extraction, Refining, Manufacturer, or Bulk Storage		
Rendering Plant		
Storage or Processing of Sand, Sulfur, Gravel, Cement or Similar Material		
Tanning, Curing, Treating, or Storage of Skins or Hides		
Warehouse & Distribution Facility		
Wrecking or Salvage Yard (Auto, Steel)		
Wrecking or Salvage Yard (Building Materials)		

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.*

<u>Areas of Concern in the Existing Regulations for C-MU District:</u>

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.*

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- recommended the following:

1. The David L. Smith overlay be 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.

Commercial on Broadway Between 521 and 288- Comment # 18

Refer to the Land Use Study-recommended the following.

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

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

Refer to the Land Use Study-recommended the following:

1. No change.

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

Refer to the Land Use Study-recommended the following:

1. Voted to have a workshop with PEDC and would like 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?

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

Refer to the Land Use Study-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-change to commercial

9. Zoning Map 5A-leave as is
10. FLUP Map 5B- change FLUP to reflect current zoning
11. Zoning Map 6A-leave as is
12. FLUP Map 6B-change FLUP to reflect current zoning
13. Zoning Map 7A-shift retail node
14. FLUP Map 7B-shift retail node
15. Zoning Map 8A- leave as is
16. FLUP Map 8B-Leave as is

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 20th day of August, 2009, A.D. at 5:30 p.m.

_____

Judy Krajca, Planning Secretary

Agenda removed _____ day of 2009.

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 31, 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. Staff summary regarding recommendations regarding:

      i. Proposed Annexation Plan - Comment #9.

      ii. Airport area and case studies – Comment #10.

   b. Summary of all P & Z recommendations to date on identified issues.

   c. Future workshop dates and topics:

      September 14, 2009

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

   d. 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, Ian Clowes, Planning Technician 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.

_____

Ian Clowes, Planning Technician

Agenda removed _____ day of 2009.

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, SEPTEMBER 14, 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. *Mrs. Lata Krishnarao, Planning Director, and Ms. Angela Gantuah, Senior Planner.*

   a. Staff update:

      i. Proposed Annexation Plan

      ii. Airport area recommendations

   b. Discussion and recommendations:

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

   c. 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, Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the, 14TH day of September 2009, A.D. at 5:30 p.m.

_____

Judy Krajca, Office Coordinator

Agenda removed _____ day of 2009.

CITY OF PEARLAND
PLANNING & ZONING

MEMO

DATE: September 10, 2009

TO: Planning & Zoning Commission

FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Land Use Study – Update on Annexations and M-1 and M-2 zones

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City Manager, Assistant City Manager and Staff discussed annexation plans and the following issues were raised that need to be discussed by Planning and Zoning Commission:

1. Future uses and zones along the annexation areas demarcated on the proposed future land use plan – specifically along
    a. Bailey Avenue – are the proposed nodes appropriate?
    b. Airport area – is M-1 appropriate for the airport and surrounding uses. Should a separate Airport Zone be considered?

2. Discuss the areas added by staff for 3 year annexation plan.

Proposed amendments regarding M-1 and M-2 zones are also included in the package and need to be discussed by P & Z.

Maps highlighted vacant areas will be handed at the workshop.

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, SEPTEMBER 21, 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. *Mrs. Lata Krishnarao, Planning Director.*

   a. Discussion and recommendations:

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

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 Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 18th day September 2009 A.D., at 5:30 p.m.

_____

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of September 2009 A.D.

CITY OF PEARLAND
PLANNING & ZONING

MEMO

DATE: September 18, 2009

TO: Planning & Zoning Commission

FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Future Land Use Study (FLUP) - Update of 9/14/09 workshop

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P & Z discussed the following:

1. Future uses and zones along the annexation areas demarcated on the proposed FLUP.
    a. Bailey Avenue: The P & Z reviewed the current uses and proposed FLUP for Bailey Avenue and concluded that the FLUP was appropriate and addressed the current uses.
    b. Airport area: P & Z agreed with staff's proposal to demarcate the airport area and surroundings as "Airport Area" in the FLUP. Zoning categories and regulations would be discussed at the time of annexation when, the area would be zoned. A consultant's services would be required to analyze the area, review FAA guidelines, assess future potential, and formulate zoning map and regulations.

2. Areas for 3 year annexation plan. P & Z concurred with staff recommendation for areas requiring a 3 year annexation plan.

3. Amendments regarding M-1 and M-2 zones for existing establishments and CUP requirement. P & Z concurred with staff's recommendation that CUP would be a better option for relaxing regulations for businesses in M-1 and M-2 zones and approved the recommendations in the table presented to P & Z.

At the next workshop on September 21, 2009, P & Z will be reviewing the vacant land and appropriate land uses. Maps highlighting vacant areas are included in this packet.

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, SEPTEMBER 28, 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. *Mrs. Lata Krishnarao, Planning Director.*

   a. Discussion and recommendations:

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

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 Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 24th day of September 2009 A.D., at 5:30 p.m.

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Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of September 2009 A.D.

CITY OF PEARLAND
PLANNING & ZONING

MEMO

DATE: September 23, 2009

TO: Planning & Zoning Commission

FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Land Use Workshop – September 28, 2009

We will continue to work on the future land uses map and vacant parcels. Please bring your Land Use Study document and the maps handed out at the last meeting. Areas for further discussion were identified at the last meeting.

Following is the tentative schedule for future dates. The presentation to the Council has been moved to November, to accommodate Chairman Koza's schedule.

September 21, 2009	Consultant's presentation/training - Land Use Plan - 1/2 hr. P & Z workshop to formulate recommendations
September 28, 2009	P & Z finalizes all recommendations.
Sept 29-October 2, 2009	Staff compiles recommendations and updates previous Land Use Study.
October 2, 2009	Draft of updated study with executive summary of all recommendations sent to P & Z.
October 5, 2009	Staff present completed Land Use Study and maps to P & Z and get their input
October 6-October 11, 2009	Staff finalize the Land Use Study and maps
October 12, 2009	Hand the study and maps to Council at their meeting
October 13–November 2, 2009	Time for Council to review recommendations
November 2,, 2009	P & Z to present recommendations to the Council - 2 hr. workshop

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 5, 2009, AT 6:00 P.M., IN THE ENGINEERING CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I **CALL TO ORDER**

II **PURPOSE OF THE WORKSHOP:**

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

   a. Discussion and recommendations:

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

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 Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 1st day of October 2009 A.D., at 5:30 p.m.

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Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of October 2009 A.D.